Appendix 3 – draft policies on Design

Context

The built environment of the City of London has a unique and distinctive character. Arranged on a medieval and Roman street pattern, high quality historic and modern buildings and urban green spaces create a rich visual landscape of building types, materials and architectural design. Individually and collectively the buildings within the City of London contribute to a nationally and internationally renowned townscape.

The City has been a centre for international trade for centuries and this long history of commercial activity and its modern role as a world-leading financial and business centre is reflected in the design of the buildings and their activities. The predominant office use and high land values within the Square Mile have resulted in a high-density and rapidly changing townscape which presents challenges and opportunities to ensure that new development delivers good growth.

The demand for additional commercial floorspace also creates challenges given the limited amount of space in which to develop. Innovative and creative solutions are required to optimise the use of land as a scarce resource, while creating architecture of world class standard which enhances the City's rich character.

To realise the City Corporation's vision for the Square Mile, the design of the built environment should contribute towards the delivery of a competitive and creative City with exemplars of sustainable building design. Development should contribute towards the aim of achieving a zero emission and climate resilient City.

Core Strategic Policy XX: Design

The City Corporation will promote innovative and high-quality urban design and sustainable buildings, streets and spaces and contribute towards a zero emission City by:

1. Requiring all development to demonstrate the highest feasible and viable environmental standards;
2. Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces;
3. Seeking design solutions that make effective use of limited land resources;
4. Maximising active frontages at street level and providing for public and private amenity space at upper levels;
5. Requiring the design of buildings, streets and spaces to meet the access needs of all the City's users;
6. Ensuring new development is permeable and respects, maintains and restores the City's characteristic network of streets and alleyways;
7. Delivering improvement in the environment, micro climate, amenities and enjoyment of open spaces, play areas, streets, lanes and alleys through public realm enhancement schemes;

8. Requiring signs and advertisements to respect the restrained character of the City;
9. Ensuring that lighting is in keeping with the character of surrounding buildings and streetscape; and
10. Ensuring that the building design concept is maintained from permission to completion of a project.

Reason for the policy

As a world leading financial and business centre, the City requires world leading design in all aspects of the built environment, including the sustainability of new and refurbished buildings. To create a zero-emission, sustainable City, development must be designed to minimise environmental impacts and be resilient to climate change throughout its lifecycle.

All development should meet the highest standards of urban design, while also respecting its surroundings and the unique character and history of the City. Good design can have a positive impact for the wider community, within the City and beyond, improving access to buildings and the inclusivity of the City to those who may not live or work here. The diversity of the townscape means that different design considerations apply to each site and these need to be carefully assessed to take account of each building's context. This should not constrain design approaches, and a range of solutions may be appropriate.

The City has a large workforce whose numbers are expected to grow substantially. Most journeys within the Square Mile are on foot and pedestrian movement is particularly high during morning and evening peak times. The City has retained much of its historic street pattern, which provides convenient walking routes and allows for a high degree of pedestrian permeability. The City Corporation uses pedestrian modelling to better understand pedestrian flows and to manage the impact of proposed new development.

Outdoor advertising has a significant impact on the appearance of buildings, the street scene and, in particular, the historic environment. The City Corporation's long-standing approach is to restrain advertisements in terms of size, location, materials and illumination as a means of safeguarding the high quality of the City's environment.

The City has numerous small open spaces, which provide valuable amenities, many of which are of historic importance. The design of these small spaces requires innovative and sensitive solutions which respect their settings and create high quality, accessible areas for all the City's communities. The City's streets provide space for public enjoyment, and the City Corporation has a programme of public realm enhancement projects to improve the quality, sustainability, inclusivity and amenity of the public realm.

The City provides significant employment and leisure opportunities that should be accessible to all. Accessibility to new and existing buildings and spaces must be

maximised to create an inclusive environment. Adaptation of historic buildings presents particular challenges and requires careful design solutions. The City Corporation has an active programme of implementing access adaptations and will prepare guidance for developers.

Policy DM X.1: Sustainability Standards

All development must demonstrate the highest feasible and viable sustainability standards in the design, construction, operation and "end of life" phases of development.

Proposals for major development[1] will be required to

- achieve a BREEAM rating of "excellent" or "outstanding" against the current, relevant BREEAM criteria, obtaining maximum credits for the City's priorities (energy, water, pollution and materials).
- demonstrate that London Plan carbon emission and air quality requirements have been met on site. In exceptional circumstances where standards cannot be met on site offsetting will be required to account for the shortfall.
- demonstrate climate resilience in building and landscape design.
- incorporate collective infrastructure such as heating and cooling networks, smart grids and collective battery storage wherever possible, to contribute to a zero-emissions, zero-waste, climate resilient City.

Reason for the policy

The drivers for sustainable development are increasing, affecting global and local businesses, workers, residents and visitors. The pace and prestigious nature of development in the City presents opportunities to incorporate innovative design in both new and existing buildings to provide positive environmental outcomes for the City's priorities: .

- Energy, carbon emissions and air pollutants – reducing emissions and moving to a zero emissions city
- Water – reducing water use in an area of serious water stress
- Pollution – reducing exposure to poor air quality
- Materials – reducing embodied carbon and improving resource efficiency

Social and environmental responsibility is high on the agenda for many City businesses and their workforce. A working environment that supports these goals is essential to attract the City's future businesses. The London Plan provides a framework for driving forward this agenda but must be implemented at a local level.

[1] Major development is defined as >1000sq m or >10 residential units. Substantial refurbishments with a total gross floorspace of >1000 sq m will be classified as Major development.

The City of London Zero Emissions Study 2018 provides evidence for the trajectory to a Zero Emissions City. The role of collective infrastructures such as smart grids, battery storage and heating and cooling networks are highlighted as essential elements of a future zero emissions City, where decarbonised electricity, that does not contribute to future local levels of pollution, is the main energy source. Heating and cooling networks will increasingly exploit low carbon energy from waste heat and heat pump technologies rather than fossil fuels therefore connection to these networks is expected wherever feasible.

How the policy works

The policy applies to all development in the City, including major new development, extensions to existing buildings and minor development. Refurbishments of existing buildings are also subject to this policy where proposed works constitute development.

Sustainability Statements should be used to provide comprehensive evidence of the sustainability of each development, demonstrating that the design meets the highest feasible and viable standards.

For major development the Sustainability Statement should include:

- a BREEAM pre-assessment or design stage assessment including a summary of the credits to be targeted in each category. Planning conditions will be used to require submission of a post construction BREEAM certificate to demonstrate implementation of the approved designs, achievement of the City's priority credits and identify any performance gaps between design and completed development.
- an energy assessment in line with the Mayor's Energy Planning Guidance. Where carbon offsetting is required this will be secured through a S106 agreement with offsetting contributions ring fenced for carbon reduction projects in the City or elsewhere.
- an air quality assessment to meet the requirements of the London Plan demonstrating that the development will not result in deterioration in air quality, in line with the City of London Air Quality SPD.
- details of the proposed adaptation and resilience measures to make the building resilient to the climate and weather patterns it will encounter during its lifespan.
- Details of collective infrastructure which has been incorporated to address environmental challenges

Extensions:

- If a development proposal includes an extension greater than 25% of the existing floorspace or consists of a coherent structure greater than 1,000sq.m, the extension on its own should be treated as a major development and assessed accordingly including consideration of London Plan carbon emission targets and BREEAM requirements.

For minor development

- Although minor development may provide more limited opportunities for the incorporation of sustainability features it is important that sustainability is considered at the design stage for all projects. For most minor development inclusion of sustainability information in the Design and Access Statement will suffice.

Policy DM X.2: New Development

New development, including alterations and extensions to existing buildings, should be of a high standard of design and architectural detail and avoid harming the townscape and public realm.

The design of all new development must ensure that:

1. The bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of the area.
2. Appropriate, high quality and durable materials are used.
3. The design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm.
4. Development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets.
5. Plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted.
6. Servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design.
7. There is provision of appropriate hard and soft landscaping, including appropriate boundary treatments and urban greening.
8. Buildings are inclusive and accessible to all.

Reason for the policy

The network of routes and spaces, the scale, form, architectural expression and detailed design of buildings, together with the use of particular building materials, and the contribution of these elements to the composition of street blocks are characteristic of, and combine to produce, the close-knit and intricate townscape of the City. It is important that new buildings and alterations respect and reinforce this general character. The City has dynamic, striking and internationally acclaimed architecture as well as more contextual buildings appropriate to their townscape setting.

In assessing development schemes detailed consideration will be given to the bulk and massing and special characteristics of their locality. All development proposals are expected to have a high standard of design and architectural detailing.

Wind conditions and solar glare can have an adverse effect on the surrounding townscape and the quality and use of the public realm. Assessments will need to be carried out on the impact of proposed development on wind conditions and solar glare. Any adverse impacts will need to be mitigated and appropriate measures to achieve this should be integrated into the design of the development.

The design and execution of extensions and alterations to buildings, such as entrances and windows, are of considerable importance since they have a cumulative effect on the overall character and appearance of the City. Extensions or alterations should be considered in relation to the architectural character of the building, designed to minimise their impact and integrated with the design of the building. Alterations and extensions should achieve a successful design relationship with their surroundings, taking full account of the local context and the setting of the building.

In most buildings, the ground floor elevation has the most effect on public amenity, so its design should be given particular attention to ensure that it is legible, visually attractive and provides active frontages. Features such as blank frontages and ventilation louvres should be avoided. Ventilation louvres, where required, should be located away from busy roads. Servicing entrances should be carefully designed to minimise adverse effects on the townscape.

The City of London has many public and private viewing galleries, terraces and tall buildings, meaning that many workers, residents and visitors see the townscape from above. Attention should be given to the form, profile and general appearance of the roofscape to ensure that it complements the building as viewed from surrounding buildings as well as from the ground. The potential to add visual interest to a roofscape, including greening, should be actively considered from the outset of any scheme.

Where feasible, plant should be located below ground. Where this is not feasible, additional roof top plant for an existing building should be satisfactorily integrated into the form and design of the existing roof. It should be enclosed and covered where it would otherwise harm the appearance of the building, the general scene, or views from other buildings. All chimneys should terminate at the highest point of the building. Consideration should be given to the use of external heating and cooling supplies from district heating and cooling networks, such as the Citigen network, where available, as these may avoid or reduce the need for roof top installations such as boiler flues, cooling towers and plant rooms, as well as providing wider environmental benefits.

Servicing entrances can have a detrimental impact on the appearance of the building and its immediate setting and can harm otherwise attractive pedestrian routes. The City Corporation expects innovative design solutions for servicing entrances and adjacent areas to minimise their visual impact and to enable them to be integrated

into the design of the building. Design solutions must respect the sensitive nature of listed buildings and conservation areas. Gates and doors should be well designed and should be kept closed when the entrance to the service bay is not in use.

Ventilation or extraction systems should be routed internally and extensive or unsightly external ducting will be resisted. Provision must be made within the building for services and ducting to and from all uses. Ventilation louvres should not be sited by adjoining footways.

Developers should provide suitable rooftop ventilation for the City's sewer network, where appropriate, and this should be integrated into the design of buildings.

Policy DM X.3: Public Realm

The City Corporation will work in partnership with developers, Transport for London and other organisations to design and implement schemes for the enhancement of the streets and spaces between buildings. Public realm schemes should be of a high standard of design, sustainability, surface treatment and landscaping, having regard to:

- The predominant use and function of the space and adjacent spaces.
- The use of sustainable natural materials, avoiding an excessive range and harmonising with the surroundings of the scheme and materials used throughout the City.
- The inclusion of trees and soft landscaping and the promotion of biodiversity, where feasible linking up existing green spaces and routes to provide green corridors.
- The City's heritage, identifying and retaining features that contribute positively to the character and appearance of the City.
- The provision of sustainable drainage, where feasible, co-ordinating the design with adjacent buildings to facilitate the implementation of rainwater recycling.
- The need to provide accessible and inclusive design, ensuring that streets and walkways remain uncluttered.
- High quality, safe and functional public realm that meets the needs of different users.
- The sensitive co-ordination of lighting with the overall design of the scheme
- The installation of art works and interactive art spaces where possible
- The wellbeing of users in relation to air pollution, noise, temperatures, shading and micro climate

Reason for the policy

The City Corporation will actively promote schemes for the enhancement of the street scene and public realm. High quality natural materials are characteristic of the City of London and add greatly to the character and identity of streets, courts and spaces. Wherever possible, the City Corporation will retain these surface materials and will carry out repairs to match and extend their use. Elsewhere, the City

Corporation will encourage a limited palette of materials, providing continuity in the streetscape, and ease of access through the City.

Further guidance on the implementation of public realm enhancement is set out in the City's Public Realm Supplementary Planning Document and the City Public Realm Technical Manual, and the Mayor of London's Streetscape Guidance.

How the policy works

The City Corporation will undertake street enhancement works through specifically targeted projects or in association with general street maintenance and vehicle, cycle and pedestrian traffic management schemes. The City Corporation will use s106 planning obligations, s278 highways contributions, the Community Infrastructure Levy and funding from external sources to deliver enhancement works.

All projects in the public realm should be inclusive in design so that they provide equal access for all people in the City.

The incorporation of artworks or integral decorative features, such as sculptures, fountains and schemes included in the City Arts Initiative to create animated spaces, will be encouraged and their design, management and maintenance regime should be considered at an early stage of the design.

Further information on design and requirements for the public realm is available in the City Public Realm Supplementary Planning Document.

Policy DM X.4: Permeability

1. Development should contribute towards the improvement of pedestrian permeability in the City:
   - Providing good quality, safe and low pollution pedestrian connections between spaces.
   - Respecting, maintaining and where feasible restoring, the City's characteristic network of streets and alleyways.
   - Providing publicly accessible ground floors for improved pedestrian movement, where feasible.
   - Providing pedestrian routes that are of adequate width, step-free and follow best practice in street design to encourage ease of movement.
2. The City Corporation will seek improved way-finding through public realm improvements.
3. Developments should not worsen pedestrian permeability nor lead to the loss of routes and spaces that enhance the City's function, character and historic interest.

Reason for the policy

The intensification of the use of office buildings and the increase in the City's working population are putting added pressure on the capacity, convenience, comfort and safety of the streets, lanes and alleys at the heart of the City. Peak times are particularly busy for all forms of transport, and the potential for conflict between modes of travel is increased.

Travelling by foot is the most popular and sustainable way of moving around the City. In order to reduce pedestrian congestion and improve pedestrian access through the public realm, new pathways for moving through the City will need to be created or re-established if they were previously in existence. Spreading the footfall across a wider area will help to create a more vibrant and comfortable street network.

Major development will be expected deliver net gains in the public realm, through the establishment of new pedestrian routes around and through the buildings. Publicly accessible ground floors will be encouraged where pedestrian desire lines would otherwise be affected, and permeability of the City compromised. Suitable security strategies will need to be in place within those buildings to incorporate this.

Improved accessibility for pedestrians will help to create a fully inclusive approach for the City.

Policy DM X.5: Terraces and Viewing Galleries

Roof terraces will be permitted providing:

1. The design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher-level viewpoints; and
2. There would be no immediate overlooking of residential premises or significantly adverse impacts on residential amenity; and
3. Historic or locally distinctive roof forms, features or structures are retained and enhanced; and
4. There would be no adverse impact on protected views; and
5. The design and layout of the terrace maximises the potential for urban greening.
6. Emissions from combustion plant will not affect users of the roof garden.

The provision of free to enter, publicly accessible areas will be required as part of all tall building developments, with public viewing galleries where appropriate.

Reason for the policy

Roof gardens and terraces are becoming increasingly common in the City. Public and private roof gardens and terraces present an opportunity for additional amenity

space, urban greenery and the creation of new viewpoints of the City and the surrounding areas, thereby reinforcing London's cultural and historic attractions.

Proposals for roof gardens and terraces should be sympathetic to existing roof forms and features, particularly those of historic interest or which are otherwise locally distinctive. There should be no impact on strategic or locally protected views.

Roof terraces and gardens should be publicly accessible where possible and entrances should not result in safety or security concerns or adversely impact on the environmental quality at street level. Opening hours may be managed by condition or agreement, particularly where there are residential premises nearby. Roof terraces should not significantly increase noise levels to the surrounding area. The positioning of combustion flues should be carefully considered so as to not expose users of the roof terrace to pollution emissions from combustion plant.

Public access to the tall buildings found within the City of London is important in creating an inclusive City. Tall buildings should provide publicly accessible areas at upper levels, which are free to enter.

Policy DM X.6: Shopfronts

Shopfronts should be of a high standard of design and appearance; inappropriate designs and alterations will be resisted. Shopfront proposals should:

- Respect the quality and architectural contribution of any existing shopfront.
- Maintain the relationship between the shopfront, the building and its context.
- Use materials which are sympathetic to the wider context and are of high quality.
- Ensure that signage is in appropriate locations and in proportion to the shopfront.
- Take into account the impact of the installation of louvres, plants and access to refuse storage.
- Ensure that awnings and canopies are positioned only in locations where they would not harm the appearance of the shopfront or obstruct architectural features.
- Avoid openable shopfronts or large serving openings where they would have a harmful impact on the appearance of the building and/or amenity.
- Avoid external shutters and consider alternative security measures.
- Consider the internal treatment of shop windows (displays and opaque windows) and the contribution to passive surveillance.
- Ensure that the design allows access by users, for example, incorporating level entrances and adequate door widths.
- Ensure that internal shop lighting does not create inappropriate light.

Reason for the policy

Shopfronts are important elements in the townscape and can contribute significantly to the look of any street scene. The design of a shopfront should recognise this and be appropriate to, or enhance, the building and its location. It should respect the design of the building and not obscure, or result in damage to, existing architectural features.

Existing shopfronts that contribute to the appearance or special interest of a building or the street scene, particularly in listed buildings or conservation areas, or those that are of design or historic significance in their own right or as part of a group, should be retained. Any modifications necessary should be sympathetic to the original design.

New shopfront proposals should consider the relationship with the upper floors of the building and surrounding buildings and include high quality materials and finishes. The City Corporation will seek a reduction in fascias of excessive dimensions (height, width and depth), which are out of proportion or scale with the shopfront or considered to have a detrimental visual effect on the building or the street scene. The design of new shopfronts should include a signage zone that is consistent across a parade of shops of matching or similar design.

Modification to shopfronts and shopfront designs incorporating louvres, plant or refuse accommodation should be undertaken in a manner sympathetic to the design and character of the building if they cannot be accommodated in less sensitive elevations. Awnings and canopies should be integrated into the shopfront design in relation to size, location and materials.

Openable shopfronts and large serving openings are not normally acceptable as they create a void at ground floor level that could harm the appearance of buildings and create potential amenity issues.

Security measures should be internal to limit their visual impact on shopfronts. External shutters are not normally acceptable, while internal shutters should be perforated to enable visibility into the shop and passive surveillance. To enliven frontages and enable passive surveillance, all retail frontages should provide good visibility and glazing should not be blanked out. The installation of security glass and steel reinforced frontages will be considered in the context of the impact on the appearance and historic significance of shopfronts.

Retail entrances should be designed with level entrances to enable inclusive access by all. Access measures and movable ramps should only be used where level entrance is not feasible.

Policy DM X.7: Advertisements

1. Advertising must be of a high standard of design, restrained in amount and in keeping with the character of the City.
2. Excessive or obtrusive advertising, inappropriate illuminated signs and the display of advertisements above ground floor level will be resisted.

Reason for the policy

In order to protect and enhance the dignified character of the City's streets, the City Corporation considers that advertising material should be restrained in quantity and form. Poor quality advertisements harm the street scene and the unique character of the City of London. The City Corporation will exercise advertisement control having regard to visual amenity and public safety and will seek improvements to the design of advertisements, where necessary.

Advertising hoardings and advertisements on street furniture will not normally be permitted as these detract from the restrained character of the City. The display of poster advertisements on construction site hoardings will be resisted unless directly related to the development site. Further guidance is contained in the City Corporation's Hoardings Advice Note.

The design of advertising material should respect its locality and use appropriate materials of high quality. Advertisements should be appropriate to the frontage served and should avoid static or moving projection of images beyond the frontage, such as laser projections and projections on building façades, as a means of protecting visual amenity and public safety. Digital advertising is not appropriate in the City's historical context. Illumination of advertisements should be discreet and incorporate LEDs to reduce the overall bulk and energy use of signage. Advertising flags and banners will not normally be permitted except where appropriate for cultural institutions. Rotating advertisements will be resisted as these detract from the City's character.

Particular care will be necessary with retailing advertisements on or in the settings of listed buildings and within conservation areas. Internal illumination of adverts in such areas will not normally be permitted.

Advertisements above ground level are detrimental to the appearance and visual amenity of the street scene and can detract from the character and qualities of individual buildings by obscuring architectural features. While there are exceptions, such as traditional or historic signs, signs in an elevated position will not usually be permitted.

Appropriate action will be taken to have unauthorised advertisements removed.

Policy DM X.8: Daylight and sunlight

1. Development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines, will be resisted.
2. The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of daylight and sunlight consistent with a city centre context.
3. The design of development should incorporate measures to mitigate adverse solar glare effects on surrounding buildings and public realm.

Reason for the policy

The City is an urban centre with a very high density of buildings and in some areas groupings of tall buildings. The impact of this height on surrounding areas can be to reduce levels of daylight and sunlight in the surrounding area below that which would normally be expected. The City Corporation seeks to provide the best outcome in terms of sunlight and daylight, both for the development itself and the buildings in the vicinity, requiring design strategies from developers that maximise the natural light potential.

The amount of daylight and sunlight received has an important effect on the general amenity of dwellings, the appearance and enjoyment of the open spaces and streets of the City, and the energy efficiency of all buildings. Access to appropriate levels of daylight and sunlight is important for the mental health of workers and residents.

How the policy works

The Building Research Establishment (BRE) has issued guidelines in 'Site Layout Planning for Daylight and Sunlight' that set out several methods of assessing changes in daylight and sunlight arising from new developments. The City Corporation will apply these methods, consistent with BRE and NPPF guidance that ideal daylight and sunlight conditions may not be practicable in densely developed city-centre locations. Developers will be required to submit daylight and sunlight assessments in support of their proposals. The City Corporation may seek independent verification of these assessments at the developer's expense.

When considering proposed changes to existing lighting levels, the City Corporation will take note of the cumulative effect of development proposals, and existing levels of light if they are low. Where appropriate, the City Corporation will take into account unusual existing circumstances, such as development on an open or low-rise site and the presence of balconies or other external features, which limit the daylight and sunlight that a building can receive.

Planning considerations concerning daylight and sunlight operate independently of any common law rights and any light and air agreements which may exist. If a

development is considered acceptable in planning terms and has planning permission, but it is not proceeding due to rights to light issues, the City Corporation may consider acquiring interests in land or appropriating land for planning purposes to enable development to proceed.

Policy DM X.9: Lighting

- Lighting should be sensitively co-ordinated with the overall design of any new development. Applicants for a major scheme must consider the lighting strategy early in the design process.
- Development should incorporate measures to reduce the potential for light spillage from internal lighting, particularly where it would impact adversely neighbouring occupiers, the wider public realm and biodiversity.
- External lighting of heritage assets within the City must be sympathetic to the wider context in terms of tone and brightness.
- The external lighting of buildings should contribute positively to the unique character and grandeur of the City townscape by night.

Reason for the policy

The City Corporation is developing a Lighting Strategy which can contribute to the City Corporation's wider aims of improving the night-time offering and creating an after-dark street experience that befits a world class business centre. Well-designed light schemes on commercial properties within the City can help create an attractive night-time townscape and enhance the experience for visitors, whilst avoiding disturbance to residents.

Development has the potential to adversely alter the level of lighting in the surrounding area, so the lighting scheme should be incorporated into the detailed design process at an early stage. Intensity, colour, scale and glare are all factors to be considered. When done sensitively, lighting schemes can improve accessibility for those with disabilities by reducing glare and excessive contrast. In the City, the predominance of office buildings with glass frontages can lead to light spillage concerns for neighbouring residents with a potential impact on wellbeing. Avoidance of light spillage onto urban green spaces is crucial for biodiversity in the urban setting.

The highlighting of key buildings, bridges and other points of interest within the City at night time is appropriate only where it adds to the overall experience of the area, celebrating the unique atmosphere of the area, and providing orientation and way-finding after dark.

The Illuminated River art project, to be implemented by 2022, will enhance the visual impact at night time through lighting of all 5 bridges located in the City. This will be complemented by a reduction in street lighting found on the bridges.

The external illumination of buildings, where appropriate, should be carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the

discreet integration of light fittings into the building design. Lighting intensity, tone and colour need to respect the architectural form and detail of the building, be sensitive to the setting and limit adverse effects upon adjacent areas and uses.

Detailed information on requirements for lighting can be found in the City Lighting Strategy.