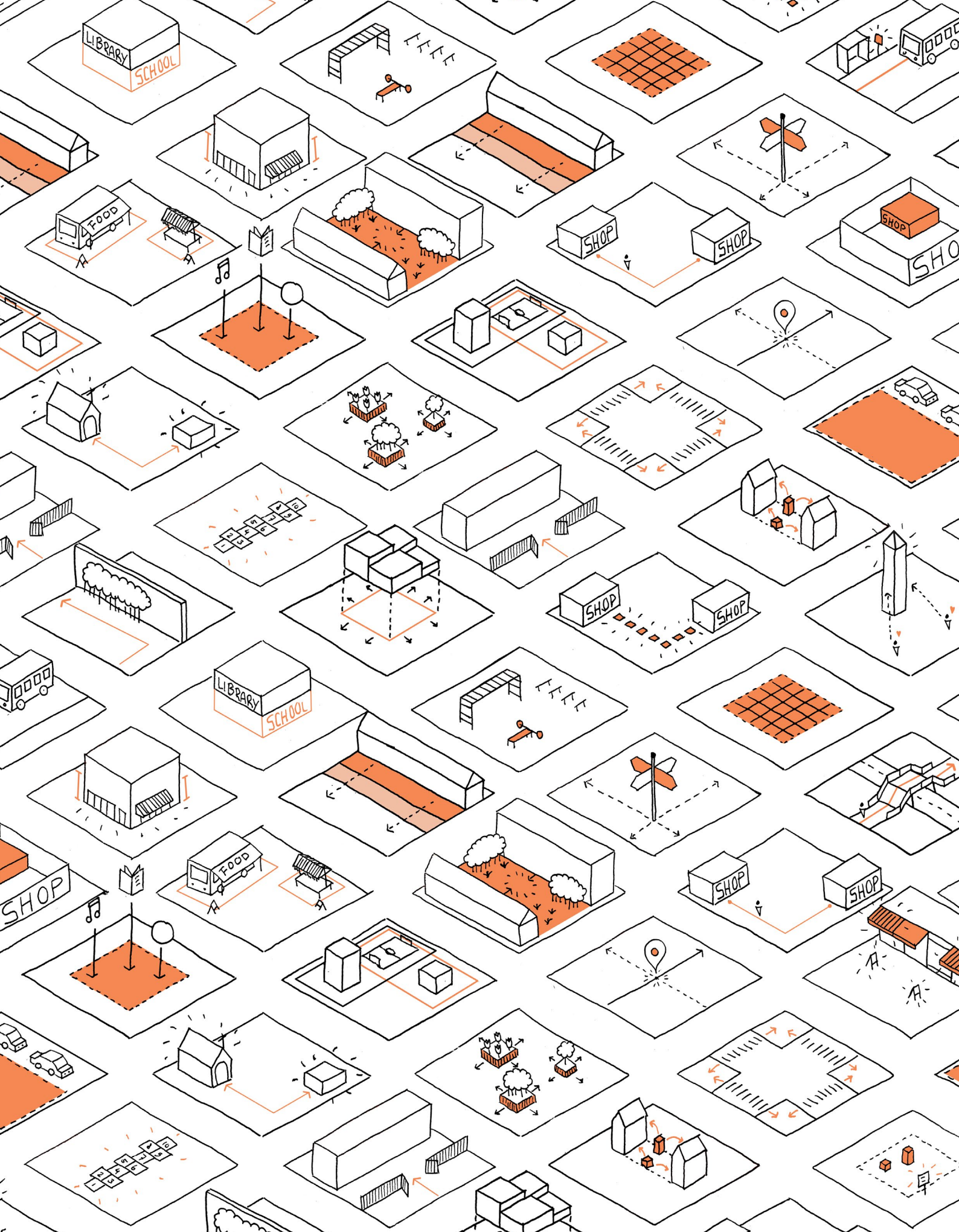
The background is a dense, isometric line-art illustration of a neighborhood. It features a variety of buildings and landmarks, including a library, a school, a food truck, a church, a playground, a park with trees and a bench, a shopping area with multiple shops, a bus stop, a train station, a parking lot, a street with a crosswalk, a street with a stop sign, a street with a speed limit sign, a street with a one-way sign, a street with a no parking sign, a street with a no left turn sign, a street with a no right turn sign, a street with a no U-turn sign, a street with a no entry sign, a street with a no vehicles sign, a street with a no trucks sign, a street with a no heavy trucks sign, a street with a no motorcycles sign, a street with a no bicycles sign, a street with a no pedestrians sign, a street with a no animals sign, a street with a no smoking sign, a street with a no drinking sign, a street with a no littering sign, a street with a no graffiti sign, a street with a no parking sign, a street with a no loading sign, a street with a no unloading sign, a street with a no waiting sign, a street with a no stopping sign, a street with a no standing sign, a street with a no parking sign, a street with a no loading sign, a street with a no unloading sign, a street with a no waiting sign, a street with a no stopping sign, a street with a no standing sign. The text is centered over this background.

# **INCLUSIVE NEIGHBOURHOOD PLAN**

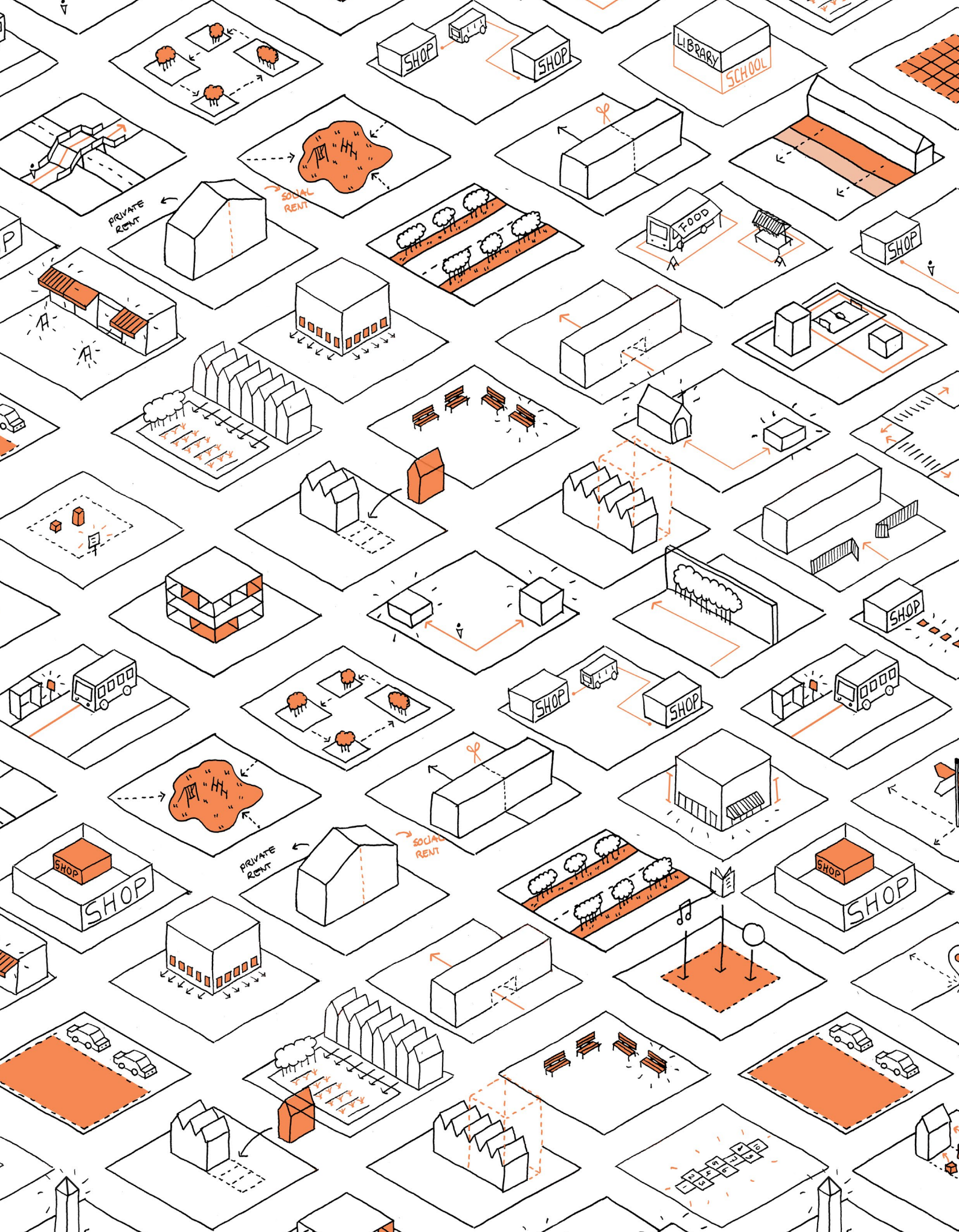
**A STEP-BY-STEP ROADMAP  
INCLUDING INCLUSIVE PATTERNS**

**MARIEKE DE BODE**













Hi enthusiastic resident,

Welcome to the Inclusive Neighbourhood Plan roadmap.

This roadmap is for all of you who are involved, or thinking about producing an Inclusive Neighbourhood Plan for your Neighbourhood, and for those who are just curious to find out more about inclusivity in the urban development. Whilst other guides and roadmaps focus on neighbourhood planning in general, this roadmap is focussing on inclusive neighbourhood planning towards more inclusive urban development in your neighbourhood. Whenever you want to know more about the origin of Inclusive Neighbourhood Planning and position of the Inclusive Plan in the London planning process, I refer you to the empirical booklet 'Roadmap towards inclusiv(c)ity'.

This roadmap puts the resident, the 'writer of an Inclusive Neighbourhood Plan', so you and your community, in the centre by writing the roadmap in clear, understandable, non-academic language with maps which are easy to make with pen and paper only.

This document includes a step-by-step roadmap and a set of inclusive patterns which will help you and your community producing an Inclusive Neighbourhood Plan. By following this roadmap step-by-step, you and your Neighbourhood Forum will be able to realize a clear and powerful Inclusive Neighbourhood Plan. This Plan will make it easier to gain more influence and power in the planning process of future urban development of your very own neighbourhood, focusing on the needs of all the inhabitants of the neighbourhood.

So, the step-by-step roadmap, together with the Inclusive Patterns will make it easier and more fun for you and your community to create a stronger Inclusive Neighbourhood Plan in a faster way, focused on the needs of all the inhabitants of the neighbourhood.

Enjoy the process towards an inclusive neighbourhood!

**MARIEKE DE BODE**





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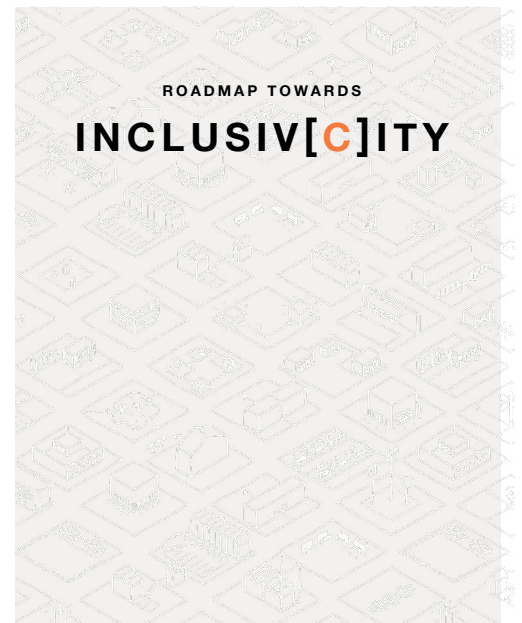
### **References**

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**For more information about  
the research, see booklet A**



## Introduction

The Inclusive Neighbourhood Plan is based on the principle of neighbourhood planning in London. With neighbourhood planning, the community gets the opportunity to develop planning policies for future urban development of their own neighbourhood by producing a Neighbourhood Plan.

A Neighbourhood Plan is a powerful tool to help translating the challenges and visions of your neighbourhood into planning obligations. Once the Neighbourhood Plan is approved by the local authority, the site-specific planning policies will be part of the Local plan. This means, by producing a Neighbourhood Plan, you and your community gain more influence and power in the future urban development of your own neighbourhood.

The neighbourhood planning approach is used as a tool to implement the aim towards more inclusivity and inclusive urban development in the global city London. This results in a derivative of the original Neighbourhood Plan with a special focus on inclusive urban development: The Inclusive Neighbourhood Plan.

The Inclusive Neighbourhood Plan is designed to promote inclusive urban development and with this tackle the current process of gentrification in London. London is a growing city and is very attractive for the higher socio-economic population groups. In order to prevent the city growth only being intended for these more affluent population groups, it is important to aim towards meeting the different needs of all the different existing and future population groups living in the neighbourhood. This should minimize the processes of gentrification in the city. Therefore it is necessary to strive towards more inclusive urban development in the city and to minimize



NEIGHBOURHOOD PLAN + INCLUSIVITY =  
INCLUSIVE NEIGHBOURHOOD PLAN

Figure 1: From Neighbourhood Plan to Inclusive Neighbourhood plan, with the help of the inclusivity strategy  
Source: image by author



***‘THE INCLUSIVE NEIGHBOURHOOD PLAN IS A PLANNING  
DOCUMENT FOR URBAN DEVELOPMENT, CREATED BY YOU  
AND YOUR COMMUNITY, FOCUSSED MORE ON INCLUSIVITY’***

With inclusive urban development, everybody in the neighbourhood should benefit equally from the new opportunities of the neighbourhood that come with the urban growth. You and your community can help achieving this because, just like the original Neighbourhood Plan, also the Inclusive Neighbourhood plan will be produced by you and your community. All community members living or working in the neighbourhood area can volunteer to be part of the planning body. This planning body is called ‘the Neighbourhood Forum’ and will represent the needs and demands of all the residents of the neighbourhood. Everybody of the community is welcome to become a member of this Neighbourhood Forum.

Since the Inclusive Neighbourhood Plan is produced by you and your community members yourself, it remains, just like the original Neighbourhood Plan, a complex and time-consuming process. This document includes a step-by-step roadmap and a set of inclusive patterns. These two documents will help you and your Neigh-

bourhood Forum with making an Inclusive Neighbourhood Plan for your neighbourhood.

**1. Step-by-step roadmap**

The step-by-step roadmap (part A) is a guide that you, as resident of a neighbourhood, have to follow to successfully make an Inclusive Neighbourhood Plan for your own neighbourhood. This roadmap consists out of 6 stages (see figure 3). Each stage consists out of one or multiple steps which will help you completing the stage. The stages will help you and your Neighbourhood Forum with identifying challenges of the area and translating the vision and objectives of future urban development into clear planning policies. For a better structure, the content of the Plan is subdivided into at least three elements of the neighbourhood; housing, services and public space (for the origin of these elements, look at chapter 4; Gentrification, displacement and inclusivity of booklet A). The challenges, visions, objectives and policies will be arranged based on at least

these three elements. Besides these three elements, you and your community are free to add other extra elements which are not part of the inclusivity approach.

The actions per step are explained in a very clear language and will give you multiple useful tips. You can recognize these tips by the orange boxes.

The stages and steps will be supported with multiple Inclusive Patterns (the Inclusive Patterns will be further explained in the next paragraph). In the stages and the steps where the Inclusive Patterns can be used as a helpful tool, the relevant patterns will be mentioned, together with the specific paragraph.

In order to make the stages and steps even more clear, the steps will be demonstrated for the case of Lansbury. The Lansbury case study is visible by the grey box. In this way, you and your Neighbourhood Forum can follow the example and better understand what to do per step.

## **2. Inclusive patterns**

The second main document of this roadmap is a set of inclusive patterns (part b). Since producing the Inclusive Neighbourhood Plan can still be a complex process, these inclusive patterns provide a toolbox towards inclusivity and can be seen as a translation from the knowledge and the skills of the urban designer, into more ac-

cessible and understandable guidelines towards more inclusive urban development.

The Inclusive Patterns toolbox consist out of nine patterns within a 3x3 scheme; three patterns about housing, three patterns about services and three patterns about public space (see figure 2). For the research behind this 3x3 scheme, look at chapter 4; Gentrification, displacement and inclusivity in Booklet A).

All patterns have the same structure and help to make housing, service and the public space in your neighbourhood more accessible and more diverse towards stronger community feeling in your neighbourhood.

The inclusive patterns can be used in multiple ways:

- The patterns will help by creating awareness about the processes of gentrification and gentrification-led-displacement. It can give insights how inclusive urban development can help with minimizing these processes. The inclusivity patterns will first function as a starting point of discussion at Neighbourhood Forum meetings. The themes of the patterns will give more insight about inclusivity challenges you and your community are facing. The challenges are the first step towards planning policies for inclusive urban development in your



## Pillars of inclusivity

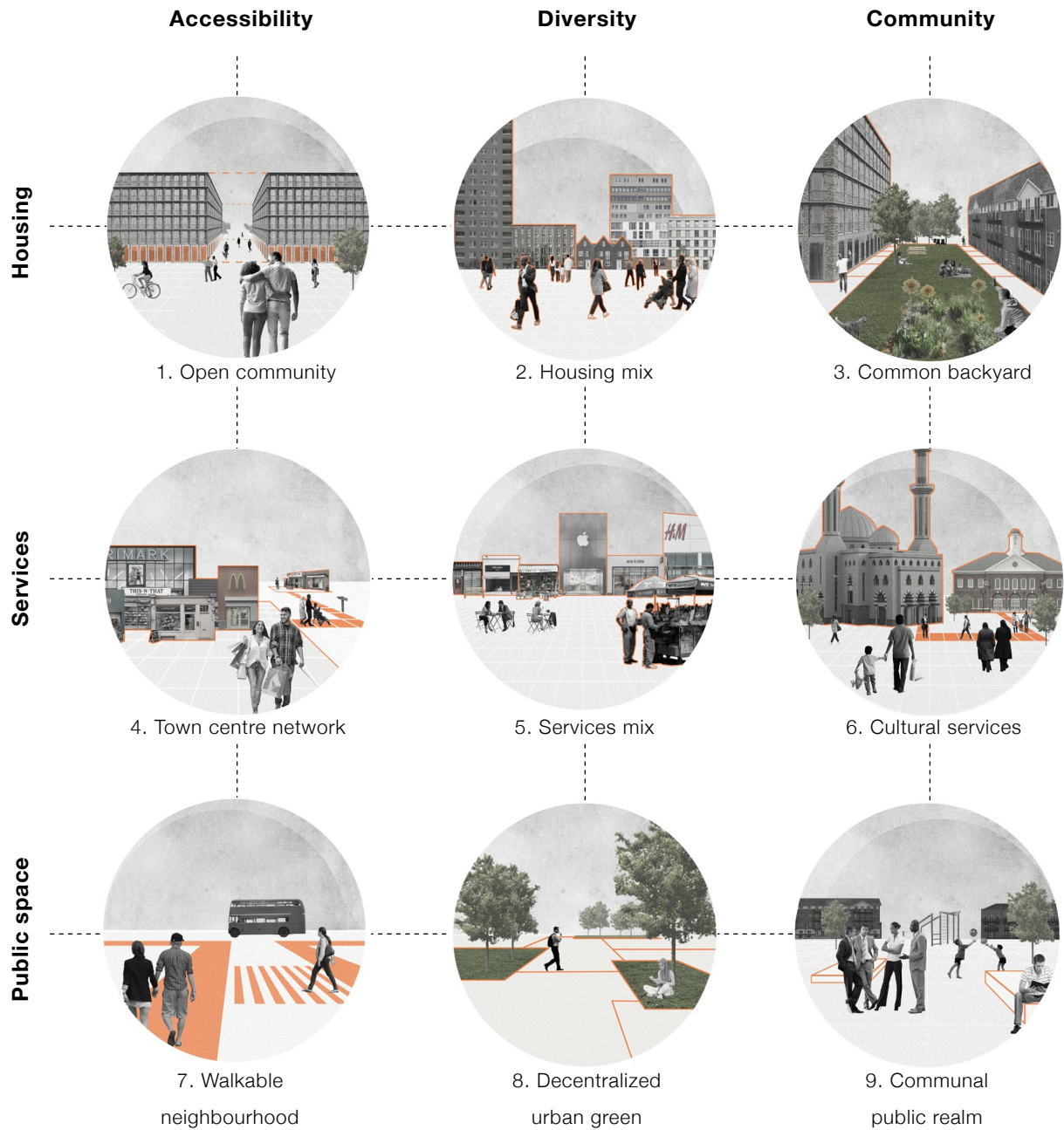


Figure 2: The nine patterns within the 3x3 scheme towards inclusive urban development  
Source: image by author

neighbourhood.

- The patterns will help you and your Neighbourhood Forum creating a spatial vision with multiple objectives on how inclusive urban development should be spatially organized in your neighbourhood. The objectives are the second step towards planning policies for inclusive urban development.
- Beside with helping create new inclusive planning policies for the neighbourhood, the inclusive patterns also help with reviewing the existing policies in order to make sure the new policies meet 'the basic conditions' of the planning law. Thanks to the challenges, objectives and the policy review, you and your Neighbourhood Forum are able to write new planning policies of your neighbourhood yourself.
- The inclusive patterns are spatially translated into a set of inclusive de-

sign principles. The principles visually show how to design by implementing the patterns successfully in the neighbourhood. One pattern consists out of multiple principles. After introducing all the patterns with the corresponding principles an overview of all the principles will show how the patterns are interrelated with each other and how they complement each other. This overview of principles shows which principles reinforce and weaken each other. This should give you and your community inspiration which principles should and should not be combined.

This document concludes with the visualization and the implementation of the Inclusive Neighbourhood Plan with the inclusive patterns in the case of Lansbury. Within this final part (part C) the reinforcement of the different patterns and principles is clearly visible and will result in a more inclusive Lansbury Neighbourhood.







**PART A**

**THE STEP-BY-STEP  
ROADMAP**

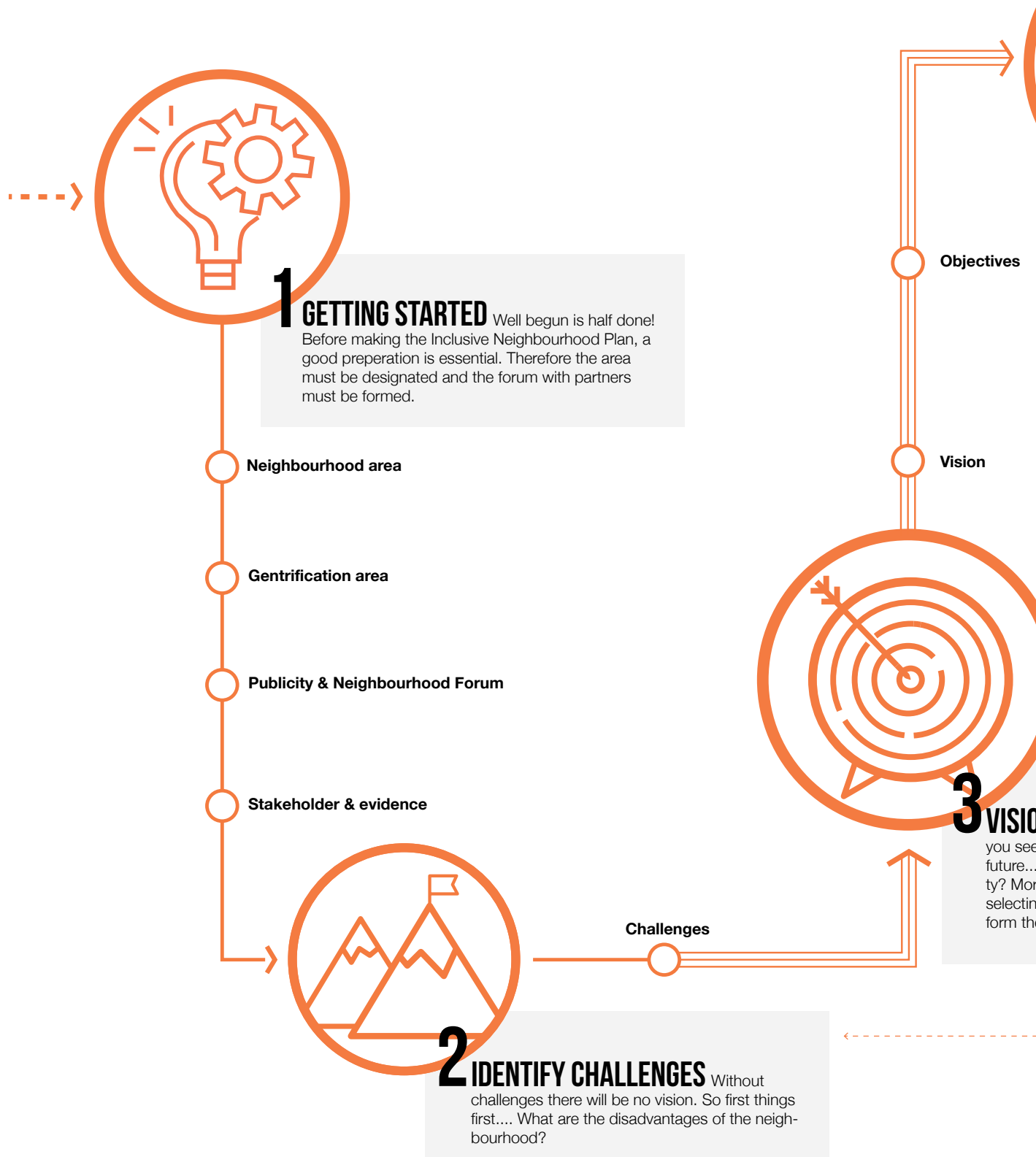
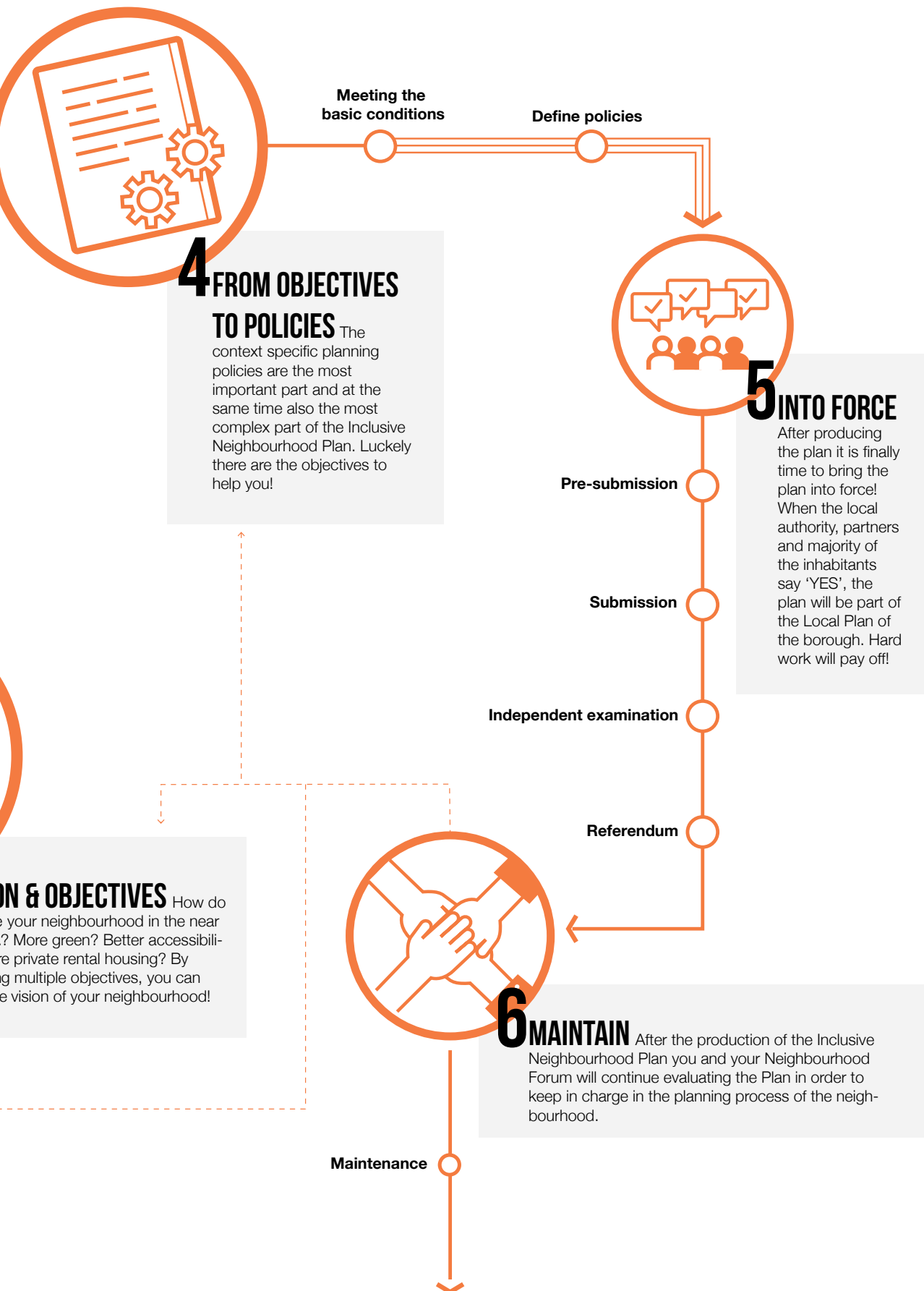
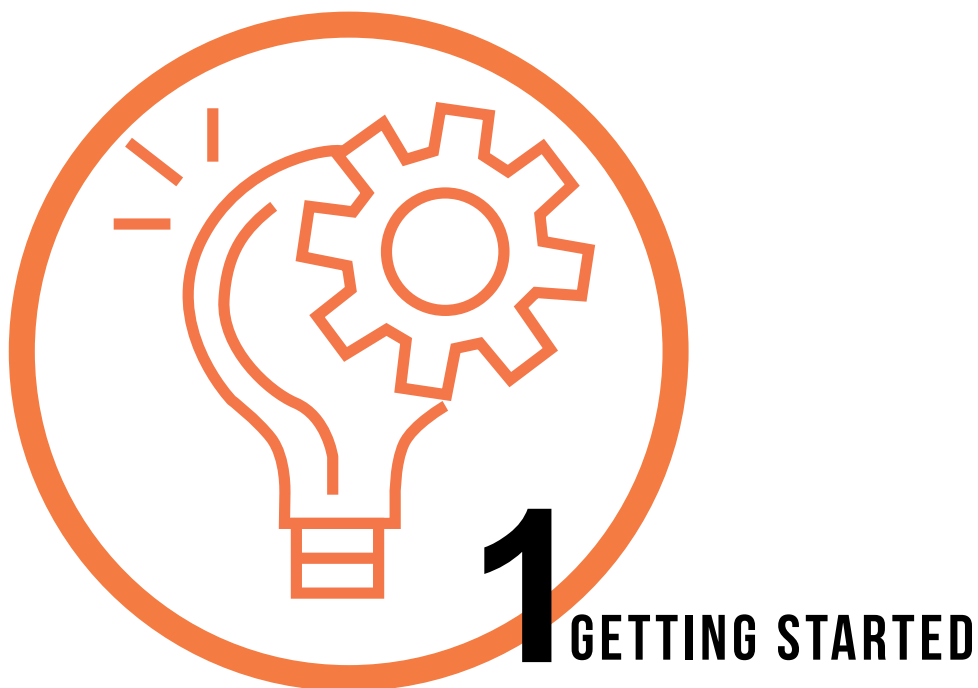


Figure 3: The step-by-step roadmap of an Inclusive Neighbourhood Plan  
Source: image by author







The first stage is the preparation stage before actually producing the Inclusive Neighbourhood Plan. This stage consists out of 4 steps and will help you with designating a neighbourhood area, a Neighbourhood Forum, getting attention in the neighbourhood, engaging with stakeholders and collecting evidence.

## **STEP 1: ESTABLISH A NEIGHBOURHOOD AREA**

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The first step in the process is the designation of the Neighbourhood area. With this step you let the local authority know that there is interest by the community to produce a Neighbourhood Plan and with this you gain more influence in urban development in the area. Before submitting, you must know in which borough the area is located because the application of the Neighbourhood area must be submitted at your local authority. You can find your Lo-

cal council with the corresponding website by entering your postcode on [www.gov.uk/find-local-council](http://www.gov.uk/find-local-council) or in map 1 of the appendix. During the process, you will be in close contact with this Local planning authority which will help you during the process. Since an area can only be covered by one Neighbourhood Plan a time, it is necessary to investigate whether other parts of the area are not yet being included in another Neighbourhood Plan. You can find an in-

teractive, up-to-date map of all the Neighbourhood Plans produced or in production on the website of Neighbourhood planners [www.neighbourhoodplanners.london/map](http://www.neighbourhoodplanners.london/map) or in map 2 of the appendix.

The application of the neighbourhood area must be submitted by the local authority which will, after any possible alterations, approve the application. This application should include a map of the neighbourhood area supported by a written explanation. The map identifies the proposed boundaries of the Neighbourhood area with the primary key areas highlighted. The text will explain how the neighbourhood boundaries have been chosen and why this neighbourhood area is in need of a Neighbourhood Plan. For better communication purposes, you need to give the neighbourhood a name.

## TIPS

With determining the neighbourhood area:

- Do not make the area too big. The bigger the area, the more residents will be involved and must be convinced.
- It is useful to first define key sites of the neighbourhood of primary need to be included in the neighbourhood area such as regeneration sites, development areas and/or local town centres.
- Physical boundaries (such as railways, highways or rivers) can be used to determine the Neighbourhood area boundary.
- Try to stay within the boundaries of one single borough. Cross borough Neighbourhood areas are allowed, but can cause much more complexity in the process.

## IMPLEMENTING STEP 1 IN THE CASE OF LANSBURY

---

### About Lansbury Neighbourhood Area

Lansbury is a neighbourhood located in the east part of the Borough Tower Hamlets.

The community of Lansbury, willing to produce the Neighbourhood Plan will report to the local authority of Tower Hamlets.

The neighbourhood area corresponds partially with the ward boundaries and stretches between the Limehouse cut river, the Lower Lea river and the East India Dock Road. When following the official ward boundaries of the Tower Hamlets, together with the physical boundaries of this ward, the Neighbourhood area can be designated. The boundaries of the Neighbourhood area Lansbury are visible in map NUMBER.

The key areas of Lansbury are visible in the map (see figure 4) and consist out of multiple areas. Information of these site allocation is found on the website of the local authority or in the Local Plan of the local authority.

The first ones are located on the vacant brownfields on the east side of the Lans-

bury Neighbourhood area and west of the River Lea/Brow creek river. These site allocations are named Ailsa Street and Leven Road Gas Works and are respectively 6,5 ha and 8,1 ha. These vacant brownfield areas are ready for demolishing and will be large scale residential development projects to meet the housing need in the borough Tower Hamlets. The second key area is the Crisp street market town centre, situated north of the East India Dock road. This town centre is an important commercial centre within the Neighbourhood area and is at the same time regeneration land.

### Why a Neighbourhood Plan

The social, economic, environmental and cultural characteristics of the Lansbury neighbourhood area are under pressure. Since a big part of the Neighbourhood area will be part of large-scale development or regeneration projects, it is time for the residents to take the opportunity to influence the future urban development of their neighbourhood.

The reason to produce a Neighbourhood Plan is to ensure that the characteristics of the green spaces, streets, town centres, shops, houses and communities, which have a high social value for the residents,

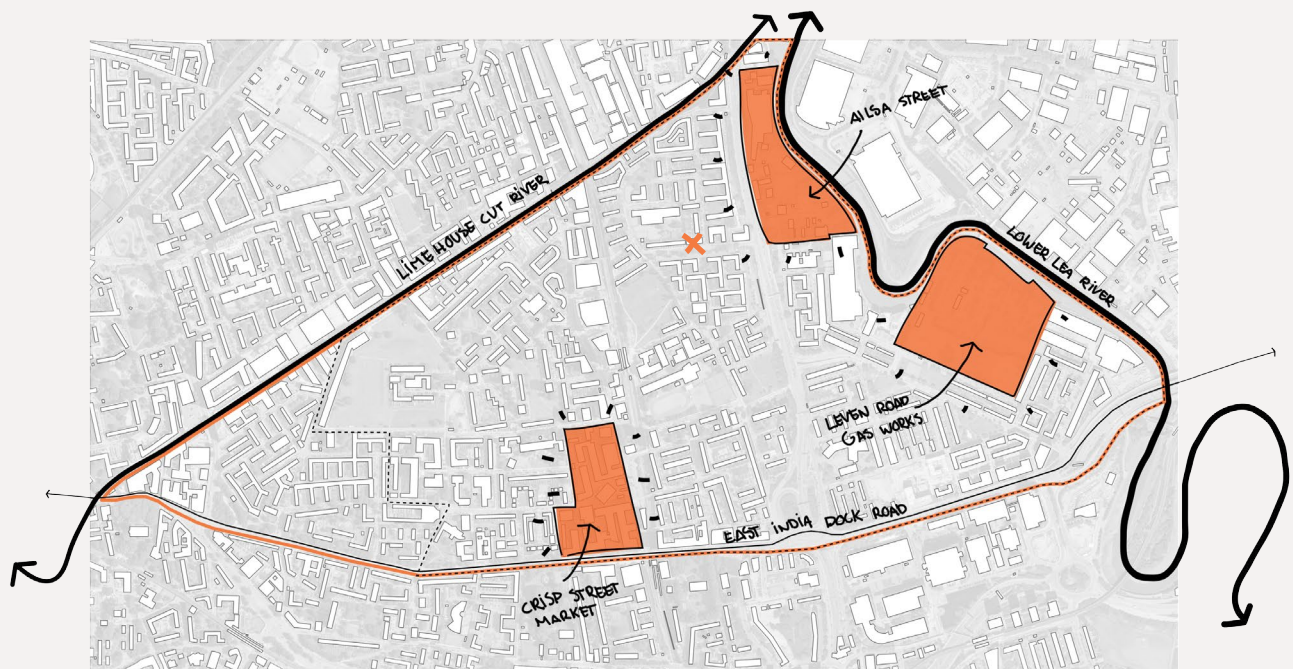


Figure 4: The Lansbury Neighbourhood Area boundaries with sites of regeneration  
Source: image by author

- Official ward boundary
- Neighbourhood area boundary
- Areas of regeneration
- ✕ Neighbourhood community centre

will be protected and enhanced. In this way, the growth of the neighbourhood will have benefit for all the residents of Lansbury.

The Lansbury neighbourhood area is situated within only the borough boundaries of Tower Hamlets and is not yet included in another Neighbourhood Plan. Although

the neighbourhood south of the Lansbury area, Poplar, is currently producing a neighbourhood plan. In consultation with the local authority of Tower Hamlets, the submission of the area should, after any possible alterations, be approved.



## STEP 2: GENTRIFICATION AREA

---

The Inclusive Neighbourhood Plan is a derivative of the original Neighbourhood Plan and is especially designed for areas with a high risk of gentrification now or in the near future. These areas of gentrification need extra attention towards more inclusive urban development. The Inclusive Neighbourhood Plan will help with that.

In order to find whether you and your community should produce an original Neighbourhood Plan or an Inclusive Neighbourhood Plan you first should explore if your neighbourhood is facing processes of gentrification. The 'gentrification risk map' in the appendix (see appendix map 3) will help you with this. This map is the result of former research about gentrification in London and illustrates the areas in London facing processes of gentrification in orange. (For the origin of this gentrification map, look at chapter 5; Gentrification in London of Booklet A).

---

The key question 'Is your neighbourhood risking processes of gentrification?' can be answered with the question: 'Is your neighbourhood one of the orange areas?'

↳ **NO:** If your Neighbourhood area is not facing processes of gentrification, inclusive urban development is not required in your neighbourhood. You will be recommended to produce an original Neighbourhood Plan, although you are also allowed to produce an Inclusive Neighbourhood Plan for your neighbourhood. The steps about neighbourhood planning from Locality will help you producing a Neighbourhood Plan. See website [https://neighbourhoodplanning.org/wpcontent/uploads/NP\\_Roadmap\\_online\\_full.pdf](https://neighbourhoodplanning.org/wpcontent/uploads/NP_Roadmap_online_full.pdf)

↳ **YES:** If your Neighbourhood area is risking gentrification, inclusive urban development will be essential and therefore you will be requested to produce the Inclusive Neighbourhood Plan instead of the original Neighbourhood Plan. You can continue the following the steps of this roadmap.

## IMPLEMENTING STEP 2 IN THE CASE OF LANSBURY

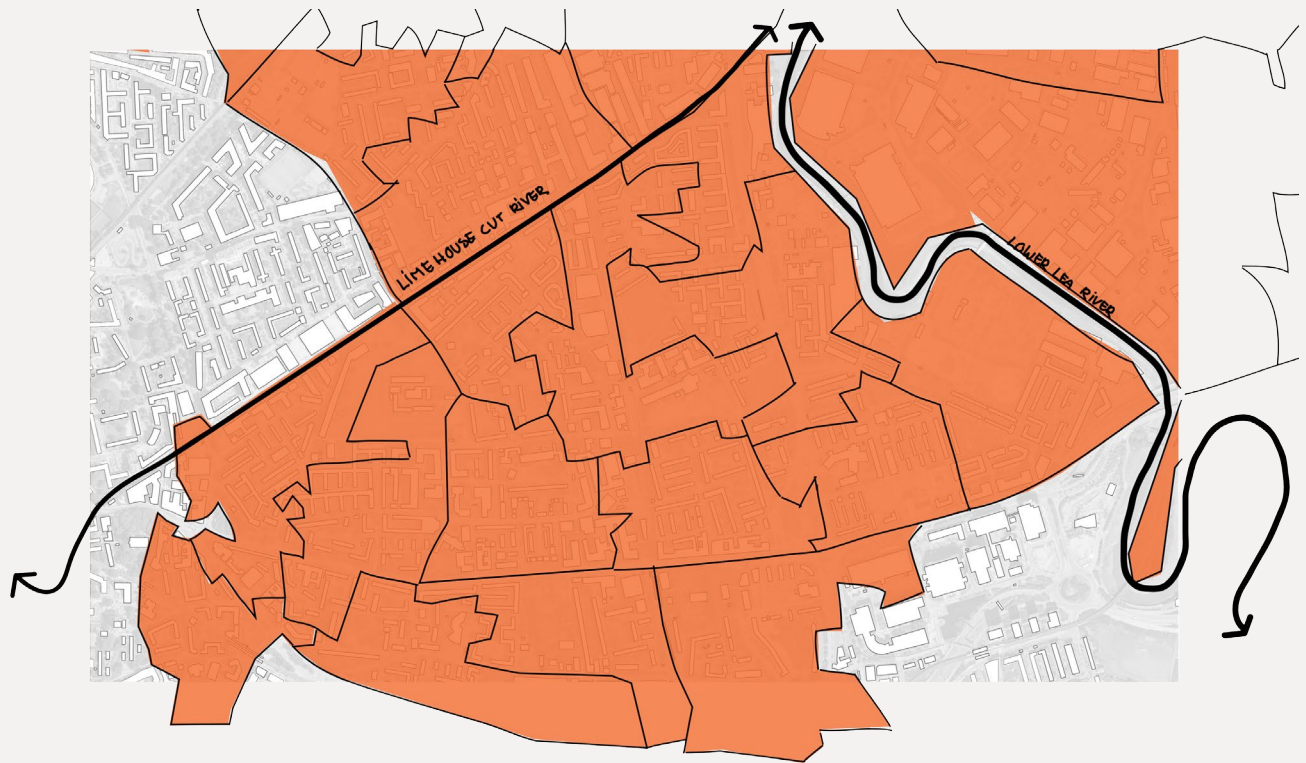


Figure 5: Areas of high risk of gentrification within the Lansbury Neighbourhood Area  
Source: image by author

■ high risk of gentrification

As visible on the map (see figure 5), the Lansbury Neighbourhood area is one of the areas in London risking gentrification now or in the near future (orange areas). The community of Lansbury is required to produce an Inclusive Neighbourhood Plan for the area instead of an original Neighbourhood Plan. This means that the Lansbury community can keep following the stages and steps of this roadmap.

### STEP 3: NEIGHBOURHOOD FORUM

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After approval of the Neighbourhood area by the local authority, the next step is to collect other residents of the community who are motivated to become part of the qualified Neighbourhood Forum. The reason why the Forum is not yet designed earlier in the process is to obtaining maximum awareness by the community. The members of the Forum will come together on a regular basis (for example once a week) to execute the steps of this roadmap. This can differ per stage and per step.

The Neighbourhood Forum is a qualified planning body consisting of minimal 21 volunteers who are responsible for producing the Inclusive Neighbourhood Plan. The local authority will help you with this in multiple ways.

- First of all, the local authority of the borough will appoint one of their local councilors to your neighbourhood. He or she should be attached and very familiar with the neighbourhood area and will help you actively with the formation of the Neighbourhood Forum. This local councilor will not be the leader or the manager of the Neighbourhood Forum but is the representative of the local authority and functions only as middleman and helpline between the Neighbourhood Forum and the local authority.

- Also, this local councilor helps by creating awareness of the Inclusive Neighbourhood Plan within the neighbourhood with online attention (news articles, website advertisements, social media post etc) and offline attention (posters, information session, question evenings). Now, everybody is aware of the fact that the community will produce an Inclusive Neighbourhood Plan.
- The local councillor will allocate one of the existing community centres or another public building in the neighbourhood as the central meeting point of the Inclusive Neighbourhood Plan; the Neighbourhood Centre. This Neighbourhood Centre functions as the office of the Neighbourhood Forum and is the central location where all the meetings, surveys, assemblies and other activities of the Forum will take place. This is also the place where the community can find more information about the Plan, share their vision and sign up as volunteer as one of the members of the Neighbourhood Forum.

The designation of the forum will be official by handing in an application to the local authority. This application should include besides the official name of the Neighbourhood Forum also:

- Details of the Forum members about their gender, age, household, tenure/homeown-

## TIPS

The following tip will help you forming the Neighbourhood Forum:

- Obtain more diverse members by gaining awareness of the Forum and public building used by a variety of population groups such as the local schools, library, companies etc.
- Local events
- Involve social and community groups
- Involve local partner organisations
- For better communication within the Forum it can be useful to determine in advance the management and the organization of the groups; the role of the different members, subgroups etc.

er, current job, expertise, ethnicity and in which part of the neighbourhood they live.

- Written explanation to support how the forum reflects the diversity of the community. After designating the Neighbourhood Forum it is important to keep the community informed about the process of the Inclusive Neighbourhood Plan. A website about the Inclusive Neighbourhood Plan can help you with this. The website can be created and maintained by the Neighbourhood Forum and will help to create awareness of the Neighbourhood Forum, to recruit new members and to keep the community up

to date about the Inclusive Neighbourhood Plan and the members of the Forum.

The Forum should reflect and represent the social character of the local area as much as possible. New members can join the Forum and old members can become less involved or even step out of the Forum anytime. The variability of the Forum ensures the Forum to keep representing the diversity of the population composition. In order to include a wide range of views, backgrounds and visions in the Plan, ethnic and social diversity in the Neighbourhood Forum is of great importance. The Forum should include:

- Residents living in different parts of the neighbourhood.
- Residents with different demographic characteristics; for example, men, woman, young, elderly, singles, parents and different ethnic groups.
- Residents with different socio-economic characteristics: low income, high income, private tenants, social tenants, homeowners-occupiers, unemployed, high employed, students, retirees, small business owners, large firm owners, entrepreneurs.
- Residents with different expertise/ knowledge; a variety of residents working in social, financial, cultural, political and environmental sectors or residents with communication, analytical, leadership, negotiation, management and listening skills.

## IMPLEMENTING STEP 3 IN THE CASE OF LANSBURY

---

Lansbury has multiple community centres. The Tower Hamlets local authority will appoint the Lansbury HARCA community centre as neighbourhood centre since it has enough capacity and is centrally located in the neighbourhood area (see the orange cross in figure 4). In this centre, all the meetings of the Neighbourhood Forum will take place.

The community will gain support with forming this forum from the middleman of the local authority. It is up to the local authority to decide which of the site-specific councillor is available and suitable for help producing the plan.

In the case of Tower Hamlets, three of the in total 46 councillors of the local authority are familiar with the Lansbury neighbourhood area. These are:

- Rajib Ahmed: Rajib grew up in Lansbury and have been councillor for Lansbury for many years.
- Kahar Chowdhury: Kahar lived his whole life in Poplar and went to the Mayflower school in this ward and saw the ward changing.
- Bex White (see figure 6): Bex grew up and still lives in the Lansbury neighbourhood area. Bex cares about the Lansbury community and currently volunteers in multiple local organisations. In this case,

Bex will represent the Local authority of Tower Hamlet in the Lansbury Neighbourhood plan.

The Lansbury Neighbourhood Forum is made up of volunteers of the local community. This can be anyone living, working or having interest in the neighbourhood. Existing social groups and community groups of the area could be the start of the formation of the forum. For example, volunteers of the multiple local churches, members of the existing neighbourhood centre, Be aware that the composition of the Forum should reflect the characteristic and the diversity of the area (for example see figure 7).

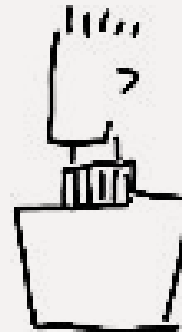


Figure 6: Local councillor Bex White





Name:  
Age:  
Living situation:  
Renter/home owner:  
education: **OLD**  
Work situation:  
Your role in the forum:



Name:  
Age:  
Living situation:  
Renter/home owner:  
education:  
Work situation:  
Your role in the forum:



Name:  
Age:  
Living situation:  
Renter/home owner:  
education:  
Work situation:  
Your role in the forum:



Name:  
Age:  
Living situation:  
Renter/home owner:  
education:  
Work situation:  
Your role in the forum:



Name:  
Age:  
Living situation:  
Renter/home owner:  
education:  
Work situation:  
Your role in the forum:



Name:  
Age:  
Living situation:  
Renter/home owner:  
education: **NEW**  
Work situation:  
Your role in the forum:

Figure 7: Example of the population variety in the Neighbourhood Forum  
Source: image by author

## STEP 4: LOCAL STAKEHOLDER EVIDENCE BASE

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The Inclusive Neighbourhood Plan becomes strong and useful when the statements in the document are supported by evidence. From this point on it is important to start collecting social, economic and environmental evidence of the neighbourhood. Instead of including all the collected information in the report, it is advised to create a background document. This document can be seen as a kind of library full of qualitative and quantitative information about the neighbourhood. You can refer to this data at multiple stages throughout the process for supportive evidence.

First, you and your Neighbourhood Forum should review the existing evidence. This is qualitative and quantitative data which is already available and is collected for example during a survey, research or a census by the government, multiple companies or other foundation.

Although a lot of this information for London is collected and published online, it can be hard to find since it is in possession of multiple different local organisations, community groups, institutions, commercial organisations, non-profit organisations, parties etc. It is crucial in the process of producing the Inclusive Neighbourhood plan to collaborate with these local stakeholders as soon as possible in the beginning of the process.

The appointed councillor of the local authority will help you and your Neighbour-

hood Forum by providing contact details of these local stakeholders. These Local stakeholders and partners can help you with obtaining this information. These local partners can help you and your Neighbourhood Forum with extra publicity, information for the evidence base, new Forum members and maybe even extra funding. They may even help in writing parts of the Plan.

Whenever qualitative and quantitative evidence is missing, not available, incomplete, invalid, out of date or without focus on the neighbourhood scale, you and your Neighbourhood Forum should produce new evidence on neighbourhood level.

Since collecting this new evidence can be a very complex project you can ask the engaged key stakeholders and local partners to help you and your Neighbourhood Forum by gaining this evidence.

This evidence can be gained for example with the help of surveys, values, assessments, questionnaires (online or offline), model making, public comment board, post-its session, social media polls, school and college projects and could take place in the Neighbourhood Centre. So, besides engagement of local stakeholders and partners, also good communication and collaboration with the community is very important.

→ There is no final checkbox with required demographic evidence and local stakeholders, but it can include for example:

Population, total hectare of the neighbourhood area, population per hectare, households' profile, age profile, race profile, gender profile, educational profile, employment profile, unemployment level, household income profile etc.

Source: local authority statistics, Local plan, borough census

Stakeholders: Local authority, community groups, educational organisations, local schools, social care organisations, London Employment Help Centre.

## TIPS

- The data store of the Mayor of London shows quantitative results of multiple surveys and census of the last decade. Statistics of the national government can be found on <https://geoportal.statistics.gov.uk>.
- Majority of the Local Authorities publish an annual atlas with up to date key-statistics of the borough. This can be found on the website of the local authority: [www.\[insert name of the borough\].gov.uk](http://www.[insert name of the borough].gov.uk)



There is no final checkbox with required housing evidence and local stakeholders, but it can include for example:

Number of dwellings, number of households, dwelling per hectare, household size, percentage private rental, percentage social rental, affordability rate, vacancy rate, building ages, housing price profile, new housing data, housing type etc

Source: Local authority statistics, Local authority website, Local plan, borough census, local authority housing strategy, The London Strategic Housing Land Availability Assessment, London housing strategy, The London Strategic Housing market Assessment, local site allocation documents.

Stakeholders: Local authority, Local real estate agency, landowners, Local housing association, local private developers.



There is no final checkbox with required service evidence and local stakeholders, but it can include for example:

Retail areas, official town centres, type of town centre, approximate to town centre, amount of retail floor-space, type of retail, catchment area, town centre accessibility, town centre connection, trends, retail rent price, community centres, public cultural services, education etc.

Source: Local authority statistics, Local authority website, Local plan, borough census, London town centre strategy, strategy of specific local town centre.

Stakeholders: Local authority, local shopkeepers, local businesses, business organisations, educational organisations, social care organisations, cultural institutions.

→ There is no final checkbox with required public space evidence and local stakeholders, but it can include for example:

Public transport modes, public transport lines, public transport stations, accessibility public transport stations, daily use of public transport, PTAL level, facilities for pedestrian, pedestrian routes, amount of crossings, quality of crossings, mayor transport routes, amount of green parks, surface of green parks, program of parks, accessibility of parks, play areas etc.

Source: Local authority statistics, Local authority website, Local plan, borough census, London green infrastructure strategy, green park reports.

Stakeholders: community activist, local sport clubs, educational organisations, social care organisations, cultural institutions, Transport for London.



The second stage contains one single step and will help you and your Neighbourhood Forum with identifying challenges in the neighbourhood. These challenges are the first steps towards producing planning policies.

## **STEP 1: IDENTIFY THE CHALLENGES**

---

The second stage of producing the Inclusive Neighbourhood Plan will focus on the challenges in the neighbourhood. For a clear structure of the Plan, the challenges are organised along at least the three themes mentioned in the introduction chapter. These elements are housing, services and public space and optional other elements.

You and your Neighbourhood Forum want

to make an Inclusive Neighbourhood Plan because you want things in your neighbourhood to change for the better. With producing this planning document, you will have more influence on how your neighbourhood will develop. In order to improve things, you and your Neighbourhood Forum first must find out what in the neighbourhood is experienced as negative and disadvantageous.

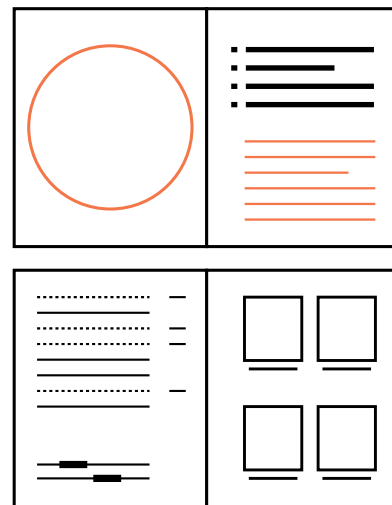


The key question in this step is: What challenges does the neighbourhood faces?

This can be social, economic, cultural, political and environmental issues. You and your Neighbourhood Forum will define these challenges by exploring the strengths and weaknesses of the Neighbourhood

based on existing evidence and new evidence. The evidence of the challenges is collected in collaboration with the local stakeholders in the previous stage (see stage 1, step 4). This can for example be examined during a survey or with a public mood board where the residents can write their complains on a post it.

The Inclusive Patterns can help you and your Neighbourhood Forum identifying the different challenges per element. Each element contains 3 patterns towards inclusivity. The image of the pattern, together with the paragraph 'Background' of the 3 corresponding patterns will help understanding the importance of the elements and how they are organised within London. The text and image functions as inspiration for challenges you and your Neighbourhood Forum are not aware of.



## IMPLEMENTING STEP 1 IN THE CASE OF LANSBURY; HOUSING

Although there is no official checklist which will identify possible challenges in the neighbourhood, the following housing challenges in the Lansbury neighbourhood area are (see figure 8) identified based on data and spatial analysis derived with the help of the housing inclusive patterns;



1. Open community



2. Housing mix



3. Common backyard

Housing challenges checklist:

- ☒ Dimensions building blocks
- ☒ Permeability building blocks (fences)
- ☒ Entrances and pathways through building block
- ☐ Program plinth
- ☒ Openness frontages
- ☐ Need and demand of housing
- ☒ Concentration of new developments
- ☐ Households types and household size
- ☒ Typology and quality of housing (apartment, flat, rowhouse)
- ☐ Amount and ratio tenure of housing (social rent, private rent, home-ownership )
- ☐ Housing price and housing price growth
- ☐ Ratio affordable housing
- ☐ Price affordable housing
- ☒ Common space of housing blocks (semi-private space)
- ☒ Common facilities housing blocks
- ☐ Presence transitional areas
- ☐ ....

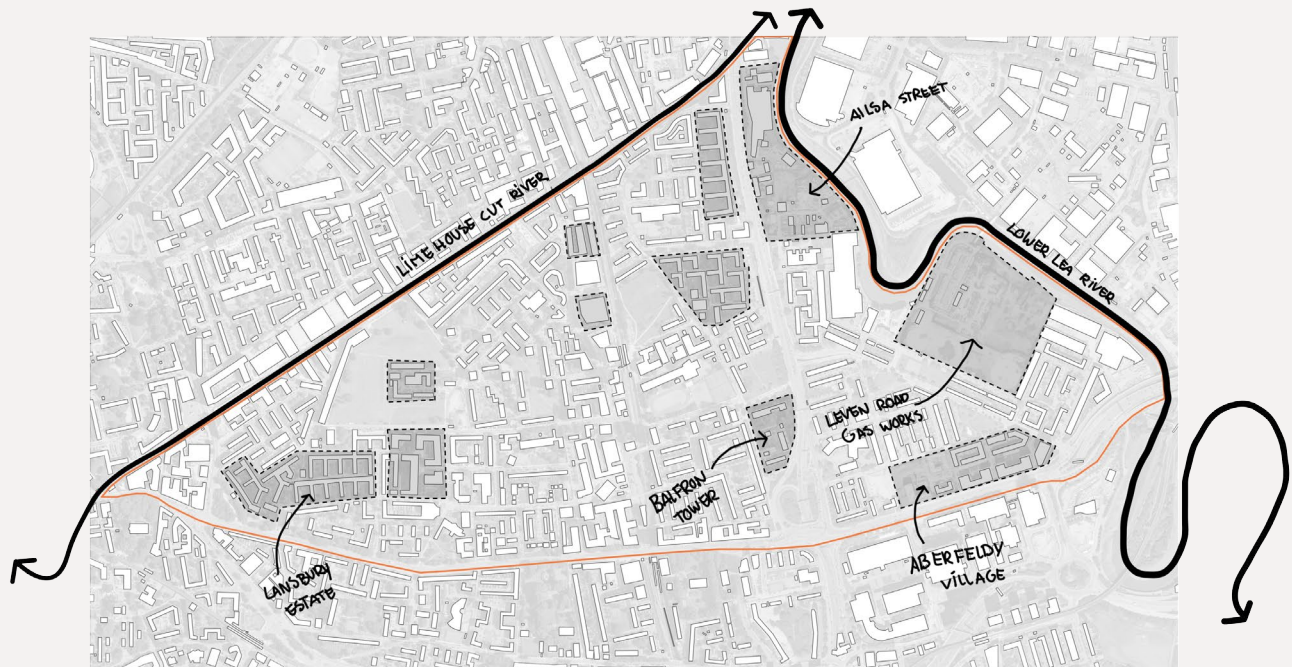


Figure 8: Housing challenges of the Lansbury Neighbourhood Area  
Source: image by author

— Neighbourhood area boundary  
□ 'Closed' communities

Key challenges relating to housing in Lansbury:

- Building blocks behave as unwelcome, gated communities due to high fences and isolated orientation
- Large dimension of building blocks with no (or unattractive) pathways and entrances
- Lack of quantity and quality program in the plinth
- Frontages being unused or underused
- Housing undersupply
- Overconcentration of small family apartments
- Bad quality flat and rowhouses
- Reduction of social housing
- Growing housing prices
- Unaffordability 'affordable' housing
- Absence of shared space and shared facilities building blocks

## IMPLEMENTING STEP 1 IN THE CASE OF LANSBURY; SERVICES

Although there is no official checklist which will identify possible challenges in the neighbourhood, the following services challenges (see figure 9) in the Lansbury neighbourhood area are identified based on data and spatial analysis derived with the help of the services inclusive patterns;



4. Town centre network



5. Services mix



6. Cultural services

### Services challenges checklist:

- ☐ Presence of town centre(s)
- ☐ Presence and importance of high streets
- ☒ Regeneration of town centres
- ☒ Type and size of town centre(s) (international centre, metropolitan centre, major centre, district centre, neighbourhood centre)
- ☐ Permeability of town centre(s) (offline, online, isolated)
- ☐ Scope, accessibility and quality of town centre(s)
- ☐ Physical connection between town centre(s)
- ☒ Range of shops in the town centre(s)
- ☐ Quality of shop fronts
- ☒ Type, amount, scope, accessibility quality and target group of cultural facilities
- ☐ Type, amount, scope and accessibility of sport facilities
- ☒ Amount, size, scope, accessibility and quality of neighbourhood centre(s)
- ☐ Amount, religion, scope, and accessibility of religion facilities
- ☐ Amount, type, accessibility, quality and target groups of school(s)
- ☐ Amount of shared/co-located facilities
- ☐ ....



Figure 9: Services challenges of the Lansbury Neighbourhood Area  
Source: image by author

- Neighbourhood area boundary
- - Metro line
- ⊗ Metro station
- Town centre

#### Key challenges relating to services in Lansbury:

- Absence of clear high streets
- Missing link high street and town centres
- Monotone retail offer
- Lack of service diversity supply in town centres
- Lack of support local partnership and local business
- Underused market stalls
- Unattractive and low quality shop fronts
- Absence secondary school
- No connection between cultural facilities
- Lack of shared/co-located facilities
- Offline, isolated district centre Crisp street market and neighbourhood centre Aberfeldy street
- Lack of connection between district centre and neighbourhood centres
- Pedestrian unfriendly and bad Public transport connection of town centres
- Unattractive and unwelcome public space town centres
- Regeneration Crisp street market and Relocation of the shops and market during regeneration

## IMPLEMENTING STEP 1 IN THE CASE OF LANSBURY; PUBLIC SPACE

Although there is no official checklist which will identify possible challenges in the neighbourhood, the following public space challenges (see figure 10) in the Lansbury neighbourhood area are identified based on data and spatial analysis derived with the help of the public space inclusive patterns;



7. Walkable neighbourhood



8. Decentralized urban green



9. Communal public realm

Public space challenges checklist:

- ☐ Accessibility by public transport (PTAL)
- ☐ Amount, frequency, scope, accessibility and quality of subway station(s)
- ☒ Amount, frequency, scope, accessibility and quality of the bus stop(s)
- ☒ Amount (ratio) and quality of pavements in the street profile
- ☒ Amount and safety of crossings
- ☐ Accessibility and obstacles for pedestrian
- ☐ Walkability in the neighbourhood
- ☐ Presence of official walking routes
- ☒ Amount, scope, accessibility and quality of the park(s)
- ☐ Type, size and programme of the park(s)
- ☐ Presence of Green park network
- ☐ Presence of local green park(s)
- ☒ Amount, scope, accessibility and quality of public playground(s)
- ☐ Program and function of public squares
- ☐ ....



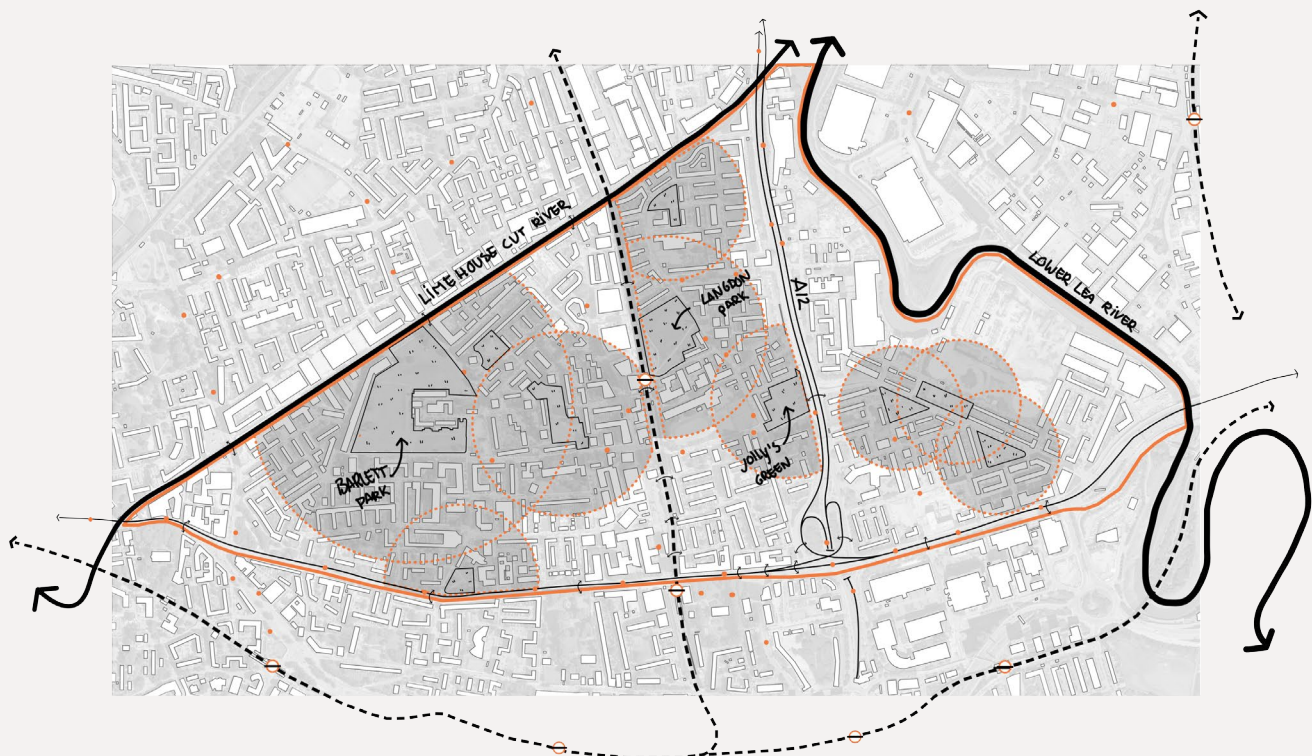


Figure 10: Public space challenges of the Lansbury Neighbourhood Area  
Source: image by author

Key challenges relating to public space in Lansbury:

- Low PTAL score in multiple areas of the neighbourhood
- Bad scope, accessibility and quality of subway stations
- Route bus line is does not cover the whole neighbourhood
- Unattractive public transport interchanges
- Lack of opportunity to (safety) cross the big highstreets
- Unequal walkability encouragement throughout the neighbourhood
- No official pedestrian routes
- Not enough (small scale) parks
- Unequal urban green accessibility throughout the neighbourhood
- Parks are badly maintained
- No/ minimal program on urban green
- Lack of green streets
- No physical connection between the urban green spaces

- Neighbourhood area boundary
- - Metro line
- ⊖ Metro station
- Highway
- Bus stop
- Park
- ⊖ Scope of park



## 3 VISION & OBJECTIVES

The third stage contains two steps which will be executed at the same time; making a vision with corresponding objectives. The visions with objectives derive from the challenges and are the next steps towards producing planning policies.

### STEP 1: IDENTIFY THE OBJECTIVES WITH THE VISION

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The next step is to translate the challenges of the previous stage into a clear vision with multiple objectives.

A vision is an inspiring formulated dream/goal for the future of the neighbourhood. This vision would cover the overall aim to more inclusive urban development of the neighbourhood. Although the vision is not a required step in the process, it will help you to make clear what you want to achieve with the inclusive Neighbourhood Plan. The vision can be multiple abstract sentences

and does not include much details

The abstract visions can be divided into multiple objectives. The objective is a specific result you and your Neighbourhood Plan aims to achieve. Objectives are a more specific description of different parts of the vision and are easier to measure than the vision. You can see the objectives as mini visions which all together form the main vision. Whenever formulated the objectives, look at each part/subject of the vision and find out what needs to be done

to achieve this.

Just like the vision, the objectives are no required step in the process of the Inclusive Neighbourhood Plan, but it will help you a lot by formulating planning policies. The vision together with the objectives serve as the basis for creating the planning policies in the next stage. So, the vision with objectives can be seen as a bridge between challenges and the policies.

## TIPS

In order to create the vision

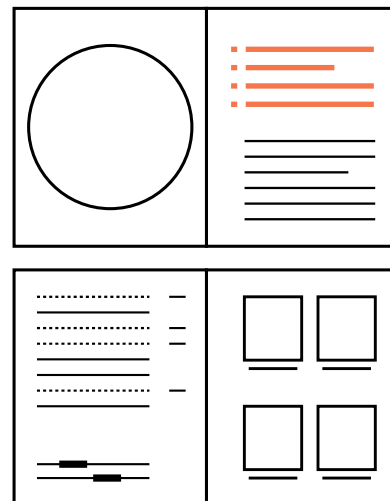
- Include long and short term aims
- Describe what the community want the neighbourhood to look like
- Set out a broad picture without too many details
- Include multiple subjects

In order to designate objectives

- Use the objectives from the patterns
- Add more when necessary

The vision and objectives all need to cover the aim towards inclusive urban development. The Inclusive Patterns will help you and your Neighbourhood Forum with formulating these objectives.

Per pattern, multiple objectives are stated. You and your Neighbourhood Forum can literally copy the objectives from the paragraph 'Objectives'. Based on the challenges and the vision, probably not all the objectives from the patterns will be used, since they are not all relevant and present in your vision.



## IMPLEMENTING STAGE 3 IN THE CASE OF LANSBURY; HOUSING

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### Vision

To create permeable, open and accessible communities, to strive for diversity in the housing supply by maintaining and enhancing the importance of social and affordable housing, to enhance and strengthen the community feeling in the neighbourhood by supporting shared places and facilities (see figure 11).

- ↳ **H1** Creating open, permeable, small scale building blocks
- ↳ **H2** Encouraging no-fence or soft fence development
- ↳ **H3** Supporting social and affordable housing for low and middle income
- ↳ **H4** Resisting new development for one type/price/tenure only
- ↳ **H5** Encouraging mixed-price, mixed-rental and mixed-type housing supply
- ↳ **H6** Supporting communal, co-housing facilities
- ↳ **H7** Supporting transformation of unused/underused semi-private space

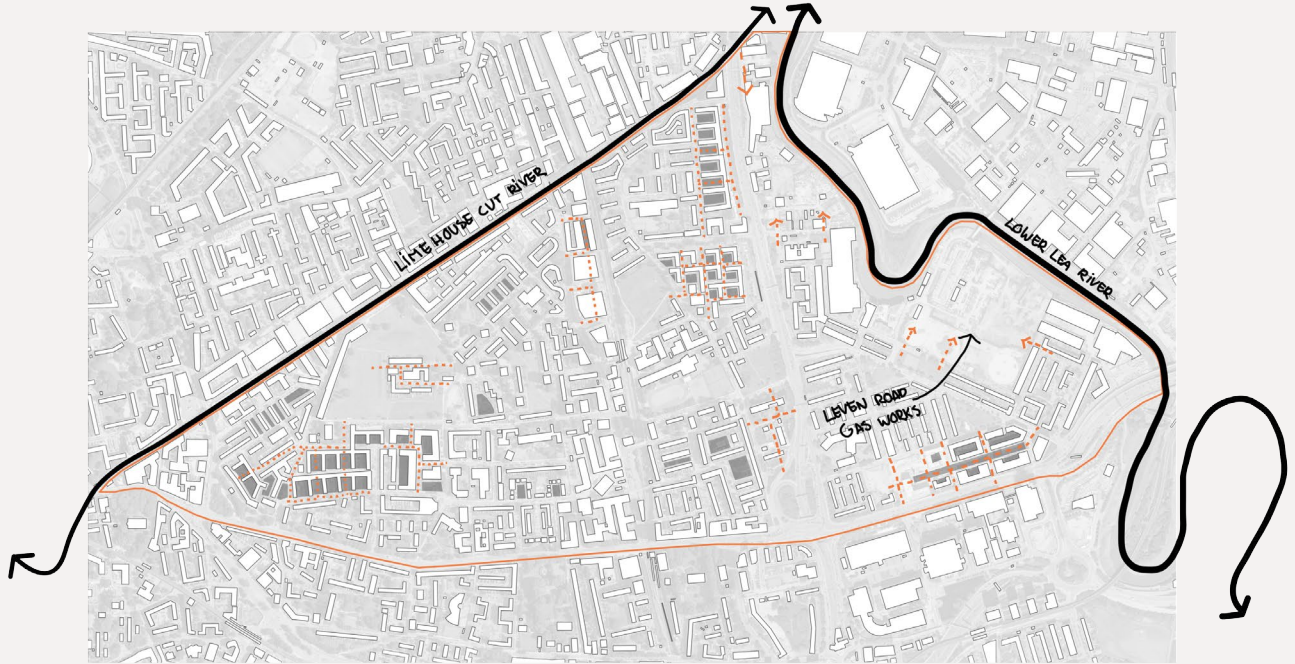


Figure 11: Housing vision of the Lansbury Neighbourhood Area  
Source: image by author

- Neighbourhood area boundary
- Metro line
- ⊙ Metro station
- Highway
- Bus stop
- Park
- semi-public garden



1. Open community



2. Housing mix



3. Common backyard

## IMPLEMENTING STAGE 3 IN THE CASE OF LANSBURY; SERVICES

---

### Vision

To improve and strengthen the accessibility and the importance of the town centres within a strong network, to increase and encourage diversity in the service supply by providing new services and protecting local services, to combine, enhance and strengthen the importance and the value of cultural services in order to increase the diversity within the neighbourhood (see figure 12).

- ↳ **S1** Interconnecting the different town centres with each other
- ↳ **S2** Encouraging multiple local and neighbourhood centres for daily uses only
- ↳ **S3** Encouraging attractive, multi oriented, online town centres
- ↳ **S4** Supporting existing local services to cope with the changing service demand
- ↳ **S5** Maintaining and improving local markets
- ↳ **S6** Ensuring cultural facilities for divers population groups
- ↳ **S7** Supporting co-location of facilities
- ↳ **S8** Encouraging accessibility with public transport and walking



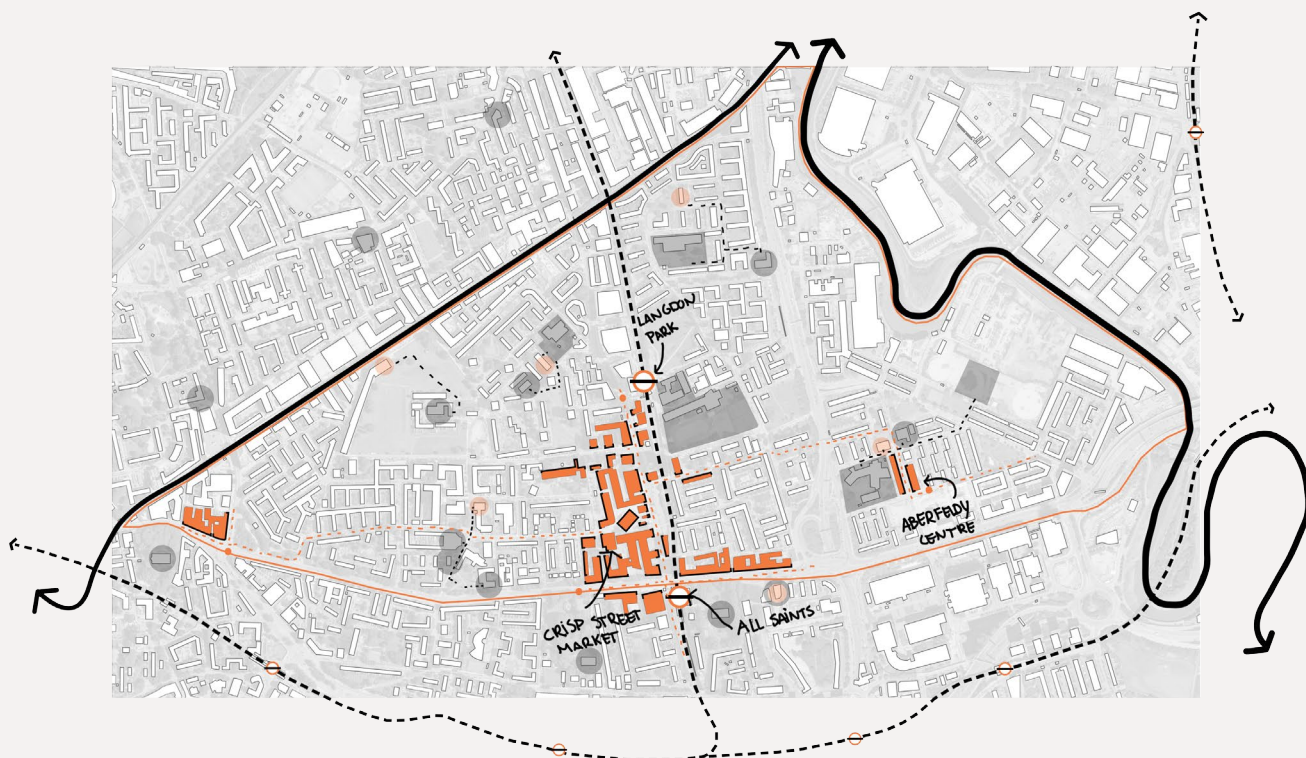


Figure 12: Services vision of the Lansbury Neighbourhood Area  
Source: image by author

- Neighbourhood area boundary
- Metro line
- Metro station
- Town centre
- Cultural facility
- Community centre



4. Town centre network



5. Services mix



6. Cultural services

## IMPLEMENTING STAGE 3 IN THE CASE OF LANSBURY; PUBLIC SPACE

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### Vision

To improve and strengthen the accessibility and the attractiveness of public transport, to enhance and encourage equal walkability throughout the whole neighbourhood, to protect, enhance and strengthen the existence and the value of green and public space and to promote green infrastructure across the neighbourhood in order to increase the accessibility of the neighbourhood (see figure 13).

- ↳ **PS1** Improving the public transport accessibility level (PTAL) throughout the whole neighbourhood.
- ↳ **PS2** Enhancing the quality and accessibility of public transport interchanges.
- ↳ **PS3** Providing and increasing pedestrian friendly crossings.
- ↳ **PS4** Encouraging walking in the neighbourhood by ensuring equal walkability throughout the neighbourhood.
- ↳ **PS5** Providing the neighbourhood with official walking route(s)
- ↳ **PS6** Protect and enhance urban green designation
- ↳ **PS7** Providing more (and equal distributed) local parks and pocket parks.
- ↳ **PS8** Promoting connectivity between the urban green spaces.
- ↳ **PS9** Providing program of active and passive activities for multiple uses and target groups.



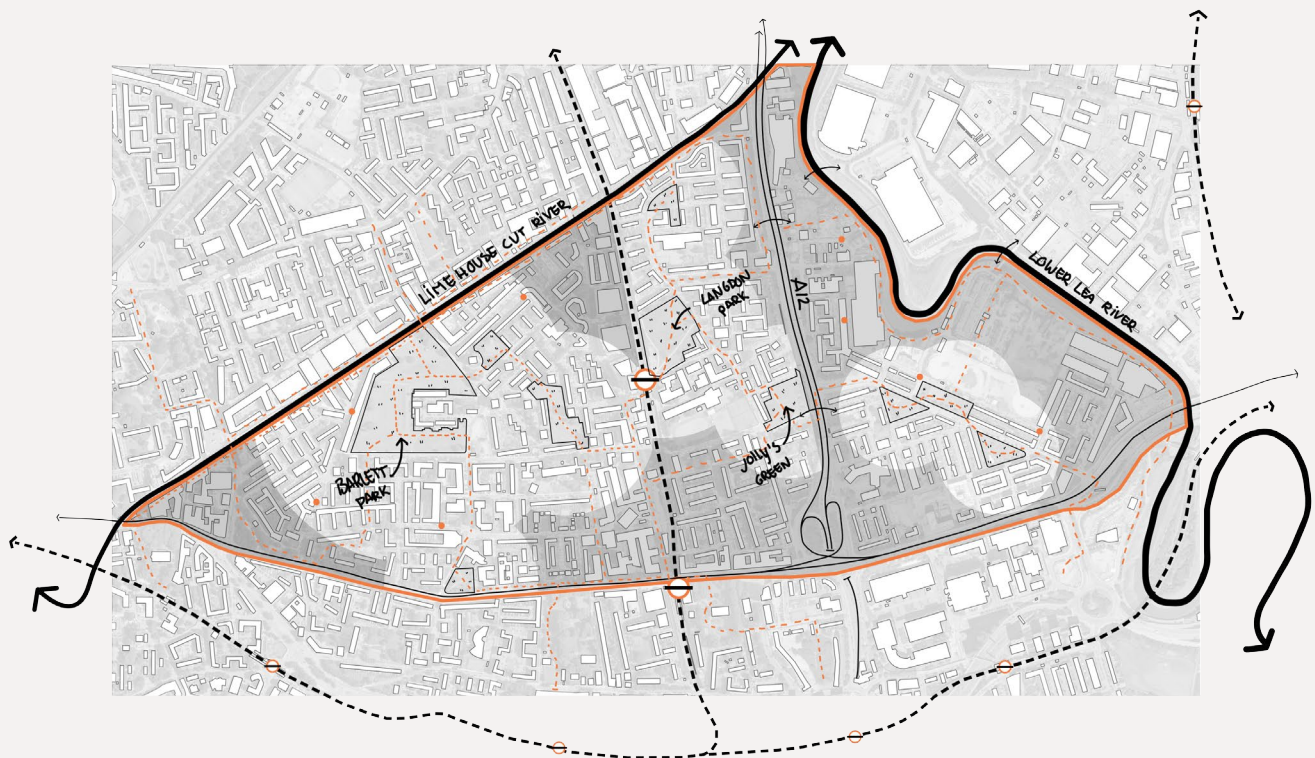


Figure 13: Public space vision of the Lansbury Neighbourhood Area  
Source: image by author

- Neighbourhood area boundary
- - Metro line
- ⊖ Metro station
- Highway
- New bus stop
- - Pedestrian friendly route
- Area in need for pocket park(s)
- Pedestrian friendly crossings



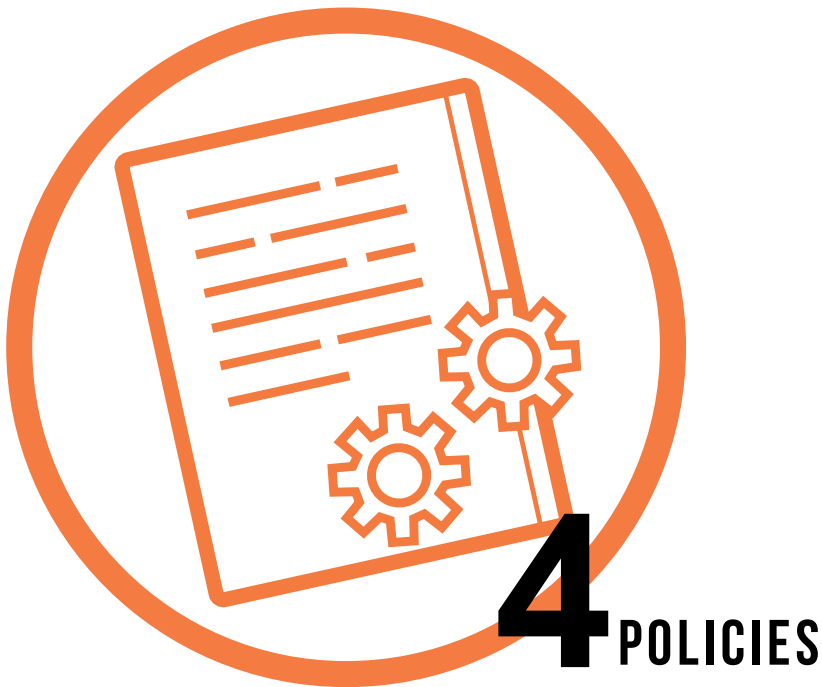
7. Walkable neighbourhood



8. Decentralized urban green



9. Communal public realm



Stage 4 is the most important stage of the Inclusive Neighbourhood Plan. This is the stage where the existing policies of the national, regional and local authorities will be analysed, and new policies will be defined.

### STEP 1: MEETING THE BASIC CONDITIONS

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The policies in the Neighbourhood Plan need to be in line with existing policies and regulations. So, before you and your Neighbourhood Forum will translate the objectives into policies it is key to get a clear overview what regulations, policies and strategies are written in the National Planning policy framework (UK), the London Plan (London) and the Local Plan of the local authority (Borough). Also, the policies should agree with human rights

requirements (for example right to social security, food and shelter to all etc.) and without a Brexit, your Neighbourhood Plan policies should also meet the requirements of the EU ;)

The policies you and your Neighbourhood Forum are going to define must meet these basic conditions before they can be brought into force. By following these basic conditions, you meet certain legal requirements and strategic policies for the local area.

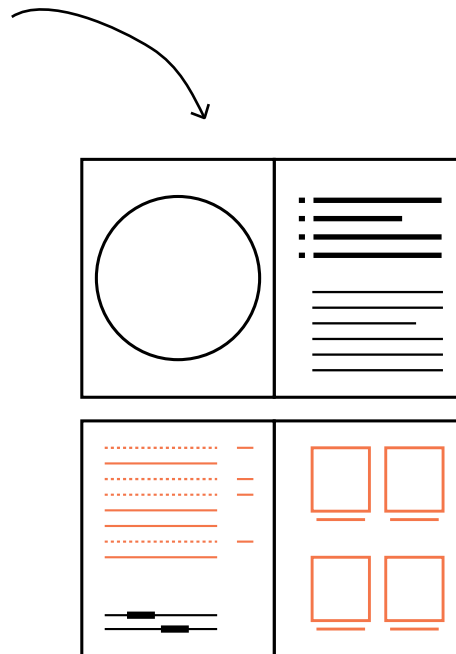
National policies: The strategies and policies of the National Government are written in the National Policy Planning Framework. In this document policies and principles are written in general terms and leaves further specification to the London planning body and the Local planning authority

London policies: The London planning Authority does have minimum planning authority, and therefore you and your Neighbourhood Forum are not legally required to meet these policies directly. Yet it can be very helpful to understand the policies and strategies written in the London Plan. The London plan is actually a detailed translation of the national policies for London and therefore a bridge between the national and local policies to fully understand the policies.

Local policies: Since the Neighbourhood Plan will be part of the Local plan of the borough, you and your Neighbourhood Forum are required to meet the needs of these policies and apply them to the neighbourhood area.

The Inclusive Patterns will help you and your Neighbourhood Forum with analysing the policies of National and Regional governance. Per pattern, the national and regional policies of the subject are summarised at the paragraph 'Current Policies'.

The 'design principles' can also help you and your Neighbourhood forum with inspiration of spatial translation of the policy. After reading this paragraph, you and your Neighbourhood Forum will acknowledge the current policies and does not need to fully read and understand the National Planning policy framework and the London Plan anymore. Only the Local Plan of your specific local authority need to be read



## IMPLEMENTING STEP 1 IN THE CASE OF LANSBURY; HOUSING

### What does the Tower Hamlet Local Plan tell us about housing policies?

*In the London borough Tower Hamlets “the Council seeks to deliver 39,310 new homes (equating to 3,931 per year) between*

*2015 and 2025” this is in line with the “housing supply targets established in the London Plan and rolling forward a reasonable target as appropriate over the Local Plan period”. This target will concentrate mainly at the “City Fringe Sub Area”, the “Isle of Dogs & South Poplar Sub Area”, the “Lower Lea Valley Sub Area” and the “Central Sub Area”. The council seeks to ensure that “all housing is appropriate, high-quality, well-designed, sustainable, and appropriately takes account of cumulative development”, with “all housing required to have an adequate provision of internal space and accessibility arrangements and meet relevant space and amenity standards in order to provide an appropriate living environment”.*

*The council should also provide “specialist housing needs of the borough including students, gypsies and travellers, older, homeless and vulnerable people in appropriate Locations”. And also protect “existing specialist and supported housing, including sheltered housing, care homes and accommodation for older people (such as extra care accommodation, assisted living and retirement housing) where it is considered suitable for its use and meets relevant standards for this form of accommodation”. With this housing provision it is important that “development contributes towards the delivery of the ‘One Tower Hamlets’ principles by creating mixed and balanced communities” and by “delivering tenure-blind developments”. So the council “supports the creation of mixed and balanced communities that respond to local and strategic need”. In order to achieve this, the council “sets an overall strategic target for affordable homes of 50% subject to viability by securing affordable homes from a range of Council led initiatives; and requires 35% - 50% affordable homes on sites providing net additional residential units”. The council also “requiring a mix of housing sizes and tenures on all sites providing new housing” and “supporting a variety of housing products in the market and affordable tenure”. This mixed and balanced communities will be the result of the introduction of affordable housing where “affordable housing should be built to the same*

- Policy H 1: Delivering Housing 1, Tower Hamlets Local Plan, 2016

- Policy H1: Delivering Housing 1ai, ii, iii, iv, Tower Hamlets Local Plan, 2016

- Policy H1: Delivering Housing 4, Tower Hamlets Local Plan, 2016

- Policy H3: Housing Standards and Quality 1, Tower Hamlets Local Plan, 2016

- Policy H1: Delivering Housing 5, Tower Hamlets Local Plan, 2016

- Policy H4: Specialist Housing 1, Tower Hamlets Local Plan, 2016

- Policy SG1: Sharing the benefits of growth 8a, Tower Hamlets Local Plan, 2016

- Policy SG1: Sharing the benefits of growth 8b, Tower Hamlets Local Plan, 2016

- Policy H1: Delivering Housing 2, Tower Hamlets Local Plan, 2016

- Policy H1: Delivering Housing 2ai, ii, Tower Hamlets Local Plan, 2016

- Policy H1: Delivering Housing 2b, Tower Hamlets Local Plan, 2016

- Policy H1: Delivering Housing 2c, Tower Hamlets Local Plan, 2016

- Policy H2: Mixed and Balanced Communities 4, Tower Hamlets Local Plan, 2016

Policy H2: Mixed and Balanced  
Communities 3,  
Tower Hamlets Local Plan, 2016

Policy H2: Mixed and Balanced  
Communities 1,  
Tower Hamlets Local Plan, 2016

Policy H2: Mixed and Balanced  
Communities 5,  
Tower Hamlets Local Plan, 2016

Policy DH2: Attractive and Safe  
Streets, Spaces and Public  
Realm 2,3a,  
Tower Hamlets Local Plan, 2016

Policy DH10: Shopfronts 1a,  
Tower Hamlets Local Plan, 2016

Policy DH10: Shopfronts 1b, 1d,  
Tower Hamlets Local Plan, 2016

Policy DH2: Attractive and Safe  
Streets, Spaces and Public  
Realm 3b,  
Tower Hamlets Local Plan, 2016

Policy DH2: Attractive and Safe  
Streets, Spaces and Public  
Realm 3d  
Tower Hamlets Local Plan, 2016

Policy DH2: Attractive and Safe  
Streets, Spaces and Public  
Realm f,  
Tower Hamlets Local Plan, 2016

Policy DH2: Attractive and Safe  
Streets, Spaces and Public  
Realm g,  
Tower Hamlets Local Plan, 2016

*standards as private housing" and "development is required to maximise the delivery of affordable housing on-site". "The Council seeks to maximise affordable housing and requires delivery of housing in accordance with a 70% Rent and 30% Intermediate tenure split." With this, development is required to "provide a balance of housing types including larger family homes in accordance with housing need".*

*Besides the residential program of the building block, also the program within the building environment will effect the surrounding public space. Therefore "development is required to positively contribute to the public realm by optimising active frontage towards all public streets and spaces". These frontages can be either shops or other program. "Development of shopfronts is required to be well-designed and ensure the maintenance of active shopfronts at all times" and will "provide of a sense of activity and a sensitive relationship with surrounding shopfronts and buildings".*

*The adjacent public realm should "providing clear definitions and enclosure of the public realm, through building frontage and massing, and connection and continuity of pedestrian desire lines and street activities" and should "create a high-quality public realm which provides a range of sizes of public space that can function as places for social gathering" . This will be ensured by "reducing visual clutter and obstacles to in the public realm of the schemes and adjacent area" and "resisting the creation of gated communities"*

## TIP

Use the same keywords used by analysing the National Planning policy framework and the London Plan. Examples of these key words are for housing:

#housing # homes #affordable #affordable housing #community  
#frontage #front

## IMPLEMENTING STEP 1 IN THE CASE OF LANSBURY; SERVICES

### What does the Tower Hamlet Local Plan tell us about services policies?

*Development in Tower Hamlets is required “to contribute towards the delivery of the ‘One Tower Hamlets’ principles by maximising the accessibility of community facilities and services”.*

*The town centres are hierarchic subdivided within five classes of town centres which function on a different level but complement each other. From small scale and local provision to large scale on international level: Local and neighbourhood centre, District centre, Major centre, Metropolitan centre and International centre. Development in Tower Hamlets should “support the role and function of the borough’s Town Centres hierarchy” with district centres “as vibrant hubs for the local community, containing a wide range of shops and services to meet the needs of local communities and attract visitors from further afield” and Neighbourhood centres “providing a range of shops including essential uses and social and leisure facilities to meet the needs of their local catchments”.*

*Tower Hamlets development encourage to protect and enhance the town centres by supporting “the delivery of new retail and leisure floorspace within designated Major, District and Neighbourhood town centres to meet identified demand” and by “promoting the vitality and viability of the borough’s designated the town centres’ primary and secondary frontages”. Therefore, development is “required to contribute positively to the function and viability of the borough’s designated Major and District town centres” and the scale and type of development within town centres should be “required to be consistent with the hierarchy, scale and role of each town centre”*

*This will be achieved based on the following:*

*First of all, development of new retail in non-designated locations will only be supported where “there is demonstrable local need that cannot be met within an existing designated centre” and “where they do not undermine the role of nearby town centres”.*

*“Development that results in the loss of A1 shops outside of the town centre hierarchy will only be supported where the shop is within a 300m walking distance of the town centre” or whenever “the shop has been vacant for a*

- Policy SG1: Sustainable Growth in Tower Hamlets, Managing Growth and Shaping Change 8c, Tower Hamlets Local Plan, 2016

- Policy TC1: The Town Centre Hierarchy 1, Tower Hamlets Local Plan, 2016

- Policy TC1: The Town Centre Hierarchy 1dii, Tower Hamlets Local Plan, 2016

- Policy TC1: The Town Centre Hierarchy 1eii, Tower Hamlets Local Plan, 2016

- Policy TC2: Protecting and Enhancing Our Town Centres 1, Tower Hamlets Local Plan, 2016

- Policy TC3: Protecting and Enhancing Retail in Our Town Centres 1, Tower Hamlets Local Plan, 2016

- Policy TC2: Protecting and Enhancing Our Town Centres 2, Tower Hamlets Local Plan, 2016

- Policy TC2: Protecting and Enhancing Our Town Centres 3, Tower Hamlets Local Plan, 2016

- Policy TC4: Managing and Supporting Retail Outside Our Town Centres 1a, Tower Hamlets Local Plan, 2016

- Policy TC4: Managing and Supporting Retail Outside Our Town Centres 1d, Tower Hamlets Local Plan, 2016

- Policy TC4: Managing and Supporting Retail Outside Our Town Centres 2a, Tower Hamlets Local Plan, 2016



Policy DH10: Shopfronts 1a, •  
Tower Hamlets Local Plan, 2016

*period of more than 12 months". The shopfront of the development should "be required to be well-designed and ensure the maintenance of active shopfronts at all times".*

Policy TC2: Protecting and En- •  
hancing Our Town Centres 3b,  
Tower Hamlets Local Plan, 2016

*Second, by "encouraging evening and night time economy uses that contribute to vibrancy, inclusiveness, economic vitality and viability and complements existing activities".*

Policy TC2: Protecting and •  
Enhancing Our Town Centres 3c,  
Tower Hamlets Local Plan, 2016

*Third, by "promoting mixed-use and multi-purpose town centres with a mix of unit sizes and types to assist in the creation of vibrant centres that offer a diversity of choice, and meet the needs of communities". This mix of services will be enhanced by "providing 10% of the employment space as affordable workspace, where employment floorspace is to be provided as part of major commercial and mixed-use schemes".*

Policy EMP6: Providing Afford- •  
able Workspace 1,  
Tower Hamlets Local Plan, 2016

Policy TC2: Protecting and •  
Enhancing Our Town Centres 3a,  
Tower Hamlets Local Plan, 2016

*Fourth, by "ensuring town centres are active, well-used and safe during day and night through appropriate uses, good design and high quality public realm".*

Policy TC2: Protecting and •  
Enhancing Our Town Centres 3e,  
Tower Hamlets Local Plan, 2016

*Fifth, by "promoting and focusing street markets in town centres by supporting their growth and recognising their role in adding retail variety, promoting local enterprise and contributing to local character". Therefore "the retention of the borough's street markets will be supported", and "development of new markets, including farmers markets and 'streetfood' markets, will be encouraged.*

Policy TC9: Markets 1, •  
Tower Hamlets Local Plan, 2016

*They will be directed to town centres and should enhance the centre's existing offer and contribute to vitality". However, there are some rules for streetfood markets: "The percentage of new hot food takeaways units would not exceed 5% of the total number of units within Major, District or Neighbourhood town centres", and these stands should not be "within 200m walking distance from an existing (or proposed) school and/or local authority leisure centre". Other "cafés, restaurants and drinking establishments (use classes A3 and A4) will be directed to the CAZ, Major Centre, Activity Areas and designated District and Neighbourhood town centres"*

Policy TC9: Markets 1b, •  
Tower Hamlets Local Plan, 2016

Policy TC6: Food, Drink, En- •  
tertainment and the Night-time  
Economy 3b,  
Tower Hamlets Local Plan, 2016

Policy TC6: Food, Drink, En- •  
tertainment and the Night-time  
Economy 3d,  
Tower Hamlets Local Plan, 2016

Policy TC6: Food, Drink, En- •  
tertainment and the Night-time  
Economy 1  
Tower Hamlets Local Plan, 2016

The sixth source to maintain the viability of the boroughs town centres is by “facilitating the cultural and leisure sector in our town centres by supporting multifunctional, diverse and inclusive venues and promoting associated uses”. Therefore “development is required to contribute positively to maintaining and expanding existing and delivering new community, cultural and social facilities throughout the borough” and “community, cultural and social facilities will be directed to accessible locations within the Town Centre Hierarchy”. The development of new “entertainment venues (including cinemas, concert halls, theatres and night clubs but excluding betting offices/shops, amusement centres, casinos and lap dancing clubs) will be directed to the CAZ, Activity Areas and designated town centres except Neighbourhood Parades where they are compatible with other uses within the town centre” .

Beside commercial services also cultural facilities are of big importance in the planning policies of Tower Hamlets. “ Development of new community centres/halls, meeting places/social clubs and places of worship are required to demonstrate that there is a need for the facility, that the site is in an accessible location and that the facility will be easily accessible to people living outside of the development”. In terms of education, “development of new primary and secondary schools will be supported in locations where they are accessible to residents of their catchment areas and can demonstrate that appropriate learning spaces, including external play space can be provided”. In terms of sport, “ development that provides new sports pitches will be supported”. In short: “New provision and expansion of existing cultural facilities will be supported”.

• Policy TC2: Protecting and Enhancing Our Town Centres 3d, Tower Hamlets Local Plan, 2016

• Policy CF1: Supporting Community, Cultural and Social Facilities 1, Tower Hamlets Local Plan, 2016

• Policy TC6: Food, Drink, Entertainment and the Night-time Economy 4a Tower Hamlets Local Plan, 2016

• Policy CF7: Community Centres and Places of Worship 1a, 1b, 1c Tower Hamlets Local Plan, 2016

• Policy CF4: Schools and Life-long Learning 1, Tower Hamlets Local Plan, 2016

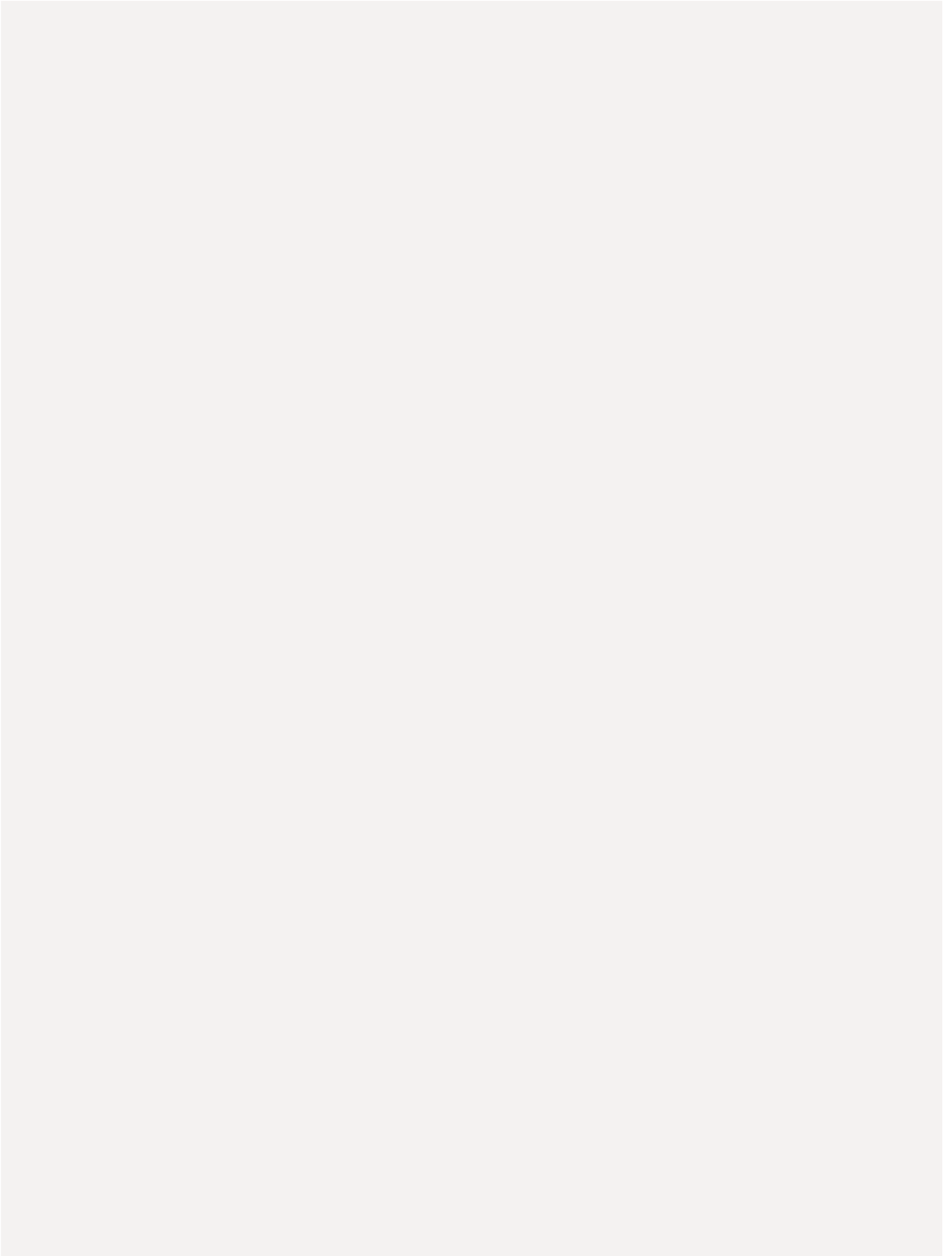
• Policy CF6: Sports and Leisure 1, Tower Hamlets Local Plan, 2016

• Policy CF8: Cultural Facilities 1, Tower Hamlets Local Plan, 2016

## TIP

Use the same keywords used by analysing the National Planning policy framework and the London Plan. Examples of these key words for services are: #town centre #district centre #community centre #high street #services #retail #market #cultural facilities #social facilities #schools #leisure #sport #community centre





## IMPLEMENTING STEP 1 IN THE CASE OF LANSBURY; PUBLIC SPACE

### What does the Tower Hamlet Local Plan tell us about public space policies?

*Tower Hamlets requires “development to contribute towards the delivery of the ‘One Tower Hamlets’ principles delivering infrastructure and public realm improvements which are accessible to all.” This aim is supported by the following:*

- Policy SG1: Sustainable Growth in Tower Hamlets Managing Growth and Shaping Change 8g, Tower Hamlets Local Plan, 2016

*In Tower Hamlets “development is required to follow a street hierarchy that puts pedestrians and cyclists first and promotes streets as links for movement to ensure a strategic, accessible and safe street network across the borough”. This hierarchy includes main streets for buses and cyclists, secondary streets for cyclists and pedestrians and local streets for social gathering.*

- Policy DH2: Attractive and Safe Streets, Spaces and Public Realm 1, Tower Hamlets Local Plan, 2016

*Development should “improve and enhance connectivity, permeability and legibility between Tower Hamlets and neighboring boroughs”. Additionally, the street network and wider network of public spaces should be “linked to public transport, town centres, open spaces and social and community facilities”.*

- Policy DH2: Attractive and Safe Streets, Spaces and Public Realm 2a, Tower Hamlets Local Plan, 2016
- Policy DH2: Attractive and Safe Streets, Spaces and Public Realm 2c, Tower Hamlets Local Plan, 2016

*“Developments should be properly integrated with the public transport network to maximize the offer to sustainable transport modes across the borough”.*

- Policy TR1: Sustainable Travel 1b, Tower Hamlets Local Plan, 2016

*These developments should priorities “the needs of pedestrian, cyclist and access to public transport, as the primary means of travel to and from the site”.*

- Policy TR1: Sustainable Travel 2, Tower Hamlets Local Plan, 2016

*Through providing “public realm improvements in Transport Interchange Areas to ensure easy and pleasant interchange between different transport modes” and to ensure that “the capacity, connectivity and quality of the public transport network meets the demands of current population needs and future growth”*

- Policy DH2: Attractive and Safe Streets, Spaces and Public Realm 2d, Tower Hamlets Local Plan, 2016
- Policy TR1: Sustainable Travel 3, Tower Hamlets Local Plan, 2016

*In Tower Hamlets “development is required to support the delivery of a high quality, well connected and sustainable network of open spaces by “maximizing opportunities for new publicly accessible open space.” Therefore, developments should “contribute to the delivery of new publicly accessible open space which should be of a high quality, providing facilities for recreation and should be well-connected to other open spaces in accordance with the Council’s Green Grid Strategy”.*

- Policy OS1: Creating a Network of Open Spaces 1c, Tower Hamlets Local Plan, 2016

*“New green corridors should enhance existing ones” in order “to connect publicly accessible open spaces to main destination points, such as town*

- Policy OS3: Open Space and Green Grid 4a+b, Tower Hamlets Local Plan, 2016

Policy OS1: Creating a Network  
of Open Spaces 1i,  
Tower Hamlets Local Plan, 2016

Policy OS1: Creating a Network  
of Open Spaces 1a, Tower  
Hamlets Local Plan, 2016

Policy OS1: Creating a Network  
of Open Spaces, Tower Hamlets  
Local Plan, 2016

Policy OS1: Creating a Network  
of Open Spaces f, Tower  
Hamlets Local Plan, 2016

Policy OS1: Creating a Network  
of Open Spaces g, Tower  
Hamlets Local Plan, 2016

*centres, public transport hubs, schools, health facilities and other publicly accessible open spaces”.*

*Besides encouraging new open green spaces, the local authority aims to “protect all existing open space” and to “improve the quality, value and accessibility of existing publicly accessible open spaces” by “delivering an improved network of green corridors in line with the Council’s Open Space Strategy and Green grid Strategy “ and “promoting publicly accessible open spaces as multi-functional spaces that cater for a range of activities, lifestyles, ages and needs”.*

## TIP

Use the same keywords used by analysing the National Planning policy framework and the London Plan. Examples of these key words are. Public space: #public realm #public space #open spaces #green grid #urban greening #pedestrians #walk #public transport

## STEP 2: DEFINE POLICIES

---

After analysing the different policies and requirements it is up to you and your Neighbourhood Forum to formulate new policies. These policies in the Neighbourhood Plan will become official planning policies and can carry legal weight for future urban development in your neighbourhood. The planning policies will be set out in the Local Plan and are central to the planning decisions in your area. Whenever you and your Neighbourhood Forum have defined clear policies, they can influence planning decisions.

With following these stages and steps, you and Neighbourhood Forum have already accomplished the most important steps towards these planning policies. These policies are based on the challenges, visions and objectives you already have defined. The policies can thus be seen as a translation of the objectives into planning obligations. So, each objective will consist out of one or multiple, context specific, policies. These policies will be in line with your objectives and your vision, and at the same time respond to the challenges the community of your neighbourhood faces.

### TIPS

In order to write planning policies

- Write clear sentences
- Write in clear English language
- Write positive
- Focus on the local scale
- Support the policy with clear evidence

## IMPLEMENTING STEP 2 IN THE CASE OF LANSBURY; HOUSING

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### **H1 Creating open, permeable, small scale building blocks**

A: Large scale residential development should consist out of multiple building blocks providing:

- 1) a footfall of maximum 50 meter; or
- 2) multiple entrances
- 3) clear sightlines
- 4) public, pedestrian friendly routing throughout the development. Linking the development with adjacent footpaths and official walking routes.

B: Development of existing, isolated, large scale building blocks will encourage openness located at the following sites:

- 1) Gough Groove
  - 2) Teviot street
  - 3) Aberfeldy village
- 

### **H2 Encouraging no-fence or soft fence development**

A: Walled or fenced housing developments to which public access is restricted will be discouraged by;

- 1) optimising the transition between public and private; or
  - 2) natural fences; or
  - 3) resisting fences higher than 1 meter; or
  - 4) locating entrances of more than 4-meter-wide on visible, safe and accessible locations .
- 

### **H3 Supporting social and affordable housing for low and middle income**

A: New residential developments (Ailsa Street, Level Road Gas Works and Aberfeldy village) is required to maximise the delivery of affordable housing on-site with a minimum of 50% of the new housing supply to be affordable.

B: The council seek to maximise affordable housing with prices lower than 60% of the local market value or similar to local social and council housing.

C: Affordable housing and social rental housing is secured to have same building quality as private rental housing.

D: Development is required to protect the supply of social housing. The net loss of social housing (for example the Balfron Tower regeneration) will only be supported where:

- 1) it can be demonstrated that the accommodation is of bad living environment quality; or
  - 2) adequate replacement housing will be provided in accordance
- 

#### **H4 Resisting new development for one type/price/tenure only**

A: Development is required to consist multiple of the following housing tenure

- 1) home ownership; or
  - 2) private rental housing; or
  - 3) public rental housing; or
  - 4) social rental housing; or
  - 5) council housing; or
  - 6) affordable housing; or
  - 7) student housing; or
  - 8) specialized housing (for elderly or disabled).
- 

#### **H5 Encouraging mixed-price, mixed-rental and mixed-type housing supply**

A: Development is required to positively contribute to the diversity of housing supply by demonstrating a wide variety in housing of multiple price, size and type.

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#### **H6 Supporting communal, co-housing facilities**

A: Development is required to provide adequate possibility to encourage shared servicing and facilities. Support will be given to the provision of shared services, where appropriate.

B: provide, where suitable, land for and/or contributions towards well-designed co-housing facilities.

---

#### **H7 Supporting transformation of unused/underused semi-private space**

A: In order to increase public green and co-housing facilities, proposals for long-term or short-term program for the community on unused or underused space, will be supported.

## IMPLEMENTING STEP 2 IN THE CASE OF LANSBURY; SERVICES

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### **S1 Interconnecting the different town centres with each other**

A: Providing a clear route between the District town centre Crisp street market and the surrounding neighbourhood and local town centres with the help of:

- 1) Pedestrian friendly routes; and
  - 2) Bus routing; and
  - 3) Physical links (coloured route); and
  - 4) Map; and
  - 5) Orientation signs.
- 

### **S2 Encouraging multiple local and neighbourhood centres for daily uses only**

A: Strengthening the role of the district and local town centres to ensure all residents live within walking distance of a town centre which contains a diverse mix including at least:

- 1) super market.
- 2) Pharmacy.
- 3) Café or restaurant.

B: At least 50% of the facilities of the local and/or neighbourhood town centre should be small scale local services.

---

### **S3 Encouraging attractive, multi oriented, online town centres**

A: Crisp street market is pedestrian friendly and car free zone but make sure to make it an online attractive space by:

- 1) connecting the town centre with high street for better integration in neighbourhood with a wider scope; and
- 2) provide the town centre Crisp street Market with at least 4 main entrances, for each side of the town an attractive entrance; and
- 3) Creating multiple divers central meeting points within the town centre Crisp street market.



B: Development of town centre Crisp street market will be required to make a positive contribution to improving visible pedestrian friendly routes towards the town centres and increase the approachability of the Town centre by public transport nodes, with extending the bus lines and improving the connection between the metro intersections 'All saint' and 'Langdon Park' station.

---

#### **S4 Supporting existing local services to cope with the changing service demand**

A: Development of town centre Crisp street market should encourage the connection between the local service and the inhabitants by providing program for local services to connect better with the new residents and the new demand and need of services.

---

#### **S5 Maintaining and improving local markets**

A: Development of town centre Crisp street market will be required to make a positive contribution to the market by:

- 1) improving the quality of the market.
  - 2) attracting multiple markets (design market, antique market etc.) .
  - 3) providing flexible stands.
  - 4) proving indoor market space to make the market more attractive throughout the different seasons (market hall).
- 

#### **S6 Ensuring cultural facilities for divers population groups**

A: In order to ensure there is sufficient supply of good quality sports and recreation facilities, boroughs should:

- 1) regularly assess the need for sports and recreation facilities at the local and sub-regional level,
- 2) secure sites for a range of sports and recreation facilities,
- 3) increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and public transport.

B: In order to cope with the population growth of the neighbourhood, development should provide:

- 1) New secondary school on the site allocation Ailsa Street, Level Road Gas Works and Aberfeldy village.
  - 2) New sporting facilities on the site allocation Ailsa Street, Level Road Gas Works and Aberfeldy village.
- 

### **S7 Supporting co-location of facilities**

A: Maximising the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges and other community facilities.

B: Development including sport facilities should be public and also accessible for adjacent commercial and non-commercial services.

C: Development including educational facilities should be accessible to enter for night cultural program such as neighbourhood centres or music/ indoor gym lessons.

---

### **S8 Encouraging accessibility with public transport and walking**

A: New cultural facilities should be located in or near the town centre Crisp street market to benefit from;

- 1) Pedestrian friendly routing.
- 2) Accessibility by public transport.
- 3) Attraction and the scope of the town centre.
- 4) Possibilities for co-location.

B: Whenever cultural facilities are not located in or near town centres, pedestrian friendly accessibility and close by public transport routing will be encouraged.

## IMPLEMENTING STEP 2 IN THE CASE OF LANSBURY; PUBLIC SPACE

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### **PS1 Improving the public transport accessibility level (PTAL) throughout the whole neighbourhood.**

A: Development should:

- 1) Maximize accessibility of new residential developments (Ailsa Street, Level Road Gas Works and Aberfeldy village) by encouraging a minimum PTAL level of 4 or higher.
- 2) New large-scale development will be required to make a positive contribution to the accessibility level of the site through facilitate on-site bus stops connecting the extending bus line network.

B: Development on site allocations Ailsa Street and Level Road Gas Works which provide new transport infrastructure, should design to maximum use of

- 1) Pedestrian; and
- 2) Public transport

C: Boroughs and wards should be better interconnected to each other by building bridges over large scale physical barriers. Developments near official boundaries should feature these connections in order increase accessibility level.. Development should provide more and better connectivity with surrounding boroughs. With bridges over the Lea River and the Limehouse cut.

---

### **PS2 Enhancing the quality and accessibility of public transport interchanges.**

A: Make sure the metro stations 'Langdon Park' and 'All Saints' are able to cope with the future amount of residents by;

- 1) providing more and more divers facilities around and in between the public transport interchanges.
- 2) encouraging clear visual routings towards and in between the public transport interchanges.
- 3) ensuring pedestrian friendly accessibility.

---

**PS3 Providing and increasing pedestrian friendly crossings.**

A: Development which contribute to enhancing the amount and the quality of pedestrian friendly crossings are encouraged. In particular this includes development that improves:

- 1) pedestrian access towards or near DLR station Langdon park and All Saints; and
- 2) the accessibility of daily used high value open (green) space; and
- 3) town centre and main high streets
- 4) crossings at the A12 helping to increase the walkability towards the site allocations Ailsa Street and Level Road Gas Works.

---

**PS4 Encouraging walking in the neighbourhood by ensuring equal walkability throughout the neighbourhood.**

A: All development proposals should demonstrate what actions they take to encourage walkability in the neighbourhood.

B: Development which provides appropriate additional pedestrian infrastructure or enhances existing pedestrian infrastructure in a way that complies with national guidance on inclusive mobility or exceeds it, is encouraged.

---

**PS5 Providing the neighbourhood with official walking route(s)**

A: Development will be required to make a positive contribution to the quantity and quality of pedestrian friendly routing throughout the neighbourhood.

B: Development along the Lower Lea River and the Limehouse cut should contribute to a new official walking routes and linear park.

---

**PS6 Protect and enhance urban green designation**

A: Development proposals that result in the net loss of urban green should be restricted unless more urban green will return with the new development.

B: Making use of unused or underused land to be transformed into permanent or temporary pocket parks.

---

**PS7 Providing more (and equal distributed) local parks and pocket parks.**

A: Ensuring everybody in the neighbourhood within 3-minute walking distance of green. This can be;

- 1) pocket parks; or
- 2) Local green space; or
- 3) semi-public urban green (community gardens or transitional spaces); or
- 4) public realm with green objects.

B: Development on allocation sites Ailsa Street and Level Road Gas Works will be required to make a positive contribution to the quantity and quality of urban green spaces and should provide more than 2 parks with a surface of at least 4 ha.

C: Encourage community to designate Local green space.

---

**PS8 Promoting connectivity between the urban green spaces.**

A: Development adjacent to green space should ensure that there is a physical connection with the existing urban green network.

B: All major development is encouraged to contribute to the provision of green spaces that integrates into the existing or new green infrastructure.

---

**PS9 Providing program of active and passive activities for multiple uses and target groups.**

A: Development of town centre Crisp street market should increase quality of public realm with program market purposes and leisure purposes.

B: The use and program of public green and public squares should be encouraged by providing a mixture of activities of;

- 1) Outdoor sport facilities.
- 2) Playground equipment for different ages.
- 3) Objects to sit on.
- 4) Street library.
- 5) Street theatre.
- 6) Community gardens.
- 7) Picknick / eat facilities.
- 8) Local art projects.







Consultation and submission are the same for the original Neighbourhood Plan as the inclusive Neighbourhood Plan. So, whether you and your Neighbourhood Forum produced an original Neighbourhood Plan or an inclusive Neighbourhood Plan you all have to submit the plan to the local authority and arrange a referendum. After these steps the you and your Neighbourhood Forum created a plan and policies which will be included in the Local Plan of the local authority you live in. This last stage of the process consists out multiple steps.

## **STEP 1: PRE SUBMISSION CONSULTATION**

---

Before handing in the plan officially to the local authority, the draft version of the plan will have a 6 weeks consultation period. The plan will be published and submitted to people who live, work or run business in the neighbourhood for discussion and consultation. Also, stakeholders and local partners (stage 1) who have been involved in the procedure of the plan will be consulted.

It is advised to publish an online version

of the plan on the website of the local authority and to place hard copy versions of the plan at strategic public building such as libraries, town centers, council halls etc. Make sure to give enough possibilities for comments.

Since not many people want to read the full documents, we advise you to set out the main aims and objectives of the plan and make it a to-the-point and attractive document to read.

After the public consultation, you and your Neighbourhood Forum need to improve and adjust the plan before officially handing it in to the local authority.

## STEP 2: SUBMISSION

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When the plan meets the basic conditions and adjustments have been made based on the pre submission, the next step is to officially submit the draft Neighbourhood Plan to the local authority. Together with the draft version of the plan, also the approved application of the Neighbourhood area and the submission of the Neighbourhood Forum should be handed in.

Now the local authority is responsible for checking the submitted plan and for publishing the plan. Any comments of the local authority to the plan should be considered and adjusted by the Neighbourhood Forum.

## STEP 3: EXTERNAL EXAMINATION

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After the local authority checked whether the Neighbourhood Plan conformed the four basic needs (national policies, local strategies, EU obligations and human right law), the same local authority will appoint one individual or one organization as independent examiner. This external examiner is

a person with experience and expertise in planning documents and again will check independently if the plan meets the 4 basic needs. Any comments of the external examiner will be discussed with the local authority and the Neighbourhood Forum.

## STEP 4: REFERENDUM

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The last step will only take place if the external examiner, local authority and local partners and stakeholders all had the possibility to view the document, propose adjustment and finally approve the Neighbourhood Plan produced by the community. If the local authority agrees with the final version of the document, the local authority will arrange a referendum. Now, it is up the all the residents of the neighbourhood area to vote for the plans about urban development in their neighbourhood with the following question;

‘Do you want [insert name of local planning authority] to use the Neighbourhood Plan for [insert name of neighbourhood area] to help it decide planning applications in the neighbourhood area?’

The plan becomes an official part of the Local Plan if more than 50% of the voting votes ‘yes’ and so agrees with the inclusive urban development in their neighbourhood.



Stage 6 is the last and long term stage of an Inclusive Neighbourhood Plan. This is the stage to monitor the planning policies stated in the Inclusive Plan. Since the Plan covers an area that is constantly changing, it is important to evaluate the Plan every once in a while for adjustments and improvements.

## **STEP 1: MAINTENANCE**

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After all the hard work of the past years it is time for a less intense period. This passive, last stage of the Inclusive Neighbourhood Plan process has more long term purposes and focus on the application and elaboration of the planning policies stated in the Inclusive Plan. The Neighbourhood Forum will continue to exist, however maybe in different composition and new members.

Where the Neighbourhood Forum came together during the production of the Plan sometimes more than once a month, now the Forum can

gather in a meeting just a couple of times a year. During these meetings three important subjects will be point of discussion:

- The first subject is about you as a Neighbourhood Forum. During and after the production of an Inclusive Neighbourhood Plan new members can join the Forum and old members can become less involved or even step out of the Forum anytime. The variability of the Forum ensures the Forum to keep representing the diversity of the population composition. During the

meetings new members will be welcomed and old members will be said goodbye.

- Second, the meetings will focus on the current situation and the proceeding of the urban development in the Neighbourhood Area. You and your Neighbourhood Forum should control and monitor the acts of the developer by participating in the design process of the build environment, the programm and the public space within your neighbourhood. It must be checked whether the proceedings and the designs being developed match with the visions and planning policies made by you and your Forum.
- The third point of discussion during the meetings will be the evaluation and reflection on the Inclusive Neighbourhood Plan document itself. This is also visible in the overview of the roadmap, see figure 3) Sometimes, development in the neighbourhood area asks for new and/or revised objectives and planning policies. You and your Neighbourhood Forum will discuss whether or not improvement and revision of the challenges, vision and policies is necessary.

These meetings can take place for example 4 times per year, but this depends fully on the desires of your Neighbourhood Forum.

## TIP

The website of the Neighbourhood Forum (produced in stage 1; step 3 and 4) can be used to communicate with the community about the proceedings of the development and to introduce new members of the Neighbourhood Forum. So keep the website up-to-date



# **PART B**

## **INCLUSIVE PATTERNS**

## **Introduction**

An Inclusive Pattern toolbox has been developed to support in the process of the Inclusive Neighbourhood Plan. The patterns can be seen as a translation from the knowledge and the skills of the urban designer, into more accessible and understandable guidelines towards more inclusive urban development.

The Inclusive Patterns toolbox consist of nine patterns in total. These patterns derived from literature research about the elements of displacement and the pillars of inclusivity (read more about this research in chapter 4; Gentrification, displacement and inclusivity in Booklet A). This results in a 3x3 scheme (see figure 14) with horizontal: three patterns about housing, three patterns about services and three patterns about public space. And at the same time vertical three patterns about accessibility, three patterns about diversity and three patterns about community. All patterns can be read and used individually, but also have a strong coherence. This will become more clear while reading the patterns and in the concluding parts of this chapter.

The patterns all have the same structure and include theoretical, policy and spatial elements (see figure 15). The Inclusive Patterns will help to make housing, service and the public space in your neighbourhood more accessible and more divers towards stronger community feeling in your neighbourhood.

## Pillars of inclusivity

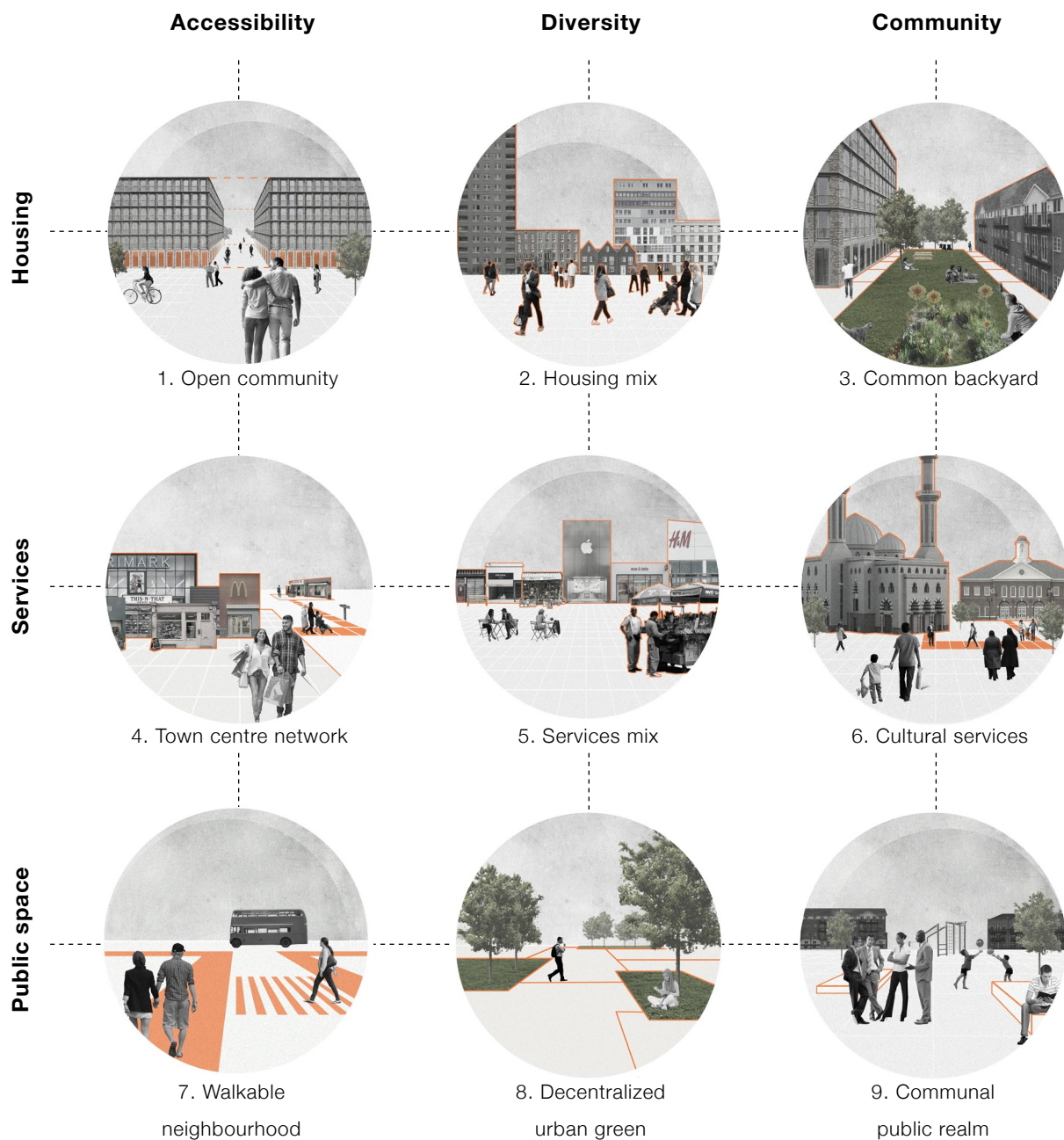


Figure 14: Overview of the 9 inclusive patterns within the 3x3 scheme of the elements of displacement and the pillars of inclusivity  
Source: image by author



The title consists of the key words of the of the pattern. This title is useful when referring to a pattern.

## **1. Title**

The image is an abstract representation of the pattern. It will make the pattern visually and spatially more recognizable and can be used for inspiration.

## **2. Image**

Per pattern multiple objectives will be stated. The objective will help the Neighbourhood Forum by formulating the vision of the neighbourhood and are the first step in the process to create new inclusive planning policies. The objectives of these patterns are very general and are written in a way they can be selected directly by the Neighbourhood Forum to use for their Inclusive Neighbourhood Plan.

## **3. Objectives**

Not all the objectives should be helpful for all neighbourhoods. Only the useful ones should be selected. So each pattern includes one or multiple objectives and the importance of these objectives will be further explained in the next paragraph 'background'.

In the background, the importance of the objectives of the specific pattern will be explained. First, literature review about the specific topic will explain the topic more in detail and describe how the topic should contribute to more inclusive urban development. This should emphasize the importance of the pattern in the neighbourhood. Besides general literature, some patterns will also be described based on information how the topic is structured, organized and measured in London. This will make the inclusive patterns more focused and especially designed for the case of London.

## **4. Background**

Writing planning policies can be a main challenge since the policies need to meet 'the basic conditions' of the planning law and must comply with local/regional strategies, national policies, EU obligations and human right legislation. This section helps with this by explaining the current existing policies about the theme of the specific pattern. The policies analyses contain policies of the national government (National Planning Policy Framework 2012) and the regional authority (London plan 2017). The existing policies will be cited from the original documents (orange text) and combined in a way that makes it easily readable and understandable as a story. The policies will be referred on the side of the page and include the specific planning

## **5. Current policies**

document and the policy number or code. Thanks to this reference, the original policy can be searched. So, this paragraph gives an overview of the existing National and London policies about the themes of the inclusivity pattern. However, an analysis of the inclusive planning policies in the Local plan of the specific borough of the neighbourhood is still needed. In this way, the new planning policies of the inclusive strategy are in line with the local as well as the regional and national planning document.

## 6. Pattern network

Although the patterns are clearly ordered based on the scheme of the elements of displacement and the pillars of inclusivity, they are not isolated patterns. Most important when applying the patterns in the neighbourhood is the connection and the interrelations between the patterns. If the Neighbourhood Forum uses one specific pattern they should not only follow the instructions of the pattern itself, but should also try to embed related patterns. Within this Pattern network section, there will be referred to other patterns (and the number of the pattern).

## 7. Design principles

Each pattern includes one or multiple design principles. These design principles help the Neighbourhood Forum to design towards more inclusive urban development and can give the Forum multiple examples how applying the pattern in the neighbourhood can look like. Certain inclusive design principles will be used with multiple patterns. Just like the patterns, also the design principles are no isolated items. When applying the design principles in the neighbourhood, it is important to know which principles strengthen each other and which patterns can cause conflicts. Therefore the set of patterns will be concluded by a clear overview how to use the patterns in combination with each other.

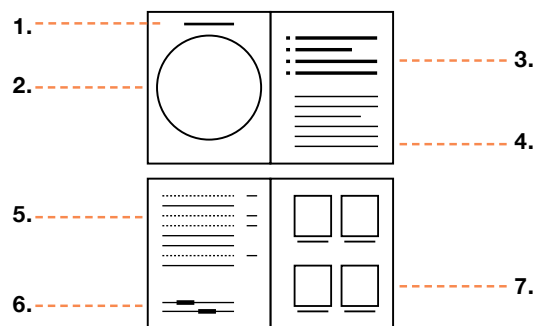


Figure 15: Structure of the elements of the Inclusive Patterns  
Source: image by author

## 1. OPEN COMMUNITY



Figure 16: Housing - accessibility; Open community  
Source: image by author

- Objectives**
- Encouraging multiple orientation of building blocks
  - Creating open, permeable, small scale building blocks
  - Providing active plinths with commercial or non-commercial program
  - Designing building blocks with ground floor windows
  - Encouraging no-fence or soft fence development
  - Providing open transitions from private to public

**Background** Building blocks determine both the public space and the movement of the residents. Larger scale blocks are less likely to provide connectivity because they will become a physical and visual border in the neighbourhood. So the size and shape of the building block are very important in order to achieve more connectivity in the neighbourhood (Talen, 2012).

The build form and neighbourhood context of the new-gentrification areas reflect the detachment and the exclusivity of the development. And although the new development do provide public space, the exclusivity of the space will give a private feeling (Davidson, 2010). Fenced exclusive urban development like gated communities should be prevented. Also the plinth of the building should provide a welcome feeling. Think about eyes on the street and active frontages. In order to foster a public and inviting feeling, permeability and the program of the building block is important.

### What does the National Planning Policy Framework tell us:

*Planning policies of the National Planning Policy Framework aim to “achieve healthy, inclusive and safe places by promoting social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through, street layouts and active street frontages”*

### What does the London Plan 2017 tell us:

*The Mayor states that good design can help towards an inclusive London.*

*Therefor development should “provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest”. This will result in “comfortable and inviting environments both inside and outside buildings”*

*Development should “ensure there is a mutually supportive relationship between the space, surrounding buildings and their uses, so that the public realm enhances the amenity and function of buildings and the design of buildings contributes to a vibrant public realm”.*

*Development should also “ ensure buildings of a design that activates and defines the public realm, and provides natural surveillance. Consideration should also be given to the local micro-climate created by buildings, and the impact of service entrances and facades on the public realm”. An example of this is that “boroughs, particularly in inner London, should establish policies to address the negative impacts of large-scale basement development beneath existing buildings”.*

### Current policies

- 91a) NPPF, 2012

- Policy D1: London's form and characteristics A6, London Plan, 2017

- Policy D1: London's form and characteristics B6, London Plan, 2017

- Policy D7: Public realm E, London Plan, 2017

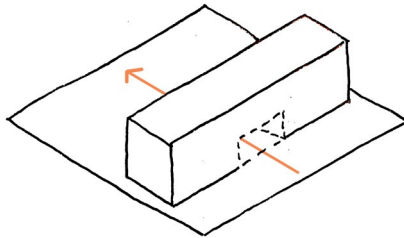
- Policy D7: Public realm F, London Plan, 2017

- Policy D9: Basement development A, London Plan, 2017

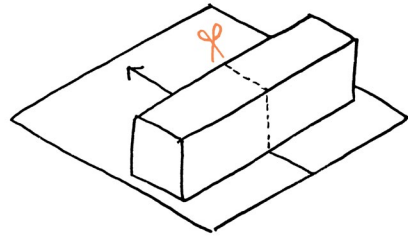
By forming open communities and breaking up building blocks, the **public realm (9)** and **urban green (8)** behind the building block will become more visible and accessible to enter. When connecting this new public space within a pedestrian friendly route, this will contribute to a **walkable neighbourhood (7)**. Provide sufficient program in the plinth to make the building block approachable. This can be either commercial space, **service mix (5)**, or non-commercial space, **cultural services (6)**.

### Pattern network

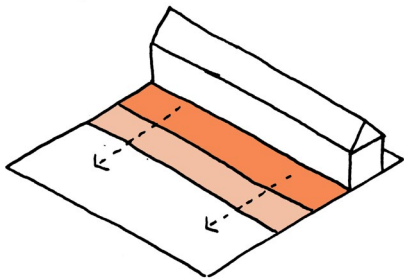
## Design principles



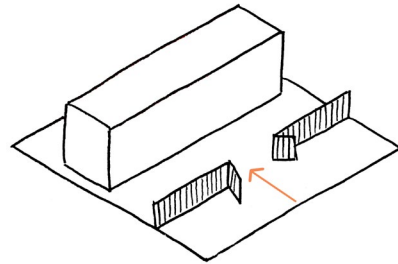
1. Create open building blocks through gateways



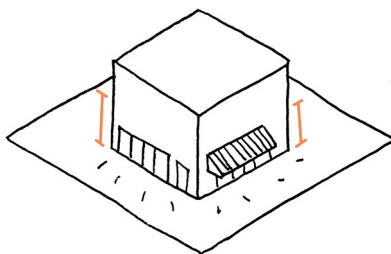
2. Break open building blocks for better connectivity



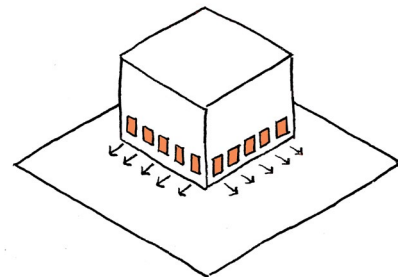
3. Design open transition from private to public



4. Design open communities with attractive entrances



5. Provide program (commercial or non-commercial) in the plinth to make the building block approachable



6. Design transparent plinth with windows



## 2. HOUSING MIX



Figure 17: Housing - diversity; Housing mix  
Source: image by author

- Objectives**
- **Fostering additional housing supply**
  - **Supporting social and affordable housing for low and middle income**
  - **Ensuring affordable housing to be matching local social housing prices**
  - **Protecting social rented sector from exploitation**
  - **Resisting new development for one type/price/tenure only**
  - **Encouraging mixed-price, mixed-rental and mixed-type housing supply**
  - **Embracing new housing mixture innovation**

**Background**

The process of gentrification is clearly visible when looking at the housing stock of a neighbourhood. Due to gentrification the housing stock will shift slowly from social affordable housing into private rented housing mainly affordable for the higher socio-economic population groups. This exclusive urban development will change the neighbourhood into privatised monotonous neighbourhoods, where the original residents cannot and do not want to live in anymore. This residential gentrification is recognized as a social problem (Zukin et al., 2009).

In order to preserve the diversity in the neighbourhood, a diverse mixture of housing is required to meet the needs of all the residents. This housing mixture requires

- mixture of housing tenure: home ownership, private rental, social rental, affordable housing
- mixture of housing price: affordable for high and low socio-economic classes
- mixture of housing typologies: for different households such as single person household or families.

With the affordable housing policy, the central government aims to boost the supply of affordable homes and encourage a mixture in housing tenure and housing price. Affordable housing is housing for sale or rent 20% below local market rent (DCLG, 2012). This tenure includes social rented housing and the new 'affordable housing' (affordable rent, intermediate rent, affordable home ownership and shared home ownership) and can be a new-build property or a form of acquisitions from the private sector. When large development companies are involved in urban development, a minimum of 10% of the new constructed housing on that site must be 'affordable'. It is up to the local planning authority to further specify the type and the amount of required affordable housing.



### What does the National Planning Policy Framework tell us:

According to the National Planning Policy Framework “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”. “Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable housing.”

Affordable housing in the National Planning Policy Framework is defined as rental or owner occupied housing for residents whose needs are not met by the market. “Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required”.

### Current policies

- 61) NPPF, 2012

- 64) NPPF, 2012

- 62) NPPF, 2012

### What does the London Plan 2017 tell us:

The Mayor aims to “Ensure that sufficient high-quality and affordable housing is provided to support London’s growth” in order to “create mixed and inclusive communities, with good quality homes that meet identified needs”.

Therefor the Mayor created an affordable housing strategy. “The strategic target is for 50 per cent of all new homes delivered across London to be affordable” with the following percentages:

- “a minimum of 30 per cent low cost rented homes, allocated according to need and for Londoners on low incomes” (Social Rent/ London Affordable Rent)
- “a minimum of 30 per cent intermediate products which meet the definition of affordable housing, including London Living Rent and London Shared ownership”
- “40 per cent to be determined by the relevant borough based on identified need, provided they are consistent with the definition of affordable housing”.

Besides the capacity of affordable housing on small sites, especially “ensure that Opportunity Areas maximise the delivery of affordable housing and create mixed and inclusive communities”.

- Policy GG5: Growing a good economy D, London Plan, 2017

- Policy GG4: Delivering the homes Londoners need C, London Plan, 2017

- Policy H5: Delivering affordable housing A, London Plan, 2017

- Policy H7: Affordable housing tenure A1, London Plan, 2017

- Policy H7: Affordable housing tenure A2, London Plan, 2017

- Policy H7: Affordable housing tenure A3, London Plan, 2017

- Policy SD1: Opportunity Areas 5, London Plan, 2017

Policy H10: Redevelopment of existing housing and estate regeneration B, London Plan, 2017

Policy H5: Delivering affordable housing 2, London Plan, 2017

Besides the new affordable housing, there “where loss of existing affordable housing is proposed, it should not be permitted unless it is replaced by equivalent or better quality accommodation, providing at least an equivalent level of affordable housing floorspace”.

Specific measures to achieve this aim include “using grant to increase affordable housing delivery beyond the level that would otherwise be provided”.

Policy H12: Housing size mix 1, London Plan, 2017

Policy H12: Housing size mix 2, London Plan, 2017

Policy H12: Housing size mix 4+5, London Plan, 2017

Policy H12: Housing size mix 2, London Plan, 2017

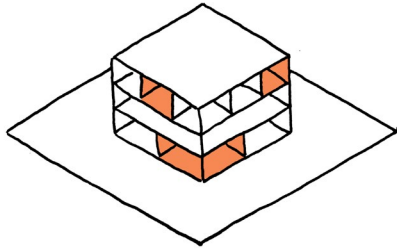
Policy H12: Housing size mix B, London Plan, 2017

Besides housing price diversity, also housing type diversity is supported by the Mayor. Development should respect “the range of housing need and demand identified by the London Strategic Housing Market Assessment”. This should be done by “delivering a range of unit types at different price points across London”, with a “mix of uses in the scheme” and a “mix of range in the scheme”. With this the Mayor requires “to deliver mixed and inclusive neighbourhoods” and resist “schemes consisting mainly of one-person units and/or one bedroom units”.

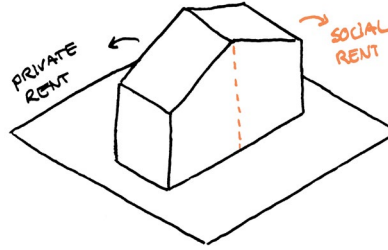
## Pattern network

The divers population groups living in the building blocks have a divers demand for commercial and non-commercial services. So, in order to promote diversity in the neighbourhood, **service mixture (5)** and a diversity of **cultural services (6)** should match with the demand. With the help of well-designed transitional spaces between the homes of the divers population groups, social interaction will be encouraged. This transitional space can be in the form of **attractive public realm (9)**, **public urban green (8)** or more private shared urban green like **coomunal backyards (3)**

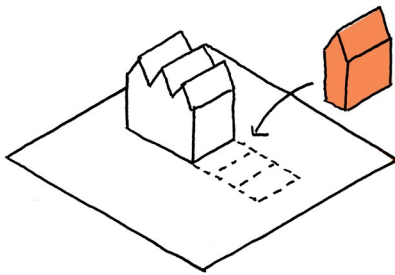
## Design principles



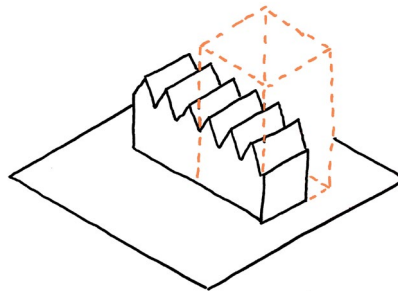
7. Design for multiple different household sizes within one building block



8. Design for multiple different housing tenures within one building block



9. Design with reused/prefab materials to reduce building costs



10. Design new building blocks with the use of original architecture



### 3. COMMON BACKYARD



Figure 18: Housing - community; Common backyard  
Source: image by author

- Objectives**
- **Encourage public space in between building blocks as official transitional space**
  - **Support communal, co housing facilities**
  - **Providing equal connection and public accessibility to shared space and facilities**
  - **Supporting transformation of unused/underused semi-private space**
  - **Providing opportunities to improve and maintain common facilities**

**Background**

When providing different housing typologies on one site, bad designed area in between these buildings can emphasize the different fragments which will accentuates the existing of differences in a negative way. By physically connecting the 'backyards' of these building into semi-public, attractive space, the different housing types will be social and physical integrated (Talen, 2012). With an equal connection to this public space the fragments will be experienced as equal important. The transitional areas can be either public spaces, semi-public spaces or public space and should provide some form of shared facilities. Import is that all surrounding houses should have level access to this shared space.

These transitional areas can be for example semi-public roof gardens, courtyards gardens, terraces, balconies, streets or can even be more private indoor corridors or galleries.

### What does the National Planning Policy Framework tell us:

*The National Planning Policy Framework only aims to “plan positively for the provision and use of shared spaces, community facilities in order to provide the social, recreational and cultural facilities and services the community needs.”*

### What does the London Plan 2017 tell us:

*Just like the National Planning Policy Framework, also the London Plan does not have a lot of specific policies about shared public space and/or shared facilities. The only policies stated in the London plan is about large scale purpose-built shared living projects, better known as Sui Generis developments. These developments should “contribute to a mixed and inclusive neighbourhood where communal facilities and services are provided that are sufficient to meet the requirements of the intended number of residents” and should “include at least an outside communal amenity space and an internal communal amenity with community management” (Policy H18 Large-scale purpose-built shared living A5b,c,f). In terms of community gardens, “boroughs should protect existing allotments and encourage provision of space for community gardening, including for food growing”*

### Current policies

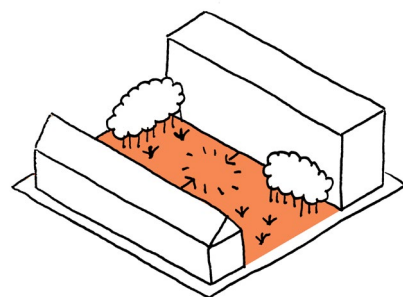
- 92a) NPPF, 2012
- Policy H18: Large-scale purpose-built shared living A5, London Plan, 2017
- Policy H18: Large-scale purpose-built shared living A5b,c,f, London Plan, 2017
- Policy G8: Food growing A1, London Plan, 2017

Transitional space like a common backyard, community garden or other shared facilities will provide place for social interaction between the different residents living in the **divers housing typologies (2)**. These private shared facilities will make the community more attractive and approachable and will contribute to a more **open community (1)**.

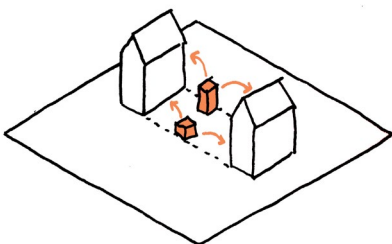
Whenever the transitional space is public or semi-public space and at the same time provides **pedestrian friendly routings (7)**, it can be **attractive public realm (9)** for the whole neighbourhood or can part of the **decentralised urban green network (8)**.

### Pattern network

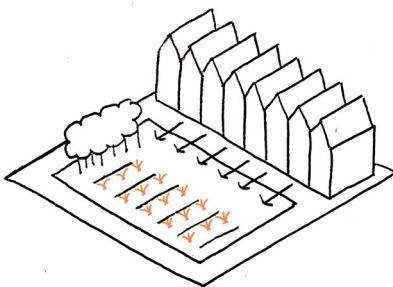
**Design principles**



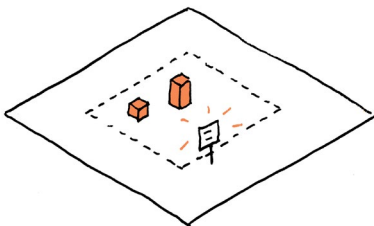
11. Design common yards



12. Provide co-housing communal facilities



13. Community gardens for social activities



14. Make public co-housing facilities clearly visible



#### 4. TOWN CENTRE NETWORK



Figure 19: Service - accessibility; Town centre network  
Source: image by author

- Objectives**
- **Supporting a clear network of services throughout the neighbourhood**
  - **Including service growth within existing town centre boundaries**
  - **Encouraging development of town centres based on official hierarchy**
  - **Concentrating services around central public square for social interaction**
  - **Improving the public transport accessibility level (PTAL) of town centres**
  - **Interconnecting the different town centres with each other**
  - **Maintain the position of the town centres and high streets during regeneration**
  - **Encouraging multiple local and neighbourhood centres for daily uses only**
  - **Encouraging attractive, multi oriented, online town centres**

**Background**

If facilities are individually scattered throughout the city without a clear definition and connection, they do nothing for the life and the communities of the city. Therefore, services in the community should be concentrated in evenly distributed groups throughout the neighbourhood. Identify the existing 'nodes' of services in the community, containing existing town centres and other on-site facilities in the neighbourhood and create a clear hierarchy. The service nodes are of different size but all should contain a central public square and good pedestrian connectivity from out the neighbourhood (Alexander, 1977). To increase the total attraction in the community, the facilities in the nodes should meet the demands of different population groups and should be grouped based on common function.

In London there is a clear network of facility nodes within a network. These nodes are better known as town centres. The town centres are hierarchic subdivided within five classes of town centres which function on a different level but complement each other. From small scale and local provision to large scale on international level: Local and neighbourhood centre, District centre, Major centre, Metropolitan centre and International centre (Greater London authority, 2017c). The division of the different town centres is visible in figure 20. These town centres can be situated along strategic roads of the city (online linear centres) or very isolated without any relationship with the surrounding neighbourhood (offline pods).

Town centres are of high social value for the lives of Londoners. Besides the centre itself, also the space within and around the centres have an important function. Majority of the Town centres in London are part of or associated by high streets (Carmona, 2015). These high street are the main business and commercial streets in London and have the same high social value as town centres.

### What does the National Planning Policy Framework tell us:

*In cities within England “planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.” This will be done by “defining a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify (...) and reflects their distinctive characters”and “ defining the extent of town centres and primary shopping areas, and making clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre.” The prior position of the town centres will be protected and enhances and “when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre.”*

### Current policies

- 85) NPPF, 2012

- 85a) NPPF, 2012

- 85b) NPPF, 2012

- 87) NPPF, 2012

### What does the London Plan 2017 tell us:

*Town centres are “strong, resilient, accessible, inclusive and viable hubs for a diverse range of uses including employment, business space, shopping, culture, leisure, night-time economy, tourism, civic, community, social infrastructure and residential development”. While the international centres are of national and international importance and mainly provide flagship stores and international leisure and entertainment destinations, “local and neighbourhood centres should focus on providing convenient and attractive access by walking and cycling to local goods and services needed on a day-to-day basis” with local essential services on low scale parades. The Mayor of London adhere a town centre first approach in urban development in which the town centres and their vitality and viability should be promoted and enhanced. This approach will “accommodate town centre uses including retail, commercial, offices, leisure, entertainment and culture such that new development of these uses is focused on sites within town centres or on sites on the edges of centres that are, or can be, well integrated with the existing centre, local walking and cycle networks, and public transport.” Town centres and high streets should contain a clear “structure for delivering sustainable access by walking, cycling and public transport to a competitive range of services and activities”. This should enhance and promote the vitality and viability of the town centre network.*

- Policy SD 6: Town Centre A1, London Plan, 2017

- Policy SD 7: Town centre network F, London Plan, 2017

- Policy SD 8: Town centres: development principles and development plan documents A, London Plan, 2017

- Policy SD 6: Town Centre 3, London Plan, 2017

- ⊙ International town centre
- ★ Metropolitan town centre
- ▲ Major town centre
- District town centre
- High street

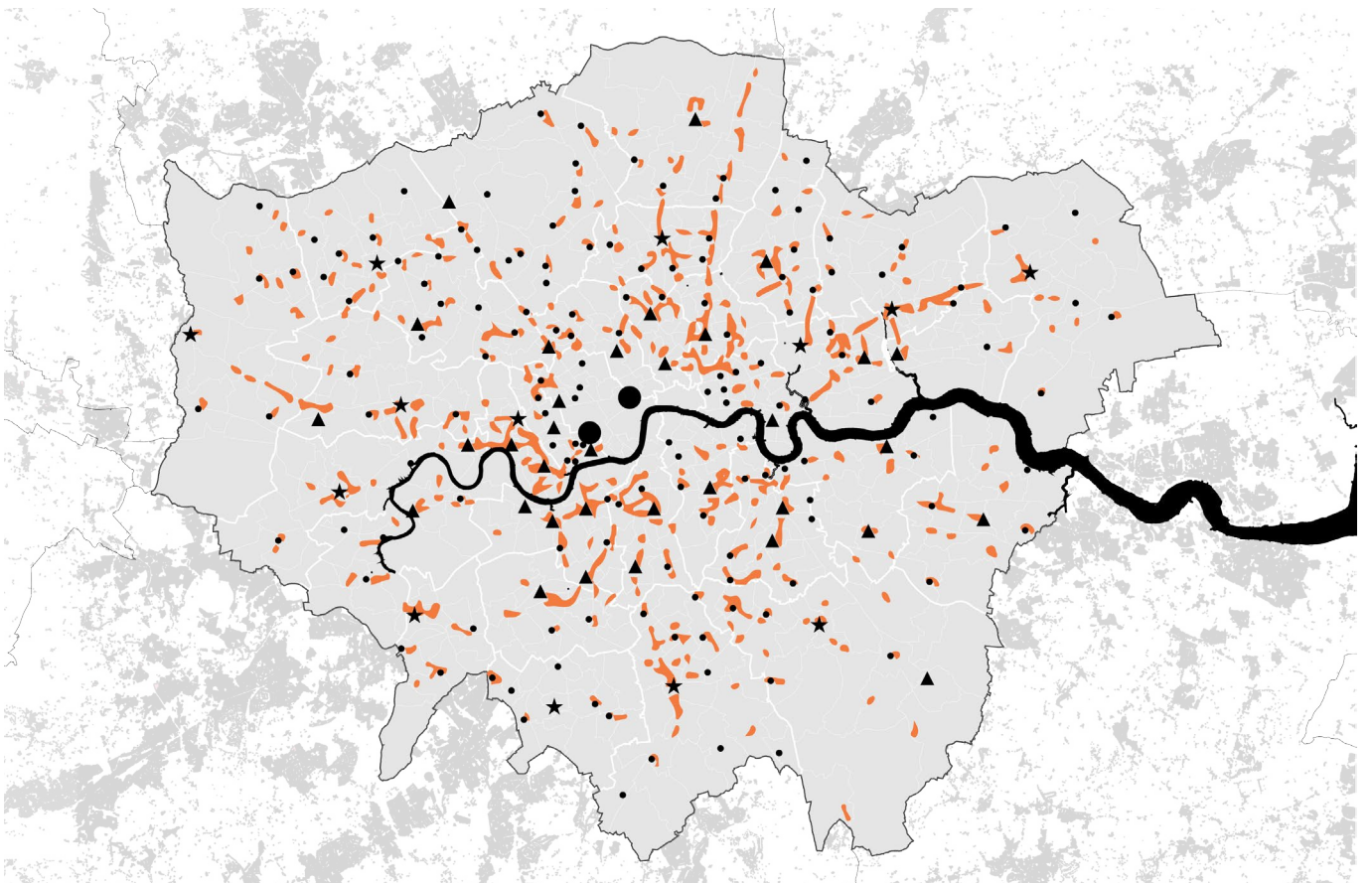


Figure 20: Different town centres types and high streets within London  
 Source: image by author based on Greater London Authority (2017) and Carmona (2015)

*Therefore “each town centre should have a Town Centre Strategy produced in partnership at the local level in a way that is inclusive and representative of the local community”. With the help of this strategy, the “provision of social infrastructure of town centres should be enhanced, and facilities should be located in places that maximise footfall to surrounding town centre uses.”*

- Policy SD9: Town centres: Local partnerships A, London Plan, 2017

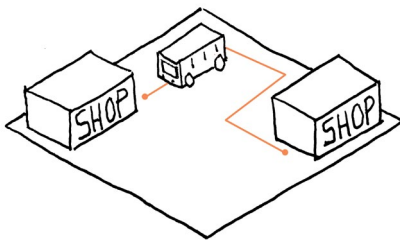
- Policy SD6: Town Centre I, London Plan, 2017

A good town centre in London contains a wide mixture of amenities in order to attract a wide audience. This should be a balanced combination of **commercial service mix (5)** and **cultural services (6)** concentrated around **attractive public realm (8)**.

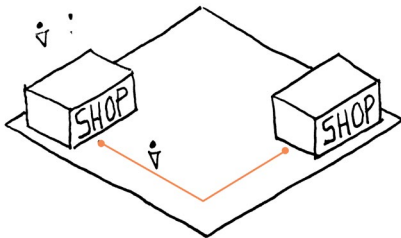
This public realm can provide the service mixture by, for example, providing food trucks or marketplaces on a public square. Connecting these attractive town centres with good public transport and **pedestrian routes (7)** will result in a clear network of town centres, complementing each other.

## **Pattern network**

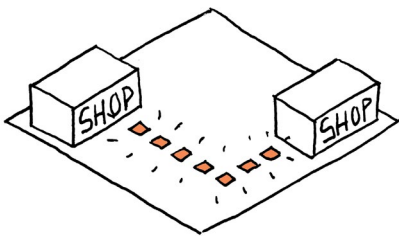
**Design principles**



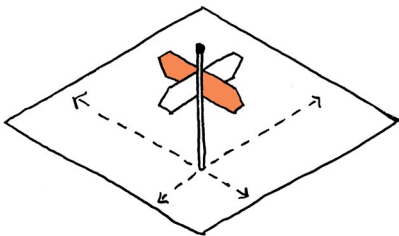
15. Designing efficient public transport routes between town centres



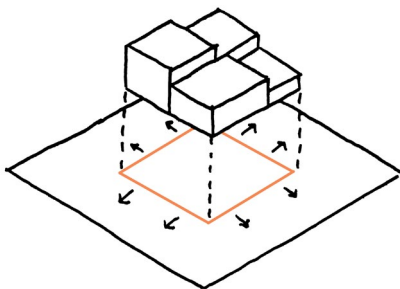
16. Designing pedestrian friendly routes between town centres



17. Connect town centres visual with the help of materials/colors



18. Create clear routing and navigation between town centres



19. Design attractive town centres with multi dimensional orientation



## 5. SERVICES MIX

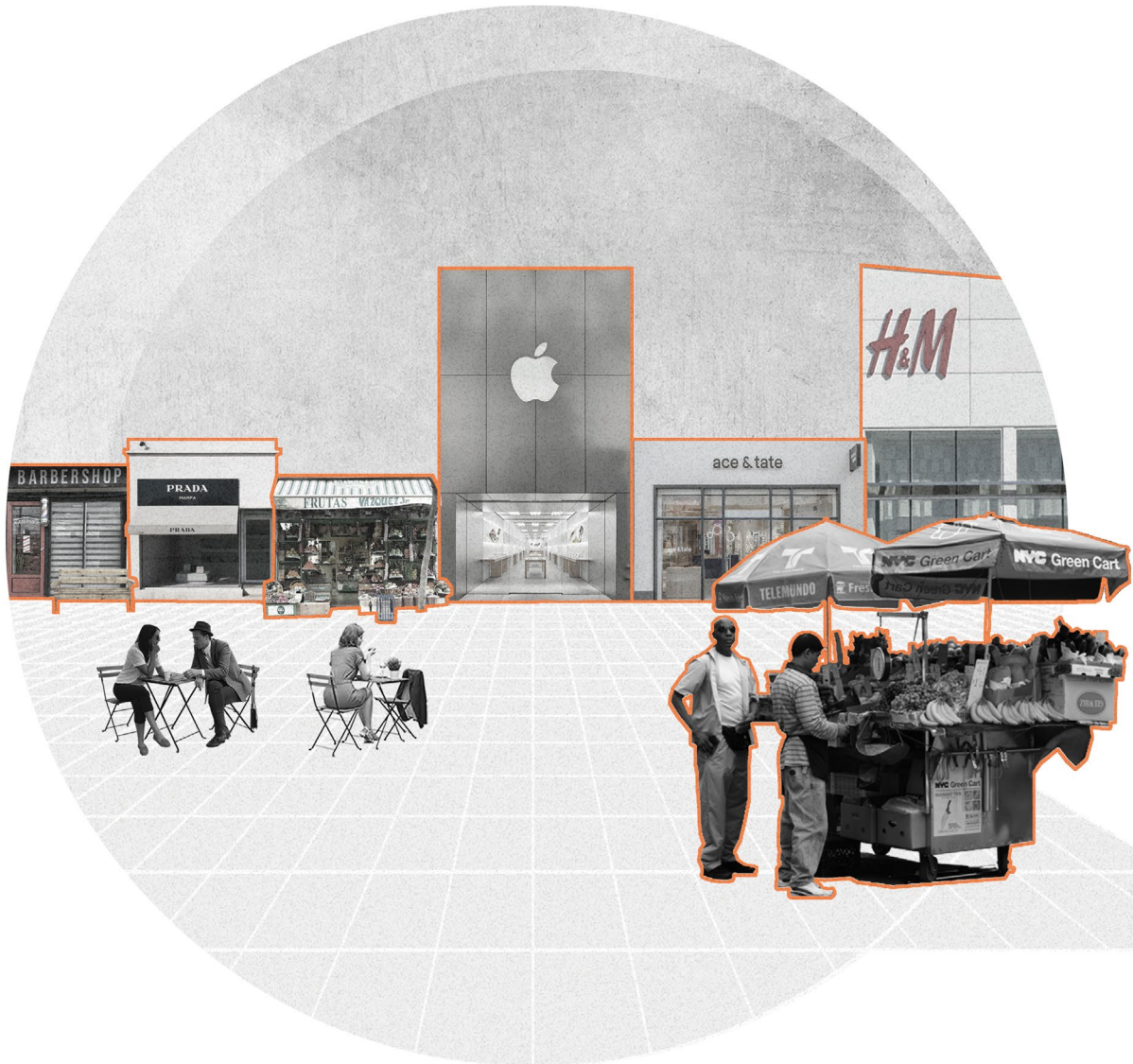


Figure 21: Service - diversity; service mix  
Source: image by author

- Objectives**
- **Increasing the supply of services to cope with the population growth**
  - **Providing enough affordable workspace**
  - **Supporting existing local services to cope with the changing service demand**
  - **Protecting local services, in case of regeneration**
  - **Adjusting the service supply to the new service demand**
  - **Maintaining and improving local markets**
  - **Encouraging mixed-price, mixed-size and mixed-type service supply**
  - **Embracing new service mixture innovation**

**Background**

Gentrification contains, besides a change of housing, also a change of commercial space. This 'commercial gentrification' is a process of commercial upgrade in a neighbourhood with new and services, serving and attracting mainly the more affluent population groups of the neighbourhood. This includes the disappearance of traditional, small scale, local stores serving the original residents of the neighbourhood, and their replacement by big chain stores, expensive boutiques and other non-local retail mainly attracting other cultures and socio-economic population groups of the neighbourhood (Zukin et al., 2009).

In order to preserve the diversity in the neighbourhood, a diversity of shops, services and retail is essential. For a good balance in the neighbourhood, none of the population groups should be over or under serviced (Talen, 2012).

Therefore, different shops and services should complement each other. Different size of retail, different type of retail for different cultural and socio-economic population groups should meet the needs of all the different population groups.

London recognises the importance of service diversity by providing workspace with rental below the market value of that space. This 'affordable workspace' of maximum 80% of the market value should encourage specific social, cultural, or economic development purpose



## What does the National Planning Policy Framework tell us:

*The National Planning Policy Framework does not have specific policies about the diversity in the service supply*

## Current policies

## What does the London Plan 2017 tell us:

*In London there is a clear network of facility nodes within a network. These town centres are “strong, resilient, accessible, inclusive and viable hubs for a diverse range of uses including employment, business space, shopping, culture, leisure, night-time economy, tourism, civic, community, social infrastructure and residential development”. The Mayor aims these centres to be “barrier-free and inclusive that meets the needs of all Londoners”. Especially “district centres should focus on the consolidation of a viable range of functions”.*

*Diversity of town centres must be enhance and encourages “by providing a range of commercial unit sizes, particularly on larger-scale developments”. In order to sustain a range of size of business, “large-scale commercial development proposals should support the provision of small shops and other commercial units”.*

*Local Authorities should be encouraged to “consider more detailed affordable workspace policies in light of local evidence of need and viability. These may include policies on site-specific locations, or defining areas of need for certain kinds of affordable services”.*

*Especially on locations where “the provision of affordable workspace would be necessary or desirable to sustain a mix of business or cultural uses which contribute to the character of an area, particular consideration should be given to the need for affordable workspace”.*

*In these cases, “planning obligations may be used to secure affordable workspace at rents maintained below the market rate for a specific social, cultural or economic development purpose”.*

- Policy SD6: Town Centre A1, London Plan, 2017

- Policy SD6: Town Centre H, London Plan, 2017

- Policy SD7: Town centre network E, London Plan, 2017

- Policy SD8: Town centres: development principles 4, London Plan, 2017

- Policy E9: Retail, markets and hot food takeaways E, London Plan, 2017

- Policy E3: Affordable workspace C, London Plan, 2017

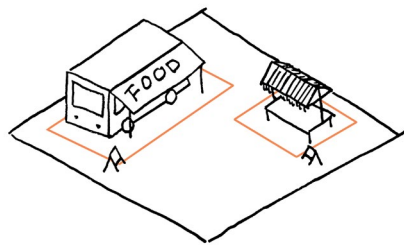
- Policy E3: Affordable workspace B3, London Plan, 2017

- Policy E3: Affordable workspace A, London Plan, 2017

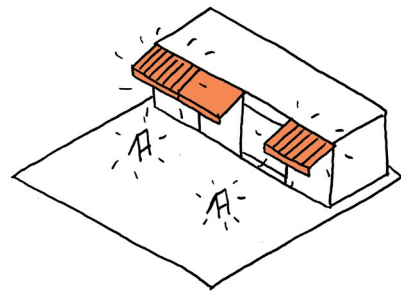
## Pattern network

Different residents living in the **mixed housing (2)** in the neighbourhood have different services demands. Therefore it is important to match the supply of the commercial and **cultural services (6)** to the needs of the residents. When concentrating the diverse service around or nearby **attractive public space (9)**, the different services can complement each other and can attract a wide audience. This can result in a **town centre network (4)**.

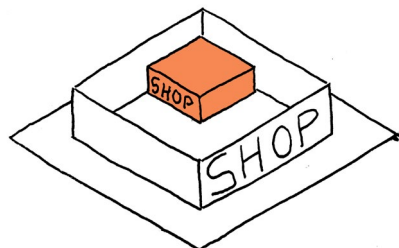
## Design principles



20. Design temporary stands for local businesses (food trucks or market places)



21. Make the local shop attractive for a larger audience by upgrading the physical appearance



22. Provide affordable place for local services (shop-in-shops or concept stores)

## 6. CULTURAL SERVICES



Figure 22: Service - community; Cultural services  
Source: image by author

- Objectives**
- **Providing new public cultural facilities for social interaction**
  - **Protecting and enhancing existing community spaces**
  - **Ensuring cultural facilities for divers population groups**
  - **Supporting co-location of facilities**
  - **Encouraging accessibility with public transport and walking**
  - **Interconnecting the different cultural facilities with each other**

**Background**

Cultural facilities play an critical role in sustaining social connections and social interaction because it provides spaces for spontaneous interactions and ‘weak’ social ties. Without these social interactions, people living in a neighbourhood can only be described as a group of individuals living separate lives, with little sense of community (Dempsey, 2006). By providing a wide variety of different cultural and social services in the neighbourhood, the community has got a public place to gather. Cultural institutions such as schools, sport facilities, community centres, gyms, religion centres etc.

If these public institutions are used, located and designed in a smart way they can serve as important extra node in the network of public spaces (Talen, 2012). The provision of cultural facilities in London is better known as social infrastructure. This includes the provision of health, education, community, play, youth, recreation and sports facilities in the neighbourhood. It is important that these facilities are good accessible and integrated with other facilities. In order to use land more efficiently and to enable more integrated services, London encourages the co-location of facilities with other uses and other forms of social infrastructure, capable of use by the wider community.

### **What does the National Planning Policy Framework tells us:**

*The national planning policy aims to achieve inclusive communities by “provide the social, recreational and cultural facilities and services the community needs. Planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”. Besides leisure space, “it is also important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications”.*

### **Current policies**

- 92a) NPPF, 2012

- 94a) NPPF, 2012

### **What does the London Plan tell us:**

*The London Plan aims to build strong and inclusive communities by ensuring that “streets and public spaces are planned for people to move around and spend time in comfort and safety, creating places where everyone is welcome, which foster a sense of belonging and community ownership, and where communities can develop and flourish”. These streets and public spaces will “provide access to good quality services and amenities that accommodate, encourage and strengthen communities, increasing active participation and social integration, and addressing social isolation.” Besides town centres also education, sports and recreational facilities and cultural facilities play a role here*

*In order, “to ensure there is a sufficient supply of good quality education and childcare facilities to meet demand and offer educational choice, boroughs should ensure that development proposals for housing and commercial facilities incorporate suitable childcare provision and encourage nursery provision within primary schools, where there is a need.”*

*Therefore, development should “locate facilities in accessible locations, with good public transport accessibility and access by walking and cycling”, “encourage the shared use of services between schools, colleges, universities, sports providers, and community facilities”, and where possible “locate facilities next to parks or green spaces, where possible”.*

- Policy GG1: Building strong and inclusive communities C, London Plan, 2017

- Policy GG1: Building strong and inclusive communities B, London Plan, 2017

- Policy S3: Education and childcare facilities A3, London Plan, 2017

- Policy S3: Education and childcare facilities B2, London Plan, 2017

- Policy S3: Education and childcare facilities B6, London Plan, 2017

- Policy S3: Education and childcare facilities B9, London Plan, 2017

Policy S5: Sports and recreation facilities  
A2,  
London Plan, 2017

Policy S5: Sports and recreation facilities  
B1,  
London Plan, 2017

Policy S5: Sports and recreation facilities  
B2  
London Plan, 2017

*Local Authorities should “secure sites for a range of sports and recreation facilities” in order to ensure sufficient supply of sports and recreational facilities”. Therefor development should “increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling” , and “maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges and other community facilities”.*

Policy HC5: Supporting London's culture  
and creative industries A1,  
London Plan, 2017

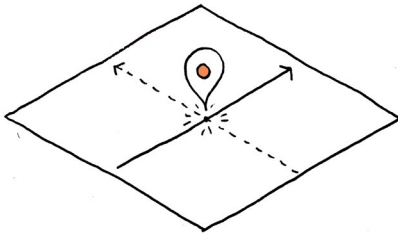
Policy HC5: Supporting London's culture  
and creative industries A5,  
London Plan, 2017

*In order to support London's culture and creative industries, development should “protect existing cultural venues, facilities and uses where appropriate and support the development of new cultural venues in town centres and places with good public transport connectivity”, by ensuring “opportunity Areas and large-scale mixed-use developments include new cultural venues and/or facilities and spaces for outdoor cultural events”.*

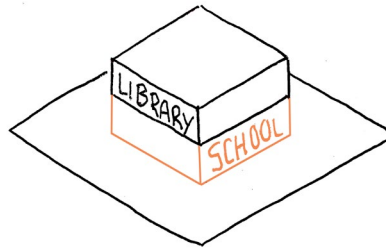
## Pattern network

Make sure to design the cultural facilities near or around **attractive public space (9)** in order to attract as much residents as possible. This public realm can even be used for outdoor activities of the cultural services. By providing pedestrian **friendly routing near public transport nodes (7)**, residents from out whole London can make use of the cultural service. The service should be used on a daily basis, by promoting the location of the cultural services in or near **town centres (4)**.

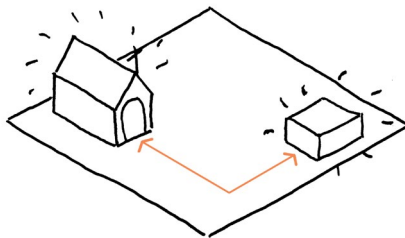
## Design principles



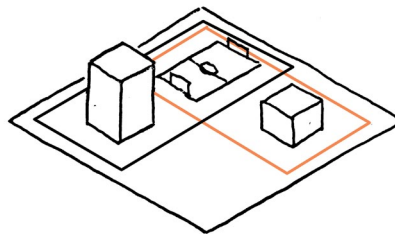
23. Design communal cultural services on strategic places for bigger scope of users



24. Combine multiple cultural services within one building block



25. Design routes between cultural facilities



26. Provide co-location of multiple cultural services





## 7. WALKABLE NEIGHBOURHOOD



Figure 23: Public space - accessibility; Walkable neighbourhood  
Source: image by author

- Objectives**
- Improving the public transport accessibility level (PTAL) throughout the whole neighbourhood
  - Enhancing the quality and accessibility of public transport interchanges
  - Promoting high quality pavements for pedestrian.
  - Improving and maintaining existing footpaths and create new pavements where necessary
  - Providing the neighbourhood with official walking route(s)
  - Encouraging walking in the neighbourhood by ensuring equal walkability throughout the neighbourhood
  - Providing and increasing pedestrian friendly crossings
  - Giving more room on the street for walking and public transport instead of car use

**Background**

Since not everybody in the city has or can afford a car, public transport and slow traffic is important in the city. By connecting the neighbourhood to the city network of public transport, it will be possible and affordable for everybody to move around in the city (Dempsey et al., 2011). By combine different transport modes, traveling through the city will be as efficient as possible. This will create an inclusive city in which nobody is physical excluded to travel, and every corner of the city is good accessible. Accessibility also provide possibilities of passive contact in the neighbourhood which can eventually lead to increasing social interaction in the neighbourhood.

Besides public transport, also walkability contributes to better accessibility of the city. Since passive contact encourage social interaction, the network of neighbourhood relations is related to the network of pedestrian street with (Talen, 2012) By ensure good physical design for pedestrians, walkability in the neighbourhood is. This design includes a good pedestrian network, with safe and sufficient cross-roads and a range of facilities within short walking distance.

In collaboration with the Transport for London, TfL, The Mayor of London developed a tool to measure public transport connectivity in London (Greater London Authority, 2015). The Public Transport Access Level (PTAL) measures a place based on the availability of public transport modes, the frequency of the service and the walking

time to the public transport intersection.

The PTAL values between 0 (very bad accessible) and 6b (very good accessible) (Assessing transport connectivity in London, (Greater London Authority 2019) (see figure 24). With this calculation, the Mayor aims to encourage the development of the current and future public transport and walking network.

### **What does the National Planning Policy Framework tells us:**

*The national planning policy aims to achieve to inclusive streets and places which will “promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods”*

*The governments ambition for walking is set out in the walking investment strategy with the ambition for better safety, better mobility and better streets throughout the country, now and in the future. Therefore “transport issues should be considered from the earliest stages of plan-making and development proposals, so that opportunities to promote walking, cycling and public transport use are identified and pursued”.*

*Besides walkability, also the accessibility of public transport in the city is important to give all the residents opportunity to travel long distances through the city without owning a car. Within this network of different transportation modes, it is important to “create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.”*

*Therefore “applications for development should give priority first to pedestrian and cycle movements, and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use.”*

### **Current policies**

- 91a) NPPF, 2012

- 102c) NPPF, 2012

- 110c) NPPF, 2012

- 110a) NPPF, 2012

### **What does the London Plan tell us:**

*Currently 62 per cent of all trips in London are made by foot, bike or public transport. In order to support the “delivery of the Mayor’s strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041”.*

- Policy T1: Strategic approach to transport A1, London Plan, 2017

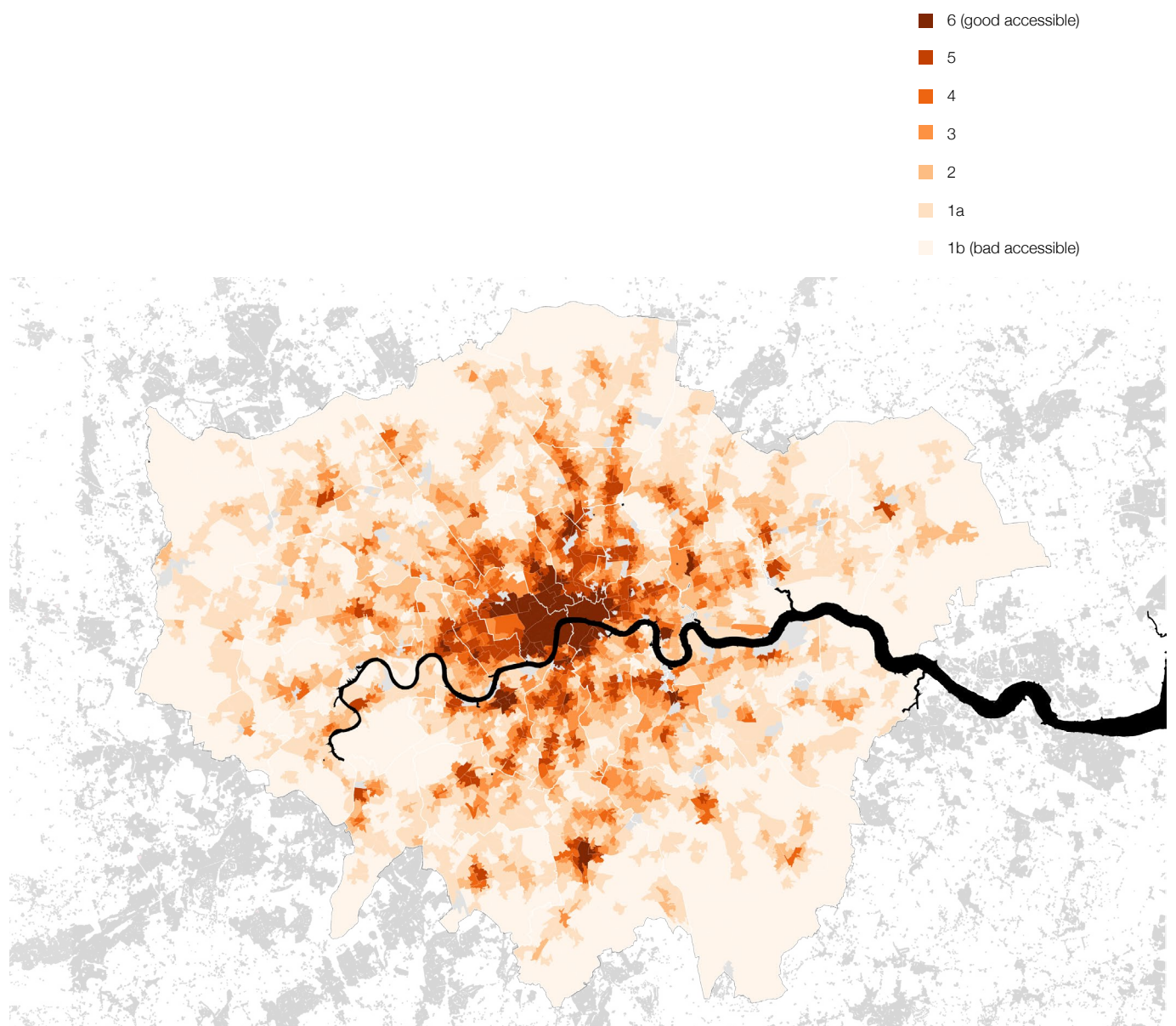


Figure 24: Public Transport Accessibility Level (PTAL) ranking in London  
 Source: image by author based on Greater London Authority (2015) and Greater London Authority (2019)

*Development should “make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes.”*

- Policy T1: Strategic approach to transport B, London Plan, 2017

*The Mayor of London has introduced 3 strategies to reach this target. In the Mayors Healthy Streets Approach, development proposals should “be permeable by foot and connect to local walking and cycling networks as well as public transport.” This should “reduce health inequalities; reduce car dominance, car ownership and car use, road danger, severance, vehicle emissions and noise; increase walking, cycling and public transport use; improve street safety, comfort, convenience and amenity; and support these outcomes through sensitively designed freight facilities”.*

- Policy T2: Healthy Streets D, London Plan, 2017

- Policy T2: Healthy Streets B1, London Plan, 2017

*The design of the public realm plays a big role in the provision of a more walkable city and will determined “the contribution that the public realm makes to encourage active travel and to ensure its design discourages travel by car and excessive on-street parking”.*

- Policy D7: Public realm B, London Plan, 2017

*“By identifying opportunities to improve the balance of space given to people to dwell, walk, cycle, and travel on public transport, space is used more efficiently, and streets are greener and more pleasant”.*

- Policy T2: Healthy Streets B2, London Plan, 2017

*Development should “plan for good local walking, cycling and public transport connections that allow an efficient use of land, as well as using new and enhanced public transport links to unlock growth”.*

- Policy GG2: Making the best use of land E, London Plan, 2017

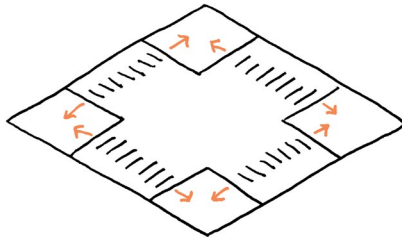
Designing for a pedestrian friendly neighbourhood with good public transport facilities should make the **different commercial services (5)** and **cultural services (6)** in the **town centres (4)** more and better accessible.

## Pattern network

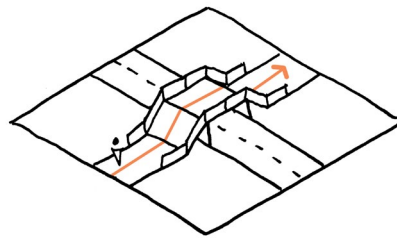
Pedestrian friendly routes throughout the neighbourhood should provide, besides **open communities (1)**, also more and better accessible open and **attractive public space (9)** and can contribute to a **decentralised urban green network (8)**.



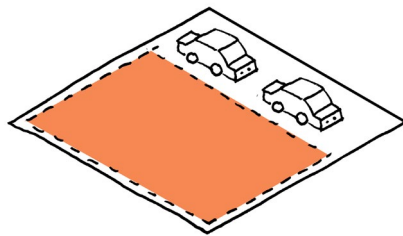
## Design principles



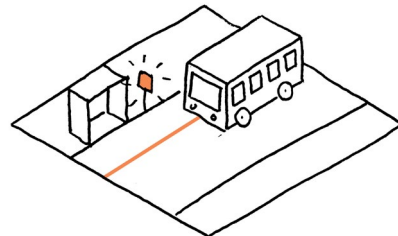
27. Design for pedestrian friendly crossings



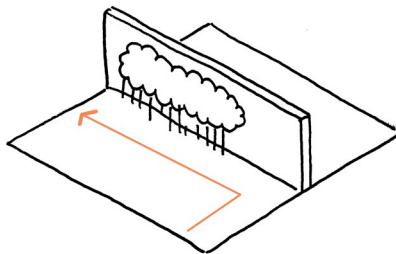
28. Design bridges over highways or waterways for a pedestrian friendly connectivity



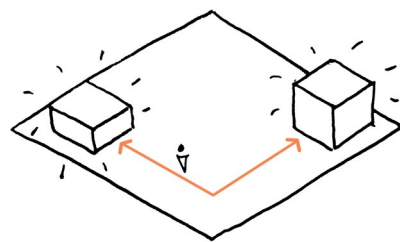
29. Create car-free zones to stimulate pedestrian friendly city



30. Design for physical and visual visible public transport intersections



31. Turn edges into attractive walking routes



32. Design (short distance) walking routes between important facilities

## 8. DECENTRALIZED URBAN GREEN



Figure 25: Public space - diversity; Decentralized urban green  
Source: image by author

- Objectives**
- **Protecting and encouraging urban green designation**
  - **Providing more (and equal distributed) pocket parks**
  - **Promoting connectivity between the urban green spaces**
  - **Using unused or underused green space**
  - **Providing trees on the street**
  - **Encourage visual accessibility of urban green spaces by low or soft fences**

**Background**

Instead of treating urban green spaces in the neighbourhood as individual, disconnected, isolated, single function sites, the urban green spaces should function as nodes in a green network. The function of this green infrastructure is of economic, environmental and social benefits. People tend to use the public spaces and urban green more, when they are at a 3-5-minute walking distance from their home or workplace (Kaplan and Kaplan, 1989). If residents need to cover greater distances, the effort counts stronger than the need for urban green city of well-being. Important is to decentralise and connect the urban green in a neighbourhood instead of providing just one large-space green realm which is intended for the whole neighbourhood. These urban green can be connected by green streets, avenues, singles, safe cross roads or water surface (Alexander, 1977). By providing an urban green network, all the residents of different population groups in the neighbourhood are in short connection to one of these urban green spaces which connect them to other urban green spaced throughout the neighbourhood. This should promote the scope of the neighbourhood residents use on a daily basis.

In England, green infrastructure is defined as a network of multi-functional green urban and rural spaces which deliver a lot of benefits for the environmental and the social the quality of life for local communities. In London, urban green spaces are divided in 7 categories (Greater London Authority, 2017c) from large scale regional parks to small scale pocket parks. The smaller the surface of the green space, the closer to surrounding dwellings the green space should be (see figure 26).



## What does the National Planning Policy Framework tell us?

## Current policies

*The National Planning Policy Framework pays a lot attention to green space. The framework states that:*

*“Local Plans should take a strategic approach to maintain and enhance natural capital and green infrastructure ... across local authority boundaries.”*

• 171) NPPF, 2012

*This strategic approach should include “strategic policies who set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for conservation and enhancement of the natural environment, including landscapes and green infrastructure”. And should also provide “access to a network of high-quality open spaces and opportunities for physical activity which important for the health and well-being of communities.”*

• 20d) NPPF, 2012

*In the National Planning Policy Framework, a new Local Green Space designation (LGS) is being introduced which “ allows communities to identify and protect green areas of particular importance as designed Local Green Space in local and Neighbourhood Plans”. “The Local Green Space designation should only be used where the green space is of local significance and in reasonably close proximity to the community it serves”. And once the Local Green Space is introduced “policies for managing development within a Local Green Space should be consistent with those for Green Belts. “*

• 96) NPPF, 2012

• 96) NPPF, 2012

• 100ab) NPPF, 2012

• 101) NPPF, 2012

## What does the London Plan tell us?

*The green infrastructure strategy of London recognises high social and economic importance of the urban green network and aims to “create high-density, mixed-use places that make the best use of land. Those involved in planning and development must protect London’s open spaces and promote the creation of new green infrastructure and urban greening”.*

• Policy GG2: Making the best use of land D, London Plan, 2017

*“This network of green spaces, open spaces, and green features in the built environment such as green roofs and street trees, should be protected, planned, designed and managed as integrated features of green infrastructure”.*

• Policy G1: Green infrastructure A, London Plan, 2017

*Currently, almost 30% of the London surface is public green space and Mayor aims to make London at least 50 per cent green in 2050. At the same time London is losing green space to new development.*

Policy G5: Urban greening A, •  
London Plan, 2017

Therefore, “major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design...”

Policy GG3: Creating a healthy city E, •  
London Plan, 2017

So, development should “plan for improved access to green spaces and the provision of new green infrastructure”, and “ensure that green and open space are planned in line with objectives in green infrastructure strategies in order to deliver multiple benefits of the cross-borough nature of some forms of green infrastructure”.

Policy G4: Local green and open space E3, •  
London Plan, 2017

Connections between these local public spaces is importance since 45% of the urban green space London is bad accessible So “Boroughs should undertake a needs-assessment of local green and open space to inform policy. Assessments should identify areas of public green and open space deficiency”.

Policy G4: Local green and open space C, •  
London Plan, 2017

Also “development Plans and Opportunity Area Planning Frameworks should identify key green infrastructure assets, their function and their potential function”

Policy G4: Local green and open space C1, •  
London Plan, 2017

This should decentralise the urban green in the city,” protects local green and open spaces” and “supports the creation of new areas of publicly-accessible green and open space, especially in areas of deficiency in access to public open space”

Policy G4: Local green and open space A, •  
London Plan, 2017

Policy G4: Local green and open space B, •  
London Plan, 2017

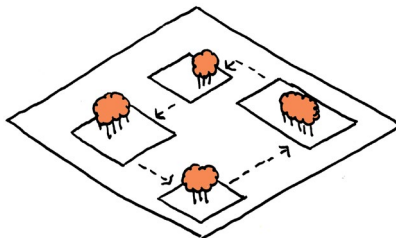
Urban green space	Size guidelines	Distance from home
Regional parks	400 ha	3.2 to 8 km
Metropolitan parks	60 ha	3.2 km
District parks	20 ha	1.2 km
Local parks	2 ha	400 m
Small open spaces	< 2 ha	Less than 400 m
Pocket parks	< 0.4 ha	Less than 400 m
Linear open spaces		

Figure 26: Surface and scope regulations of urban green in London  
Source: image by author based on Greater London Authority (2017c)

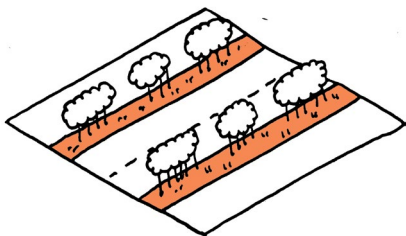
Within a decentralised urban green network is essential to connect the different small scale urban green space with **pedestrian friendly connections (7)**. Also, **semi-public green spaces (3)** can become part of this green network. In this way, all the different population groups, living in the **mixed housing (2)** should profit from the green in the neighbourhood. The public green can be an addition to **attractive public space (9)** such as playground and public squares.

#### **Pattern network**

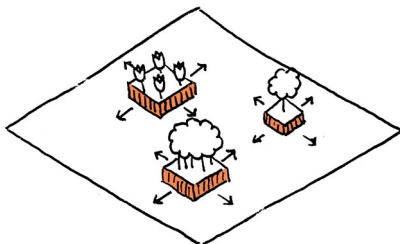
**Design principles**



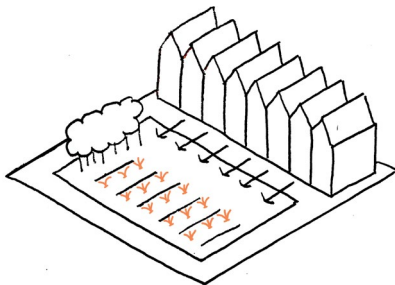
33. Design and physical connect multiple pocket parks



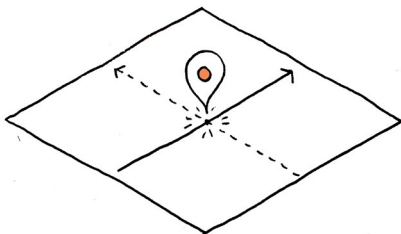
34. Design streets with trees or green strips



35. Design flexible green facilities on paved areas



36. Program the public green (community gardens)



37. Design public green on strategic places within 3 minutes walking distance

## 9. COMMUNAL PUBLIC REALM



Figure 27: Public space - community; Communal public realm  
Source: image by author

- Objective**
- **Providing attractive and high quality public realm to encourage social interaction**
  - **Providing program of active and passive activities for multiple uses and target groups**
  - **Designing objects for multiple purposes on public realm**
  - **Enhancing and increasing good quality, accessible play provision for all ages with minimum 10 square meter per child**
  - **Providing historical identity at public realm**

**Background**

Public realm plays an critical role in sustaining social connections and social interaction because it provides spaces for spontaneous interactions and ‘weak’ social ties. Without these social interactions, people living in a neighbourhood can only be described as a group of individuals living separate lives, with little sense of community or sense of pride or place attachment (Dempsey, 2006). By providing clear identity on this public realm, divers population groups can all relate to the same identity. This can either be an image, landmark, colour or symbol (Talen, 2012)

Public realm with communal ‘sense of place’ can be:

- Communal green: Public parks and gardens are used by different population groups as common areas where people coming together for social activities, leisure and recreational purposes like walking, cycling, picnicking, relaxing or meeting friends. (Jennings, Bamkole, 2019).
- Street and public square:
- Communal playground: Collective space designed for children seems to be essential in order to obtain this social cohesion. These public playgrounds are a central point of multiple different social groups. (Gleeson, Sipe, 2006).

When different population groups use these public realm on a daily or weekly basis, informal social mingle between these different population groups will take place (Peters, et al. 2010). Locate this public realm for spontaneous interaction at the point where the paths of these different groups crosses: near places with a high level of diversity, along well-travelled streets, near institutional buildings or at strategic corners (Talen, 2012).

### What does the National Planning Policy Framework tell us:

*“Planning policies and decisions should promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other”. Creating “high quality public space encourages active and continual use of public areas resulting in increased quality of life and community cohesion”.*

*Therefore, Urban developments should “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.” This includes “optimising the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks”.*

*By “using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit, to establish or maintain a strong sense of place”*

### Current policies

- 91a) NPPF, 2012
- 91b) NPPF, 2012
- 127f) NPPF, 2012
- 127e) NPPF, 2012
- 127d) NPPF, 2012

### What does the London Plan tell us:

*The mayor of London aims to create public realm for all people by “ensuring that streets and public spaces are planned for people to move around and spend time in comfort and safety, creating places where everyone is welcome, which foster a sense of belonging and community ownership, and where communities can develop and flourish”.*

*With development it is important to get “an understanding of how the public realm in an area functions and creates a sense of place, during different times of the day and night, days of the week and times of the year. In particular, proposals should demonstrate an understanding of the types, location and relationship between public spaces in an area, identifying where there are deficits for certain activities”.*

*Development should “provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity” which is “safe, accessible, inclusive, attractive, well-connected, easy to understand and maintain, and relates to the local and historic context, and incorporates the highest quality design, landscaping, planting, street furniture and surfaces”.*

- Policy GG1: Building strong and inclusive communities C, London Plan, 2017
- Policy D7: Public realm C, London Plan, 2017
- Policy D1: London's form and characteristics 7, London Plan, 2017
- Policy D7: Public realm A, London Plan, 2017



Policy D7: Public realm I •  
London Plan, 2017

Public realm should “ensure that shade and shelter are provided with appropriate types and amounts of seating to encourage people to spend time in a place, where appropriate.” with explorations to “improving the public realm such as open street events.”

Policy D7: Public realm J, •  
London Plan, 2017

Whenever the public realm is playground of informal recreation, local planning authorities should “produce strategies on play and informal recreation facilities and opportunities to address identified needs”.

Policy S4: Play and informal recreation A2, •  
London Plan, 2017

Based on “audits of existing play and informal recreation provision and opportunities, and assessments of need, considering the quantity, quality and accessibility of provision”.

Policy S4: Play and informal recreation A1, •  
London Plan, 2017

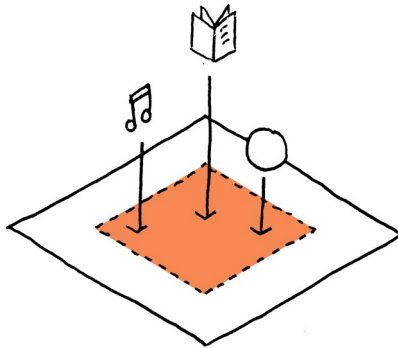
Within these strategy, development should “increase opportunities for play and informal recreation and enable children and young people to be independently mobile” and “incorporate good-quality, accessible play provision for all ages, of at least 10 square metres per child”.

Policy S4: Play and informal recreation B1, •  
London Plan, 2017

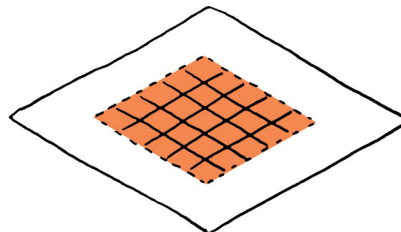
Policy S4: Play and informal recreation B2, •  
London Plan, 2017

Attractive public realm can facilitate and connect/combine **divers commercial (5)** and **non-commercial services (6)**. This public space supports a **walkable neighbourhood (7)** since it can be pedestrian friendly public streets or public transport nodes such as metro stations. When designing green facilities on the public space, the public space can become part of the **urban green network (8)** in the neighbourhood and should encourage social interaction.

## Pattern network

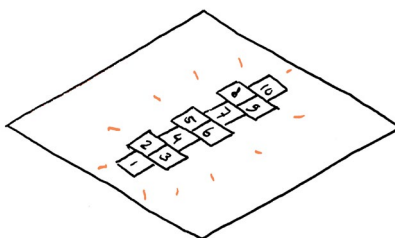


38. Design public space for multifunctional uses

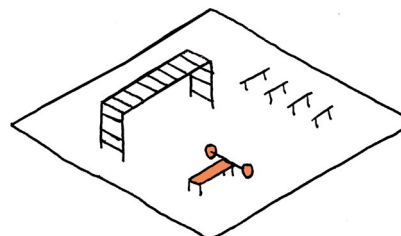


39. Use multiple different material to show public space

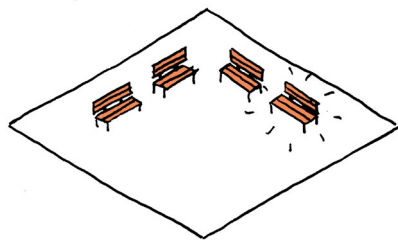
## Design principles



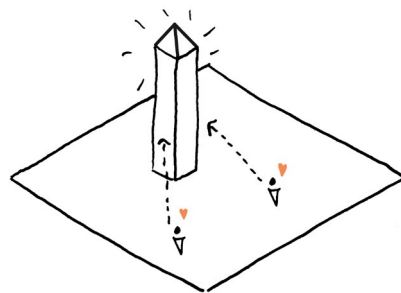
40. Design for activities on public space



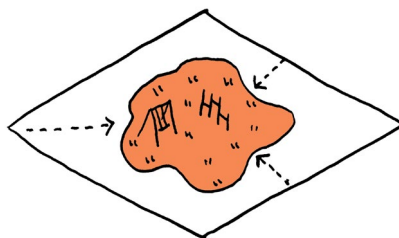
41. Integrate sport facilities in the design of the public space



42. Integrate seats in the design of the public space



43. Design with a clear identity



44. Integrate public playgrounds in the design of the public space

## Conclusion

The inclusive patterns can function as used individual patterns, but also have a strong coherence. This will become clear while taking a closer look at the overview of all the design principles, deriving from the Inclusive Patterns (see figure 31). This overview shows which principles reinforce each other, weaken each other or are essential to use together.

The overview will be better explained based on three examples:

- Strengthen: Public space can become very attractive to spend time on when the space includes green and when there are possibilities for active and passive activities. Therefore, the provision of green facilities, in combination with sit possibilities and objects to play on can be designed in the public space. Whenever the public space also facilitates food possibilities, such as food trucks, and is situated near building blocks with program in the plinth the public space will become a place for social interaction. So, these five design principles (see figure 28) will reinforce each other and will indirectly link four different patterns with each other.
- Essential: It is very important to provide playground sites within the city. However, these playgrounds must be safe for children to contribute to the inclusivity of the neighbourhood. This safety can be achieved only by providing good walking accessibility of the playgrounds, and next to permeable buildings with enough windows. So, when designing a playground in the neighbourhood, two other design principles are crucial. In this way, three principles (see figure 29) and three corresponding Inclusive patterns are interrelated with each other.
- Weaken: Majority of the design principles could be combined with one or multiple other principles since all the principles and patterns strive towards inclusive urban development. However, some design principles should weaken each other or cannot even be used in the same place. For example; whenever a car free zone is introduced on a site, bus lines and bus stops should be moved to another place. These two design principles (see figure 30) will not go along together, but this does not mean that the two corresponding inclusive patterns weaken each other.

The overview of design principles (see figure 31) should give inspiration which principles should and should not be combined.

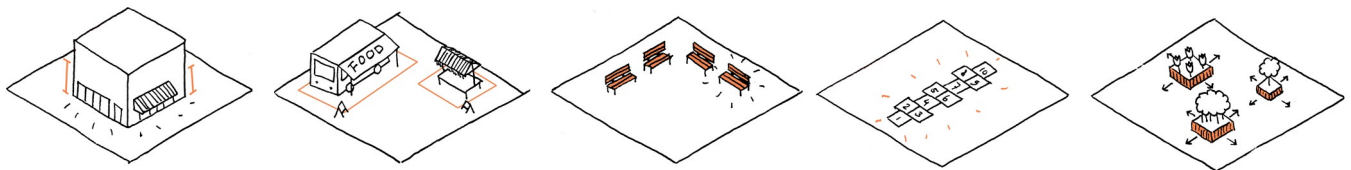


Figure 28: Example of Inclusive design principles which strengthen each other  
Source: image by author

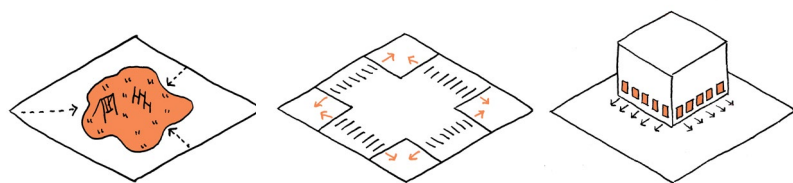


Figure 29: Example of Inclusive design principles which are essential to use together  
Source: image by author

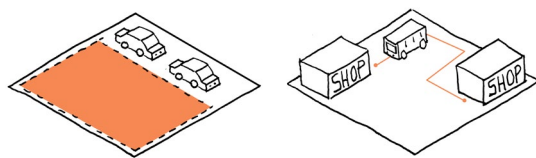


Figure 30: Example of Inclusive design principles which weaken each other  
Source: image by author

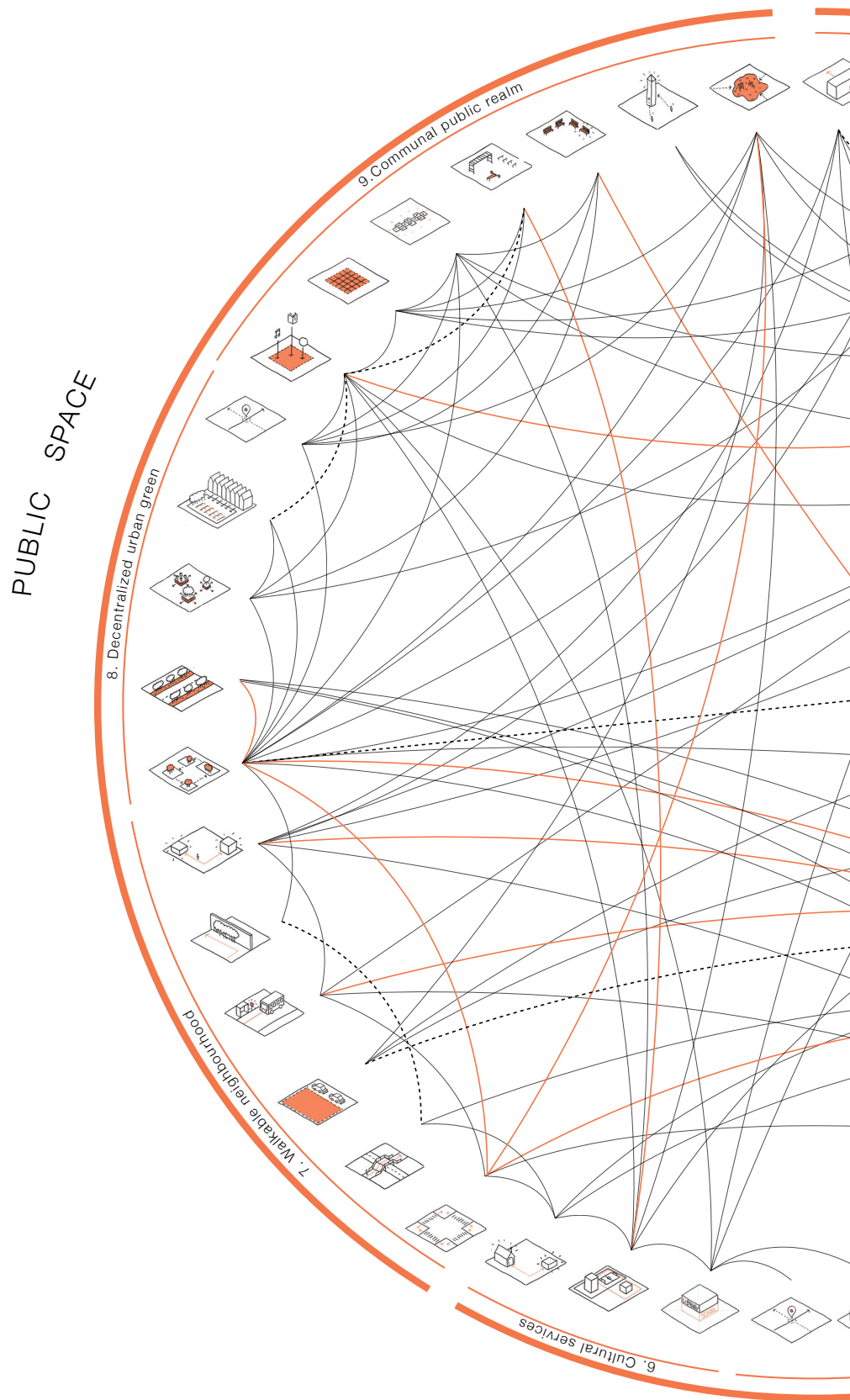


Figure 31: All design principles of the Inclusive Patterns together to form interconnections  
Source: image by author







**PART C**

**INCLUSIVE  
NEIGHBOURHOOD  
RESULTS**

## Introduction

Part C; Inclusive Neighbourhood result, shows the spatial effects of producing and integrating an Inclusive Neighbourhood Plan within the Lansbury Neighbourhood Area. It is not the purpose you and your community are going to make such a design, because within the urban planning system in London it is all about the planning policies. This spatial example only shows how these planning policies COULD work out and how the neighbourhood can look like and will become more inclusive instead of exclusive thanks to a Inclusive Neighbourhood Plan (see figure 32). This chapter will visualise the spatial result on two different scales. First, an overview of the Lansbury Neighbourhood Area will combine the housing vision, the services vision and the public space vision together in one overview (see figure 33). This view is a combination of the current situation of the area, together with the layers of the vision. Within this overview, four areas are selected which will be zoomed in on, this is the second scale for more detail. Within each selected area the design is referred to the specific design principle used. Also an overview of the Inclusive Patterns will show which Pattern, with the corresponding design principle, is used for this design.

The selected areas each represent another type of urban development.

- 1. The 'Lansbury estate' case will show how the Inclusive Patterns and principles can work out at the situation of existing residential area. In this case especially the public space patterns will be used (see figure 34).
- 2. The 'Crisp Street Market' case will show how the Inclusive Patterns and principles can work out at the situation of a Town centre. Important to know is that this town centre is ready for redevelopment. The design principles of the Inclusive Neighbourhood Plan can respond to this (see figure 35).
- 3. The 'Felix Point' will show how the Inclusive Patterns and principles can work out at the situation which is an recently redeveloped example of exclusive urban development (see figure 36).
- 4. The 'Leven Road Gas Works' case will show how the Inclusive Patterns and principles can work out at the situation a mixed-used new build gentrification area (see figure 37).

The following pages illustrate the spatial results of the Inclusive Neighbourhood Plan per case. After this chapter you and your community will be ready to produce an Inclusive Neighbourhood Plan for your own neighbourhood and to gain control the future development of your beloved living area. YOU CAN DO THIS!

Good luck

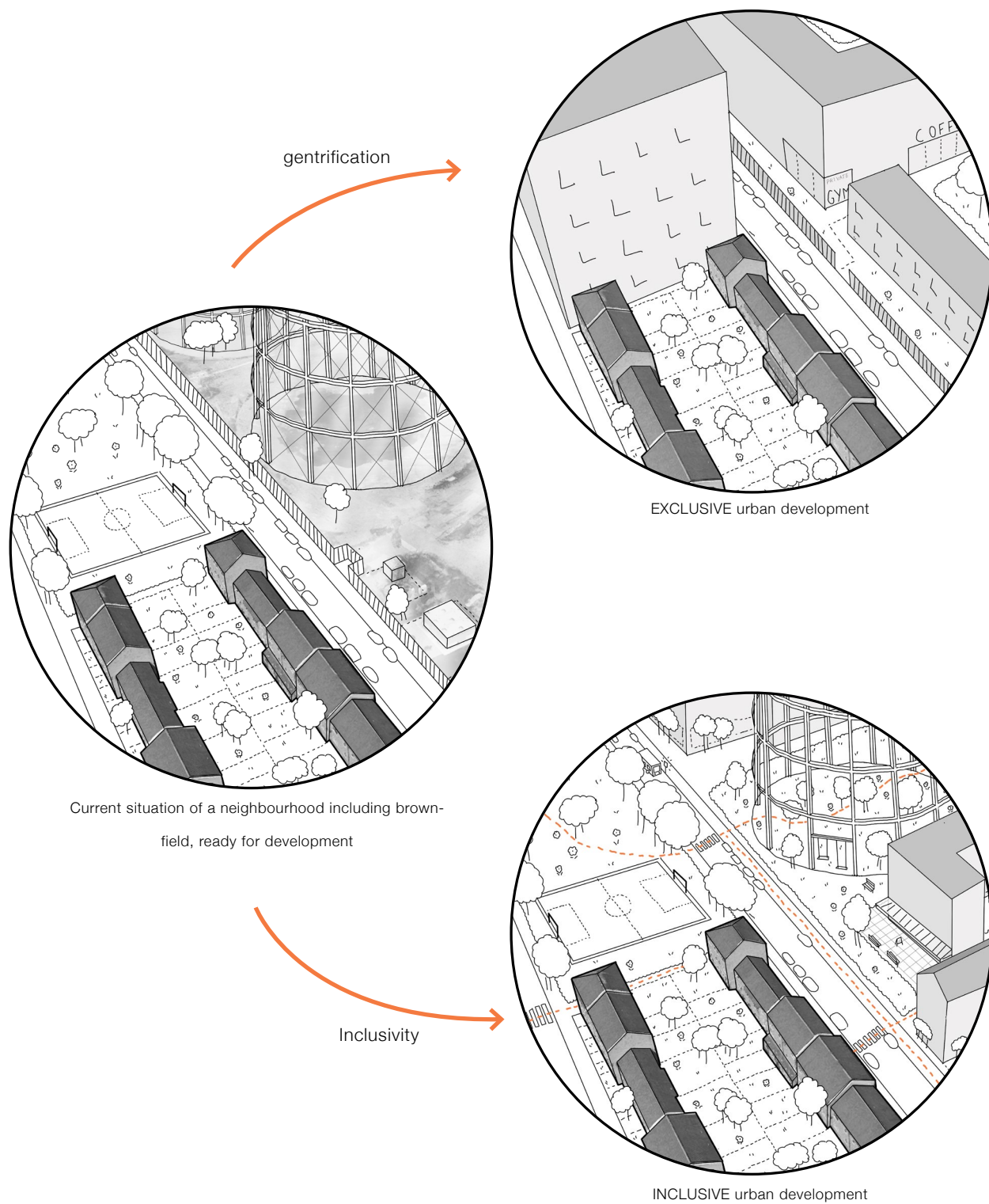
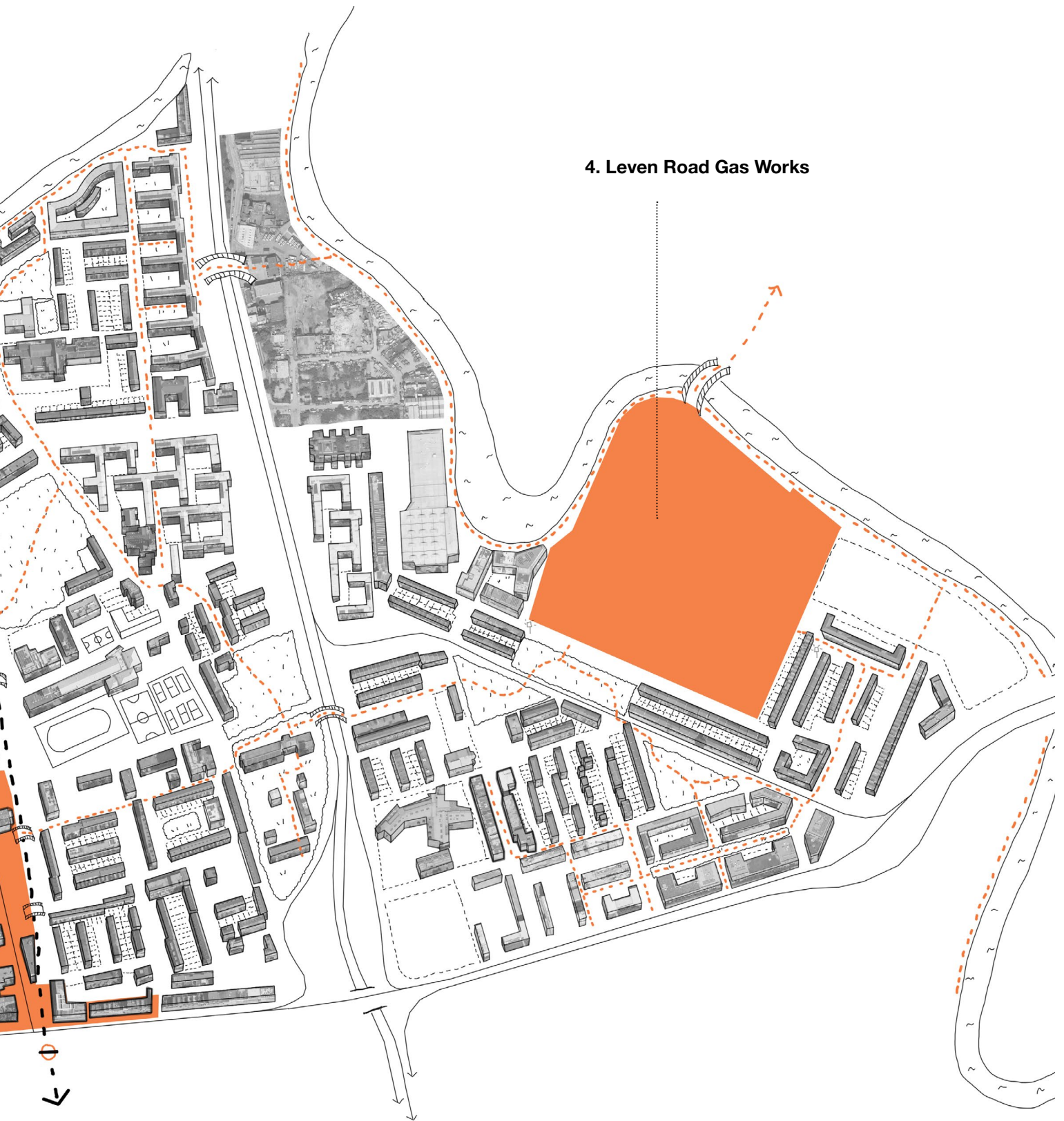


Figure 32: The spatial outcomes and the impact and importance of an Inclusive Neighbourhood Plan in the case of Leven Road Gas Works  
Source: image by author



Figure 33: All design principles of the Inclusive Patterns together to form interconnections  
Source: image by author





#### 4. Leven Road Gas Works

## 1. Lansbury Estate

Lansbury Estate is an existing residential area in the west of the Lansbury Neighbourhood Area. The area contains a lot of social rent houses and in order to connect this community more to surrounding communities the estate is designed to become more open. This will be done especially by breaking up the housing blocks resulting in a recreative path throughout the community. Also the unused and underused space between the buildings, the courtyards, now has a public function, although it can still contain private parts. These courtyards can be communal playground or a community garden (see figure 34).

Thanks to the housing and public space Inclusive Patterns the neighbourhood will be more inclusive. Since it is a residential area, the services Patterns will not be used.

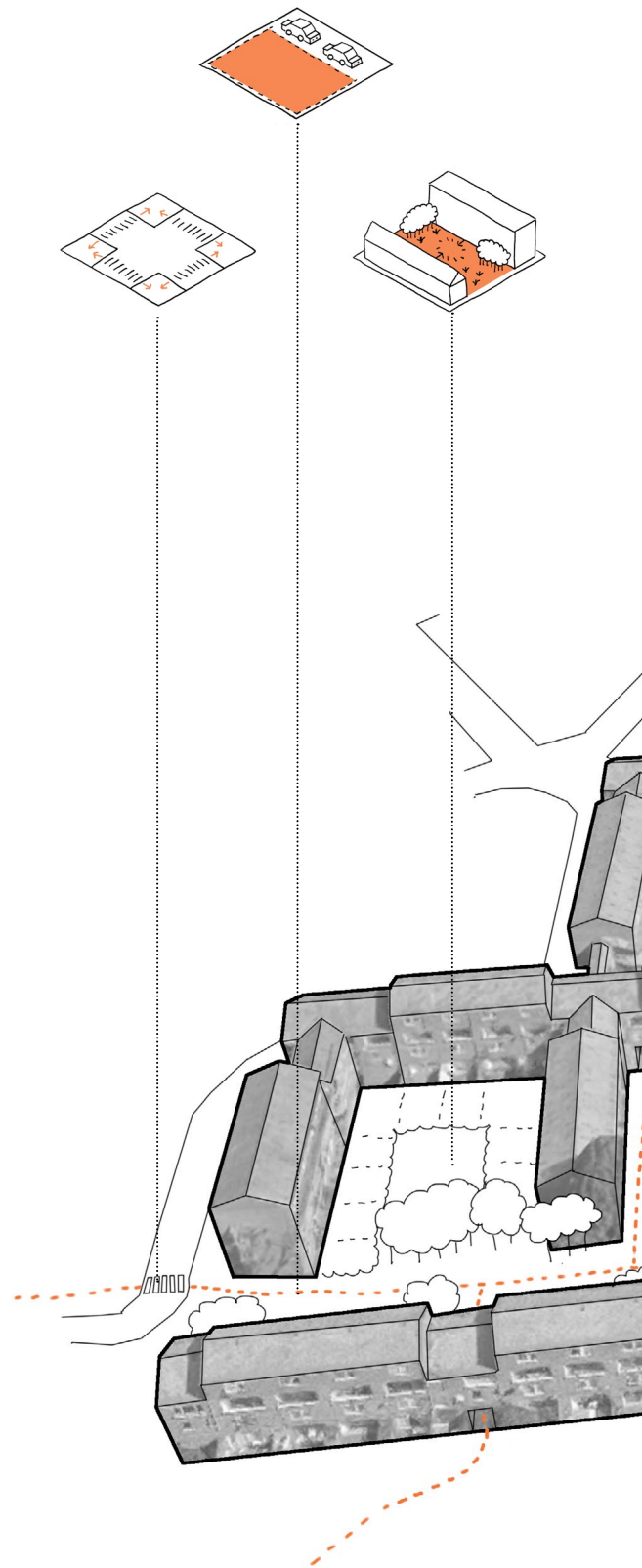
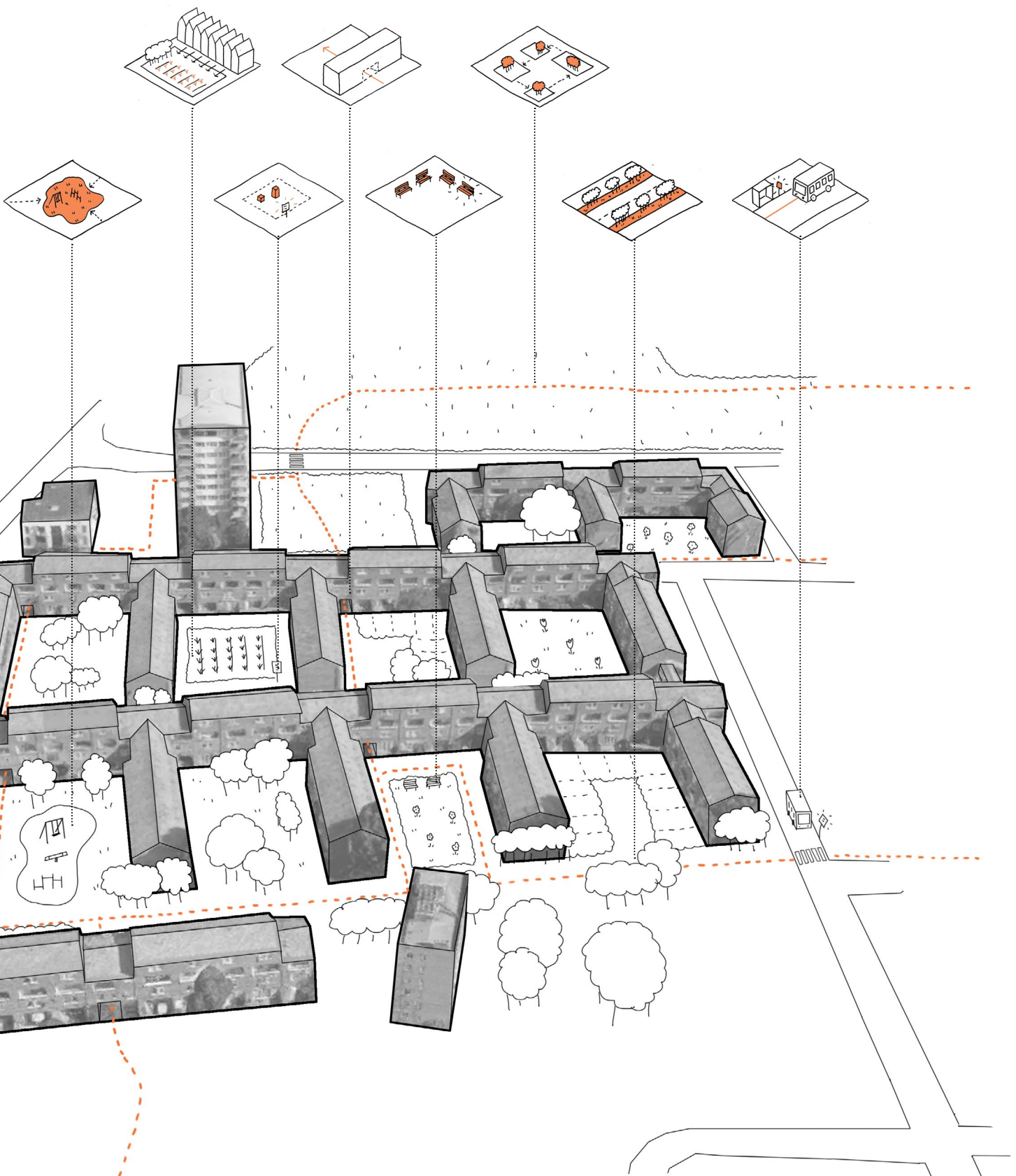


Figure 34: Inclusivity in the Lansbury Estate case  
Source: image by author





## 2. Crisp street market

Crisp street market is the district town centre of the Lansbury Neighbourhood Area. This is the centre where all the residents of the neighbourhood will gather, do some shopping or for leisure activities. So it plays a big role for the community. The market is currently ready for regeneration and will contain more houses, employment space, leisure space and commercial space.

It is important this centre to be attractive, multi oriented and good accessible for everybody. The area will be designed with multiple entrances, attractive and functional public realm, place for cultural facilities, support for local shops and good connections to the metro stations (see figure 35).

Thanks to the housing, services and public space Inclusive Patterns the neighbourhood will be more inclusive and be a town centre for social interaction

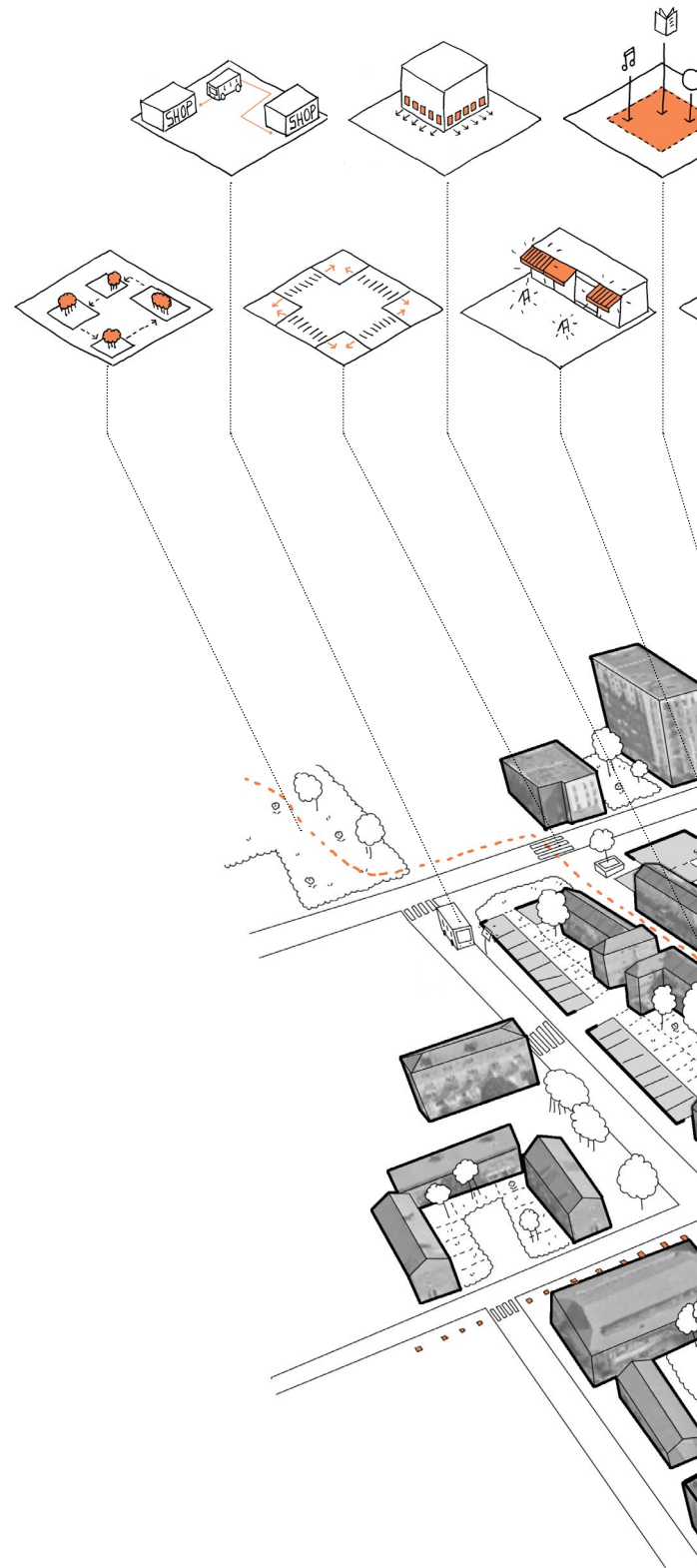
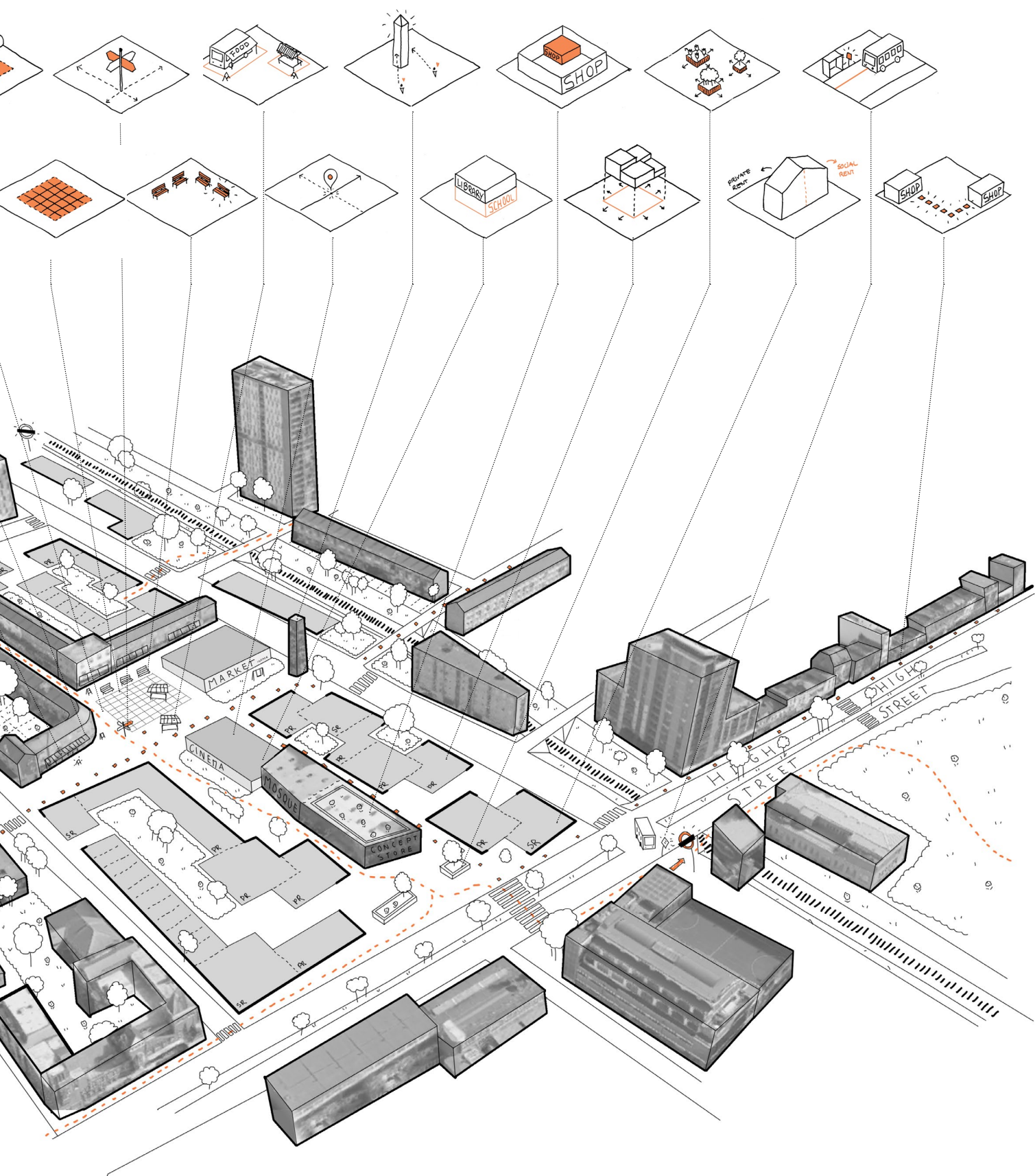


Figure 35: Inclusivity in the Crisp Street Market case  
Source: image by author





### 3. Felix Point

Felix point is constructed in 2005 and is a community located in the centre of the Lansbury Neighbourhood Area, south of the Barlett Park. The area contains a lot of private rental houses and has isolated characteristics. In order to make this community more open, the gate will be removed and the are will become more attractive

First, the area will be provided with an pedestrian friendly route leading to the Barlett Park. The public space of the site will be very attractive thanks to green, multiple facilities and the attractive square. This square will be the outdoor place for the commercial and non commercial facilities and is a place for social cohesion and leisure. For stronger communities, the buildings will provide communal function on the rooftop (see figure 36).

Thanks to the housing, services and public space Inclusive Patterns the neighbourhood will be more open and inclusive.

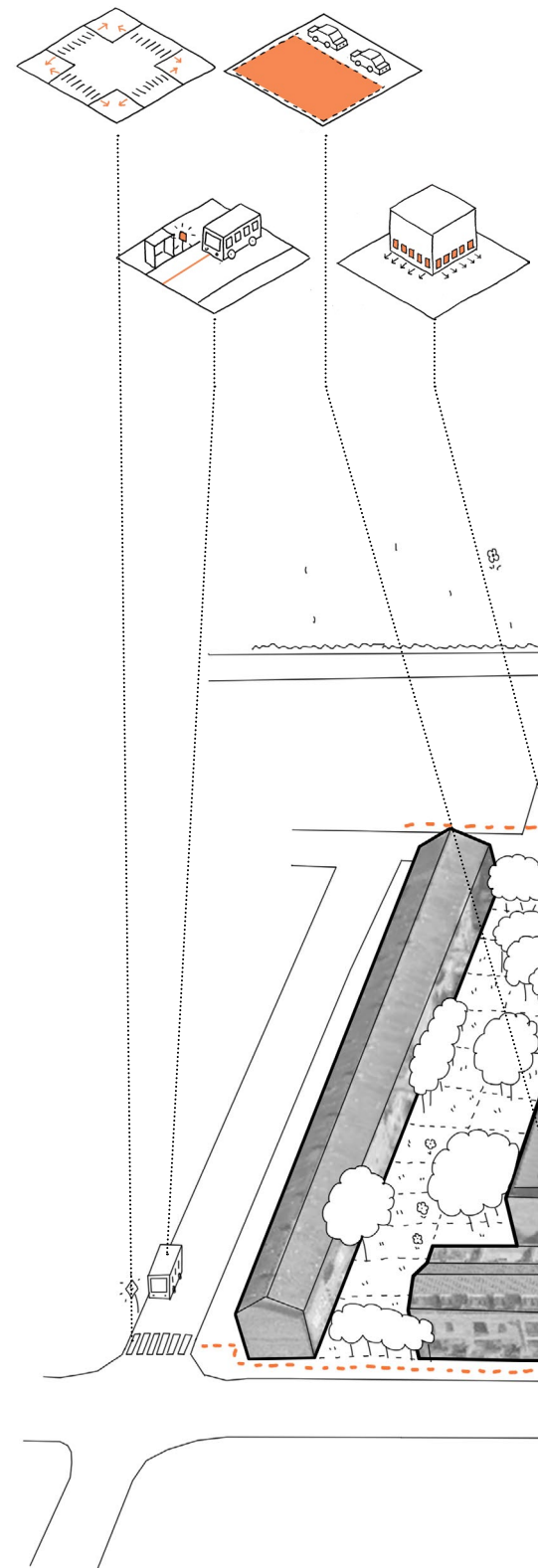
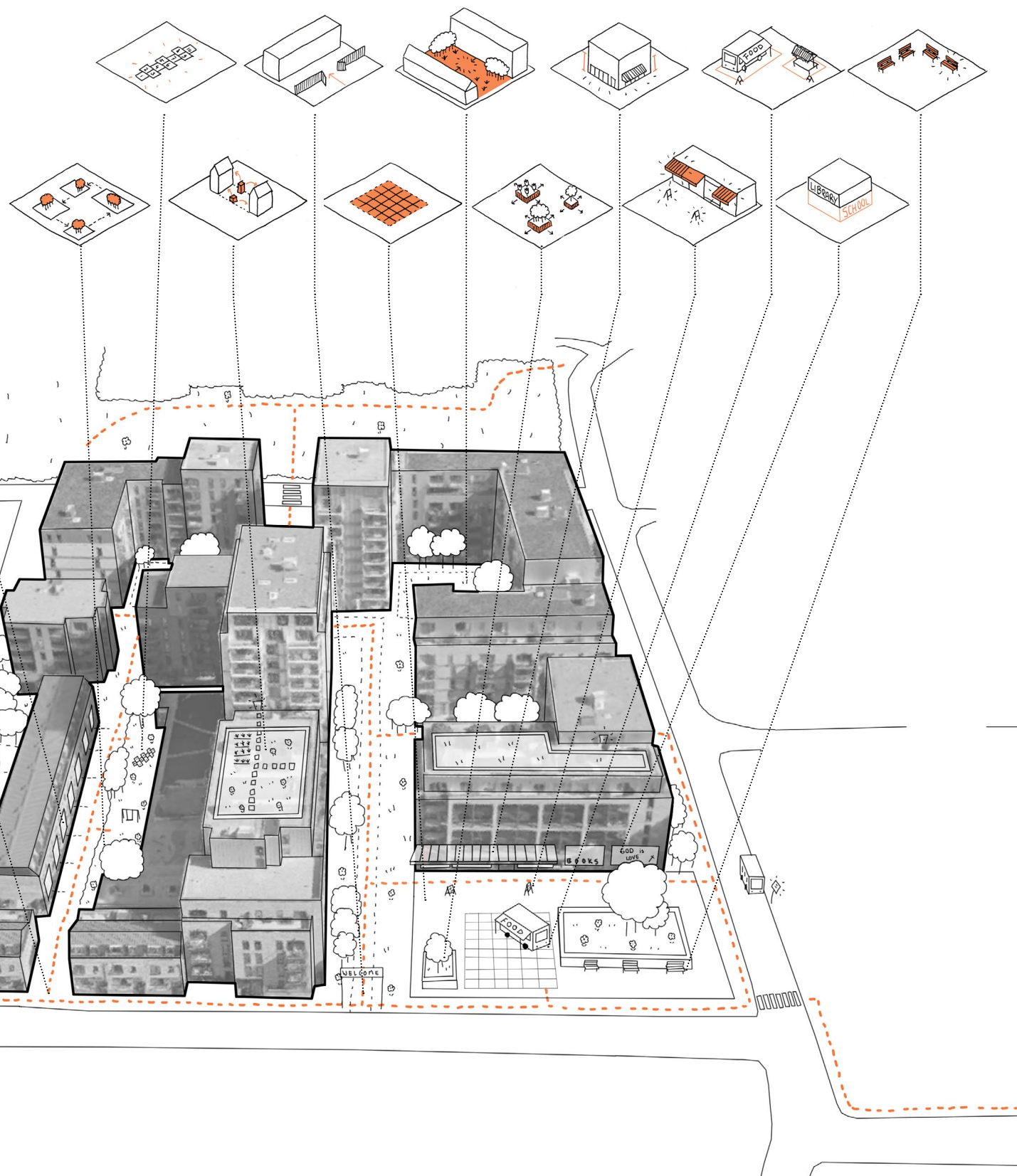


Figure 36: Inclusivity in the Felix Point case  
Source: image by author





#### 4. Leven Road Gas Works

Leven Road Gas Works is located in the East of the Lansbury Neighbourhood Area and is one of the redevelopment sites of Lansbury. The area will be a mix between residential area, leisure space, employment space and commercial space. In order to avoid an isolated and segregated new community, it is important to integrate the allocation site with its surrounding communities. First of all, the development will be mixed tenure and mixed size. Also, the area should contain a lot of local parks and linear parks (along the Lower Lea River) which will be connected with the existing green. The area will contain a new school, a new library and local and bigger shops. Finally, the ancient construction of the gasholder will give the area a common identity (see figure 37).

Thanks to the housing, services and public space Inclusive Patterns, the neighbourhood will be integrated and inclusive. Everybody in Lansbury benefits from this new piece of neighbourhood.

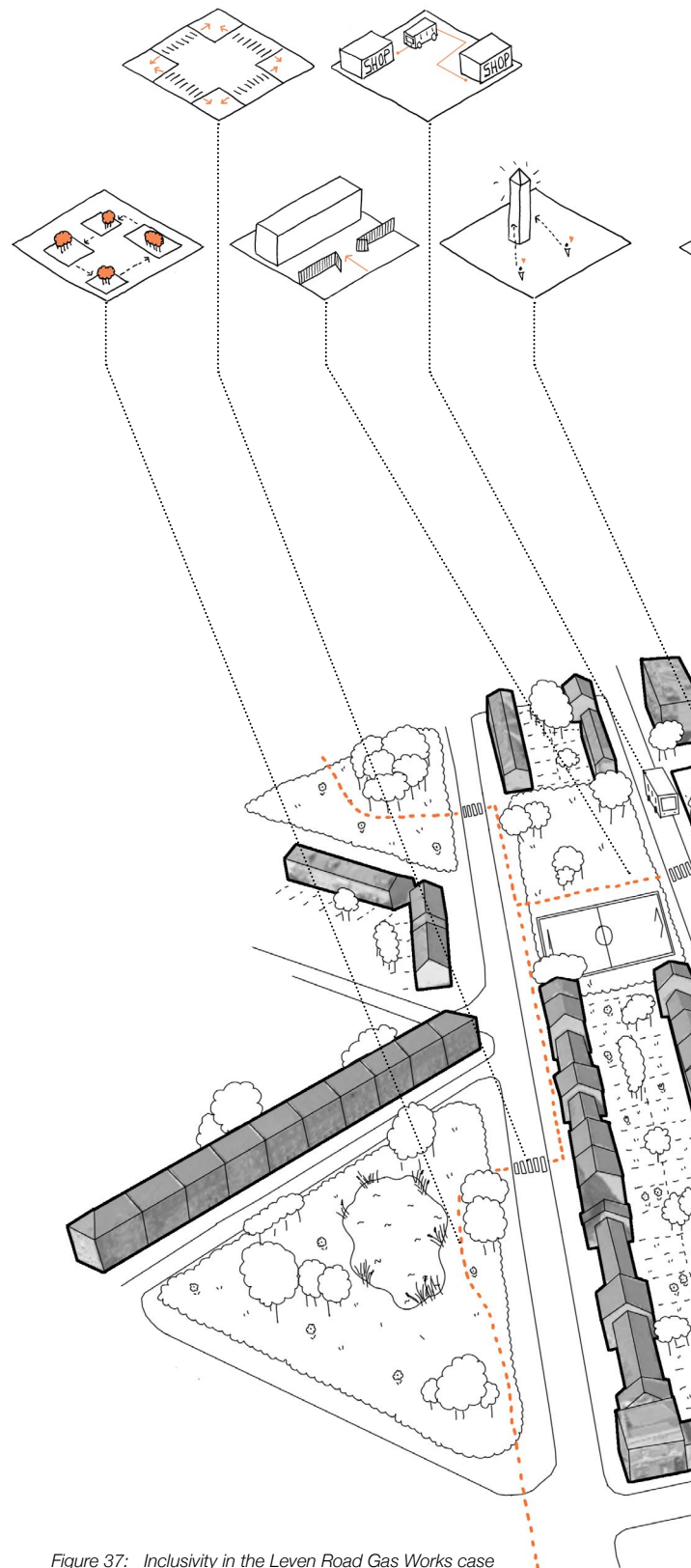
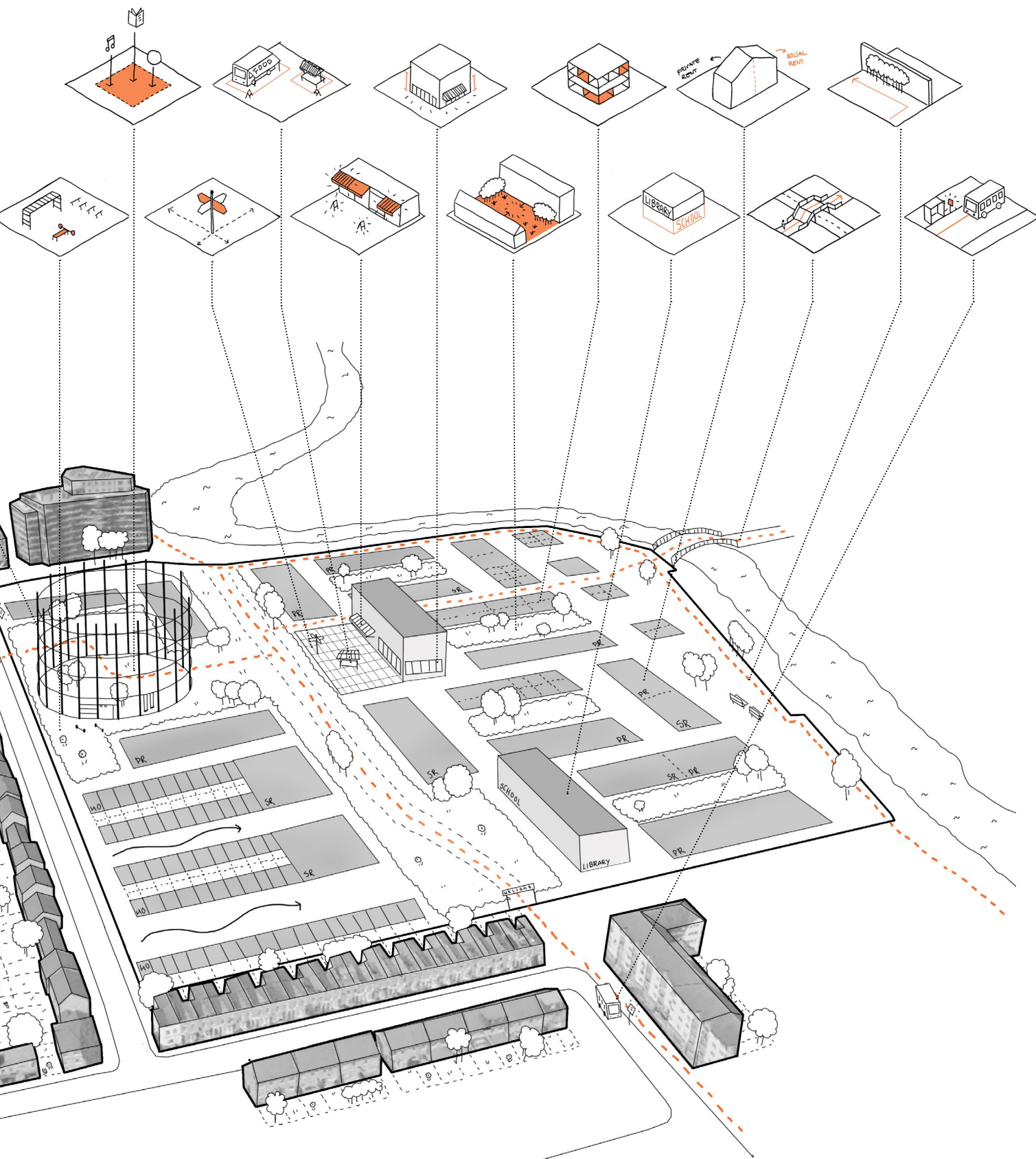


Figure 37: Inclusivity in the Leven Road Gas Works case  
Source: image by author



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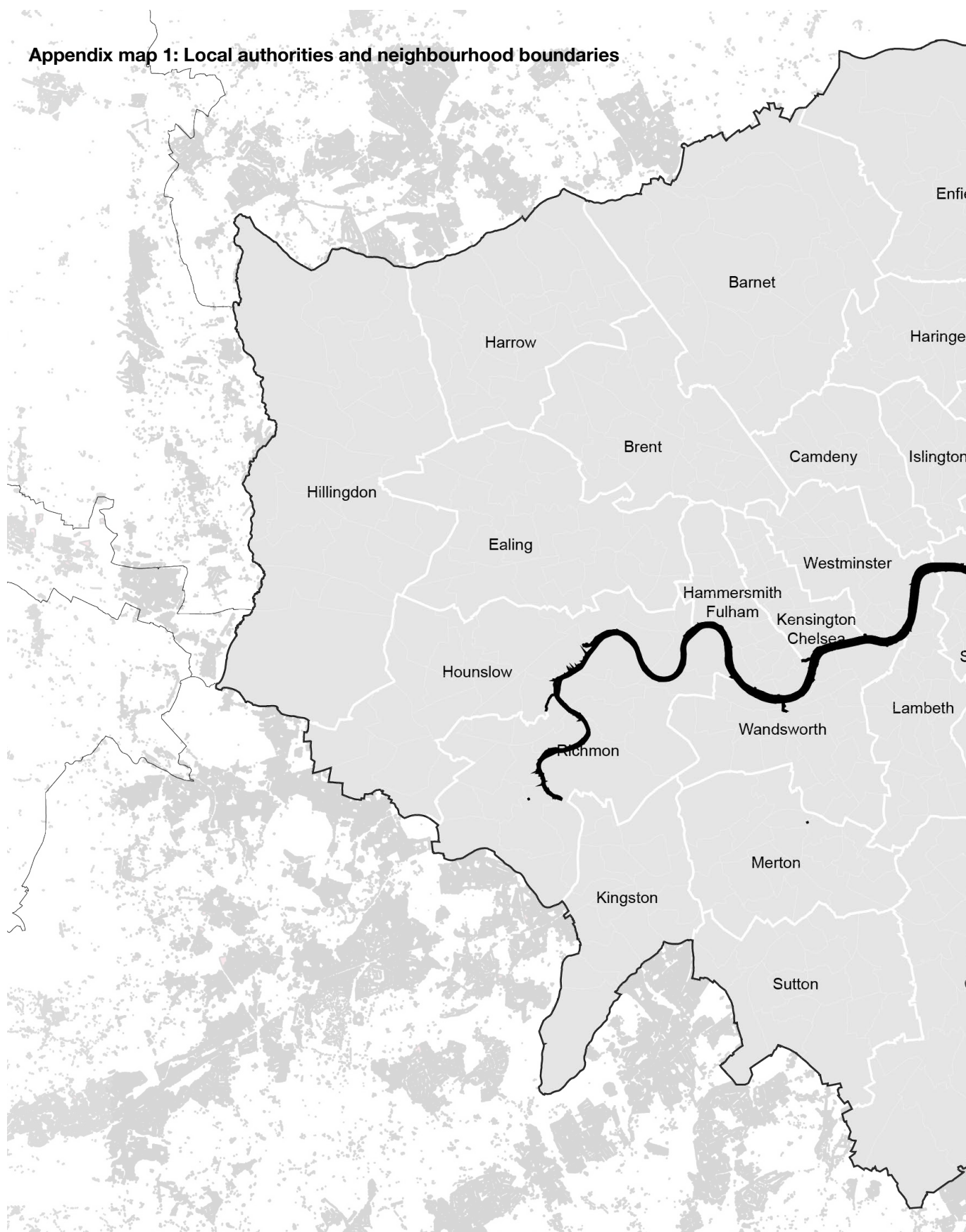
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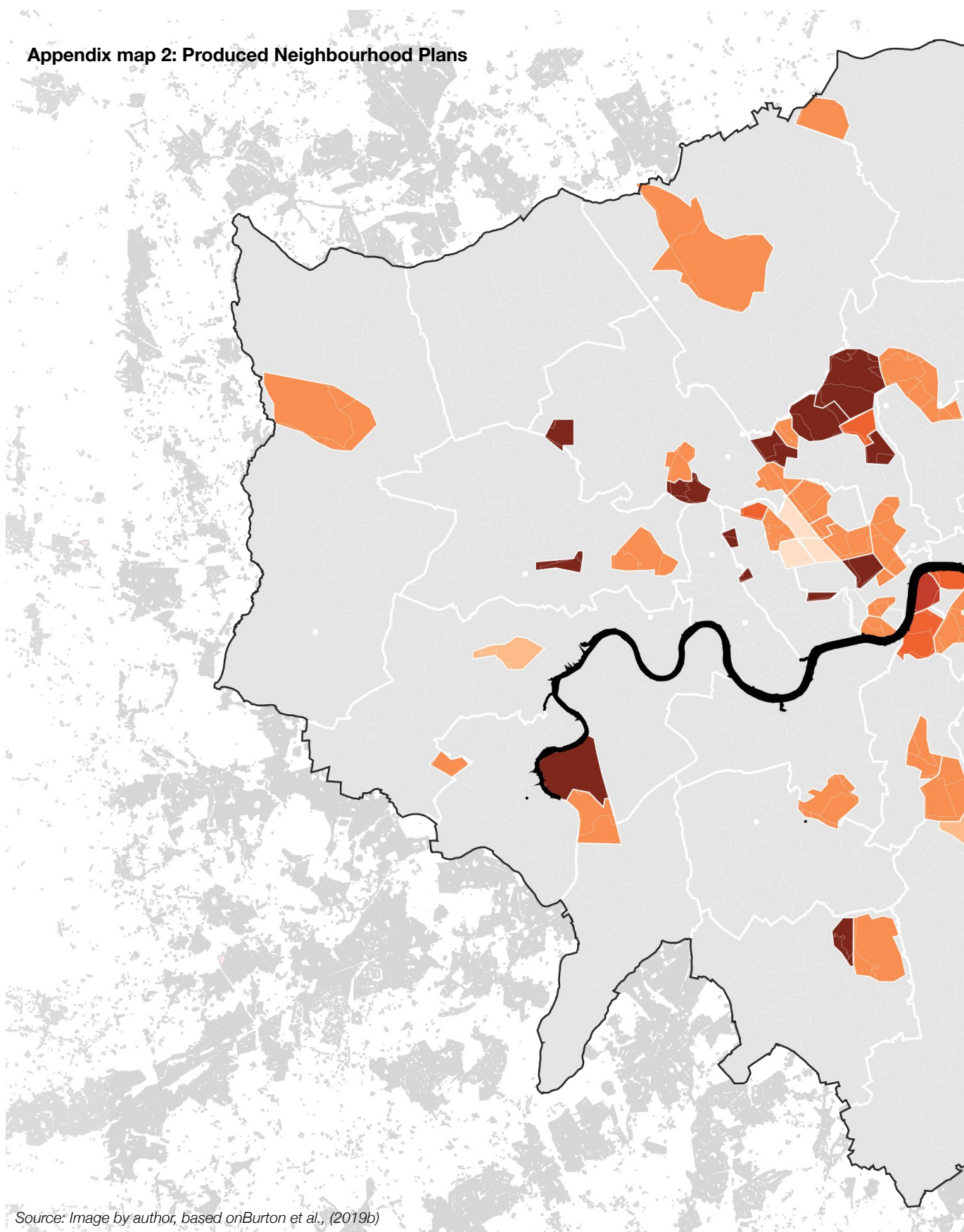


**Appendix map 1: Local authorities and neighbourhood boundaries**



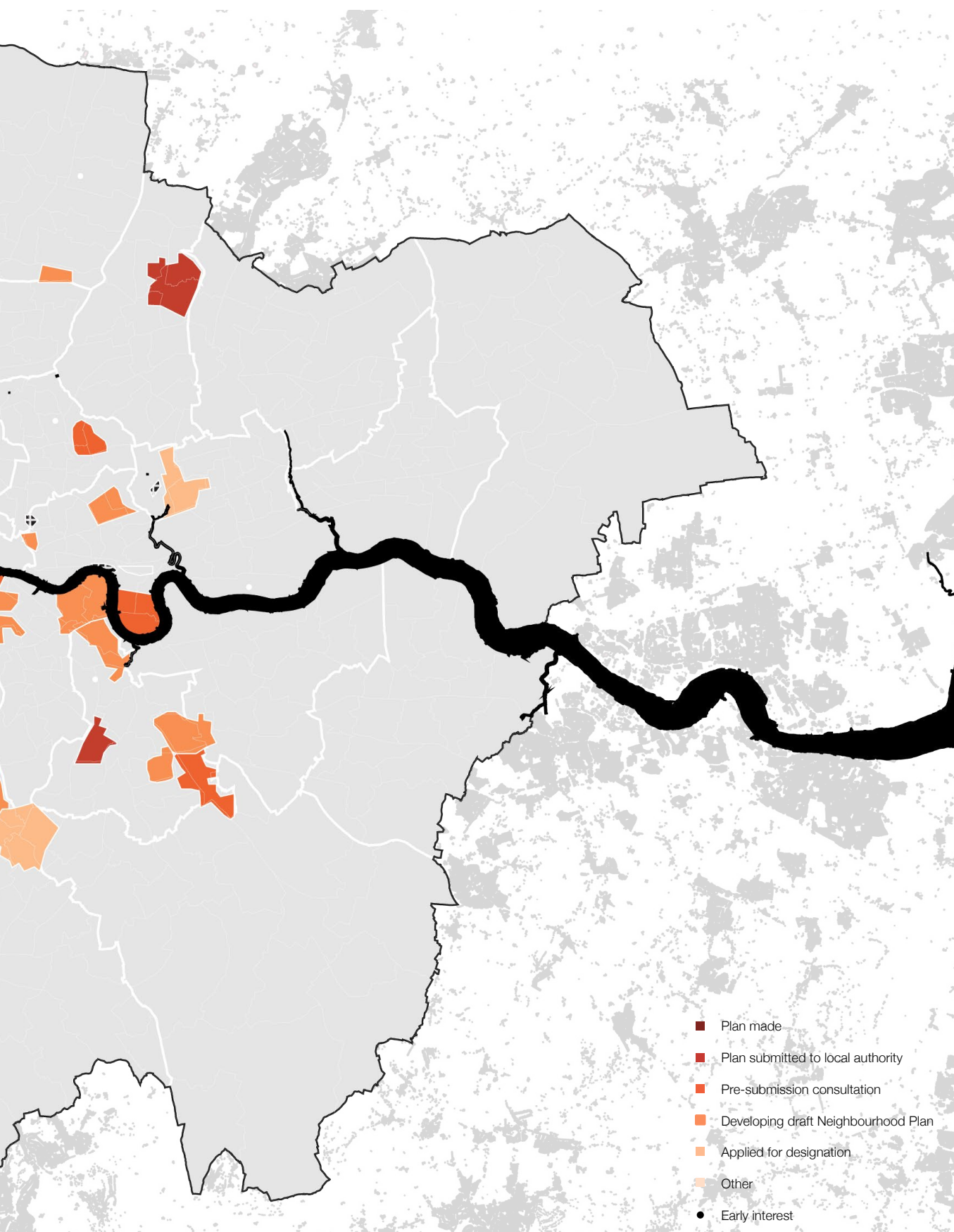


**Appendix map 2: Produced Neighbourhood Plans**



Source: Image by author, based on Burton et al., (2019b)





**Appendix map 3: Neighbourhoods with high risk of facing gentrification processes**

