

URBAN FORM QUALITY AND CHARACTER

The urban form quality and character map evaluate architecture and urban design quality. The assessment process has been conducted with a scoring of each block against the criteria suggested by the GLA methodology (0=not satisfied; 0.5=partly satisfied; 1=fully satisfied):

- **Context** – A distinct sense of place that relates well to its surroundings and responds to local heritage, history and culture.
- **Identity** – An attractive and distinctive place with well-designed places and buildings.
- **Built form** – A coherent pattern of development with appropriate building, spaces, layout, orientation, scale, form and appearance.
- **Movement** – A well-connected place that is easy to access, move through and around by walking and cycling and all modes of transport.
- **Nature** – A place that enhances and celebrates its natural features, has a pleasant micro climate and is rich in biodiversity.
- **Public spaces** – Indoor and outdoor public spaces that are safe, social, welcoming, attractive and comfortable to spend time in.
- **Uses** – A diverse, inclusive and stimulating environment offering a range of uses, experiences and choice.
- **Homes and buildings** – Functional and attractive homes and buildings that are fit for purpose and have good access to external amenity and public spaces.
- **Resources & Lifespan** – Efficient and resilient buildings and places and a place with a strong sense of stewardship, that is made to last and can easily adapt future needs and lifestyle demands.



The assessment, conducted per aggregation of blocks identified as having the same urban form typology, considers elements of the previous analysis, illustrated on page 141, such as:

- Built form and typology
- Period of development
- Street layout and public realm
- Green and biodiversity
- Town centres and high streets

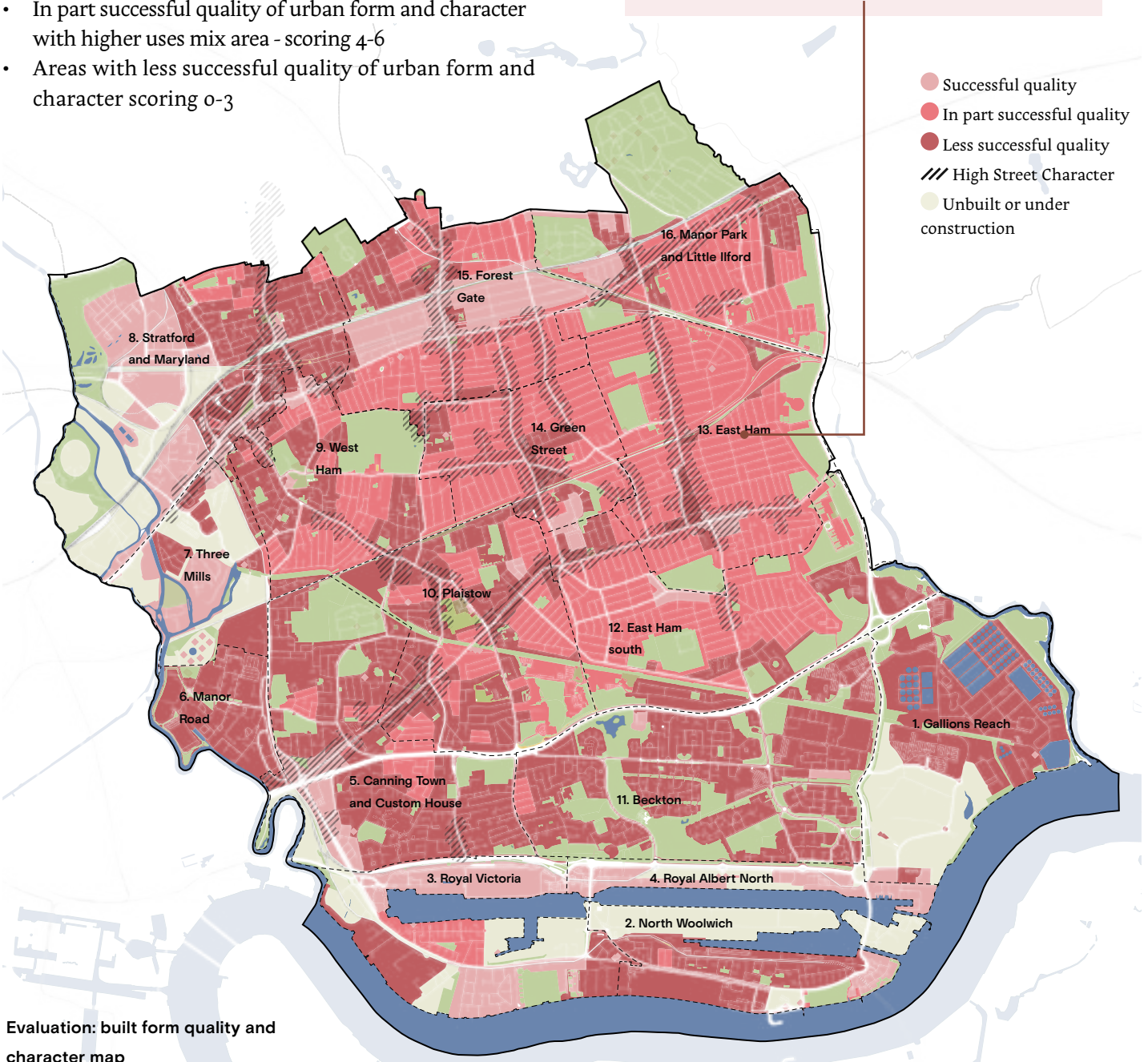
The evaluation for this map is conducted as a scoring system against each of the previously listed headings:

- Successful quality of urban form and character area - scoring 7-9
- In part successful quality of urban form and character with higher uses mix area - scoring 4-6
- Areas with less successful quality of urban form and character scoring 0-3



Context	Fitting into the context	1
Identity	Recognisable strong	1
Built form	Clear and legible	1
Movement	Easy to navigate grid	1
Nature	Scarce beyond gardens	0.5
Public realm	Limited	0
Uses	Largely residential	0
Homes & buildings	Good quality homes	1
Resources	Low energy efficiency	0
Total		5.5

Example of Built form quality and character evaluation



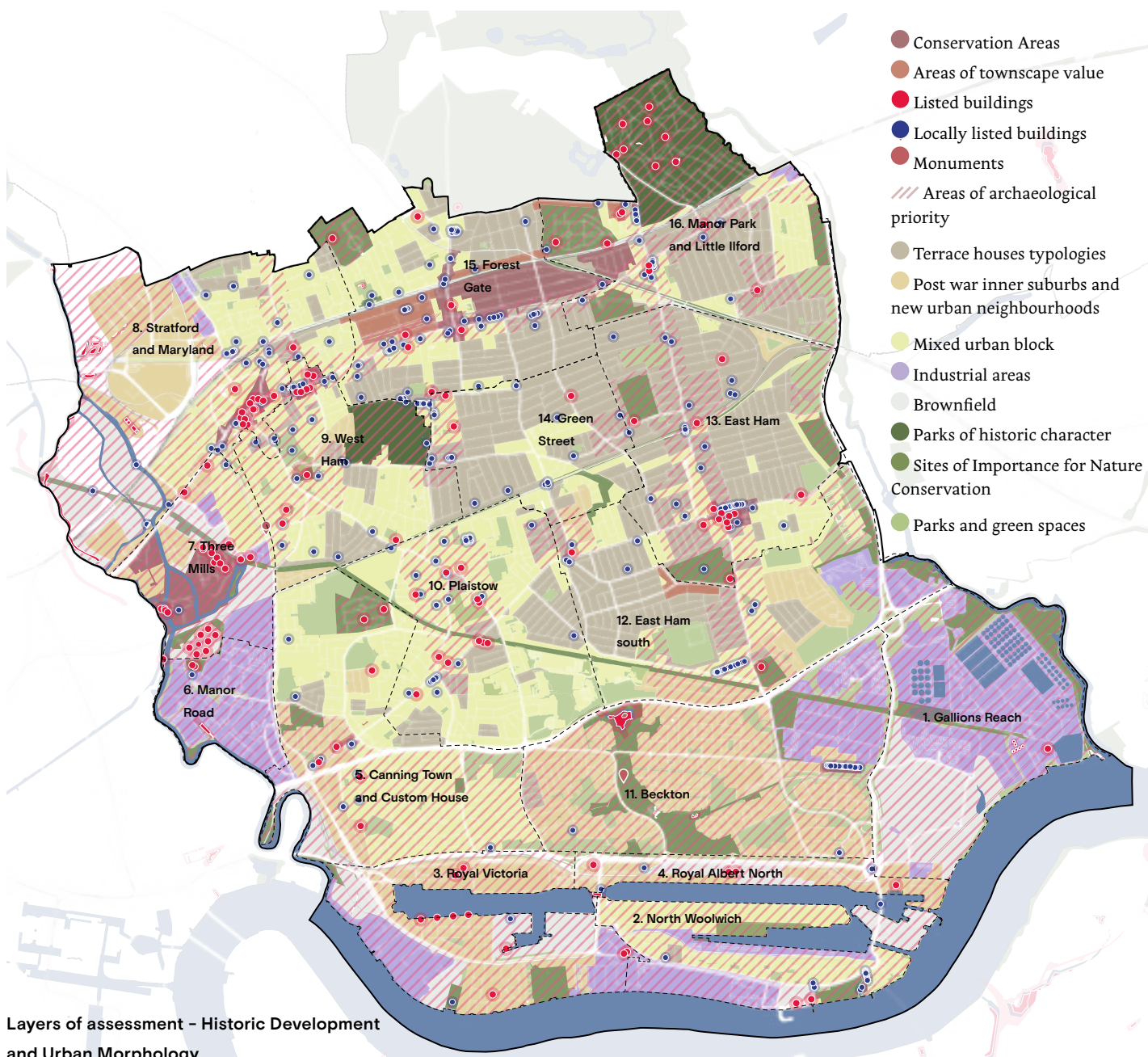
Evaluation: built form quality and character map

SENSITIVITY TO CHANGE

The sensitivity to change map, opposite, evaluates the degree to which an area might be impacted by change and reflects the nature and coherence of its character with special regard to its historical value. In line with the London Plan methodology, the assessment considers the elements below:

- Heritage – Proximity to a concentration of heritage assets including Listed Buildings, Locally Listed Buildings, local heritage assets, Buildings at Risk or recently lost buildings of merit, or otherwise likely to affect their settings.
- Historic character – Near or within areas of Archaeological Priority or historic importance, World Heritage Sites, Conservation Areas, significant townscape value and parks of historic value.

- The quality, extent and variety of architectural periods evident and consistency of style including listed and locally listed buildings. High quality materials, detailing and surface treatment.
- Evidence of a historic urban grain or street patterns.
- The concentration of high-quality green spaces, parks, gardens, mature street trees and other rich and varied biodiversity. This may include the presence of registered parks and gardens.
- Policy protections – Presence of Green Belt, Metropolitan Open Land, industrial land, protected gypsy and traveller sites or other protection policy designations including neighbourhood plans.
- The range, quality, age and use of materials, detailing and surface treatment evident
- Brownfield and industrial areas



The evaluation suggests four degrees of sensitivity to change that include:

- Highly sensitive to change areas that include Conservation Areas, Areas of Townscape Value and listed buildings together with their settings. The map below highlights listed buildings locations, while the extent of the settings of listed buildings needs to be assessed and considered on a case by case basis. In a separate colour, to mark the different nature of the open space assets, are also highlighted highly sensitive to change parks and green spaces, which include parks of historic character and Sites of Importance for nature and conservation.
- Sensitive to change areas that include areas of consolidated historic character where historic
- Somewhat sensitive to change areas that include development of cohesive design but no historic / architectural value.
- Not sensitive to change areas that include areas of fragmented character where buildings from multiple periods and following different styles and urban principles are present.



Evaluation: sensitivity to change map

OPPORTUNITY FOR GROWTH

The opportunity for growth map assesses the degree to which an area might be able to accommodate change and reflects the accessibility of the area, the emerging context and the availability of space for growth. In line with the GLA methodology, the map considers:

- Existing urban form such as density, height and urban grain
- Existing high PTAL and connectivity
- Planned or current infrastructure improvements including improvements to PTAL and connectivity
- Amount and extent of development sites / areas (either in pipeline, planned or prospective)
- Regeneration projects and initiatives in place or planned

- Identified as an Opportunity Area, growth area or regeneration area
- Recent development pattern and past levels of growth (likelihood this will continue)
- Planning policy constraints limiting capacity for growth e.g. Metropolitan Open Land or London City Airport Public Safety Zone

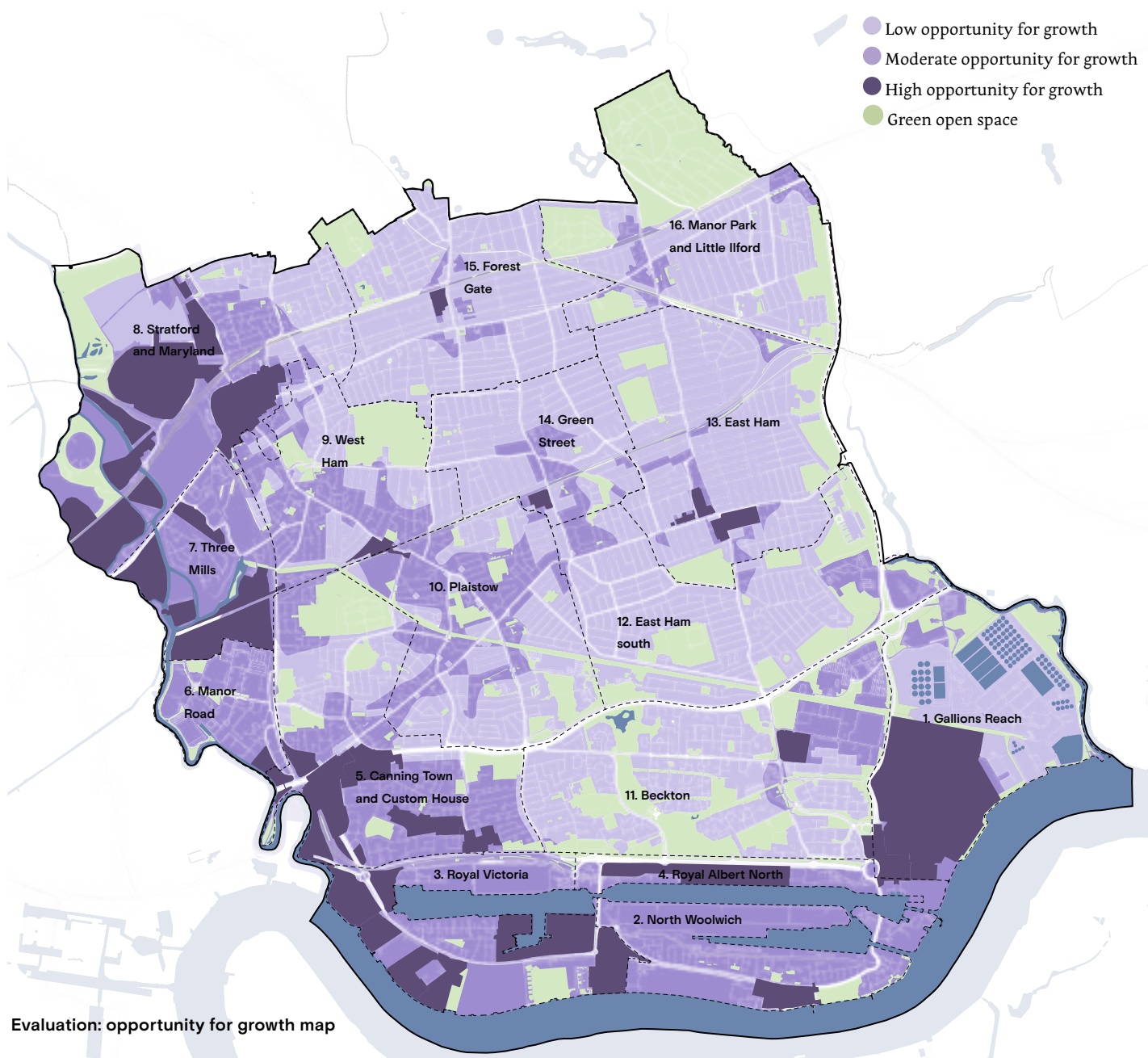


The assessment considers elements of the previous analysis, illustrated on page 139, such as:

- Conservation Areas, Listed buildings and locally listed buildings
- Public transport access and PTAL levels
- Building character and whether it has the ability to provide uplifts in density
- Designated areas such as strategic sites and opportunity areas
- Protected areas such as strategic industrial land

The evaluation suggests three degrees of opportunity for growth:

- Low opportunity for growth areas include areas of consolidated character that can not provide uplifts in density or areas of mixed character that have low PTAL levels
- Moderate opportunities for growth areas include areas of mix character with high PTAL, industrial areas that can be intensified, or areas that are designated are areas of growth, such as LLDC or the Royal Docks OA. These areas could provide moderate uplift in density through incremental intensification.
- High opportunities for growth areas include strategic sites and large masterplan sites.



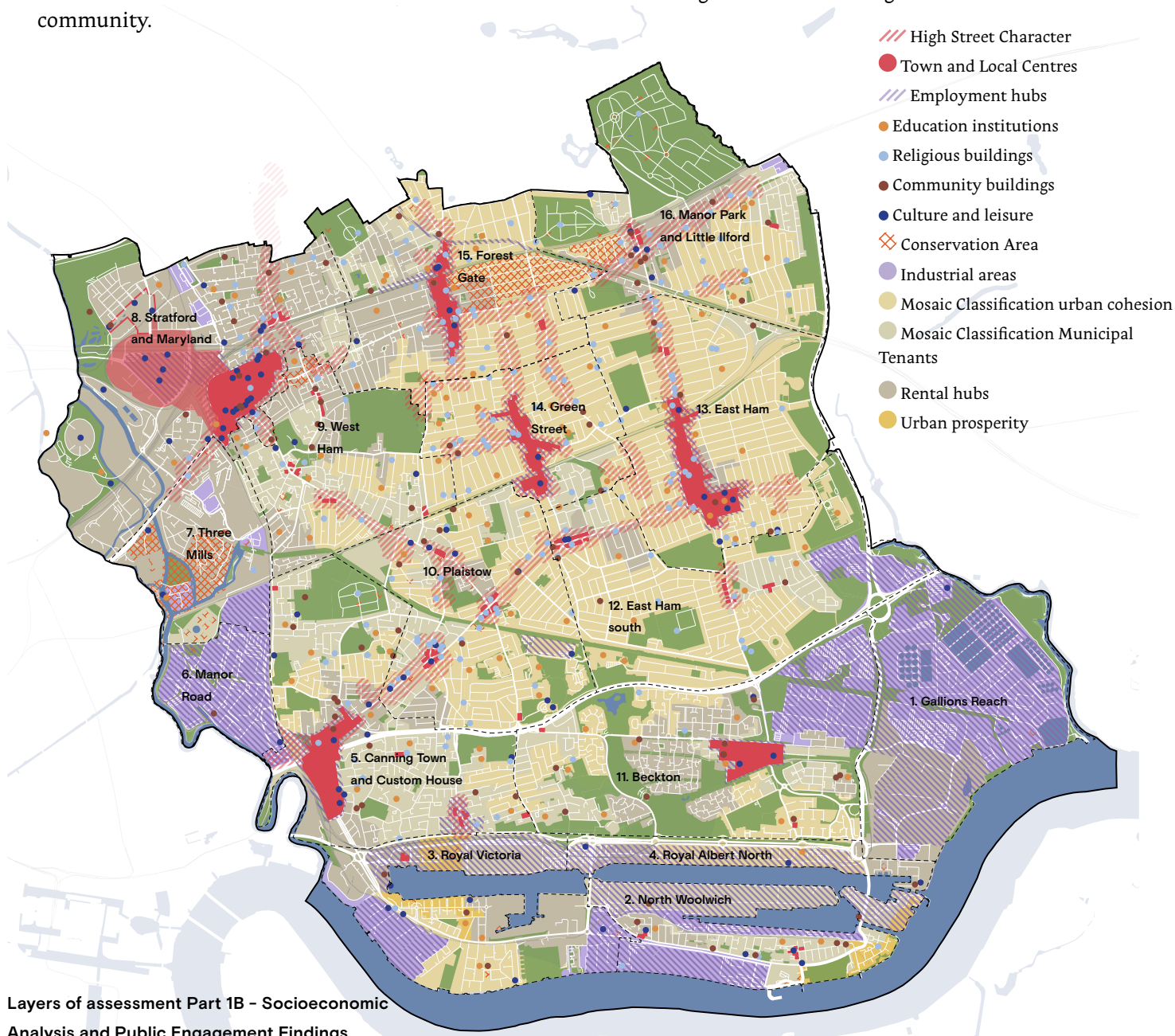
Evaluation: opportunity for growth map

SOCIO-ECONOMIC AND CULTURAL SIGNIFICANCE

The socio-economic and cultural significance map evaluates the importance of each area for the social life of the local community, reflecting elements such as the presence of community and cultural assets, economic opportunities, and demographic characteristics. In line with the GLA methodology, the map considers intangible aspects emerging from the public engagement and the socio-economic analysis:

- Intangible assets – Presence of positive intangible characteristics that make a place unique or distinctive.
- Cultural assets – Presence and significance of attributes, spaces and activities that celebrate the artistic, historic, cultural and creative character.
- Community assets – Presence and significance of highly valued community uses, spaces, services or infrastructure that meet the needs of the local community.

- Local features – Physical features that are unique and have meaning to the local community.
- Health and wellbeing – A place that encourages active travel and has overall positive benefits for the mental and physical health and wellbeing of Londoners.
- Need and deficiency – A place with a wide range of economic opportunities.
- Employment – A place with a strong and diverse range of employment opportunities.
- Town centres and high streets – Presence of a vibrant town centre or high street that provide varied economic, civic and cultural offers.
- Education – Presence and significance of high-quality and renowned educational and training facilities.
- Housing types and tenure – A place with a variety of housing suitable to the needs of diverse communities, including affordable housing.



Layers of assessment Part 1B – Socioeconomic Analysis and Public Engagement Findings

The assessment considers elements of the previous analysis, illustrated on page 146, such as:

- High streets and town / local centres
Distribution of social infrastructure, including community, leisure, culture, religion, education
- Areas of employment and economic opportunity
Valued local assets identified through public engagement
- Mosaic characterisation of the borough demographic

The evaluation suggests three degrees of socio-economic and cultural significance:

- Areas of high cultural significance include town centres and local centres, high streets and

employment areas, which concentrate a variety of uses that support the social life of the community.

- Areas of socio-economic and cultural significance include areas classified in the socio-economic assessment as majority “municipal tenants” and “urban cohesion”. These generally have residents holding long-term tenancies and with established ties with their local community.
- Highly valued green and blue assets include the parks and landscape features that were highlighted during the engagement or that are of historical value. It is worth highlighting that the community generally values all parks in Newham, however the parks here marked were directly mentioned in the engagement.
- Areas of moderate socio-economic and cultural significance cover all other areas.



Evaluation: socio-economic and cultural significance map

CONSERVE ENHANCE AND TRANSFORM

A synthesis of the assessments

The matrix below summarises the evaluation maps of sensitivity to change, opportunity for growth, urban form quality and socio-economic and cultural significance. The four maps have been interpreted to create a synthetic map of areas to be conserved, enhanced or transformed.

Conserve

Conserve areas are defined as areas that have a high quality and valued character that should be maintained. They have been identified, starting from the previous assessment, as the areas that score the highest across all the three following areas:

- high sensitivity to change
- successful urban form quality
- high socio-economic and cultural significance

These areas may have any level of opportunity for growth; however, any new development should prioritise the conservation of the existing qualities. Areas with a character that should be conserved, but with a high opportunity for growth, such as, for instance, sites with substantial available land in proximity or within Conservation Areas, should consider carefully the interface and settings of existing buildings of quality, and respect the existing character.

Transform

Transform areas are defined as areas that have the conditions to establish a new character. They have been identified, starting from the previous assessment, as the areas that have the three following characteristics:

- High opportunity for growth or industrial designation
- Less successful urban form quality
- Not sensitive to change

Areas identified as transform areas require high opportunity for growth to be able to establish a new character.

Enhance

Enhance areas are defined as areas of mixed quality where new developments can provide positive incremental change to the overall character. Areas that don't fall into conserve or transform categories are to be enhanced. These areas can have different combinations of urban form quality, sensitivity to change, socio-economic and cultural significance; their specific qualities, strengths, weaknesses and opportunities should be recognised and strengthened, mitigated or addressed by new development.

Opportunity for growth	Urban Form Quality and Character	Sensitivity to change	Socio-economic and cultural significance	
Low opportunity for growth (consolidated character)	Successful quality of urban form and character	High Sensitive to change Conservation Areas and areas of Townscape value (established character to be preserved) and immediate settings of listed buildings	Area of high socio-economic or cultural significance, valued green and blue assets, and local asset of culture or identity.	Conserve Areas having the highest score across all the three categories: successful urban form quality + highly sensitive to change + high socio economic or cultural significance
Moderate opportunity for growth (Opportunity areas or areas of fragmented character and high PTAL that can deliver moderate uplift of built density)	In part successful quality of urban form and character (scoring 4-6)	Sensitive to change (consolidated historic character) Somewhat sensitive to change (consolidated character, various quality)	Area of socio-economic or cultural significance (according to population demographic - prevalence of social tenants and new urban cohesion)	Enhance Any combination of the analysis that does not fall into conserve or transform is identified as a character to be enhanced.
High opportunity for growth (sites with a critical mass sufficient for them to establish their own character)	Not successful quality of urban form and character (scoring 7-9)	Not sensitive to change (fragmented character)	Area of moderate socio-economic or cultural significance	Transform Areas having the lowest score across urban form quality and sensitivity to change (unsuccessful urban form quality and character + not sensitive to change) together with a high opportunity for growth

Definitions and approach

These definitions are not firm boundaries as conservation, enhancement, and transformation of character exist on a spectrum and are highly dependent on a site's existing context. Fundamentally, any conservation, enhancement, or transformation in character should deliver coherence and continuity and must remain specific to the Newham context, reflecting an understanding of the character of the wider neighbourhood and the immediate site context.

Conserve

Proposed areas:

- Areas of consolidated historic value and high quality.
- Conservation Areas and designated green spaces, such as Metropolitan Open Land.
- Areas of highly positive character that should be retained and protected.

Enhance

Proposed areas:

- Areas that are moderately fragmented with potential local significance or poorly maintained yet robust urban grain would typically be more suitable for enhancement in character.
- Areas that can support a moderate uplift and intensification of the building density and new architectural expressions.

Transform

Proposed areas:

- Areas with a fragmented urban grain within identified high public transport accessibility could allow for a transformation of the existing character.
- Areas with undesirable character and/or poor quality buildings and public realm that negatively impact the surrounding character, for example brownfield sites or retail sheds.

