

WHAT ARE THE ISSUES?

Greater London contains the second most skyscrapers of any city in Europe. 121 buildings that are at least 100m across London, 24 in the City of London and 27 in Canary Wharf.

587 more are in the pipeline (310 with full permission, 127 under construction) which could provide over 90,000 homes, but only 48% are located close to public transport links.

Tall buildings encouraged and supported in the London Plan, as part of a “plan-led approach to facilitating regeneration opportunities and managing future growth”

London Plan has abandoned strategic role and delegated decisions about definitions of tall buildings and their location to the boroughs

Carbon: tall buildings require proportionately much higher amounts of concrete to build the structure

Carbon: tall buildings are substantially more environmentally inefficient; in terms of energy usage (carbon) they are increasingly inefficient for each additional floor

Speculation: the designation of sites for tall buildings drives speculation and drives up land costs. Speculation blights sites and is an inefficient use of land.

Density controls abandoned in London Plan - increases speculation on maximising development

Implementation of permissions is far more risky since they cannot be phased

Social and environmental impact of tall buildings: gated developments + microclimate issues + sterilising neighbouring areas + impact on daylight/sunlight + sense of dominance and enclosure

WHAT ARE WE PROPOSING?

Evidence-based approach: tall buildings are not the most efficient way of using land to achieve higher densities - mid-height (6-12 storey) mansion blocks achieve similar density with more communal form of building and amenity space

Mayoral investigation into the impact of tall buildings on carbon emissions, land values, amenity

London Plan moratorium on permission for further tall buildings except for plan-led identification of locations in The City and Canary Wharf

Density matrix reintroduced to the London Plan to establish the development envelope, to dampen down land value increases and speculation, and to reduce carbon emissions