

Tall buildings and views

Tall buildings should be fully integrated with and facilitate delivery of the public realm strategy. They will play a key part in defining the public realm, they can help with orientation, way finding and help landmark particular uses. The tall buildings strategy in the following chapter sets out some principles for the location of tall buildings within the public realm of the OA.

Some of the key principles promoted in terms of views within the OA are as follows:

- That taller buildings should be located to signpost routes through the OA for instance along the length of the park and at key locations along the fingers that link the residential hinterland to the river
- That views into the OA from the north bank of the River Thames should be maintained and a solid wall of development avoided. Similarly views from the residential hinterland into the OA from the south should be developed to ensure visual permeability.

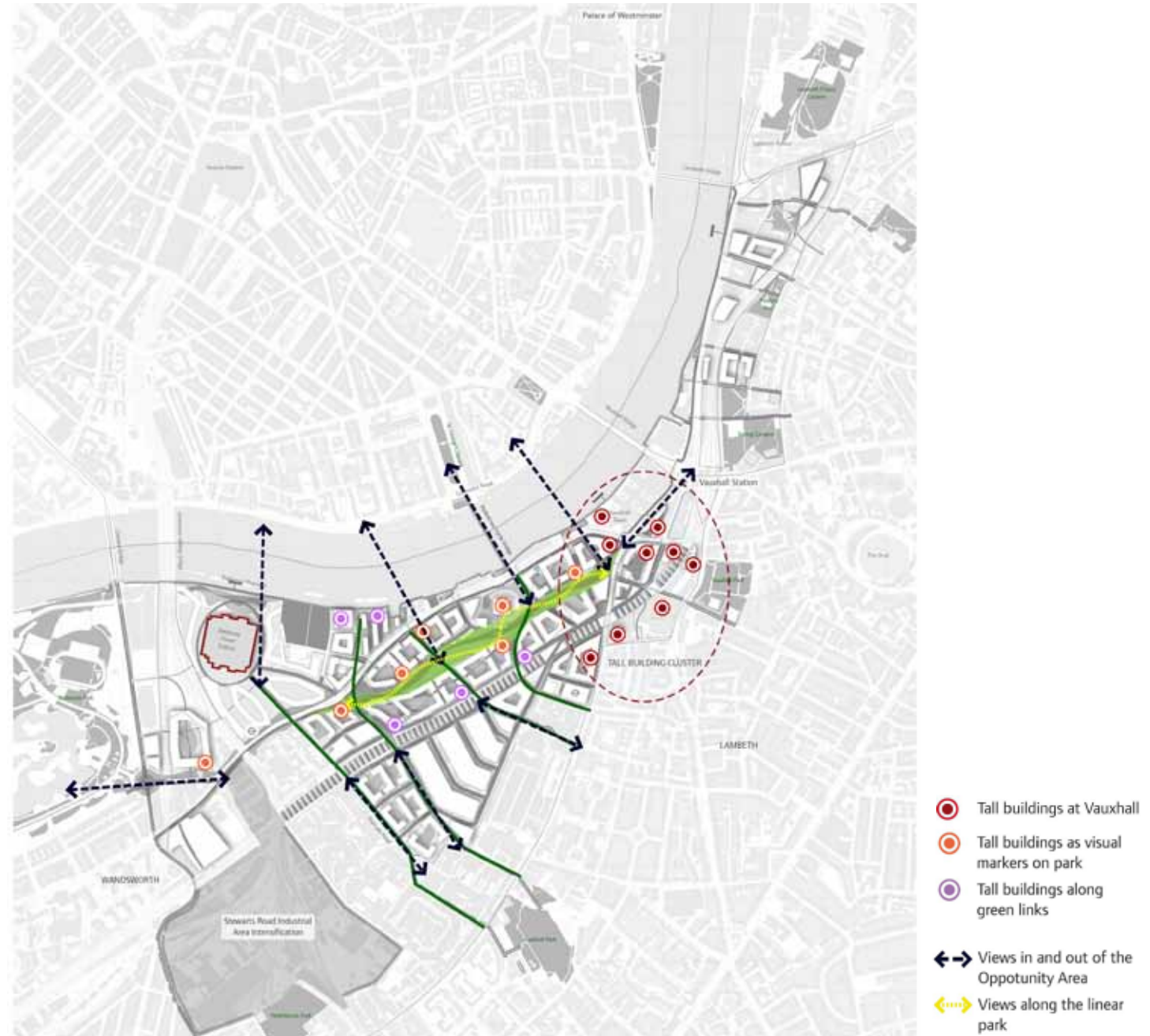


Figure 7.40 Indicative location of tall buildings in relation to public realm

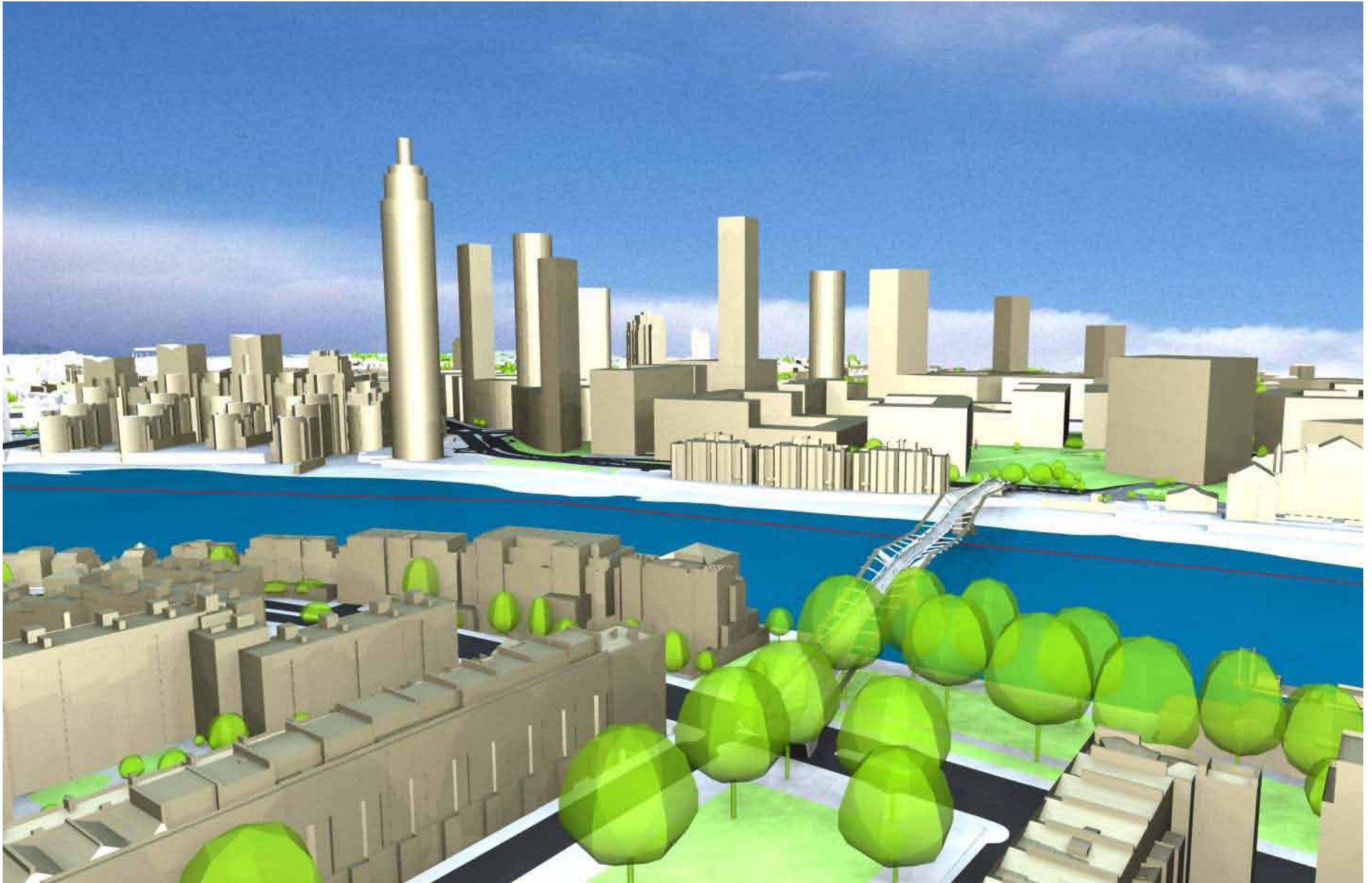


Figure 7.41 View of emerging tall building cluster from above Dolphin Square

Implementing the public realm strategy

Progress from 2009 draft to 2012 publication

In the run up to publishing the consultation draft OAPF in 2009 a series of meetings were held with landowners and their masterplan teams promoting the key themes of the OAPF. Since publishing the 2009 draft an ongoing series of conversations and negotiations have been held with the landowners and their masterplan teams and with other public bodies including CABE and English Heritage in order to deliver the aspirations of the OAPF public realm strategy.

Initially, the early iterations of the masterplan teams did not reflect the content of the draft OAPF. However, over the last two years the benefit of co-operation between landowners has become apparent and through a series of iterations the delivery of the broad principles of the original draft OAPF have also become apparent.

The masterplan teams have brought their own ideas to the process to the benefit of the delivery of the framework. The framework masterplan was always intended



Figure 7.42 Indicative masterplan 2009 OAPF

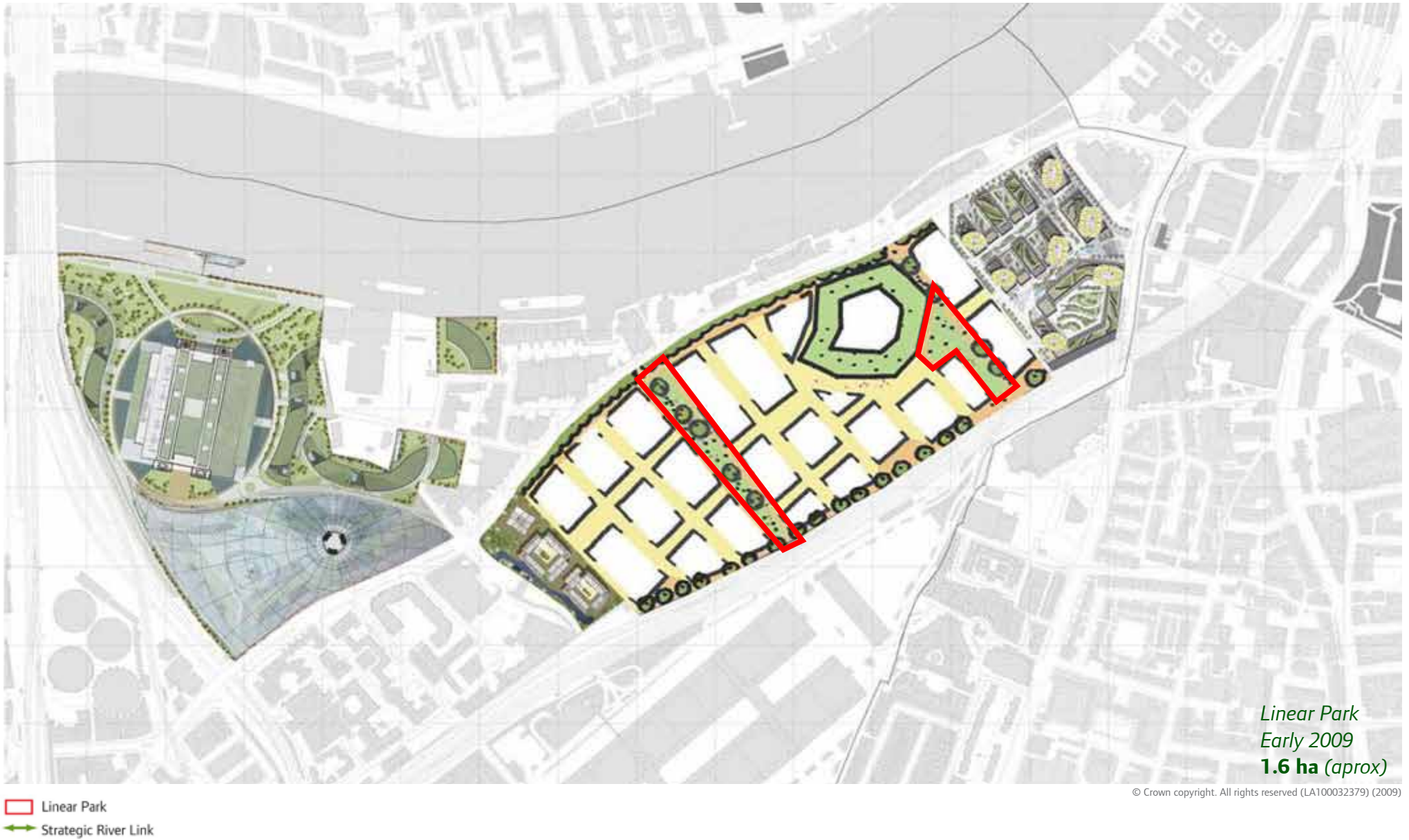
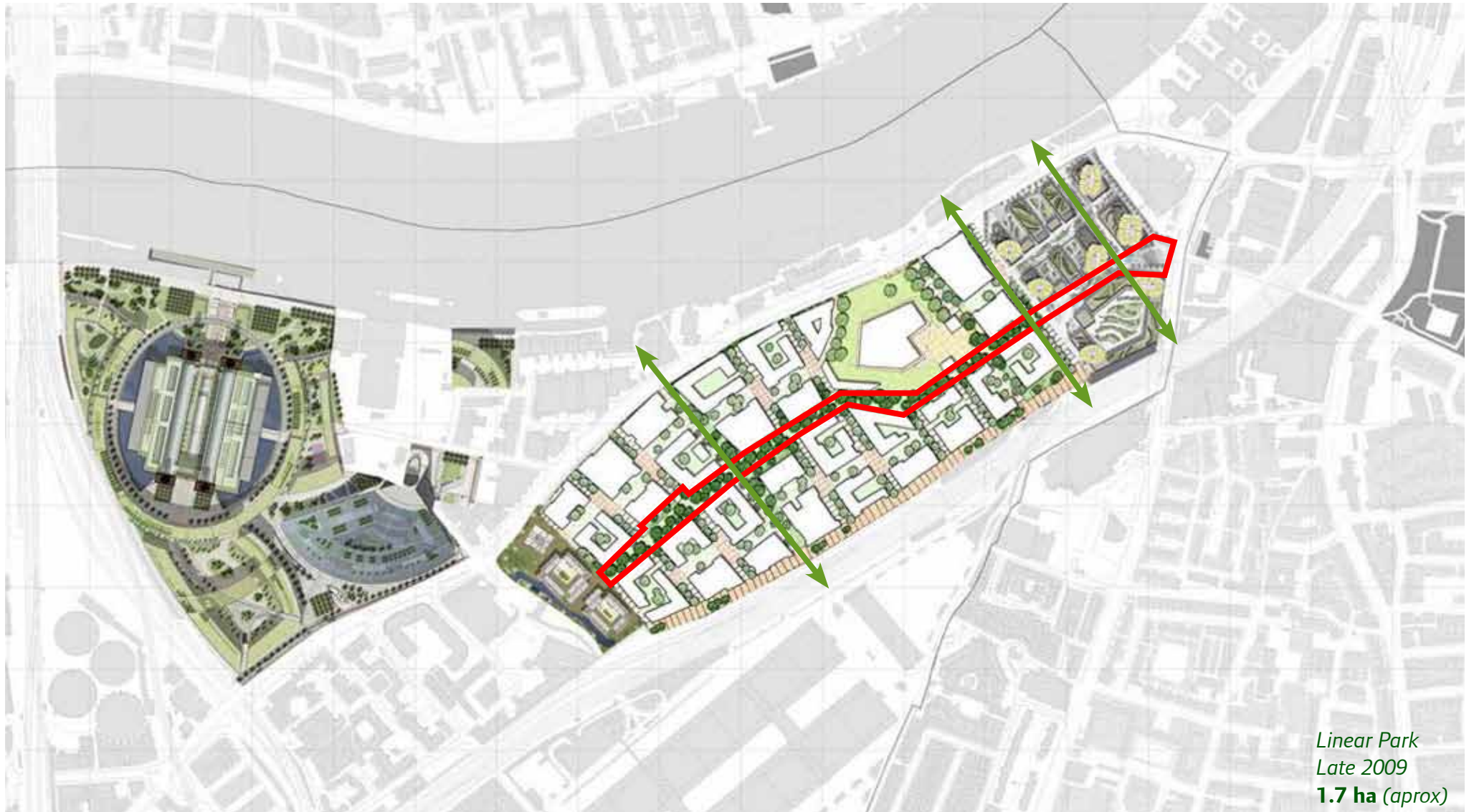


Figure 7.43 Response to VNEB OAPF Draft 2009

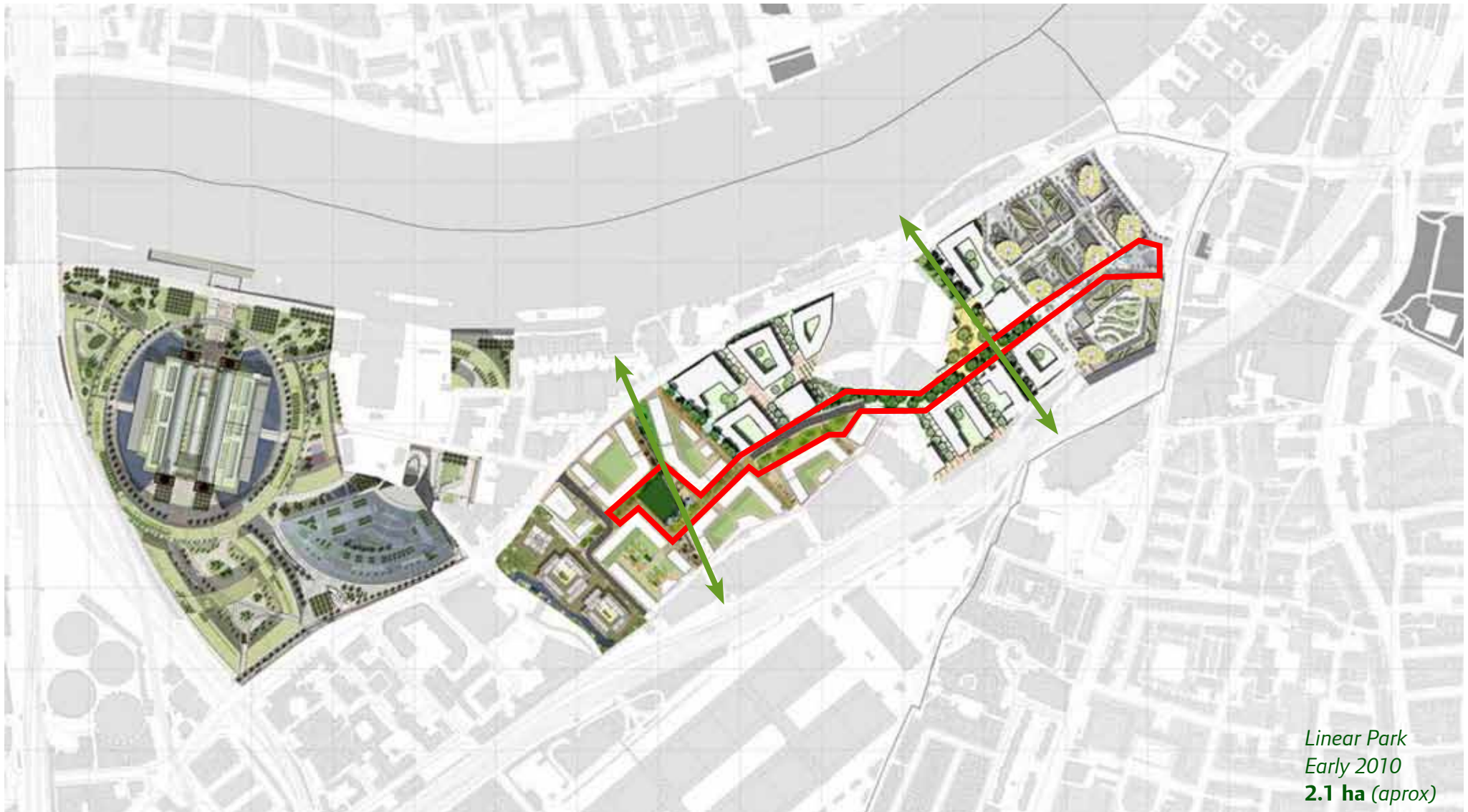


Linear Park
Late 2009
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Figure 7.44 Response to VNEB OAPF Draft late 2009

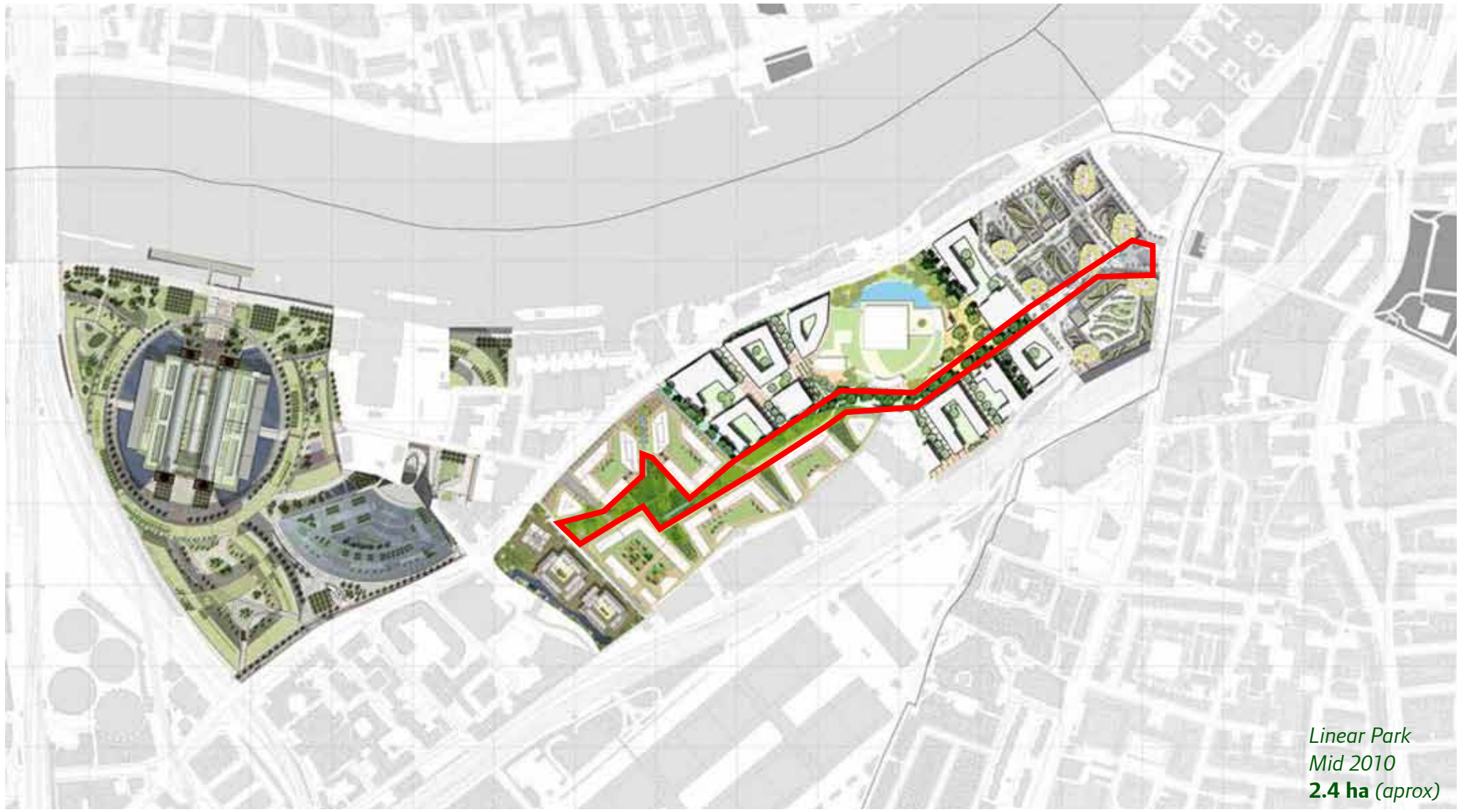


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Figure 7.45 Response to VNEB OAPF Draft early 2010



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Figure 7.46 Response to VNEB OAPF Draft mid 2010



Figure 7.47 Response to VNEB OAPF Draft- late 2011



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Figure 7.48 Response to VNEB OAPF Draft- late 2011



Figure 7.49 2012 masterplans overlaid on 2009 Draft VNEB indicative masterplan

