



PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration Department
PO Box 333
222 Upper Street
LONDON N1 1YA

PLANNING COMMITTEE		AGENDA ITEM NO:B1
Date:	7th November 2017	
Application number	P2017/2330/FUL	
Application type	Full Planning Application	
Ward	Hillrise Ward	
Listed building	N/A	
Conservation area	None	
Development Plan Context	Major Cycle Route (within 50 of the site)	
Licensing Implications	None	
Site Address	17-23 Beaumont Rise (Elthorne Community Care Centre), London, N19 3AA	
Proposal	The demolition of an existing two storey building and the erection of two five storey buildings to provide 10 x 2-bed self-contained flats and 17 supported living units (C2 Use), together with communal rooms, staff/meeting facilities, cycle parking, private amenity space, refuse storage and a communal landscaped garden area.	
Case Officer	Stefan Sanctuary	
Applicant	Nick Gore - New Build and Regeneration Team, London Borough of Islington.	
Agent	Roger Stong – Islington Architects	

1 RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission:

1. subject to the conditions set out in Appendix 1; and
2. conditional upon the prior completion of a Directors' Agreement securing the Heads of Terms as set out in Appendix 1.

2 SITE PLAN (SITE OUTLINED IN RED)



3 PHOTOS OF SITE/STREET

Photograph 1: Aerial View of Site looking north



Photograph 2: View of Site from Beaumont Rise



Photograph 3: View of Site looking south



Photograph 4: View of site looking east



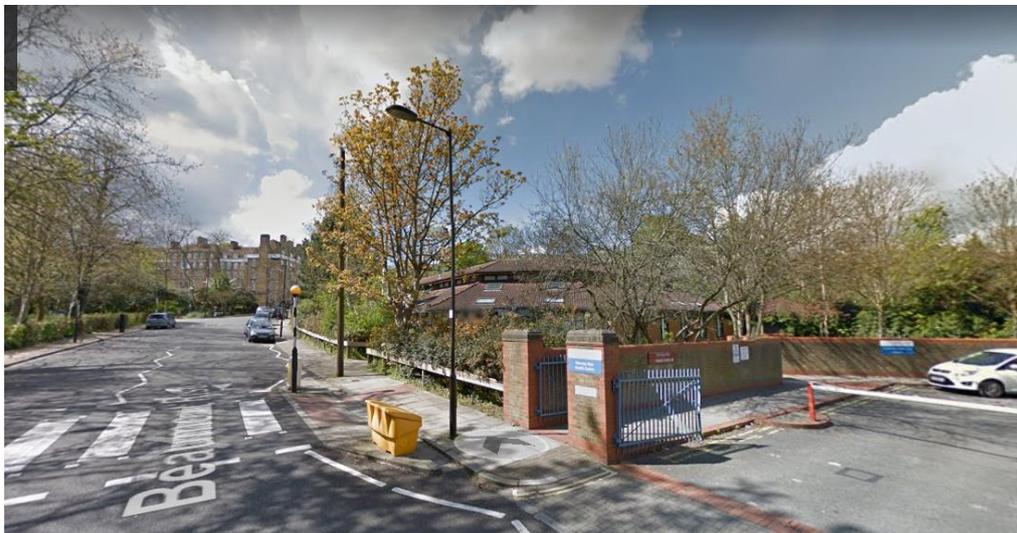
Photograph 5: View of Site looking north-west



Photograph 6: View of site from Health Centre Car Park



Photograph 7: View from Beaumont Rise looking north



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SUMMARY

- 4.1 The application proposes the demolition of an existing single storey building at 17-23 Beaumont Rise and the erection of two five storey buildings to (C2 Use) provide 10 x 2-bed self-contained dwellings and 17 supported living units, together with communal rooms, staff/meeting facilities, cycle parking, private amenity space, refuse storage and a communal landscaped garden area.
- 4.2 The proposal provides good quality affordable housing, supported accommodation as well as private housing which is considered to contribute towards delivering mixed and balanced communities. The offer of 17No. supported housing units, 2No. social rented, 2No. intermediate units and 6No. private sale units delivers a good mix of tenures and is considered to be acceptable and in accordance with planning policy. In land use terms, the proposal is considered to meet the objectives of adopted planning policy in accordance with London Plan Policies 2.9, 3.3, 3.9 as well as Islington Core Strategy Policy CS12 and Development Management Policies DM3.8 and 4.12.
- 4.3 The two proposed buildings have well-articulated and composed facades and are considered to work well together as an architectural piece. Samples of materials would be required by condition (3) in order to ensure that the development is built out to the highest quality. The proposal is considered to be well-designed, incorporating inclusive design principles, in accordance with Policy 7.6 of the London Plan, Policy CS9 of Islington's Core Strategy, and the aims and objectives of Development Management Policy DM2.1 and DM2.3.
- 4.4 The proposal retains a large amount of green space on site with a significant variety of plant and tree species. It is considered that the proposal would enhance the overall ecological value of the site. The application also includes the provision of good quality amenity space for residents. The proposal is thus considered to be in accordance with Core Strategy Policy CS15 and Development Management Policy DM6.3.
- 4.5 The proposal would not result in an unacceptable impact on neighbouring residential amenity in terms of loss of daylight or sunlight, increased overlooking, loss of privacy, sense of enclosure or safety and security. The development would result in the delivery of high quality residential accommodation with well-considered internal layouts, good levels of natural light and a significant amount of private and communal amenity space.
- 4.6 The application proposes a sustainable form of development which would suitably minimise carbon emissions. Furthermore, the proposal's transportation and highways impacts are considered to be acceptable. The proposal is considered to be acceptable and is recommended for approval subject to conditions and the completion of a Directors' Agreement to secure the necessary mitigation measures.

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SITE AND SURROUNDINGS

- 5.1 The application site is in Hillrise Ward and is located on the north-eastern side of Beaumont Rise. The site is occupied by a two-storey 'neighbourhood centre' building, which was constructed in the 1980s and is currently vacant. The building is not of any architectural value but been designated an asset of community value. The building is set back from the street behind an area of planted landscaping, which includes a mature hedge and trees. The eastern part of the site comprises an open landscaped area with numerous trees and shrubs.

5.2 The site forms part of a group of community buildings and the surrounding area comprises a mix of community and residential properties. Adjacent to the east of the site is the Hornsey Rise Health Centre, while to the northeast of the site is a Children's Daycare Centre. To the north and northwest of the site is Margaret Macmillan Nursery School, the gardens for which are designated as a SINC (Site of Interest for Nature Conservation) – Local level. Directly adjacent to the west of the site is a community allotment garden on land which slopes up from the site. To the south and southwest of the site on the opposite side of Beaumont Rise and Sunnyside Road are Elthorne Park and Sunnyside Gardens which are designated as public open space and a SINC – Borough Grade 2.

5.3 The area is served by several good walking and cycling routes as well as bus stops on Hornsey and Beaumont Rise. A public footpath passes along the south-east side of the site connecting Beaumont Rise with Hornsey Rise. Two rail stations, Archway and Crouch Hill, are within walking distance of the site and the site has a PTAL rating of 4.

6 PROPOSAL (IN DETAIL)

6.1 The application proposes the demolition of an existing low-rise building and the erection of two five storey buildings to provide 10 x 2-bed self-contained units and 17 supported living units (C2 Use), together with communal rooms, staff/meeting facilities, cycle parking, private amenity space, refuse storage and a communal landscaped garden area.



6.2 Block One addresses the street and is a five storey building with self-contained accommodation. The building is set behind an area of defensible green space and is accessed via a timber decked path from Beaumont Rise. The front elevation contains entrances to the two ground floor dwellings and the main entrance which provides access to the lift and stair core. The upper levels each contain two further dwellings.



6.3 Block Two is set back from the street is accessed via a communal landscaped garden. A single-storey structure containing communal living area is positioned in front of the five storey building residential building. A front entrance provides access to a lift and stair core from which ancillary office, meeting room, storage and staff kitchen facilities are accessed. The ground floor also contains a wheelchair accessible studio unit. The upper levels of this building each contain four self-contained studio units for supported living.

6.4 To the rear of the site is a communal garden area with soft landscaping, hardstanding, seating as well as bicycle storage. Each of the two buildings has its own dedicated refuse and recycling storage facilities.

7 RELEVANT HISTORY:

PLANNING APPLICATIONS:

The following previous planning applications relating to the application site are considered relevant to the current pre-application proposal:

- The construction of a 2 storey building to provide a Local Authority Neighbourhood Centre and associated garden yard and parking space was approved on the 11th October 1983. This permission included a condition that restricted the use of the building for the Council only. (App ref. 831632)
- The erection of timber glazed front entrance porch was approved on the 3rd December 1986. (App ref. 861517)
- The erection of single storey annexe building, ground floor extension to existing neighbourhood office and a rear escape stair and minor alterations was approved on the 18th March 1991 (App Ref. 901184)

PRE-APPLICATION ADVICE:

7.1 The proposal has been subject to ongoing pre-application discussions throughout the last 2 years. The points raised at pre-application stage have informed the design of

the scheme being considered here. The following are the most important improvements that have arisen as a result of pre-application discussions:

- The proposal is now mixed tenure incorporating C2 as well as C3 use residential accommodation.
- The wheelchair accessible unit has now been incorporated into Block Two rather than being a stand-alone unit.
- The ground floor of both front elevations has been increased in height and the facades are a more coherent design.
- The quality of accommodation proposed in terms of natural lighting and access to amenity space has been improved.
- There is now greater tree retention on site and an improved tree replacement strategy.

ENFORCEMENT

7.2 None relevant

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 217 properties in the vicinity of the site on Hornsey Rise, Beaumont Rise, Cromartie Road and Sunnyside Road on the 3rd July 2017. A site notice and a press advert were also displayed on 6th July 2017. The public consultation on the application therefore expired on 27th July 2017. However, it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 At the time of the writing of this report a total of 14 responses had been received from the public with regard to the application. The responses consist of 10 objections, 2 letters of general interest and 2 of support. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets).
- 8.3 The following objections have been received:
- The building has been designated an asset of community value and alternative uses should be explored before considering demolition [*paragraphs 10.11 – 10.16*];
 - The proposed five storey buildings are too tall and would blight the area [*10.35 – 10.45*];
 - The proposal does not provide sufficient affordable housing in an area of housing need [*10.19 – 10.28*];
 - The proposal would result in overcrowding [*10.46 – 10.49*];
 - The proposal would result in a lack of privacy and increased sense of enclosure for neighbouring residential occupiers [*10.68 – 10.79*];

- The proposed development would result in a loss of daylight and sunlight to existing residential properties in the vicinity [10.68 – 10.75];
- The buildings proposed are out of keeping with the character of the surrounding area [10.35 – 10.45];
- The proposal would seriously undermine the cohesion of the local community and lead to an increase in crime and anti-social behaviour [10.13 – 10.16 & 10.76 – 10.77];
- A home for people with mental health needs would overlook a nursery which is unacceptable [10.74 – 10.75];
- The proposal threatens the health and life of existing trees [10.60 – 10.68];
- There are already too many people with mental health needs in the local area [10.13 – 10.16];
- The site should be retained as a community use as many local / community facilities in the area have already been lost in recent year [10.10 – 10.17];
- The proposal will exacerbate existing lack of parking and overcrowding [10.46 – 10.49 & 10.119 – 10.122];
- The proposal will result in unmanageable pressure on existing infrastructure such as health care and education [10.124 – 10.127].

8.4 The following is a list of general comments in response to the proposal:

- The proposal is supported as long as the pedestrian route between Hornsey Rise and Beaumont Rise is maintained [10.117];
- It is not clear how the supported accommodation would be supervised on a 24-hour basis [10.77 – 10.78];
- The comments made at consultation exercises have not been listened to as the proposal remains unchanged [7.1 – 8.27];
- The proposed affordable housing units are just going to be unaffordable buy-to-let-investments [10.19 – 10.28];

8.5 The following is a list of the comments in support of the proposal:

- In general support of the proposal as it would enhance the surrounding area;
- Proposals for supported and social housing should be supported.

Applicant's consultation

8.6 The applicant, Islington Housing Strategy and Regeneration have carried out extensive consultation with members of the local community and have carried out a number of drop-in sessions.

8.7 Some of the residents' input at these meetings has informed the final design of the proposal, however the main objection from residents, that there are already too much 'supported' accommodation in the local area has not been addressed.

External Consultees

- 8.8 **Crime Prevention Officer** – raised no objection as long as the principles of Secured by Design are adhered to.
- 8.9 **UK Power Networks** – raised no objection.
- 8.10 **London Fire & Emergency Planning** - satisfied with the details submitted, subject to compliance with Building Regulations.
- 8.11 **Thames Water** – No objection, subject to conditions and informatives requiring details of sewerage infrastructure, surface water drainage, water infrastructure and impact piling.

Internal Consultees

- 8.12 **Access Officer** - The Access Officer requested full justification for the proposal to secure the perimeter and the removal of public access from the courtyard space. This has now been provided. While the access officer still objects to the principle of securing the perimeter, a full assessment and justification is provided in the body of this report.

The incorporation of a number of inclusive design measures was also requested including the following:

- step-free access to communal landscaped areas,
- the provision of electric scooter storage,
- accessible cycle storage;
- compliance with Category 2 / Lifetime Homes standards;
- fully accessible amenity facilities.

All these measures have been incorporated in the design of the proposal or will be required by condition.

- 8.13 **Planning Policy** – the policy team raised no objection to the proposal at pre-application stage subject to evidence being provided that there was no demand for the existing use. The planning application is supported.
- 8.14 **Design and Conservation Officer** – have been involved in the proposal from the outset and following initial concerns over the use of GRC, are now in a position to support the proposal. Comments from the D&C team at pre-application stage have resulted in significant improvements to the proposal such as more coherent elevations and an improvement to the design of the ground floor.
- 8.15 **Energy Officer** - The Energy Officer initially requested the following additional information:
- Further clarification regarding BREEAM water efficiency standards.
 - Further discussion of and potential improvements to energy efficiency parameters / specifications, and heat charging arrangements.

- Heating and hot water supply to commercial unit;
- Additional details of solar PV system and consideration of increased output;
- Submission of a Draft GPP.

A revised Energy / Sustainability Statement with appended feasibility studies has been submitted. The revised strategy deals with the issues previously raised and conditions are recommended to secure these changes (*conditions 8 and 12*).

- 8.16 **Sustainability Officer** – raised no objections to the proposal subject to appropriate conditions on sustainability (*conditions 9-11*).
- 8.17 **Transport Planning Officer** – no issues were raised.
- 8.18 **Highways** – standard clauses and conditions apply. All highways works to be carried out by the highways team. Demarcations of what is housing and highways land is needed, as well a draft of the Construction Management Plan.
- 8.19 **Parks and Open Spaces** – the overhang needs to be addressed. This is discussed in more detail within the report and officers consider that this has been resolved
- 8.20 **Tree Preservation / Landscape Officer** – no objections were raised subject to appropriate conditions on landscaping and tree protection (*conditions 13-15*).
- 8.21 **Biodiversity and Nature Conservation** – no objections subject to bird boxes being installed and landscaping to maximise biodiversity (*condition 21*).
- 8.22 **Refuse and Recycling** – no objections or issues raised subject to adherence to Islington guidance.
- 8.23 **Public Protection** – No objections raised subject to conditions on air pollution, sound insulation, air quality and construction management (*conditions 16, 17, 19 and 20*).

Other Consultees

- 8.24 **The 20th Century Society** – Support the design of the proposal
- 8.25 **Emily Thornberry MP for Islington and South Finsbury** – raised no objection to the proposal.
- 8.26 **Members' Pre-application Forum** – the proposal was presented and discussed at Members' Forum on the 21st July 2015.
- 8.27 **Design Review Panel** – At application stage the proposal was considered by the Design Review Panel on the 13th September 2017. The Design Review Panel provides expert impartial design advice following the 10 key principles of design review established by the Design Council/CABE. The panel's observations are attached at Appendix 3 but the main points raised in the review are summarised below. The following points are split into two categories:

Design and materials

- They considered the massing to be acceptable, although felt that in order to properly assess this, a 3D model showing the relationship of the new blocks with each other and neighbouring buildings would be required before a final assessment can be given.

- They suggested that a subtle differentiation in the colour of the cladding between the two blocks (both tiles and concrete panels) could help make the development feel less monolithic, as they would appear more distinctly as separate buildings.
- Notwithstanding this point, they expressed concerns over the longevity of the proposed cladding materials, pointing out that GRC in certain instances has been known to weather badly and the light shade chosen would likely exacerbate the appearance of any staining or discolouration. Similarly, tiles may break and not be replaced. This could considerably diminish the quality of the design in a relatively short space of time. They suggested that if officers were minded to support the scheme, the detailing should be carefully considered to ensure these concerns were addressed.
- With regards to the treatment of the flank elevation of Block 1, although they did not raise objections to the proposed artwork, they suggested that different articulation strategies, such as expressing the jointing of the concrete panels or a bespoke texture/sculptural mould, might provide a more integrated and successful solution than a mural.
- It was also noted that the large expanses of glazing per unit on the front elevation of Block 2 could result in large expanses of curtains – despite the frontage being recessed, exposure from front on would still be considerable. Therefore, they advised that the design approach needed to take greater account of personal control of privacy and that this should be incorporated within an integrated proposal with the glazing and façade.

Accommodation

- A slight reconfiguration of the ground floor accommodation of Block 1 was felt to be advantageous – if these units were accessed from the lobby rather than externally, larger private terraces could be provided and the floorplans would be more efficient (as they are on the upper floors).
- Similarly, they queried whether flipping the plan of the ground floor studio flat in Block 2 could help to resolve numerous issues. In the current proposals, the living room would be overlooked by the outdoor communal area; particularly the ‘charging point’ which could become an area with a tendency for people to congregate. Locating the toilet here may therefore be better and this would also resolve the need for the unfortunate single storey projection. If ultimately the projection is deemed to be necessary, then with the plan flipped it would be a bay window to the living area and therefore give a better quality outlook onto a more private garden patio at the rear.

8.28 A response to the Design Review Panel is provided in the design and appearance section of this report.

9 RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

National Guidance

9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this

and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals. Since March 2014 planning practice guidance for England has been published online.

Development Plan

- 9.2 The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011 and Development Management Policies 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Designations

- 9.3 The site has the following designations under the London Plan 2016, Islington Core Strategy 2011 and Development Management Policies 2013.
- Major Cycle Routes
 - Within 50m of a Local Site of Importance for Nature Conservation (SINC)

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.4 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

10 ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:

- Land use
- Affordable housing (and financial viability)
- Design and Appearance
- Density
- Accessibility
- Open Space and Landscaping
- Neighbouring amenity
- Quality of residential accommodation
- Dwelling mix
- Energy conservation and sustainability
- Highways and transportation
- Planning obligations/mitigations

Land Use

- 10.2 The application site is not located in an area of specific policy designation. As such, the following planning policies are of particular importance in assessing the principle of the planning application: London Plan Policy 2.9 (Inner London), Policy 3.3 (Increasing Housing Supply); Policy 3.8 (Housing Choice), Policy 3.9 (Mixed and Balanced Communities), and Policy 3.16 (Protection and Enhancement of Social Infrastructure); Islington Core Strategy Policy CS8 (Enhancing Islington's character), Policy CS12 (Meeting the housing challenge); and Development Management Policy 3.8 (Sheltered housing and care homes) and 4.12 (Social and strategic infrastructure and cultural facilities).

London Plan

- 10.3 London Plan Policy 3.3 states that boroughs should seek to achieve and exceed the relevant minimum borough annual average housing target and to identify and seek to enable development capacity to be brought forward to meet these targets having regard to the other policies of the London Plan and in particular the potential to realise brownfield housing capacity through sensitive renewal of existing residential areas.
- 10.4 In accordance with Policy 2.9, London boroughs and other stakeholders should, work to realise the potential of inner London in ways that sustain and enhance its recent economic and demographic growth while also improving its distinct environment, neighbourhoods and public realm, supporting and sustaining existing and new communities, addressing its unique concentrations of deprivation, ensuring the availability of appropriate workspaces for the area's changing economy and improving quality of life and health for those living, working, studying or visiting there.
- 10.5 Policy 3.9 (Mixed and Balanced Communities) states that communities mixed and balanced by tenure and household income should be promoted across London through incremental small scale as well as larger scale developments which foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identity with, their neighbourhoods. They must be supported by effective and attractive design, adequate infrastructure and an enhanced environment.
- 10.6 Development proposals which provide high quality social infrastructure will be supported in light of local and strategic social infrastructure needs assessments in accordance with Policy 3.16 of the London Plan. Proposals which would result in a loss of social infrastructure in areas of defined need for that type of social infrastructure without realistic proposals for reprovision should be resisted. The suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered.

Islington Policies

- 10.7 Policy CS12 of the Core Strategy seeks to meet the housing challenge by identifying sites which can significantly increase the supply of good quality residential accommodation across the borough. At the same time, Policy CS8 seeks to maintain the successful urban fabric of streets while improving on poorer quality of public realm and enhancing open space and the pedestrian environment around them.
- 10.8 In in line with Policy DM4.12, the Council would not permit any loss or reduction in social infrastructure use unless (i) a replacement facility is provided on site which would, in the Council's view, meet the needs of the local population for the specific use; or (ii) the specific use is no longer required on site. In the glossary of the Development Management Policies, the term social infrastructure is defined as facilities provided to serve the need of the community and include C2 use accommodation such as care homes and supported housing.
- 10.9 Finally, Development Management Policy 3.8 states that the Council will support the provision of care homes (including housing designed for older, disabled or vulnerable people) provided the development is suitable for the intended occupiers, accessible to public transport and local services and suitable for the site considering the surrounding neighbourhood and would contribute to mixed and balanced neighbourhoods.

Proposed Development

- 10.10 The application site is currently vacant but the building was last occupied and used by Elthorne Community Care Centre. The service was run by Camden & Islington Foundation Trust as a facility providing support for those with mental health needs. As such, the last permitted use of the building was in D1 use.
- 10.11 The proposal is to demolish the existing building and replace it with two new buildings providing a mix of C2 (supported housing) and C3 (self-contained accommodation) residential floorspace. To satisfy the requirements of Policy DM4.12, the applicant has provided marketing evidence to demonstrate that the specific use is no longer required on site. The application also includes evidence demonstrating that the use would not lead to a shortfall of D1 uses in the local area. Moreover, the proposal includes a significant amount of C2 floorspace, which in itself is considered to be a social infrastructure use in line with Islington Planning Policies. In line with London Plan Policy 3.16, this redundant social infrastructure premises are being considered for an alternative social infrastructure use.
- 10.12 The planning application includes detail and information demonstrating the suitability of the supported accommodation, including a letter of support from the service provider and adult social services. Moreover, the application site is served by several bus routes on Beaumont Rise and Hornsey Rise as well as a local shopping area within walking distance on Hornsey Road and a healthcare centre adjacent to the site. As such, the application site has a good public transport accessibility and good access to local services as required by Policy DM3.8.
- 10.13 In order to fully comply with the requirements of Policy DM3.8 as well as London Plan Policy 3.9, the development proposal would need to also demonstrate how the creation of mixed and balanced communities is being promoted. Indeed, a number of objections have been received from neighbouring residents on the basis that the development would not be supporting or creating a mixed, balanced or even cohesive environment as there is already an overconcentration of supported housing for those with mental health or drug-related problems in the vicinity. In order to get a fuller picture of the nature and mix of uses in the area, a survey has been undertaken of similar facilities in the vicinity.
- 10.14 The survey has shown that there are indeed a number of facilities in the area that provide services for people in need; the most relevant and in closest proximity to the application site being the mental health and rehabilitation services on Cromartie Road / Sunnyside Road and a substance misuse facility on Ashley Road. There are also a number of other mental health services and homeless shelters in this part of London, but these are generally further away around Holloway Road, Fairmead Road, Marlborough Road and Mercers Road.
- 10.15 In order to understand the potential impact of these facilities on the surrounding area, the crime and anti-social behaviour records associated with these addresses have been gathered. While there are a number of crime and anti-social behaviour incidents related to the addresses, they are generally associated with homeless shelters and substance misuse facilities rather than supported housing for those in mental health need. Moreover, rates of crime per head of population have been calculated and assessed for the area surrounding the application site, and it can be confirmed that the crime rate is significantly lower here (within 500m radius of the application site) than the average for Islington per head of population. The Metropolitan Police have been consulted on the application and do not consider the proposal to cause any unacceptable impacts on the local area in terms of crime or anti-social behaviour.

- 10.16 It is also clear from the research and surveys conducted, that the vast majority of housing in the surrounding area is self-contained residential accommodation, with the largest proportion being social rented accommodation. The proposal includes 17No supported housing studio units, 2No. homes for social rent, 2No. shared ownership units and 6No. homes for private sale. This is considered to constitute a good mix and variety of housing types, which has the potential of supporting the creation of mixed, balanced and cohesive communities.
- 10.17 The development proposes a mix of high quality residential accommodation, including affordable housing, homes for private sale and supported housing in accordance with the aims and objectives of London Plan and Islington Core Strategy Policies. The development delivers a net increase in affordable homes. Whether this is the maximum achievable amount will be subject to financial viability which is considered and assessed in the subsequent sections of this report.
- 10.18 In land use terms, the proposal is considered to meet the objectives of adopted planning policy in accordance with London Plan Policies 2.9, 3.3, 3.9 as well as Islington Core Strategy Policy CS12 and Development Management Policies DM3.8 and 4.12.

Affordable Housing and Financial Viability

- 10.19 The London Plan, under policy 3.11 identifies that boroughs within their LDF preparation should set an overall target for the amount of affordable housing provision needed over the plan period in their area with separate targets for social rented and intermediate housing that reflect the strategic priority afforded to the provision of affordable family housing. Point f) of this policy identifies that in setting affordable housing targets, the borough should take account of "*the viability of future development taking into account future resources as far as possible.*" At the same time, Policy 3.8 of the London Plan encourages housing choice stating that new developments should offer a range of housing choice in terms of mix of housing size and types taking account of requirements of different groups.
- 10.20 Policy CS12 of the Islington Core Strategy sets out the policy approach to affordable housing. Policy CS12G establishes that "*50% of additional housing to be built in the borough over the plan period should be affordable*" and that provision of affordable housing will be sought through *sources such as 100% affordable housing scheme by Registered Social Landlords and building affordable housing on Council own land.*" With an understanding of the financial matters that in part underpin development, the policy states that the Council will seek the "*maximum reasonable amount of affordable housing, especially social rented housing, taking into account the overall borough wide strategic target. It is expected that many sites will deliver at least 50% of units as affordable subject to a financial viability assessment, the availability of public subsidy and individual circumstances on the site.*"
- 10.21 The Affordable Housing Offer: The proposed development would provide a total of 17No. supported housing units, 2No. social rented units, 2no. shared ownership units and 6No. homes for private sale. The proposal fails to provide the aspiration of 100% affordable housing as sought by policy CS12 for developments on Council's own land. Neither does the proposal strictly speaking achieve the target of 50% of additional housing being affordable, though this rather depends on whether you include the supported housing units or not. In any case, in accordance with policy requirements, a financial assessment has been submitted with the application to justify the proportion of affordable housing offered. In order to properly and thoroughly assess the financial viability assessment, the documents were passed to an independent assessor to scrutinise and review.

- 10.22 The viability assessment demonstrates that the supported housing, for which the need has been identified both in policy terms and actual demand, itself requires a significant public subsidy. Moreover, the applicant's viability assessment identified that the development as proposed is unviable in a purely commercial sense as it still requires an amount of public subsidy to address the shortfall between the revenues generated by the development and the costs of providing it. The independent assessor has considered the information submitted and has agreed that the scheme would be unviable without such a subsidy. The Council's independent advisor's report is attached at Appendix 4.
- 10.23 Although Core Strategy Policy CS12 seeks 100% affordable housing schemes from development on Council land, it is not considered that a failure to provide 100% affordable housing on Council owned land is contrary to that policy where it is shown that public subsidy is required to support the lower provision as detailed above. It should be noted that in a standard commercial viability appraisal an existing use value of the site and its buildings is included to calculate a scheme's viability. In this instance, no existing use value has been factored in.
- 10.24 It is apparent that in a typical commercial sense, the proposed scheme and level of affordable housing is unviable. However, the applicant LBI Housing is not a commercial developer and in line with Council corporate objectives, is primarily seeking to deliver housing and public realm improvements to meet identified needs. The affordable housing offer on this site in terms of the quantity, quality and mix is considered to make a positive contribution to the housing needs of the borough.
- 10.25 Islington Housing New Build Programme: The proposal forms part of a wider Islington Housing New Build programme to provide affordable housing to meet identified needs within the borough. The current programme includes 33 schemes across the borough at various stages of progress with the aim of delivering 500 new affordable social rented units within the borough by 2019. The programme factors in Right-to-Buy receipts, s106 contributions, some GLA grant and receipts from the sale of private build units. The level of these resources informs the amount of HRA (Housing & Revenue Account) subsidy required to balance the financing of the programme.
- 10.26 One of the key drivers in terms of determining the level of resources generated and hence the level of HRA subsidy required to balance the programme is the ratio of private sale to affordable units. In addition, schemes of less than 10 units do not contribute any private sale receipts as they are built as 100% social rented and as such need to be subsidised wholly by the HRA and excess private sale receipt of larger schemes.
- 10.27 The introduction (as part of the Welfare Reform & Work Bill) of the 1% rent reduction over the next 4 years has severely restricted the capacity within the HRA to subsidise the new-build programme. The overriding strategy is to maximise the number of social rented properties delivered as part of each scheme whilst at the same time ensuring that the subsidy called upon from the HRA to balance the funding of the overall new build programme remains affordable in the context of the financial viability of the wider HRA, i.e. does not jeopardise their ability to continue to provide & resource the functions relating to our existing stock; housing management, repairs and the long-term investment.
- 10.28 The proposal provides good quality affordable housing, supported accommodation as well as private housing, which is considered to contribute towards delivering mixed and balanced communities. The offer of 17No. supported housing units, 2No. social rented, 2No. intermediate units and 6No. private sale units is considered to deliver a good mix of tenures and is considered to be acceptable and in accordance with policy. This provision is secured with a Directors Level Agreement.

Design & Appearance

- 10.29 The National Planning Policy Framework states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. All proposals for development in Islington are expected to be of good quality design, respecting their urban context in accordance with planning policy and guidelines.
- 10.30 The London Plan (2016) Policy 7.6 expects architecture to make a positive contribution to a coherent public realm, streetscape and wider cityspace. It should incorporate the highest quality materials and design appropriate to its context. Moreover, buildings and structures should be of the highest architectural quality, be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm and comprise details and materials that complement, not necessarily replicate, the local architecture.
- 10.31 Islington's Core Strategy Policy CS8 states that the scale of new development will reflect the character of a surrounding area. Policy CS9 states that high quality architecture and urban design are key to enhancing and protecting Islington's built environment, making it safer and more inclusive. Moreover, where areas of Islington suffer from poor layout, opportunities will be taken to redesign them by integrating new buildings into surviving fragments of historic fabric. The aim is for new buildings to be sympathetic in scale and appearance and to be complementary to the local identity.
- 10.32 Finally, Islington's Development Management Policy DM2.1 requires all forms of development to be of a high quality, incorporating inclusive design principles while making positive contributions to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics. All new developments are required to improve the quality, clarity and sense of space around or between buildings, reinforce and complement local distinctiveness and create a positive sense of place.

The Application Site

- 10.33 The site is currently occupied by a disused Council 'Neighbourhood Office'. The building is set back from the street and is not of any architectural or historic merit. There are no conservation areas or listed buildings in the immediate vicinity of the site. To the south of the site is Sunnyside Garden Centre and Elthorne Park, while to the north-west of the site is the Margaret McMillan Nursery School nature garden, which is designated at local level as a site of importance to nature conservation (SINC). To the east of the site is the car park serving the Hornsey Rise Health Centre and beyond that the health centre itself.
- 10.34 Any application for development at this location should look to address the street more successfully while also addressing the urban design principles described above. The proposal will need to integrate into the aesthetics and character of the existing urban context and should ensure high quality design and architecture for all new buildings.

Design Review Panel

- 10.35 As described in an earlier section of this report, the proposal was assessed by the Design Review Panel. The panel considered the massing of the proposal to be acceptable and the application is accompanied by a townscape elevation which

shows the proposal in context. The surrounding context is characterised by a variety of 5-storey Council estate buildings, 3-storey Victorian terraced houses and more modern low-rise building. Although the site's immediate neighbours are low-rise, the proposed 5-storey buildings on site are considered appropriate in the surrounding context.



- 10.36 The panel have suggested that a subtle differentiation in the colour of the cladding between the two blocks (both tiles and concrete panels) could help make the development feel less monolithic, as they would appear more distinctly as separate buildings. The applicants have agreed that a differentiation in the colour of the tiles could work and a suitable planning condition would require further details to be agreed prior to construction (*condition 3*)
- 10.37 Concerns were also expressed by DRP over the longevity of the proposed cladding materials, as GRC has been known to weather badly in certain instances and the light shade chosen would likely exacerbate the appearance of any staining or discolouration. Similarly, tiles may break and not be replaced, which could considerably diminish the quality of the design in a relatively short space of time. The applicants have confirmed that they are open to a different shade of GRC and this could be dealt with by condition (*condition 3*). The applicants have submitted detailed sections showing how the amount of rainwater running down the front of the building would be reduced and have also confirmed that they will work closely with the cladding manufacturer and the LPA to utilise details which will alleviate staining (*condition 28*). The ceramic tiles have been removed from the vulnerable ground floor and the detailing and type of tile used will be required by condition to ensure a good finish.
- 10.38 With regards to the treatment of the flank elevation of Block 1, no objections were raised by the DRP to the proposed artwork though different articulation strategies were also suggested. It is considered that the proposed mural together with the greening of the wall through climbers would be an appropriate solution for the flank wall. It was also noted by the panel that the large expanses of glazing per unit on the front elevation of Block 2 could result in large expanses of curtains. Despite the frontage being recessed, exposure from the front on would still be considerable. The south facing glazing has been set behind balconies or brise soleils, and low emissivity glass will be specified to reduce the risk of overheating. Internal blinds will be fitted to the windows, to provide a means for residents to control privacy and sunlight (*condition 26*).

Overall Development

- 10.39 In the built-up borough of Islington, characterised by architecturally and historically significant heritage assets and conservation areas, it is rare to find any development site whose potential is not heavily affected and shaped by the design and character of existing buildings. However, given the subject site's location, the character of the surrounding area and the lack of any heritage assets in the immediate vicinity of the site, proposals for development here will not be quite as influenced by existing architecture as elsewhere in the borough.

- 10.40 The applicant has proposed two new GRC-framed (glass-reinforced concrete) buildings, with Block Two considerably set back from the street and positioned alongside, but behind, Block One. The modernist form of the proposed buildings is square and box-like. However, as a result of the layout and relative position of the proposed buildings, the proposal conveys a composed and calm aesthetic.



- 10.41 As described above, Block One has a more prominent street frontage and is accessed from the street via a small entrance bridge. The ground floor elevations are composed of London stock brick, glazed ceramic tiles, dark grey composite windows and doors and steel balustrades around the ground floor terraces. A powder coated steel canopy is proposed above the entrances to the ground floor flats and the main lift lobby and stair core. The GRC cladding frames the building and separates the ground floor from the upper floors.
- 10.42 The elevations of the upper floors are composed of glazed ceramic tiles, dark grey composite windows/doors and glass balustrades in a powder coated metal framework. The inset balconies include balustrades with both glazed and solid elements, resulting in a checkerboard motif which lends the building a more articulated and animated façade. The central core of the building is glazed and framed in GRC.
- 10.43 The building's side elevations are largely composed of GRC panels, though the side elevation facing the front landscaped garden of Block Two includes a mural of migrating birds cast as a relief into the GRC panels. The building's rear elevation consists of GRC panels and dark grey composite windows and the lift core projection would be built in London stock brick. The building is considered to be well-designed with coherent yet interesting facades. Materials would be reserved by condition and the colour of the glazed tiles will be determined at this stage in order to ensure the proposed buildings convey the right balance and contrast (*condition 3*).
- 10.44 Block Two is considerably set back from the street behind a landscaped garden. A single-storey pavilion building is proposed in the space in front of Block Two. This building would house a common room and is largely glazed with composite framed windows and doors. Block Two itself has a matching form and massing to Block One and comprises London stock brick on the ground floor, GRC cladding, glazed

ceramic tiles and dark grey composite windows and doors. The building has been suitably designed to form a pair with Block One, with subtle differences to the building's elevations.

- 10.45 The two proposed buildings have well-articulated and composed facades and are considered to work well together as an architectural piece. Samples of materials would be required by condition (3) in order to ensure that the development is built out to the highest quality. The proposal is considered to be well-designed and in accordance with Policy 7.6 of the London Plan, Policy CS9 of Islington's Core Strategy, and the aims and objectives of Development Management Policy DM2.1 and DM2.3.

Density

- 10.46 The London Plan encourages developments to achieve the highest possible intensity of use compatible with the local context. The application proposes 10No. self-contained two bed units and 17No. studio/bedsits in the supported housing block. As such the development would result in 27 dwellings across the site. This is the equivalent of 47 habitable rooms on site.
- 10.47 In assessing the appropriate housing density for the application site and the wider estate it is necessary to consider the London Plan which notes that it would not be appropriate to apply these limits mechanistically. In particular, the local context as well as design considerations should be taken into account when considering the acceptability of a specific proposal.
- 10.48 The site has a public transport accessibility level (PTAL) of 3 and 4 (Good). For urban areas with a PTAL of 3, the London Plan Policy 3.4 (Table 3.2) suggests that a density level of between 200 and 400 habitable rooms per hectare would be most appropriate. This translates to 70-170 units per hectare.
- 10.49 The proposed development would result in a residential density of some 270 habitable rooms per hectare or 155 units per hectare across the site. This level of housing density is considered to be within the suggested range and is considered to be appropriate in this urban context.

Accessibility

- 10.50 As a result of the changes introduced in the Deregulation Bill (Royal Assent 26th March 2015), Islington is no longer able to insist that developers meet its own SPD standards for accessible housing, therefore the Council can no longer apply its flexible housing standards nor local wheelchair housing standards. The new National Standard is broken down into 3 categories; Category 2 is similar but not the same as the Lifetime Homes standard and Category 3 is similar to our present wheelchair accessible housing standard. Planning is required to check compliance with these standards and condition the requirements.
- 10.51 Planners are only permitted to require (by Condition) that housing be built to Category 2 and or 3 if they can evidence a local need for such housing i.e. housing that is accessible and adaptable. London Plan 2016 Policy 3.8 Housing Choice requires that 90% of new housing be built to Category 2 and 10% to Category 3.
- 10.52 Development Management Policy DM3.4 'Housing Standards' provides various standards in housing including for accessibility and inclusive design. The policy states that the overall approach to all entrances should be logical, legible and level or gently sloping; and common entrances should be visible from the public realm,

clearly identified and illuminated and have level access over the threshold. Moreover, the number of dwellings accessed from a single core must not be more than eight and communal circulation corridors should be a minimum of 1200mm wide. Finally, in terms of circulation within new homes, space for turning a wheelchair should be provided in living rooms, dining rooms and in at least one bedroom and dwellings over more than one floor are required to provide space for a stair lift.

- 10.53 It can be confirmed that all new dwellings would meet the criteria within Islington's Inclusive Design SPD. Moreover, one of the dwellings within Block One and one of the dwellings within Block Two would be wheelchair accessible and would thereby meet Category 3 Housing standards. The applicant has submitted a Design and Access Statement and has outlined how inclusive design principles have been considered and addressed. The plans have also been amended since the original permission in order to ensure that the proposal meets inclusive design principles.
- 10.54 It can be confirmed that level access is provided all new dwellings. Moreover, all circulation cores contain lifts which serve all residential floors. Communal stairs have been designed to meet accessibility requirements and there is adequate space in front of lifts, stairwells and entrances to manoeuvre wheelchairs. All new dwellings have been designed to incorporate appropriately sized internal corridors, doors and accommodate wheelchair turning circles and all bathrooms have been designed to allow for future adaption.
- 10.55 Following amendments to the proposal, the application now proposes accessible cycle parking and charging points for mobility scooters that would be available to all residents. The utility room and all other ancillary staff rooms have been revised to ensure that they are fully accessible. All areas would have step-free access and access to amenity facilities such as the bin store would also be fully accessible.
- 10.56 In the event of planning permission being granted, permission would be conditioned (7) to ensure that the proposed development is genuinely accessible and inclusive.

Open Space, Landscaping and Trees

- 10.57 Islington's Core Strategy Policy CS15 on open space and green infrastructure states that the council will provide inclusive spaces for residents and visitors and create a greener borough by protecting all existing local spaces, including open spaces of heritage value, as well as incidental green space, trees and private gardens. Policy DM6.5 states that development should protect, contribute to and enhance the landscape, biodiversity and growing conditions of the development site and surrounding areas. Developments are required to maximise provision of soft landscaping, including trees, shrubs and other vegetation. Furthermore, developments are required to minimise any impacts on trees, shrubs and other significant vegetation. At the same time any loss of or damage to trees, or adverse effects on their growing conditions, will only be permitted where there are over-riding planning benefits.
- 10.58 Regarding open space, Development Management Policy DM6.3 states that development of semi-private amenity space is not permitted unless the loss is compensated or where the development has over-riding planning benefits. Additionally, greater use as publicly accessible open space, play space or wildlife habitat is encouraged. Because of the previous use of the site as a D1 facility (which is defined as a non-residential institution and includes clinics, health centres, crèches, day nurseries, day centres, schools, museums, libraries, places of worship) it could be argued that the site in its current designation operates as a semi-private space as it is accessible to the public through such uses. If it were to be argued that

it operates as a private space, then part E of DM6.3 applies which states that development is not permitted where there would be a *significant* individual or cumulative loss of open space and/or there would be a *significant* impact on amenity, character and appearance, biodiversity, ecological connectivity, cooling effect and or flood alleviation effect.

- 10.59 DM Policy 6.5 states that developments must protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site and surrounding area including protecting connectivity between habitats. In terms of trees, developments are required to minimise impacts on trees, shrubs and other significant vegetation. Any loss of or damage to trees, or adverse effects on their growing conditions, will only be permitted where there are over-riding planning benefits, must be agreed with the Council and suitably reprovided.
- 10.60 The grounds of Highbury Nursery School, Sunnyside Gardens and Elthorne Park are all designated as Sites of Importance for Nature Conservation. As such, the land to the north, south and south-west of the application site are considered to be of particular nature importance. Moreover, the application site itself is quite open in nature with a number of trees, bushes and shrubs and as a result has its own biodiversity value that needs to be considered.
- 10.61 The existing building footprint covers some 450sqm. The building is to be demolished and the two new proposed buildings would result in a building footprint of some 550sqm. Moreover, the proposal would result in a loss of 6 existing trees (4No. Category C and 2No. Category B). The loss of 100 sqm of open space needs to be considered in the light of Policy DM6.3D which protects its loss unless it is compensated for and there are over-riding planning benefits.
- 10.62 In this instance, the loss of an additional 100 sqm of space, which occurs due to an increased footprint from an existing building rather than an entirely new development is not considered to have so substantial an impact as to be considered a breach of this policy, particularly given the planning benefits of securing additional affordable and supported housing. Even where part E of DM6.3 on protection of private space be considered to apply, the loss of 100 sqm is not considered to be 'significant', nor to have a 'significant impact on the amenity, character or appearance' given that more than 50% of the site will be retained as open space. For the area that is not built upon, a landscape strategy has been proposed which seeks to mitigate against any loss of open space and trees.
- 10.63 The proposal has been designed so as to maximise tree retention with the majority of trees, in particular those of amenity value, being retained. A generous courtyard garden is proposed to the rear of Block One, with 6No. new trees, mixed planting, a lawn and seating. The trees proposed are appropriate species, including Field Maple and Sweet Gum. Further green space is provided at the front of Block One on either side of the access bridge. Existing trees are to be retained here and 2No. new pine trees are proposed. At the front of Block Two is a generous area of green with retained trees, 5No. new trees including Birch, Austrian Pine and Mountain Ash, mixed planting, a lawn and new seating. A further area of landscaping is proposed at the rear of Block Two involving new tree planting, lawn, mixed planting and hardstanding.
- 10.64 A total of 18No. new trees are proposed resulting in an overall increase in canopy cover. Green roofs are proposed on all available roof space and permeable concrete slabs are proposed as hardstanding to improve on water run-off rates. The proposal also includes climbing plants to help green the flank elevation of Block One as well as semi-native hedges to provide a green buffer and boundary treatment.

- 10.65 It is considered that the proposal has the potential of enhancing the overall ecological value of the site. The application also includes the provision of good quality amenity space for residents.

Biodiversity

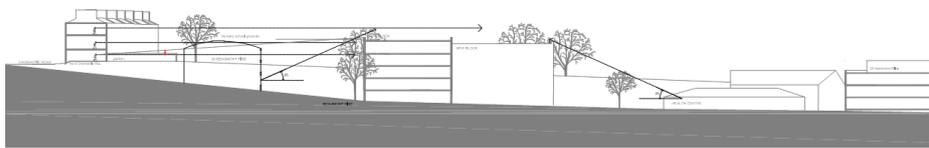
- 10.66 Because of the site's proximity to Sites of Nature Importance, the proposal's potential impact on biodiversity is more carefully considered and a Habitat Survey has been submitted with the application. The existing site is comprised of a relatively large building and a significant amount of hardstanding; as such, the site provides a negligible potential for protected species. That being said, the site also has scattered trees, scrubs, amenity grassland and ornamental planting. The building itself and the onsite habitats have the potential to support foraging and roosting bats.
- 10.67 The proposal retains a large amount of green space on site and proposes a significant amount variety of plant and tree species. To maintain and enhance habitats and biodiversity it is proposed to increase the number and species of trees on site and to provide and bird and bat boxes on site (*condition 21*). It is also proposed that any soft landscaping should aim to enhance the ecological value of the site (*condition 13*).
- 10.68 To ensure the protection of the trees to be retained at the site and secure a high quality landscape scheme, conditions are recommended which require the submission of and compliance with an agreed Landscape Management Plan (13), an Arboricultural Method Statement (14) and a Scheme of Site Supervision (15). Subject to these conditions, the proposal is considered to be in accordance with the Core Strategy Policy CS15 and Development Management Policy DM6.3.

Neighbouring Amenity

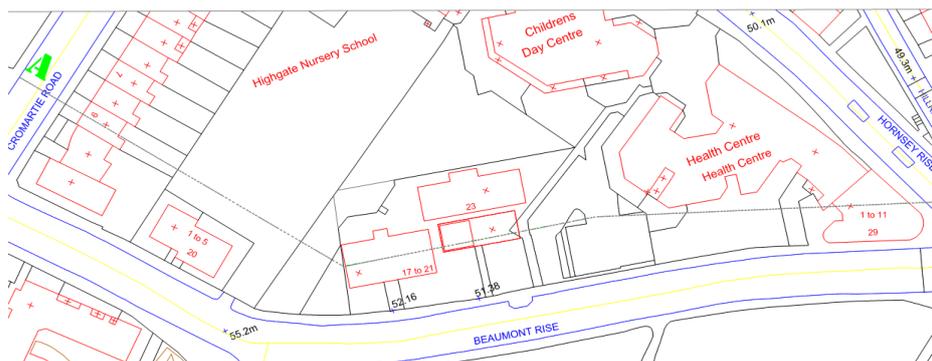
- 10.69 All new developments are subject to an assessment of their impact on neighbouring amenity in terms of loss of daylight, sunlight, privacy and an increased sense of enclosure. A development's likely impact in terms of air quality, dust, safety, security, noise and disturbance is also assessed. In this regard, the proposal is subject to London Plan Policy 7.14 and 7.15 as well as Development Management Policies DM2.1 and DM6.1 which requires for all developments to be safe and inclusive and to maintain a good level of amenity, mitigating impacts such as noise and air quality.
- 10.70 Moreover, London Plan Policy 7.6 requires for buildings in residential environments to pay particular attention to privacy, amenity and overshadowing. In general, for assessing the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. In accordance with both local and national policies, consideration has to be given to the context of the site, the more efficient and effective use of valuable urban land and the degree of material impact on neighbours.
- 10.71 Daylight / Sunlight The loss of daylight can be assessed by calculating the Vertical Sky Component (VSC) which measures the daylight at the external face of the building. Access to daylight is considered to be acceptable when windows receive at least 27% of their VSC value or retain at least 80% of their former value following the implementation of a development. Daylight is also measured by the no sky-line or daylight distribution contour which shows the extent of light penetration into a room at working plane level, 850mm above floor level. If a substantial part of the room falls behind the no sky-line contour, the distribution of light within the room may be considered to be poor.

10.72 In terms of sunlight, a window may be adversely affected by a new development if a point at the centre of the window receives in the year less than 25% of the annual probable sunlight hours including at least 5% of annual probable sunlight hours during the winter months and less than 0.8 times its former sunlight hours during either period. It should be noted that BRE guidance advises that sunlight to a neighbouring property is only considered where the new development is located within 90 degrees of due south.

10.73 The proposed buildings are located in a relatively isolated position and is a considerable distance from the nearest residential property. The nearest residential property is No. 20 Sunnyside Road/Beaumont Rise, however the distance between this building and the proposed development is almost 30 metres. The rule of thumb test has been applied to the development which shows that the proposed buildings would be below the 25 degree line drawn from the horizontal taken from the bottom of the lowest habitable room window.



SECTION A A Showing 25 degree test on neighbouring windows.



PLAN THROUGH SECTION LINE

10.74 Nevertheless, the VSC has also been assessed for the nearest surrounding residential properties. The results demonstrate there would not be any noticeable impact in terms of loss of daylight or sunlight to the nearest residential windows. The largest loss of daylight to a residential window as measured by VSC is 8%. Sunlight losses have also been assessed which show that the largest loss of annual probable sunlight hours would be 10% and the largest loss of winter sunlight hours would be 15%. For all these measurements a loss of greater than 20% is considered to be noticeable.

10.75 Overlooking / Privacy: Development Management Policy 2.1 identifies that ‘to protect privacy for residential developments and existing residential properties, there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway, overlooking across a public highway does not constitute an unacceptable loss of privacy’. In the application of this policy, consideration has to be given also to the nature of views between habitable rooms. For instance, where the views between habitable rooms are oblique as a result of angles or height difference between windows, there may be no harm.

10.76 None of the windows in the proposed buildings are within 18 metres of any surrounding residential windows and the proposal is not considered to result in any loss of residential amenity in terms of loss of privacy. However, the rear elevation of

Block Two has a series of windows that overlook the grounds of the Children's Day Care Centre. These are all secondary windows, windows to hallways/corridors or bathroom windows which could be obscured to protect privacy (*condition 5*).

- 10.77 Safety / Security: Development Management Policy DM2.1 requires for developments to be safe and inclusive, enhance legibility with a clear distinction between public and private space and to include safety in design, such as access, materials and site management strategies. On all developments, whether for supported housing or self-contained housing, it is vital to build safety and security into the design.
- 10.78 The proposed supported housing building will have on-site support and care with staff facilities provided on the ground floor of Block Two (*condition 16*). The proposed development would have security lighting, CCTV and fob controlled access to ensure safety and security (*condition 18*). The Metropolitan Police Designing out Crime Officers have been consulted on the proposal. They have confirmed that they have no objection to the proposal from a crime and anti-social point of view and recommended a condition to ensure that the proposal achieved Secured by Design accreditation (*condition 20*).
- 10.79 Views / Outlook: Proposal for development are considered against their visual context, such as location and scale of landmarks, strategic and local and other site specific views, skylines and silhouettes. DM2.4 requires local and strategic views to be protected.
- 10.80 The proposal would not affect any strategic or local protected views. However, some residents of surrounding properties have objected to the proposal on the basis of the affect the development would have on their views from within their properties. While loss of view per se is not a planning consideration, the proposal has been considered in terms of its increased sense of enclosure and outlook. Given the proposal's considerable distance from any neighbouring residential properties, it is not considered that the proposed development would result in any unacceptable sense of enclosure or loss of outlook.
- 10.81 Noise and Disturbance: A management plan would be required by condition (16) to ensure the supported living block is suitably managed to minimise impacts on surrounding residential occupiers. Moreover, details of construction will need to be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site to minimise disruption from the construction process (*condition 4*).
- 10.82 In summary, the proposal is not considered to result in an unacceptable impact on neighbouring residential amenity in terms of loss of daylight or sunlight, increased overlooking, loss of privacy, sense of enclosure or safety and security.

Quality of Resulting Residential Accommodation

- 10.83 Islington Core Strategy policy CS12 identifies that to help achieve a good quality of life, residential space and design standards will be significantly increased and enhanced from their current levels. The Islington Development Management Policies DM3.4 sets out the detail of these housing standards. In accordance with this policy, all new housing is required to provide functional and useable spaces with good quality amenity space, sufficient space for storage and flexible internal living arrangements.

- 10.84 Unit Sizes: All of the proposed self-contained dwellings are 2-bed flats and have an internal floorspace of 70sqm or more. As such, all of the proposed self-contained residential units comply with the minimum unit sizes as expressed within this policy.
- 10.85 The supported housing units range from 31sqm to 39sqm and thus do not all meet the minimum requirement for studio units, which is 39sqm. However, it should be stressed that the housing is intended as temporary accommodation for those making the transition to fully self-contained accommodation and thus residents are not expected to be living in the dwellings for an extended period of time. Moreover, the residents are also provided with a communal room, a communal terrace and a generous garden space.
- 10.86 All residential accommodation achieves a minimum 2.6m floor-to-ceiling height required by policy.
- 10.87 Aspect/Daylight Provision: Policy DM3.4 (part D) sets out that 'new residential units are required to provide dual aspect accommodation, unless exceptional circumstances can be demonstrated'.
- 10.88 All of the self-contained dwellings proposed in Block One would provide dual aspect accommodation. The majority of the dwellings in Block Two would be dual aspect, however there are a number of dwellings here which would only have one, southerly aspect. All of these dwellings would meet the minimum requirements for Average Daylight Factor. The windows have been set back and a brise soleil has been designed into the proposal to minimise overheating in the summer months.
- 10.89 Amenity Space: Policy DM3.5 of the Development Management Policies Document 2013 within part A identifies that 'all new residential development will be required to provide good quality private outdoor space in the form of gardens, balconies, roof terraces and/or glazed ventilated winter gardens'. The policy in part C then goes on to state that the minimum requirement for private outdoor space is 5 square metres on upper floors and 15 square metres on ground floor for 1-2 person dwellings. For each additional occupant, an extra 1 square metre is required on upper floors and 5 square metres on ground floor level with a minimum of 30 square metres for family housing (defined as 3-bed units and above).
- 10.90 The private amenity space proposed for almost all of the proposed units would exceed minimum requirements. The ground floor units in Block One would have some 12sqm of private amenity space, which is short of the 15sqm required. However, a generous communal garden space is provided to the rear of the building. This is considered to provide for the needs of future residents.
- 10.91 Noise: The development is sufficiently removed from any traffic noise from, for example Hornsey Road/Rise, and as such no specific sound insulation condition is proposed as this is dealt with by Building Regulations. A condition (17) is recommended requiring details of noise from roof plant to be submitted.
- 10.92 Refuse: Dedicated refuse and recycling facilities are provided for the residential properties. The location and capacity, and management of these facilities have been developed in consultation with the Council Street Environment Department and are acceptable (*condition 23*).
- 10.93 Playspace: The development includes sufficient space for informal play space within the landscaped courtyard. There is also playspace and ball courts directly opposite the site in Elthorne Park. Details of any playspace provided within the landscaped courtyard would be required by condition (13).

Dwelling Mix

- 10.94 Part E of policy CS12 of the Islington Core Strategy requires a range of unit sizes within each housing proposal to meet the needs in the borough, including maximising the proportion of family accommodation in both affordable and market housing. In the consideration of housing mix, regard has to be given to the constraints and locality of the site and the characteristics of the development as identified in policy DM3.1 of the Development Management Policies. The policy also requires for provision to be made for intermediate or shared ownership housing.
- 10.95 The scheme proposes a total of 10 self-contained residential units in Block One, comprising of solely 2-bed accommodation. Block Two proposes 17No. supported housing studio units. The dwelling mix proposed for the self-contained accommodation is not strictly speaking in accordance with dwelling mix suggested by policy which requires a large proportion of large family-sized affordable housing units. However, the social rented mix has been based on actual current demand rather than long-term Council aspirations and the application has been accompanied by information which shows that two-bed dwellings are a more sought-after housing type. Moreover, they provide for flexibility as they are suitable for single occupiers, couples, small families and allow residents to down-size from larger units.
- 10.96 Changes in housing legislation to address the under occupation of social housing have created a greater demand for smaller social housing units, as reflected by the high proportion of 2-bedroom units proposed. The supporting text of policy DM3.1 within Development Management Policies relates to this objective stating 'There may be proposals for affordable housing schemes that are being developed to address short term changes in need/demand as a result of specific interventions (for example, efforts to reduce under-occupation). In these situations, deviation from the required policy housing size mix may be acceptable.
- 10.97 In this case, the proposed housing mix is considered acceptable as it will address a specific affordable housing need/demand and result in an overall improvement in the utilisation of affordable housing units in Islington. Given this, a deviation from the policy is considered reasonable and the housing mix can be accepted. Moreover, the proposal complies with policy relating to the dwelling mix for private housing as the policy supports the provision of 2-bed dwellings for private sale.

Sustainability, Energy Efficiency and Renewable Energy

- 10.98 The London Plan (2016) Policy 5.1 stipulates a London-wide reduction of carbon emissions of 60 per cent by 2025. Policy 5.2 of the plan requires all development proposals to contribute towards climate change mitigation by minimising carbon dioxide emissions through energy efficient design, the use of less energy and the incorporation of renewable energy. London Plan Policy 5.5 sets strategic targets for new developments to connect to localised and decentralised energy systems while Policy 5.6 requires developments to evaluate the feasibility of Combined Heat and Power (CHP) systems.
- 10.99 All development is required to demonstrate that it has minimised onsite carbon dioxide emissions by maximising energy efficiency, supplying energy efficiently and using onsite renewable energy generation (CS10). Developments should achieve a total (regulated and unregulated) CO2 emissions reduction of at least 27% relative to total emissions from a building which complies with Building Regulations 2013 (39% where connection to a Decentralised Heating Network is possible). Typically, all

remaining CO2 emissions should be offset through a financial contribution towards measures which reduce CO2 emissions from the existing building stock (CS10).

- 10.100 The Core Strategy also requires developments to address a number of other sustainability criteria such as climate change adaptation, sustainable transport, sustainable construction and the enhancement of biodiversity. Development Management Policy DM7.1 requires for development proposals to integrate best practice sustainable design standards and states that the council will support the development of renewable energy technologies, subject to meeting wider policy requirements. Details and specifics are provided within Islington's Environmental Design SPD, which is underpinned by the Mayor's Sustainable Design and Construction Statement SPG. Major developments are also required to comply with Islington's Code of Practice for Construction Sites and to achieve relevant water efficiency targets as set out in the BREEAM standards.

Carbon Emissions

- 10.101 The applicant proposes a reduction in overall emissions of 33.6%, compared to a 2013 Building Regulations baseline, secured by condition (12). This exceeds Islington's policy requirements for a building that is not connecting to a District Energy Network. The development is not within 500m metres of any existing or planned District Heat Network but will be future-proofed to connect in the event that a network is created.
- 10.102 The development also exceeds the London policy requirement of 35% reduction on regulated emissions as the development is predicted to achieve a 56.1% reduction in regulated carbon emission. In order to mitigate against the remaining carbon emissions generated by the development a financial contribution of £29,507 will be sought by way of Director's Letter (pursuant to section 106).

Sustainable Design Standards

- 10.103 Council policy DM 7.4 A states "Major non-residential developments are required to achieve Excellent under the relevant BREEAM or equivalent scheme and make reasonable endeavours to achieve Outstanding". The council's Environmental Design Guide states "Schemes are required to demonstrate that they will achieve the required level of the CSH/BREEAM via a pre-assessment as part of any application and subsequently via certification.
- 10.104 A BREEAM UK New Construction 2014 Pre-assessment for Multi-Residential Accommodation has been submitted, showing the supported housing building, Block Two, to achieve a score of 74.1%, and therefore a rating of Excellent. This is in line with the Council's guidance and is therefore supported. All reasonable measures should be taken to ensure the development as built achieves this level (*condition 27*).

Heating and CHP

- 10.105 London Plan Policy 5.6B states that Major development proposals should select energy systems in accordance with the following hierarchy:
1. Connection to existing heating or cooling networks;
 2. Site wide CHP network
 3. Communal heating and cooling

- 10.106 The applicant does not propose to connect to a District Heat Network as there is no planned and committed network within 500m of the application site. Notwithstanding this, suitable wording would be included in the application's section 106 agreement (Director's Letter) to ensure potential future connection in the event that a DEN is established in the future.
- 10.107 The applicant investigated the use of a CHP system for the proposal. However, residential developments of this scale have relatively low heat demand for the summer periods as well as minimal domestic hot water demand which restrict the feasibility of using a CHP system for the development. Instead, the installation of a communal high efficient condensing boiler system has been considered suitable for the site, with the boiler room / energy centre being future proofed for potential future connection to an expanded District Heat Network.

Renewables

- 10.108 The Mayor's SD&C SPD states that major developments should make a further reduction in their carbon dioxide emissions through the incorporation of renewable energy technologies to minimise overall carbon dioxide emissions, where feasible. The Council's Environmental Design SPD (page 12) states "use of renewable energy should be maximised to enable achievement of relevant CO₂ reduction targets."
- 10.109 The renewables analysis recommends solar PV as the most suitable technology for the development, and this is supported. The proposed PV would be located on both roof spaces and would have an output of 18.8kWp and anticipated annual savings of 12.4 tCO₂. This would be secured by condition (8). The solar PVs will be optimally angled to maximise output.
- 10.110 As the development meets the carbon reduction requirement through the use of renewable energy, energy efficiency measures and clean energy, the proposal is considered acceptable.

Sustainable Urban Drainage System

- 10.111 A drainage and SUDS strategy has been submitted with the application. The details indicate a site-wide reduction in surface water run-off to 5l/s through attenuation storage and green roofs. The resulting maximum discharge in the 1/1 year event (+30% C.C.) is 1.9 l/s. This represents a reduction in the storm water discharge from 7.3 l/s to 4.4 l/s (or a 40% reduction in storm water discharge rate).
- 10.112 The resulting maximum discharge rate in the 1/100 year event (+30% C.C.) is 5.0 l/s. This represents a reduction in the storm water discharge from 23.3 l/s to 4.9l/s (or a 79% reduction in storm water discharge). The drainage and SUDS strategy will be secured by condition (11) and the responsibility of maintenance placed on the applicant, in this case Islington Housing.

Green Performance Plan

- 10.113 A draft Green Performance Plan has now been submitted as an acceptable draft. A final version would be required through the Director's Letter (section 106).
- 10.114 The energy and sustainability measures proposed are in accordance with policy and would ensure a sustainable and green development that would minimise carbon emissions in the future.

Highways and Transportation

- 10.115 The site is PTAL 4 and is thus considered to have a good level of public transport accessibility. The site is within walking distance to Crouch Hill Railway station and Archway Underground station to several London Underground stations and there are a number of bus routes in close proximity to the site. There are also several walking routes and a major cycle route near the site.

Pedestrian / Cycle Improvements

- 10.116 Core Strategy Policy CS10 (Sustainable design), Part H seeks to maximise opportunities for walking. Cycle parking requirements apply for any new residential/commercial units, and extensions of 100 square metres or more.
- 10.117 Development Management Policy DM8.4 (Walking and cycling), Part D requires the provision of secure, sheltered, integrated, conveniently located, adequately lit, step-free and accessible cycle parking. For residential land use, Appendix 6 of the Development Management Policies requires cycle parking to be provided at a rate of 1 space per 1 bedroom.
- 10.118 In terms of walking, the surrounding area is served by convenient and well-lit walking routes, including a link between Beaumont Rise and Hornsey Rise running alongside the site which will be retained. In terms of cycle parking, a total of 20 cycle spaces will be provided in the rear garden of Block One, which equates to one per bedroom (*condition 24*). Sufficient space has been provided for 10 cycle parking spaces at the rear of Block Two for staff and residents.

Servicing, deliveries and refuse collection

- 10.119 Refuse and recycling facilities would be provided for new residents within the boundaries of the site in line with Islington's refuse and recycling storage requirements. Refuse and servicing / delivery would be from Beaumont Rise as is the case for the existing and surrounding buildings. Further details will be required by condition (23).

Vehicle parking

- 10.120 Core Strategy Policy CS10 (Sustainable development), Part H, requires car free development. Development Management Policy DM8.5 (Vehicle parking), Part A (Residential parking) requires new homes to be car free, including the removal of rights for residents to apply for on-street car parking permits.
- 10.121 Wheelchair accessible parking should be provided in line with Development Management Policy DM8.5 (Vehicle parking), Part C (Wheelchair accessible parking).
- 10.122 There is currently a crossover providing vehicular access to the site and space for one car to park on site. The crossover would be removed as part of the proposal and the parking removed in accordance with Islington's Development Management Policies.
- 10.123 A parking stress survey has been submitted with the application, which demonstrates that the wheelchair accessible parking bay could be provided on street without exceeding the recommended maximum on-street parking capacity. This will be secured through the legal agreement.

Construction Traffic

- 10.124 In the event that planning permission is granted, the permission would be subject to a condition requiring the details of construction management to be submitted and approved in writing to the local planning authority in the interests of residential amenity, highway safety and the free flow of traffic on streets, and to mitigate the impacts of the development (*condition 4*).

Fire Safety and Emergency Access

- 10.125 Part B of the London Plan policy 7.13 states that development proposals should contribute to the minimisation of potential physical risks, including those arising as a result of fire.
- 10.126 The details of the development's Fire Strategy are ultimately controlled through Building Regulations and not dealt with via the planning process. However, planning impacts may arise as a consequence of the fire strategy and it is therefore prudent to consider this at planning application stage.
- 10.127 In order to comply with the building regulations, a Fire Strategy needs to be approved by the approved inspector, and if the distance from the street is considered to result in increased risks, this can be mitigated by sprinkler systems.
- 10.128 An informative (13) has also been included in the recommendation to remind the applicant of the need to consider a detailed fire strategy at an early stage, and recommending the incorporation of sprinkler systems to mitigate any delays caused by the restricted access.
- 10.129 The London Fire and Emergency Planning Authority was consulted on the proposed development, and responded raising no objection. In line with the London Plan the proposal is not considered to introduce any significant risks or obstacles to Building Regulations compliance (including those which may have consequences relating to planning issues) and the application is considered acceptable in this respect.

Planning Obligations, Community Infrastructure Levy and local finance considerations

- 10.130 The Community Infrastructure Levy (CIL) Regulations 2010, part 11 introduced the requirement that planning obligations under section 106 must meet three statutory tests, i.e. that they be (i) necessary to make the development acceptable in planning terms, (ii) directly related to the development, and (iii) fairly and reasonably related in scale and kind to the development.
- 10.131 Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), the Mayor of London's and Islington's Community Infrastructure Levy (CIL) will be chargeable on this application on grant of planning permission. This will be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014. As the development would be phased and the affordable housing is exempt from CIL payments, the payments would be chargeable on implementation of the private housing.
- 10.132 This is an application by the Council and the Council is the determining local planning authority on the application. It is not possible legally to bind the applicant via a S106 legal agreement. It has been agreed that as an alternative to this a letter and memorandum of understanding between the proper officer representing the applicant

LBI Housing and the proper officer as the Local Planning Authority will be agreed subject to any approval.

- 10.133 A number of site-specific contributions will be sought, which are not covered by CIL. None of these contributions were included in Islington's proposed CIL during viability testing, and all of the contributions were considered during public examination on the CIL as separate charges that would be required in cases where relevant impacts would result from proposed developments. The CIL Examiner did not consider that these types of separate charges in addition to Islington's proposed CIL rates would result in unacceptable impacts on development in Islington due to cumulative viability implications or any other issue.
- 10.134 The letter and memorandum of understanding (pursuant to section 106) will include the contributions listed in Appendix 1 of this report.

National Planning Policy Framework

- 10.135 The scheme is considered to accord with the aims of the NPPF and to promote sustainable growth that balances the priorities of economic, social and environmental growth. The NPPF requires local planning authorities to boost significantly the supply of housing and require good design from new development to achieve successful planning and desirable outcomes.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The application proposes the demolition of an existing single storey building at 17-23 Beaumont Rise and the erection of two five storey buildings to provide 10 x 2-bed self-contained units and 17 supported living units, together with communal rooms, staff/meeting facilities, cycle parking, private amenity space, refuse storage and communal landscaped garden areas.
- 11.2 The proposal provides good quality affordable housing, supported accommodation as well as private housing, which is considered to contribute towards delivering mixed and balanced communities. The offer of 17No. supported housing units, 2No. social rented, 2No. intermediate units and 6No. private sale units is considered to deliver a good mix of tenures and is considered to be acceptable and in accordance with policy. In land use terms, the proposal is considered to meet the objectives of adopted planning policy in accordance with London Plan Policies 2.9, 3.3, 3.9 as well as Islington Core Strategy Policy CS12 and Development Management Policies DM3.8 and 4.12.
- 11.3 The two proposed buildings have well-articulated and composed facades and are considered to work well together as an architectural piece. Samples of materials would be required by condition (3) in order to ensure that the development is built out to the highest quality. The proposal is considered to be well-designed, incorporating inclusive design principles, and is in accordance with Policy 7.6 of the London Plan, Policy CS9 of Islington's Core Strategy, and the aims and objectives of Development Management Policy DM2.1 and DM2.3.
- 11.4 The proposal retains a large amount of green space on site with a significant variety of plant and tree species. It is considered that the proposal would enhance the overall ecological value of the site. The application also includes the provision of good quality amenity space for residents. The proposal is thus considered to be in

accordance with the Core Strategy Policy CS15 and Development Management Policy DM6.3.

- 11.5 The proposal is not considered to result in an unacceptable impact on neighbouring residential amenity in terms of loss of daylight or sunlight, increased overlooking, loss of privacy, sense of enclosure or safety and security. The development would result in the delivery of high quality residential accommodation with well-considered internal layouts, good levels of natural light and a significant amount of private and communal amenity space
- 11.6 The application proposes a sustainable form of development which would suitably minimise carbon emissions. Furthermore, the proposal's transportation and highways impacts are considered to be acceptable. The proposal is considered to be in accordance with policy and is recommended for approval subject to conditions and the completion of a Directors' Agreement to secure the necessary mitigation measures.

Conclusion

- 11.7 It is recommended that planning permission be granted subject to conditions and director level agreement securing the heads of terms for the reasons and details as set out in Appendix 1 – RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to a Directors' Agreement between Housing and Adult Social Services and Environment and Regeneration or Planning and Development in order to secure the following planning obligations to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development / Head of Service – Development Management:

- The on-site provision of 17 supported housing units to be retained as housing in C2 Use Class.
- On-site provision of affordable housing in line with submitted documents including a provision of 2No. social rented units and 2No. shared ownership units.
- The repair and re-instatement of the footways and highways adjoining the development. The cost is to be confirmed by LBI Highways, paid for by the applicant and the work carried out by LBI Highways. Conditions surveys may be required.
- Compliance with the Code of Employment and Training.
- Facilitation, during the construction phase of the development, of 1 work placements with each placement lasting a minimum of 13 weeks. London Borough of Islington Construction Works Team to recruit for and monitor placements. Developer/ contractor to pay wages (must meet London Living Wage).
- Compliance with the Code of Construction Practice, including a monitoring fee (£2,700) and submission of site-specific response document to the Code of Construction Practice for approval of LBI Public Protection, which shall be submitted prior to any works commencing on site.
- A contribution towards offsetting any projected residual CO2 emissions of the development, to be charged at the established price per tonne of CO2 for Islington (currently £920). The figure is £29,507.
- Connection to a local energy network, if technically and economically viable (burden of proof will be with the developer to show inability to connect). In the event that a local energy network is not available or connection to it is not economically viable, the developer should develop an on-site solution and/or connect to a neighbouring site (a Shared Heating Network) and future proof any on-site solution so that in all cases (whether or not an on-site solution has been provided), the development can be connected to a local energy network if a viable opportunity arises in the future.
- Submission of a Green Performance Plan.
- The provision of 1 accessible on-street parking bays or contribution of £2,000 towards its provision.
- Removal of eligibility for residents' on-street parking permits for future residents.

- Submission of a draft framework Travel Plan with the planning application, of a draft Travel Plan for Council approval prior to occupation, and of a Travel Plan for Council approval 6 months from first occupation of the development or phase (provision of travel plan required subject to thresholds shown in Table 7.1 of the Planning Obligations SPD).
- Council's legal fees in preparing the Directors Agreement and officer's fees for the preparation, monitoring and implementation of the Directors Agreement.

That, should the Director Level Agreement not be completed prior to the expiry of the planning performance agreement the Service Director, Planning and Development / Head of Service – Development Management may refuse the application on the grounds that the proposed development, in the absence of a Directors' Level Agreement is not acceptable in planning terms.

RECOMMENDATION B

That the grant of planning permission be subject to **conditions** to secure the following:

List of Conditions:

1	Commencement (Compliance)
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list (Compliance)
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials and Samples (Details)
	<p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work of the relevant phase commencing on site. The details and samples shall include:</p> <p>a) Facing Brickwork(s); Sample panels of proposed brickwork to be used showing the colour, texture, pointing and perforated brickwork including the glazed brick and boundary walls shall be provided;</p> <p>b) Window (Velfac composite) details and balconies / balustrades;</p> <p>c) Glass Reinforced Concrete cladding showing the method used to prevent staining;</p> <p>d) Glazed ceramic tiles;</p> <p>e) GRC frame;</p> <p>f) Brise soleil;</p> <p>g) Doors and access points;</p> <p>h) Steel columns and balustrade;</p> <p>i) Canopies;</p>

	<p>j) Mural design details; k) Concrete planters l) Green procurement plan; and m) Any other materials to be used.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
4	Construction Environmental Management Plan
	<p>CONDITION: A Construction Environmental Management Plan assessing the environmental impacts (including (but not limited to) highways impacts, noise, air quality including dust, smoke and odour, vibration and TV reception) of the development shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The report shall assess impacts during the construction phase of the development on nearby residents and other occupiers together with means of mitigating any identified impacts. The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In the interests of residential amenity, highway safety and the free flow of traffic on streets, and to mitigate the impacts of the development.</p>
5	Obscure Glazing and Privacy Screens
	<p>CONDITION: Notwithstanding the plans hereby approved, further details of obscured glazing and privacy screens to prevent overlooking from Block Two to the adjoining Daycare Centre shall be submitted and approved in writing by the Local Planning Authority prior to any superstructure work of the relevant phase commencing on site.</p> <p>The obscure glazing and privacy screens shall be installed prior to the occupation of the relevant units and retained as such permanently thereafter.</p> <p>REASON: In the interest of preventing undue overlooking between habitable rooms within the development itself, to protect the future amenity and privacy of residents.</p>
6	Piling Method Statement (Details)
	<p>CONDITION: No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and methodology by which such piling will be carried out, including measures to minimise potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water.</p> <p>Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.</p>
7	Accessible Homes (Compliance)
	<p>ACCESSIBLE HOUSING – MAJOR SCHEMES (DETAILS): Notwithstanding the Design and Access Statement and plans hereby approved, 9 of the new residential units in Block One and 16 of the supported housing units shall be constructed to meet</p>

	<p>the requirements of Category 2 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (2). One 2-bed dwelling and one supported housing unit shall be constructed to meet the requirements of Category 3 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Wheelchair user dwellings' M4 (3).</p> <p>The development shall be constructed strictly in accordance with the details so approved.</p> <p>REASON – To secure the provision of visitable and adaptable homes appropriate to meet diverse and changing needs.</p>
8	Solar Photovoltaic Panels
	<p>CONDITION: The Solar Photovoltaic Panels shown on the approved plans and detailed within the approved Energy Strategy shall be installed and operational prior to the occupation of the development hereby approved.</p> <p>The solar photovoltaic panels as approved shall be maintained as such thereafter.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
9	Water Use (Compliance)
	<p>CONDITION: The development shall be designed to achieve a water use target of no more than 95 litres per person per day, including by incorporating water efficient fixtures and fittings.</p> <p>REASON: To ensure the sustainable use of water.</p>
10	Green/Brown Biodiversity Roofs (Details)
	<p>CONDITION: Prior to any superstructure work commencing on the development details of the biodiversity (green/brown) roofs shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The green/brown roof shall:</p> <ul style="list-style-type: none"> a) Be biodiversity based with extensive substrate base (depth 80 -150mm); b) cover at least all of the areas shown in the drawings hereby approved, confirmed by a location plan; and c) Be planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). <p>The biodiversity (green/brown) roofs should be maximised across the site and shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof(s) shall be carried out strictly in accordance with the details as approved, shall be laid out within 3 months of next available appropriate planting season after the construction of the building it is located on and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats, valuable areas for biodiversity and minimise run-off.</p>

11	Drainage and SUDS
	<p>CONDITION: No development shall take place unless and until a detailed Sustainable Urban Drainage System (SUDS) scheme inclusive of detailed implementation and a maintenance and management plan of the SUDS scheme has been submitted to and approved in writing by the Local Planning Authority. Those details shall include:</p> <p>II. a timetable for its implementation, and</p> <p>II. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.</p> <p>No building(s) hereby approved shall be occupied unless and until the approved sustainable drainage scheme for the site has been installed/completed strictly in accordance with the approved details. The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will aim to achieve a 50% water run off rate reduction.</p> <p>The scheme shall thereafter be managed and maintained in accordance with the approved details.</p> <p>REASON: To ensure that sustainable management of water and minimise the potential for surface level flooding.</p>
12	Energy Efficiency – CO2 Reduction (Compliance/Details)
	<p>CONDITION: The energy efficiency measures as outlined within the approved Energy Strategy (by Calford Seaden dated October 2017) which shall provide for no less than a 33.6% on-site total CO2 reduction in comparison with total emissions from a building which complies with Building Regulations 2013 shall be installed and operational prior to the first occupation of the development.</p> <p>Should there be any change to the energy efficiency measures within the approved Energy Strategy, the following should be submitted and approved:</p> <p>A revised Energy Strategy, which shall provide for no less than a 33.6% onsite total CO2 reduction in comparison with total emissions from a building which complies with Building Regulations 2013.</p> <p>The final agreed scheme shall be installed and in operation prior to the first occupation of the relevant phase.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
13	Landscaping (Details)
	<p>CONDITION: Notwithstanding the submitted detail and the development hereby approved a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:</p> <p>a) existing and proposed underground services and their relationship to both hard and soft landscaping;</p>

	<ul style="list-style-type: none"> b) proposed trees: their location, species, size and section showing rooting area; c) soft plantings: including grass and turf areas, shrub and herbaceous areas; d) rain garden with wall climbers; e) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; f) enclosures and boundary treatment: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; g) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; h) inclusive design principles adopted in the landscaped features; i) phasing of landscaping and planting; j) all playspace equipment and structures; and k) any other landscaping feature(s) forming part of the scheme. <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the relevant phase of the development hereby approved in accordance with the approved planting phase. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of biodiversity, sustainability, playspace and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
14	<p>Arboricultural Method Statement (Details)</p>
	<p>CONDITION: Notwithstanding the plans hereby approved, no site clearance, preparatory work or development shall take place until an updated scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.</p> <p>Specific issues to be dealt with in the TPP and AMS:</p> <ul style="list-style-type: none"> a. Location and installation of services/ utilities/ drainage b. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees c. Details of construction within the RPA or that may impact on the retained trees d. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area. e. The pavement is not to be obstructed during demolition or construction and the RPA of retained trees not to be used for storage, welfare units or the mixing of materials.

	<p>f. The location of a cross over or method of delivery for materials onto site g. The method of protection for the retained trees</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
15	<p>Site Supervision (Details)</p>
	<p>Condition: No works or development shall take place until a scheme of supervision and monitoring for the arboricultural protection measures in accordance with para. 6.3 of British Standard BS5837: 2012 – Trees in Relation to design, demolition and construction – recommendations has been approved in writing by the local planning authority. The scheme of supervision shall be carried out as approved and will be administered by a qualified arboriculturist instructed by the applicant. This scheme will be appropriate to the scale and duration of the works and will include details of:</p> <p>a. Induction and personnel awareness of arboricultural matters; b. Identification of individual responsibilities and key personnel; c. Statement of delegated powers; d. Timing and methods of site visiting and record keeping, including updates e. Procedures for dealing with variations and incidents.</p> <p>This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
16	<p>Site Management (Details and Compliance)</p>
	<p>CONDITION: A management plan detailing the future operation of the Supported Living Block Two, to include:</p> <p>(i) management of access to the building; (ii) safety and security measures; (iii) management of the outdoor amenity space; (iv) other suitable measures to manage and mitigate the impact on neighbouring residential amenity;</p> <p>shall be submitted to and agreed by the Local Planning Authority prior to the occupation of the development hereby approved.</p> <p>REASON: In the interests of protecting neighbouring residential amenity and in accordance with Development Management Policy DM2.1 and policy CS12F of the Islington Core Strategy 2011.</p>
17	<p>Noise of Fixed Plant</p>
	<p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level $L_{Aeq, Tr}$ arising from the proposed plant, measured or predicted at 1m from the façade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level $L_{AF90, Tbg}$. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.</p> <p>REASON: To ensure that an appropriate standard of residential accommodation is provided.</p>

18	Secured by Design Standards
	<p>CONDITION: Prior to superstructure works commencing of the development hereby approved, details of how the development achieves Secured by Design accreditation shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interests of safety and security.</p>
19	Roof-Level Structures (Details)
	<p>CONDITION: Details of any roof-level structures (including lift over-runs, flues/extracts and plant room) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details shall include a justification for the height and size of the roof-level structures, their location, height above roof level, specifications and cladding.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority. No roof-level structures shall be installed other than those approved.</p> <p>REASON: In the interests of good design and also to ensure that the Local Planning Authority may be satisfied that roof-level structures do not have a harmful impact on the surrounding streetscene or the character & appearance of the area in accordance with policies 3.5, 7.6 and 7.8 of the London Plan 2016, policies CS8 & CS9 of Islington's Core Strategy 2011, and DM2.1 and DM2.3 of Islington's DM Policies 2013.</p>
20	Lighting Plan (Details)
	<p>CONDITION: Full details of the lighting across the site shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the relevant phase of the development hereby approved.</p> <p>The details shall include the location and full specification of: all lamps; light levels/spill lamps, floodlights, support structures, hours of operation and technical details on how impacts on bat foraging will be minimised. The lighting measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: To ensure that any resulting general or security lighting is appropriately located, designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site.</p>
21	Nesting Boxes (Compliance)
	<p>CONDITIONS: Details of bird and/or bat nesting boxes/bricks shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</p> <p>The nesting boxes/bricks shall be provided strictly in accordance with the details so approved, installed prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>

22	No Plumbing or Pipes (Compliance/Details)
	<p>CONDITION: Notwithstanding the plans hereby approved, no plumbing, down pipes, rainwater pipes or foul pipes other than those shown on the approved plans shall be located to the external elevations of buildings hereby approved without obtaining express planning consent unless submitted to and approved in writing by the local planning authority as part of discharging this condition.</p> <p>REASON: The Local Planning Authority considers that such plumbing and pipes would potentially detract from the appearance of the building and undermine the current assessment of the application.</p>
23	Refuse/Recycling Provided (Compliance)
	<p>CONDITION: Details of the dedicated refuse / recycling enclosure(s) shown on the approved plans shall be submitted to and approved in writing by Local Planning Authority prior to superstructure works commencing on site.</p> <p>The refuse and recycling enclosures and waste shall be managed and carried out at all times in accordance with the details so approved</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>
24	Cycle Parking (Details)
	<p>CONDITION: Details of the bicycle storage areas shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The approved bicycle stores shall be provided prior to the first occupation of the relevant phase of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site, to promote sustainable modes of transport and to secure the high quality design of the structures proposed.</p>
25	Lifts (Compliance)
	<p>CONDITION: All lifts hereby approved shall be installed and operational prior to the first occupation of the floorspace hereby approved.</p> <p>REASON: To ensure that inclusive and accessible routes are provided throughout the floorspace at all floors and also accessible routes through the site are provided to ensure no one is excluded from full use and enjoyment of the site.</p>
26	Internal blinds (Compliance)
	<p>CONDITION: Notwithstanding the plans hereby approved, the development shall be designed with suitable internal blinds to protect privacy and minimise overheating. The blinds shall be installed and operational prior to the occupation of the development hereby approved.</p> <p>REASON: The protect privacy and to reduce the risk of overheating.</p>
27	BREEAM UK
	<p>CONDITION: The development shall achieve a BREEAM [Multi-Residential Accommodation (2014)] Rating of no less than 'Excellent'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>

28	GRC MATERIAL
	<p>CONDITION: Prior to commencement of the development hereby approved, details of how the GRC facades will be prevented from staining over time will be submitted to and approved in writing by the Local Planning Authority.</p> <p>The details submitted shall include manufacturer's product information, details of drainage and building sections. The details approved shall be installed prior to occupation and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard</p>

List of Informatives:

1	<p>Planning Obligations Agreement</p>
	<p>You are advised that this permission has been granted subject to the completion of a director level agreement to secure agreed planning obligations.</p>
2	<p>Superstructure</p>
	<p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION' A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.</p>
3	<p>Community Infrastructure Levy (CIL) (Granting Consent)</p>
	<p>INFORMATIVE: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</p>
4	<p>Car-Free Development</p>
	<p>INFORMATIVE: (Car-Free Development) All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people, or other exemption under the Council Parking Policy Statement.</p>
5	<p>Groundwater</p>
	<p>A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer.</p> <p>Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.</p>
6	<p>Surface Water Drainage</p>
	<p>With regard to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant ensures that storm flows are attenuated or regulated into the receiving public network through on and off site storage.</p>

7	<p>Working in a Positive and Proactive Way</p> <p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which are available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.</p>
8	<p>Materials</p> <p>INFORMATIVE: In addition to compliance with condition 4 materials procured for the development should be selected to be sustainably sourced and otherwise minimise their environmental impact, including through maximisation of recycled content, use of local suppliers and by reference to the BRE's Green Guide Specification.</p>
9	<p>Construction Management</p> <p>INFORMATIVE: You are advised that condition 4 covers transport and environmental health issues and should include the following information:</p> <ol style="list-style-type: none"> 1. identification of construction vehicle routes; 2. how construction related traffic would turn into and exit the site; 3. details of banksmen to be used during construction works; 4. the method of demolition and removal of material from the site; 5. the parking of vehicles of site operatives and visitors; 6. loading and unloading of plant and materials; 7. storage of plant and materials used in constructing the development; 8. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; 9. wheel washing facilities; 10. measures to control the emission of dust and dirt during construction; 11. a scheme for recycling/disposing of waste resulting from demolition and construction works; 12. noise; 12. air quality including dust, smoke and odour; 13. vibration; and 14. TV reception.

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2016 as amended - Spatial Development Strategy for Greater London

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

2 London's places

Policy 2.18 Green infrastructure: the network of open and green spaces

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.2 Improving health and addressing health inequalities

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.8 Housing choice

Policy 3.9 Mixed and balanced communities

Policy 3.11 Affordable housing targets

Policy 3.16 Social Infrastructure

5 London's response to climate change

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.6 Decentralised energy

Policy 5.7 Renewable energy

Policy 5.11 Green roofs

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

6 London's transport

Policy 6.1 Strategic approach

Policy 6.2 Providing public transport capacity and safeguarding land for transport

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.4 Enhancing London's transport connectivity

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.12 Road network capacity

7 London's living places and spaces

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Policy 7.13 Safety, security and resilience to emergency

Policy 7.15 Reducing noise and enhancing soundscapes

Policy 7.19 Biodiversity and access to nature

Policy 7.21 Trees and woodlands

8 Implementation, monitoring and review

Policy 8.1 Implementation

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Policy CS15 (Open Space and Green Infrastructure)
Policy CS16 (Play Space)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
Policy CS10 (Sustainable Design)
Policy CS12 (Housing)

Infrastructure and Implementation

Policy CS18 (Delivery and Infrastructure)
Policy CS19 (Health Impact Assessments)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

Housing

DM3.1 Mix of housing sizes

DM3.4 Housing standards

DM3.5 Private outdoor space

DM3.6 Play space

DM3.8 Sheltered housing and care homes

Shops, cultures and services

DM4.12 Social and strategic infrastructure and cultural facilities

Health and open space

DM6.1 Healthy development

DM6.3 Protecting open space

DM6.5 Landscaping, trees and biodiversity

DM6.6 Flood prevention

Energy and Environmental Standards

DM7.1 Sustainable design and construction statements

DM7.2 Energy efficiency and carbon reduction in minor schemes

DM7.4 Sustainable design standards

DM7.5 Heating and cooling

Transport

DM8.1 Movement hierarchy

DM8.2 Managing transport impacts

DM8.3 Public transport

DM8.4 Walking and cycling

DM8.6 Delivery and servicing for new developments

Infrastructure

DM9.1 Infrastructure

DM9.2 Planning obligations

DM9.3 Implementation

Designations

The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013:

- Within 50m of a Major Cycle Route
- Adjacent to a Site of Nature Importance (SINC)

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan

- Environmental Design
- Accessible Housing in Islington
- Inclusive Landscape Design
- Planning Obligations and S106
- Urban Design Guide

London Plan

- Accessible London: Achieving an Inclusive Environment
- Housing
- Sustainable Design & Construction
- Planning for Equality and Diversity in London

APPENDIX 3: Design Review Panel



CONFIDENTIAL

ATT: Roger Stong
Islington Architects
Technical and Design Group
Northway House.
257 Upper Street.
London N1 1RU

Planning Service
Planning and Development
PO Box 333
222 Upper Street
London
N1 1YA
T 020 7527 2389
F 020 7527 2731
E Luciana.grave@islington.gov.uk
W www.islington.gov.uk
Our ref: DRP/138
Date: 29 September 2017

Dear Roger Stong,

ISLINGTON DESIGN REVIEW PANEL
RE: Elthorne Community Care Centre, 17-23 Beaumont Rise

Thank you for attending Islington's Design Review Panel meeting on 13 September 2017 for a first review of the above scheme. The proposed scheme under consideration is for the demolition of an existing two storey building and the erection of two five storey buildings to provide 10 x 2-bed self-contained units and 17 supported living units, together with communal rooms, staff/meeting facilities, cycle parking, private amenity space, refuse storage and a communal landscaped garden area (officer's description).

Review Process

The Design Review Panel provides expert impartial design advice following the 10 key principles of design review established by Design Council/CABE. The scheme was reviewed by both DRP Chairs (Dominic Papa and Richard Portchmouth) on 13 September 2017. They were provided with the presentation document submitted by your design team and met at Islington Town Hall to review the proposals and to discuss their views on the design development of the scheme. The views expressed below are a reflection of the Panel's discussions as an independent advisory body to the Council.

Panel's observations

The Chairs welcomed the opportunity to comment on the scheme but highlighted it would have been desirable to have been consulted earlier on in the design development (as part of the pre-application process). Discussions centred on the overall design and materials in addition to the quality of accommodation provided. The following comments were made:

Design & materials

- They considered the massing to be acceptable, although felt that in order to properly assess this, a 3D model showing the relationship of the new blocks with each other and neighbouring buildings would be required before a final assessment can be given.
- They suggested that a subtle differentiation in the colour of the cladding between the two blocks (both tiles and concrete panels) could help make the development feel less monolithic, as they would appear more distinctly as separate buildings.
- Notwithstanding this point, they expressed concerns over the longevity of the proposed cladding materials, pointing out that GRC in certain instances has been known to weather badly and the light shade chosen would likely exacerbate the appearance of



any staining or discolouration. Similarly, tiles may break and not be replaced. This could considerably diminish the quality of the design in a relatively short space of time. They suggested that if officers were minded to support the scheme, the detailing should be carefully considered to ensure these concerns were addressed.

- With regards to the treatment of the flank elevation of Block 1, although they did not raise objections to the proposed artwork, they suggested that different articulation strategies, such as expressing the jointing of the concrete panels or a bespoke texture/sculptural mould, might provide a more integrated and successful solution than a mural.
- It was also noted that the large expanses of glazing per unit on the front elevation of Block 2 could result in large expanses of curtains – despite the frontage being recessed, exposure from front on would still be considerable. Therefore, they advised that the design approach needed to take greater account of personal control of privacy and that this should be incorporated within an integrated proposal with the glazing and façade.

Accommodation

- A slight reconfiguration of the ground floor accommodation of Block 1 was felt to be advantageous – if these units were accessed from the lobby rather than externally, larger private terraces could be provided and the floorplans would be more efficient (as they are on the upper floors).
- Similarly, they queried whether flipping the plan of the ground floor studio flat in Block 2 could help to resolve numerous issues. In the current proposals, the living room would be overlooked by the outdoor communal area; particularly the 'charging point' which could become an area with a tendency for people to congregate. Locating the toilet here may therefore be better and this would also resolve the need for the unfortunate single storey projection. If ultimately the projection is deemed to be necessary, then with the plan flipped it would be a bay window to the living area and therefore give a better quality outlook onto a more private garden patio at the rear.

Conclusion

The Panel recommended that these issues are addressed with Council officers prior to being presented to the Planning Committee.

Thank you for consulting Islington's Design Review Panel. If there is any point that requires clarification please do not hesitate to contact me and I will be happy to seek further advice from the Panel.

Confidentiality

Please note that since the scheme is at pre-application stage, the advice contained in this letter is provided in confidence. However, should this scheme become the subject of a planning application, the views expressed in this letter may become public and will be taken into account by the Council in the assessment of the proposal and determination of the application.

Yours sincerely,



Luciana Grave
Design Review Panel Coordinator
Design & Conservation Team Manager



APPENDIX 4: Independent Viability Appraisal

1.0 INTRODUCTION

- 1.1 We have been instructed by the Local Planning Authority of the London Borough of Islington ('Islington LPA') to undertake a viability review in respect of a scheme proposed at 17-23 Beaumont Rise, which has been submitted under planning application reference P2017/2330/FUL and entails:

"The demolition of an existing single storey building and the erection of two five storey buildings to provide 10 x 2-bed self-contained units and 17 supported living units, together with communal rooms, staff/meeting facilities, cycle parking, private amenity space, refuse storage and a communal landscaped garden area."

- 1.2 The applicant in this case is the London Borough of Islington itself. The property is within an established residential area. It is a three-storey community care centre which is no longer operational. The building will be demolished.
- 1.3 Block 1 will include 2 social rented units, 2 shared ownership units and 6 open market sales units, while Block 2 will include 17 'supported living' units for people with mental health problems. The ground floor of Block 2 accommodates communal facilities serving the residents of the supported living units.
- 1.4 We have received a report from the Council which details the financial performance the scheme. On request, we have then been provided with the detailed Excel appraisals which show how viability has been calculated using a 30-year cashflow model.
- 1.5 We have undertaken a review of the cost and value inputs into the appraisal, in order to establish whether the current level of affordable housing delivery proposed by the applicant is the maximum that can reasonably be delivered.
- 1.6 The advice set out in this report is provided in the context of negotiating planning obligations and therefore in accordance with PS1 of the RICS Valuation - Professional Standards (January 2014) (Red Book), the provisions of VPS1 - 4 are not of mandatory application and accordingly this report should not be relied upon as a Red Book Valuation. The Valuation Date for this Viability Review is the date of this report, as stated on the title page. This Viability Review has been undertaken in accordance with the Terms & Conditions provided to the Council and with any associated Letters of Engagement, and should only be viewed by those parties that have been authorised to do so by the Council.

2.0 CONCLUSIONS & RECOMMENDATIONS

2.1 A 30 year cashflow model has been created by the Council. This includes all the rental income from the social rent units and shared ownership units, together with the ongoing costs associated with these units. This is a discounted cashflow which adopts a reasonable discount rate of 3%, and generates a positive Net Present Value of £1,329,000. The calculation incorporates the following source of 'cross-subsidy':

- a) Retained Right-to-buy 1-4-1 receipts totalling £1.12m
- b) Other HRA resources - £1.15m

2.2 Removing these sources of cross-subsidy from the appraisal reduces the Net Present Value from £1,329,000 to a negative figure of -£941,000. This represents the residual land value of the scheme, from which in typical viability assessments a benchmark land value would then be deducted in order to determine the overall surplus (or deficit) that the scheme generates. This indicates that the scheme on a stand-alone basis (i.e. without subsidy) is in a deficit position, and therefore no additional social housing provision can be made, over and above that already being proposed. Conversely the level of market housing cannot realistically be reduced as this is required in order to help fund delivery of the supported living units. The results of the 30-year cashflow model are detailed below:

Table One - results of applicant's cashflow model

CUMULATIVE 30 YR Cash Flows (EXCLUDING INFLATION)	Discounted CashFlows at 3% (Based on Long Term cost of Borrowing)
	TODAYS PRICE Base £000's
Net Capital Investment (after "free" receipts 141/GLA and OMS Receipts)	£1,149.2
Estimated Future RTB Sales Receipts	-£246.2
SO Staircasing receipts (assumed 100% disposal by year 11)	-£775.0
Rental Income (Net of BDP & Voids)	-£2,103.4
Shared Equity Rent	-£139.8
Income from Commercial Rent	£0.0
Estimated Savings re Temp. Accom.	-£254.2
Rent Loss re Demolitions	£0.0
Management Costs	£301.4
Repair&Maint. Costs	£331.6
Major Repairs (Capital Costs)	£406.9
Project specific - Other Costs	£0.0
NEGATIVE NPV	-£1,329.5

2.3 The 30-year cashflow model above details the 'Net Capital Investment' i.e. net capital costs of the scheme. This is the development costs net of all cross-subsidies and other forms of subsidy. Our Cost Consultant has undertaken a review of the build costs that are included in this appraisal, and they have noted in their report that the costs are higher than expected, based on comparison with BCIS tender prices. The above cashflow results take into account the annual revenues that will be provided from the rented units, net of management costs.

- 2.4 The total difference between Baily Garner and the BCIS-derived figure adopted by GBA is £1,651,980. This does not take into account external works, design fees (i.e. professional fees), and contingency, but does include OHP and preliminaries. With adjustments made to the contingency and professional fees to reflect the reduced base build, the overall difference is £1.93m. Reducing the build cost leads to the NPV (without subsidy) increasing from -£0.94m to £1.0m. Adding in a minor profit on Cost of 12.5% would reduce this to £0.32m. It is also the case that the cashflow model has, as mentioned above, a very low discount rate of 3% and that if a more commercially-driven rate were to be adopted this would reduce the Net Present Value considerably. Therefore even assuming benchmark land value of nil, it cannot realistically be concluded that the scheme can generate a surplus from which additional affordable housing contributions can be made.
- 2.5 In this case, the applicant has not included the land value as a cost in their appraisal, and has accordingly not compared the residual value against a viability benchmark. This is because the proposed scheme will be a not-for-profit development, and the freehold of the site will remain in the Council's ownership. The Council's key objective is to ensure that the scheme is partly self-funding by using capital receipts from sale of the private flats to fund the development of the supported living facilities. This objective is clearly different to the primary objective of the traditional private developer which is to maximise profit. We accordingly accept that in this case it is appropriate not to assess viability on the same basis as for a private development.
- 2.6 Whilst it is standard practice to include such a benchmark land value in appraisals for planning purposes - even in circumstances where the landowner retains the site post-development and has owned the site long-term - given that the Council's primary objective is estate regeneration rather than generating a land receipt, it is appropriate to include nil land value in the appraisal.
- 2.7 For the same reason, no developer's profit has been included in the original submission appraisal. This has had the effect of improving the net present value of the scheme. In our experience of Council-led schemes, it is common for some degree of Developer's Return to be included to compensate for exposure to risk, and whilst a profit as high as those required by private developers is not considered necessary, it is common for a profit in the region of 6-10% on Cost to be accepted.
- 2.8 It is standard practice, endorsed by RICS Guidance, that when determining planning applications, the aim should be to reflect industry benchmarks. LPAs should therefore disregard who is the applicant, except in exceptional circumstances (such as personal planning permissions, as planning permissions run with the land). In formulating information and inputs into viability appraisals, these should accordingly disregard either benefits or disbenefits that are unique to the applicant, whether landowner, developer or both. This is the principle (stated in RICS Guidance) that viability assessments for planning purposes should consider the approach of a 'typical', rational landowner, rather than be specific to the applicant in question. It would therefore arguably legitimate for the Council to include those appraisal inputs that would be included by 'typical' developers - i.e. adding profit and benchmark land value, and *omitting* cross-subsidies.
- 2.9 With respect to the values attributed to the open market sales units, these have been estimated by Copping Joyce, and they have fully supported these values with highly suitable comparable sales evidence.
- 2.10 In conclusion, we accept that no additional affordable housing can be viably delivered by the scheme, and note that the currently proposed level of delivery would not be deliverable without the substantial level of subsidy that is being provided.

3.0 FURTHER DISCUSSION OF DEVELOPMENT APPRAISAL

Development costs

- 3.1 The build cost for the residential is £282,000 average per unit. Our Cost Consultant, Geoffrey Barnett Associates, has undertaken a review of the Cost Plan that has been created by Baily Garner.

The overall scheme is approximately 44% over the BCIS Upper Quartile all-in rate. This may be due to a number of design factors. The roof has a green roof content and the external walls have a bespoke GRC cladding hence both are higher than the BCIS rate. Furthermore possibly due to the inclusion of accommodation for mental health tenants the Fittings and Furnishings are considerably higher than the BCIS Upper Quartile rates.

The Applicant has suggested a number of reasons why this cost per square metre is high in the Cost Plan as a result of design choices. These include high wall to floor rates, small size of flats, the GRP cladding and extensive glazing.

- 3.2 A contingency that is equal to 7% of the base build cost. Professional Fees of £657,000, which is 10%. This is a reasonable allowance and is lower than the GLA Toolkit's default. All other input shown in the cost summaries that we have viewed are in line with typical benchmark rates.
- 3.3 The total difference between Baily Garner and the BCIS-derived figure adopted by GBA is £1,651,980. This does not take into account external works, design fees (i.e. professional fees), and contingency, but does include OHP and preliminaries. With adjustments made to the contingency and professional fees to reflect the reduced base build, the overall difference is £1.93m.

Benchmark Land Value

- 3.4 The appraisal does not include any site acquisition costs, as we have discussed above. The property is a three-storey community care centre which is no longer operational, and the building will be demolished. Therefore whilst it does not likely have a substantial existing use value, a typical private landowner would still require a land receipt in order to incentivise them to release the site for redevelopment. However, given that the Council is not motivated by maximising land value, but rather by securing regeneration and other social objectives, it is legitimate for no land value to be adopted in the appraisal.

Private housing

- 3.5 The total capital receipt from the Open Market Sale units and the Shared Ownership units. All the flats benefit from private open space. The 8th December 2016 valuation report by Copping Joyce includes details of comparable sales evidence from the local area, including among other the Beaux Arts Building.
- 3.6 The total is £5,750,000 for the 10 flats in Block 1, if all were private. For the units on the 2nd, 3rd and 4th floor which are all earmarked to be private by the applicant, this total is £3.48m in Copping Joyce's valuation, and this is the figure adopted in the applicant's appraisal. This is an average of £770 per sq ft, which is

broadly in line with the values per sq ft of nearby comparable sales that we have analysed, including among others those cited in Copping Joyce's valuation.

Shared ownership values

- 3.7 It is assumed that there is 25% initial equity share and that all the remaining equity is 'staircased' (i.e. purchased by the occupants) by year 11. In our experience, this is an optimistic level of staircasing. The rent on unsold equity is included in the cashflow model, but it is unclear how this has been calculated.

Social Rent values

- 3.8 We understand that the units will be held by the Council and thus will not be sold to an RP, thus it is appropriate that no upfront capital receipt is included in the appraisal. There is rental income input into the 30 year cashflow, together with management and maintenance costs, and we do not dispute these levels of rents and costs, which have been provided by the Council's Housing Strategy & Development Team. These units will be at Target Rent levels. There are Right to Buy receipts of £246,200 (Net Present Value) in the cashflow.

C2 Residential

- 3.9 The Block 2 residential is comprised of 17 supported living units. We understand that these will be managed by the Council. There is no upfront capital value for these units, which is reasonable as these units will not be sold. But rental income has been factored into the 30-year cashflow model for these units, and we can confirm that this has been undertaken in a suitable way, with suitable levels of deductions such as for management costs.

Other revenues

- 3.10 There are a number of other revenue sources some of which can be categorised as funding and/or subsidy for this scheme. These are detailed below:

OTHER RESOURCES

<i>Other HRA resources - retained rtb receipts, s106/HRA subsidy</i>	1,149,000
<i>Other resources</i>	1,200,000
<i>revenue savings</i>	380,000
<i>shared ownership staircasing (100% by year 11)</i>	775,000
<i>Resale of Turle Rd ADSS property</i>	1,580,000

- 3.11 These represent sources of cross-funding for the proposed scheme. The Turle Road property is assumed to be sold for £1.2m, and to this is added the savings made from the Borough no longer spending money on out-of-Borough placements of people with mental health problems.