



## PLANNING COMMITTEE REPORT

Development Management Service  
 Planning and Development Division  
 Environment and Regeneration Department  
 PO Box 333  
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<b>PLANNING COMMITTEE</b>		
<b>Date:</b>	11 November 2014	<b>NON-EXEMPT</b>

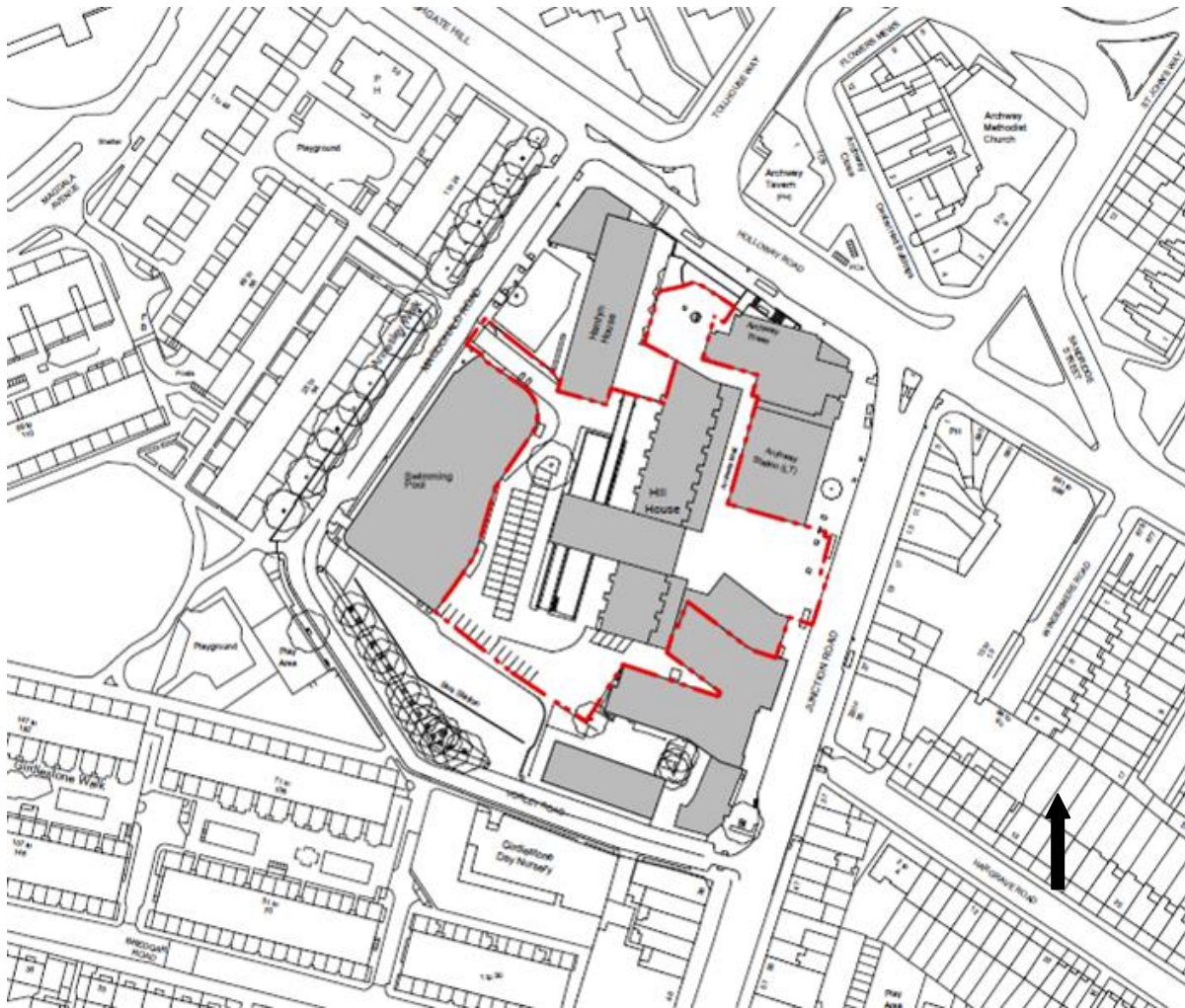
Application number	P2014/3385/FUL
Application type	Full Planning
Ward	Junction
Listed building	None
Conservation area	Within 50m of: Holborn Union Infirmary Conservation Area; and St John's Conservation Area
Development Plan Context	Archway Town Centre Site Allocations (ARCH1) Archway Tower and Island site (the Core Site)
Licensing Implications	None
Site Address	Hill House, 17 Highgate Hill, London, N19 5NA
Proposal	Recladding of existing building, creation of new residential entrance in eastern façade, erection of a ground floor front extension and reconfiguration of existing retail floorspace, installation of new shop fronts, erection of wind canopy and landscaping.

Case Officer	Ben Le Mare
Applicant	BODE Limited
Agent	CMA Planning

### 1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission subject to conditions set out in Appendix 1.

**2. SITE PLAN (site outlined in red)**



**3. PHOTOS OF SITE/STREET**



**Existing building and Archway Town Square from MacDonald Road**





**Existing building (looking north)**



**Existing building (looking south)**





**Existing building (looking east)**



**Existing building (looking west)**





Archway Town Square



Existing shopfronts at the base of Hill House and pedestrian route to Holloway Road

## **SUMMARY**

- 3.1 The application proposes the re-cladding of Hill House and the creation of a new entrance into the building. The proposals also include a front extension to, and the re-configuration of, the retail floorspace at ground floor, the insertion of new shop fronts, erection of a 'wind' canopy and landscaping of Archway Town Square.
- 3.2 The residential conversion of floors 1-4 & 6-12 of the building which this application relates to cannot be considered within the remit of this application. The stated intention of the applicant to implement a residential use in place of the office use under prior approval permitted development rights is a material consideration in looking at the appropriateness of the design changes within this application.
- 3.3 The proposal is considered acceptable in terms of the principle of redevelopment of the exterior of the building, the design quality and appearance of the changes, the suitability of the proposed ground floor extension, impact on the adjoining conservation areas and inclusive design. Furthermore, the proposals are considered to have regard to the emerging design changes to the façades of neighbouring buildings, namely Hamlyn House and Archway Tower.
- 3.4 In order to create a residential entrance into the building off Archway Town Square, the proposals require for the reconfiguration of the existing 8 shop units fronting Archway Mall and the erection of a front extension. The development would not result in a reduction in the total number of retail units. There would however be a 25sq.m loss of retail floorspace, but this is considered to be outweighed by the wider public benefit of the proposals to the existing townscape.
- 3.5 The landscaping principles for the regeneration of the town square are considered to be appropriate and it is recommended that further details are required through planning conditions. In terms of the existing site's wind micro-climate, it is accepted that the proposed trees and wind canopy would significantly improve the wind conditions beneath the tower. The proposals would not have an adverse impact on residential amenity.

## **4. SITE AND SURROUNDING**

- 4.1 The application site is a circa 0.74 hectare parcel of land in the north of the borough. It comprises the following primary elements:
  - 'Hill House', an early 1970s office building standing at part 4 and part 13 storeys in height;
  - 'Archway Mall', a number of mainly vacant retail units on the ground floor level of Hill House;
  - An area of hard-landscaping between Hill House, Highgate Hill (including Archway Town Square) and Junction Road;
  - A car park / hard-standing area to the rear (west) of Hill House;

- 4.2 The proposals being considered under this application relate primarily to the Hill House office building and retail units on the ground floor which are all substantially vacant, although it is understood that some floors of the building have recently been converted to residential use (under Prior Approval application P2014/1161/PRA). The 5<sup>th</sup> floor of the building is currently in use as a D1 training facility and therefore does not benefit from Prior Approval.
- 4.3 The site has a central location in Archway Town Centre and is in the “Archway Tower and Island Site (the Core Site)” which is identified as a key regeneration opportunity for the borough. Archway is one of Islington’s four designated town centres and contains a mix of retail, commercial, leisure and social / community uses as well as being home to a vibrant residential community.
- 4.4 There are a number of significant development proposals taking place within the locality, namely the redevelopment (including the re-cladding) of Archway Tower to residential (under Prior Approval) and Hamlyn House changing to a 157 bed hotel with ancillary restaurant. The Archway Gyrotory is proposed for change and the preferred options are currently out to public consultation.
- 4.5 In terms of public transport the site has PTAL rating of 6b through being situated above Archway Underground station and within close proximity to a number of bus routes.
- 4.6 St John’s Grove Conservation Area abuts the south to east boundary of the site. To the north east boundary of the site are two Local Views towards St Paul’s Cathedral (LV4 from Archway Road and LV5 from Archway Bridge).

## **5. PROPOSAL (IN DETAIL)**

- 5.1 The proposal is to remove the existing cladding from the buildings and strip back the internal fabric of the building to the concrete frame. Alterations will be made to the structural floors and walls to accommodate modern lifts and introduce services necessary for a residential use.
- 5.2 At the base of the Tower the proposals reconfigure the existing shop units and create an entrance into Hill House, off Archway Town Square. A ground floor front extension to the existing retail units is proposed. This projects 2.5m into the existing pedestrian route between the Archway Town Square and Highgate Road and MacDonald Road and has an area of approximately 70sqm. The proposals also incorporate the reconfiguration of the existing 8 retail units on the ground floor of the building and the installation of new shop fronts. The total number retail units remain unchanged.
- 5.3 The proposals include an L shaped canopy under Archway Tower in order to mitigate the wind conditions that adversely impact upon this part of the site. Extensive landscaping of Archway Town Square is also proposed as part of this application which includes new surfacing materials, tree planting, seating and lighting.

## **6. RELEVANT HISTORY**

- 6.1 Provided below is a planning history of the application site:

Application Ref(s)	Proposal	Decision	Date
P2014/2288/AOD	Approval of details pursuant to condition 2 (refuse) of planning permission reference P2014/1161/PRA dated 21 May 2014	Approved	11/07/2014
P2014/2289/AOD	Approval of details pursuant to condition 4 cycle parking P2014/1161/PRA	Approved	11/07/2014
P2014/1161/PRA	Prior Approval application in relation to the following considerations arising from the change of use of floors 1-4 and 6-12 of the building to residential use (C3) use class creating up to 150 residential units.	Prior Approval required and approved, subject to conditions and s106  <i>Pending s106 sign off</i>	21/05/2014
P2014/0332/PRA	Prior Approval application in relation to the following considerations arising from the change of use of the building of floors 1 to 4 and 6 to 12 to residential use (C3) use class creating 141 residential units.	Approved	20/03/2014
P070282	Change of use of upper ground floor from Class B1 (business) to Class D1 (medical or health services) and a 7th floor from D1 to B1 (offices)	Approved	26/03/2007
P060155	Change of use of the fifth floor from B1 Offices to D1 use as an interview centre for patients	Approved	20/03/2006
P011806	Variation of condition 4 of planning decision 96/2016 (12th March 1997) to make the use personal to Interact Health Management Ltd.	Approved	11/09/2001
962016	Change of use of part of 7th floor to a private occupational health service centre	Approved	12/04/1997



901572	Replacement of spandrel panels and provision of tinted glass to all elevations.	Approved	04/02/1991
901593	Change of use of caretakers flat to office and enclosure of balcony	Approved	23/04/1991
871799	Use of the 11th floor as offices.	Approved	01/02/1988
840657	Change of use of ninth floor from offices to Youth Training Centre	Approved	27/06/1984
880195	Change of use of 11th floor from residential to office use.	Approved	09/05/1988
881288	Enclosure of the 11th floor balcony.	Approved	15/12/1988
850632	Change of use of part of the 6th floor from offices to training school.	Approved	17/06/1995

6.2 Provided below are some applications on neighbouring sites / buildings are relevant to the consideration of this planning application:

Archway Tower, 2 Junction Road

<b>Application Ref(s)</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
P2014/1614/FUL	External alterations involving the erection of double height extension at ground floor to form new entrance and the re-cladding of the existing building, including a new treatment to the 16th and 17th floors.	Refused	02/07/2014
P2014/0688/FUL	External alterations involving the erection of double height extension at ground floor to form new entrance and the re-cladding of the existing building, including a new treatment to the 16th and 17th floors	Refused & Allowed on appeal subject to conditions.	17/06/2014 & 07/08/2014

P2013/2861/PRA	Application for prior approval of the Local Planning Authority for the change of use of the upper floors from B1 (a) office accommodation to 118 residential flats (C3 Use class) comprised of 59 x 1 bed units, 29x 2 bed units, 30 studio units.	Prior Approval required and approved,	27/09/2013
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Hamlyn House, 21 Highgate Hill

Application Ref(s)	Proposal	Decision	Date
P2013/0399/FUL	Change of use of floors 1-8 and part ground floor from office use (Class B1) to a 157 bedroom hotel (Class C1) and ancillary restaurant, including re-cladding of the building, demolition of the first floor link building located on the eastern side of the building (connecting to Hill House) along with the retention of 73 existing car parking spaces and the introduction of associated landscaping.	Approved, subject to conditions and s106	17/03/2014
P2014/4258/AOD	Approval of details pursuant to condition 3 (materials) of P2013/0399 dated 17 March 2014	Pending determination	N/A

**Pre-Application Advice:**

- 6.3 The proposed development has been subject to pre-application discussions with the council. A number of amendments have been made to the plans in this process affecting the design of the proposals in response to Design Review Panel and officer comments including the design and conservation officer. These include the provision of a double height residential entrance off Archway Town Square and further information on public realm improvements.
- 6.4 The council officers are currently engaged in pre-application discussions with the applicant to develop a masterplan for the wider site. This is subject to ongoing public engagement with residents and stakeholders through the applicant. The proposals being considered here are recognised as the first



step in the future regeneration of this part of the Archway Tower and Island Site.

## 7. CONSULTATION

### Public Consultation

- 7.1 Letters were sent to occupants of 246 adjoining and nearby properties at Junction Road, 03/09/2014. Site notices and a press advert were displayed on 11/09/2014.
- 7.2 There were 14-day re-consultation letters sent out on 16/10/2014 (expiring 30/10/2014), as it was identified that the description of development did not include the proposed ground floor front extension to the retail floorspace.
- 7.3 At the time of writing a total of 6 responses (3 in support and 3 objecting) had been received from local residents and groups. These are summarised below (the paragraph number where these comments are addressed are provided in brackets alongside the comment). Any further comments received will be reported to the planning committee.
- 7.4 Chair of the Girdlestone TRA expressed support for the proposals by recognising that the entire plot is in an appalling state of disrepair and bleak, scruffy appearance; the mall paving particularly is a shambles. Also, that the area behind the post office surroundings are used for anti-social behaviour. Concerns have however been expressed towards multi-national chain-store type businesses being allowed to take any of the shops in the mall area.
- 7.5 Better Archway Forum (BAF): This is a local group comprising around 1000 members in the north of the borough. BAF raise objections to the proposals as they preclude compliance with planning policy in a number of ways:
- Recladding the existing envelope as proposed would mean it will not be possible to provide the necessary permeability of the site to allow circulation, footfall, additional frontages and overlooking of public spaces central to the Archway Framework. (para 10.27)
  - Continued and significant wind blight would also mean the public space cannot be successful. (para 10.30)
  - The retention of the current layout to the rear of the Post Office frontage means the inset space at ground level remains unprotected from abuse and once the current frontage has been re-established, it is difficult to see how that could be addressed without permanently abolishing the existing Post Office building. (para 10.27)
  - There does not appear to have been any proper assessment of the access and pedestrian routes through and to the site. This is a grave oversight in a site which makes up the larger part of a town centre. (para 10.27)
  - This application conflicts with the successful reworking of the wider townscape in accordance with policy. (paras 10.21 – 10.30)

- Some of the proposals appear to be unworkable. For example, trees are promised in Archway Mall. However, because the tube station escalator runs under the mall space, the sub soil belongs to TfL, making it difficult if not impossible to create any kind of tree canopy here given that TfL have to date refused any such planting. (para 10.25)
- The proposed addition of an L-shaped canopy over part of the frontage to mitigate wind blight from Archway Tower simply clarifies the point that the pedestrian route to the rear of the tube station is better suited to additional construction than pedestrian use. And while the area is little used by pedestrians as it is, were it to be enclosed it would become even more of a security threat and be even less used. (paras 10.27 & 10.30)

#### 7.6 Local residents' objections:

- The scheme will prevent a safe and direct pedestrian route through the site from Junction Road to the leisure centre being created. (para 10.27)
- The proposed canopy does nothing about the sense of danger in the area, which is likely to remain unused. The space is better suited to the creation of a properly enclosed building being considered as part of the wider master planning. (para 10.27)
- The area behind the post office will continue to be used as a 'public lavatory' and for other anti-social behaviour. (para 10.27)

#### 7.7 Local resident expressions of support:

- The proposals look like a nice high specification development.
- This development promises to make great efforts to make a hideous building beautiful.

### **External Consultees**

7.8 London Underground: No objections have been raised to the development proposals.

7.9 Design Review Panel: The proposal in its original form was presented on 5<sup>th</sup> August 2014. The application was submitted on the 18<sup>th</sup> August. Provided below is a summary of the DRP's comments (full response letter attached appendix 3):

- Concept and interaction with surroundings: Welcome the regeneration proposals and encourage as much design interaction with what is happening elsewhere within the campus, namely to the two other towers (Hamlyn House and Archway Tower) and public realm to create a cohesive masterplan.

*Officer's comment: Careful consideration has been given by officers and the developers at the pre-application stage to achieving a scheme that has full regard to the changing character of the area through building design and public realm improvements. Both parties are engaged in ongoing discussions in respect of a wider masterplan for the site.*



- Materiality: Issues have been raised with the excessive transparency through the provision of a fully glazed building (tower), although aesthetically positive, may be causing issues in relation to environmental performance. The treatment of the corners is considered to be particularly sensitive.

*Officer's comment: The development is required to comply with building regulations so will achieve an appropriate level of energy performance. This is likely to represent a significant improvement on the existing situation.*

- Maintenance and implications on design: Request for additional information on how the building would be maintained as it might inform its design and implications for its overall appearance.

*Officer's comment: The applicant has agreed to a condition requiring for further details of the proposed window cleaning apparatus and associated goods, their operation and housing to be submitted prior the commencement of development.*

- Entrance: The Panel that the entrance needed to respond to the detail design and scale of the tower and integrated into the overall masterplan – a two storey entrance was given a preference.

*Officer's comment: The development provides a two storey glazed entrance which is accessed directly off Archway Town Square. This is expected to draw residents and visitors into the site – an aspiration which is being taken forward as part of masterplan discussions.*

- Public realm and wind mitigation: Further information required on how intentions for the public realm improvements might be raised. It was also felt that the quality of the environment of the passageway and wind mitigation measures needed to be developed.

*Officer's comment: During the process of this planning application Gross Max (landscaping consultants) agreed with officers a set of principles for the landscaping of Archway Town Square (including tree planting, hard surfacing, lighting and seating). Further information on landscaping would be secured through conditions. The proposals also include a wind canopy which will mitigate the existing wind blight under Archway Tower.*

- Detailing: The Panel highlighted the importance of conditions to any to ensure strict approval of samples ideally including 1:1 mock ups to ensure the design concept will carry through to implementation.

*Officer's comment: The developer has agreed to a materials condition requiring 1:1 mock ups of the building to be provided on site and a condition that retains the current architects for the design development phase of the project.*

7.10 London Borough of Camden: No objection.

## **Internal Consultees**

- 7.11 Policy Officer: The decrease in retail floorspace is not considered to have an adverse impact on the retail frontage. The redevelopment is however likely to benefit the frontage as it could lead to increased occupation of the retail units, providing a complementary service. There is no objection to reconfiguration of the existing retail floorspace as the number of retail units will remain unchanged.
- 7.12 Acoustic Officer: No objection to the proposals, subject to two conditions requiring the submission of a Construction Environmental Management Plan to mitigate the impact of construction on the local area and scheme for sound insulation and noise control measures to protect the amenity of the future occupiers of the building.
- 7.13 Landscape Officer: Supports the amended landscaping plans as these provide a set of design principles for the regeneration of the town square. More information is required through a condition. The developer also needs to provide a tree protection plan to ensure that the construction phase of development would not harm the tree at the rear of the site which is subject to a TPO.
- 7.14 Access Officer: No concerns raised, but would like to see greater provisions made for play.
- 7.15 Sustainability Officer: No objection, subject to details of SUDS, landscaping and biodiversity measures being secured through conditions.
- 7.16 Energy Officer: Recognises that the council are unable to impose Islington's energy targets given that there is no increase in floorspace and the application does not constitute a major development. Support has been expressed for the energy performance measures which are being sought by the developer.

## **8. RELEVANT POLICIES**

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

### **National Guidance**

- 8.1 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.

### **Development Plan**

- 8.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that



are considered relevant to this application and are listed at Appendix 2 to this report.

### **Planning Advice Note/Planning Brief**

- 8.3 A document entitled 'Regeneration proposals for Archway' was adopted by the Council's Executive on 5 July 2011. These proposals outline the Council's desire to overcome some of the barriers to physical regeneration, strengthen the local economy and improve the vitality of the town centre. Funding allocations for various regeneration projects were agreed within this document.
- 8.4 Archway Development Framework SPD (adopted 2007). The Core Strategy at paragraph 2.2.1 states that this SPD will remain in place after the adoption of the Core Strategy and that the document adds detail to the Core Strategy Site Allocation (CS1). This document includes the following key objectives:
- Delivery of a beacon sustainable development – delivery of a truly sustainable community and thus contribute to environmental, economic and social sustainability.
  - Delivery of a mixed use development to build upon Archway's strengths as a district centre and enhance this role.
  - The improvement of the pedestrian environment to provide a safe environment and improve the pedestrian links through to the adjoining areas.
  - The creation of high quality public spaces to provide an environment where people can visit, shop, relax while providing links to the surrounding areas and uses in Archway;
    - Microclimate – minimise wind impact due to down draught;
    - This document states that priority for planning obligations within Archway will be focussed towards improvements to the public realm and local employment.

### **Designations**

- 8.5 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013 and Site Allocations 2013:

- |                                    |   |
|------------------------------------|---|
| - Core Strategy Area – Archway (1) | - Within 50m of Holborn Union           |
| - Archway Town Centre              | Infrimary Conservation Area             |
| - Within 50m of St John's Grove    | - Within 100m of TfL Road Network       |
| Conservation Area                  | - Within 100m of Strategic Road Network |

### **Supplementary Planning Guidance (SPG) / Document (SPD)**

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

## **9. ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

9.1 No EIA screening/ scoping opinion was requested by the applicant. However given that the proposal is for the re-cladding, the creation of a new entrance and a small front extension to an existing building, the proposals are not considered to fall within the definition of Schedule 1 or 2 of defined EIA development.

## **10. ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- Design, Conservation and Heritage;
- Land-use;
- Landscaping and wind micro-climate;
- Neighbouring amenity;
- Energy and Sustainability;
- Planning obligations & CIL.

10.2 These matters are addressed below in the context of planning policy and other material considerations.

### **Design, Conservation and Heritage**

10.3 The building is not within a conservation area, nor is it listed, however the St John's Grove Conservation Area adjoins the site and the recently adopted Holborn Union Infirmary Conservation Area is to the north. Hill House forms part of a larger urban block which is dominated by poor-quality design and large scale office buildings. The area suffers with poor connectivity and legibility, which is exacerbated by significant level changes. The area has been the subject of a number of studies over the years and it is accepted that the wider area is in need of regeneration.

10.4 The Archway Development Framework SPD (2007) is secured as relevant (within the Local Development Framework) by Core Strategy policy CS1 referencing its ongoing relevance. The SPD seeks to secure sustainable development (environmental, economic and social sustainability), to secure improvements to the pedestrian environment to provide a safe and secure environment and also seeks to create high quality public spaces to provide an environment where people can visit, shop and relax while providing links to the surrounding areas and uses in Archway.

10.5 During pre-application discussions it was accepted that the re-cladding of Hill House should be split into two separate elements; the main tower – providing a glazed façade which should reflect the context of the sky and provides sensitive backdrop to the emerging re-cladding proposals for Hamlyn House and Archway Tower; and the plinth – its appearance having weight and solidity which is robust and hardwearing. The image below provides illustrations of the proposals:





- 10.6 Turning firstly to the tower, the main components of re-cladding include clear and opaque glazed curtain walling with anodised aluminium panels, flush sliding glazed doors and concealed balustrades. These are expected to reflect the context of and be animated by the sky and the glazing darkness frit, pattern, texture and density will therefore need to be assessed through the approval of details.
- 10.7 In terms of the plinth, this will have a light colour brick exterior with clear glazing. The balconies and anodised aluminium panels will resemble the appearance of those on the main tower. The addition of balconies in between the bays on the front elevation is intended to add a new definition to the plinth. These balconies would be set back from the bricked bays.
- 10.8 The new double height glazed residential entrance into the building off Archway Town Square has been developed in direct response to the DRP's comments so that it provides a better hierarchy to the existing cramped access conditions. Furthermore, the visual prominence of the entrance will provide wider benefits for Archway Town Square by ensuring a much needed increase in footfall into the heart of the site as opposed to the residential entrance approved under Prior Approval consent which was sited at the rear of building.
- 10.9 It should be noted that whilst the recladding of Hill House is intended for the residential conversion of the building, the proposal's design would not prohibit the building, either fully or in part, being used as B1a offices or a teaching facility.
- 10.10 The proposed front extension to the existing ground floor retail units will bring the shopfront forward to the edge of the existing overhang. It is felt that this would introduce an improvement on the overall frontage, as the current shopfronts appear dark and unwelcoming to shoppers – this could have been a contributing factor to the long term vacancy of many of these units. The elevational plans of the shopfront provide a useful indication of their

appearance, however to ensure that they have full regard to the final design of the upper floors of the building it is recommended that further details are secured through a condition. (Condition 12)

- 10.11 The proposed L shaped canopy under the Archway Tower would be 4m high, 28m in length and over 50% solid (as recommended by the wind study) with a slatted design. The design and access statement provides some useful information on the type of canopy that is envisaged whilst not specifying the exact materials. The canopy is expected to offer visual interest to a particularly unpleasant area of the site. Details of the canopy would be secured through a condition. (Condition 13)
- 10.12 In summary, the council's design and conservation officer and the DRP are supportive of the proposals and how they have been developed through the pre-application as they would represent a substantial enhancement to the existing building and wider area. The proposals are also considered to have a positive impact on the adjoining conservation areas and full regard to the emerging design of the Hamlyn House and Archway Tower. The success of the scheme is however dependent on the quality of the materials and detailing. Consequently conditions for the retention of the architects (to avoid a design and build exercise) are crucial. A condition is recommended to secure this.

### **Land-use**

- 10.13 The site is located within Archway key area within the Core Strategy, and policy CS1 'Archway' is relevant. CS1C seeks a mixed use core site that retains a significant proportion of office space; and CS1D seeks to maintain and enhance the provision of commercial space in Archway.
- 10.14 The Site Allocations (2013) identifies the Archway Core Site (ARCH1) and it is allocated to secure mixed use development to include: *'residential, retail, employment (including business use), hotel and appropriate evening economy uses (such as A3 restaurant use, and D2 assembly and leisure e.g. cinemas) that respect the amenity of nearby residential properties'*.
- 10.15 As set out in the planning history section above, the building has been subject to a recent Prior Approval application for a change of use of floors 1-4 and 6-12 of the building to residential use (C3 use class) creating up to 150 residential units. It is understood that this consent has been implemented as some of the floors have been converted into residential dwellings which are now occupied in accordance with Class J. The creation of new residential dwellings is therefore not a consideration of this planning application.
- 10.16 There are two main issues from a policy perspective; the loss of existing retail floorspace and the reconfiguration of the existing retail units.
- 10.17 The proposal involves the loss of 25sq.m of retail floorspace to ancillary residential floorspace to create a new entrance for the upper floor residential units. Applications involving the loss of main town centre uses to other uses (particularly residential use) trigger DMP policy DM4.4. However, given the circumstances of this application – i.e. the actual residential units are permitted through a separate application – means that DM4.4 Part D(iii)

(requiring a high quality dwellings with a high standard of residential amenity) does not apply.

10.18 DM4.4 Part D(i) requires two years marketing and vacancy evidence to demonstrate that there is no reasonable prospect of the retail unit being used in its current use in the foreseeable future. In this situation there is not an overall loss of retail units but a reduction in floorspace. The small size of the proposed loss of retail floorspace (both in absolute terms and proportionally) does in part alleviate concerns, although it is by no means a de minimis loss and could potentially accommodate a small retail unit in its own right; therefore, this requirement does technically apply. However, it is considered that there are exceptional circumstances related to this application which are considered to alleviate concerns over a lack of marketing and vacancy evidence, these are set out below:

- At the request of officers the applicant provided information on the historic use and occupancy levels of the eight retail units within the Mall. The table below sets out the recent history of the units.

UNIT NUMBER	CURRENT CONDITION	HISTORY
2-3 Archway Mall	Currently being used on a temporary basis as a 'community hub' for consultation events as part of the on-going Masterplan process.	Before the current temporary use the unit was last occupied by "FADS" (DIY / Home Decorating). FADS vacated the building in approx. 2007 since which time the unit has remained vacant.
Unit 4-5 Archway Mall	Vacant	This unit was recently occupied by "William Hill" Bookmakers until they vacated the site in the summer of 2014.
Unit 6-7 Archway Mall	Vacant	This unit was occupied by "Freshway" (mini) Supermarket who vacated the unit in approx. 2012
Unit 8 A Archway Mall	Vacant	This unit was occupied by "Green Ink Bookshop" who vacated the unit pre-2006.
Unit 8B Archway Mall	Vacant	This unit was occupied by "Hamburger House" café who vacated the unit pre-2006.
Unit 9 Archway Mall	Vacant	This unit was occupied by "Suchis Card Shop" who vacated the unit pre-2006
Unit 10A	Occupied	Currently occupied by "The Mall" cheque cashing company.
Unit 10b Archway Mall	Occupied	Currently occupied by "Redmond Plumbing Services" as a trade counter / office.

- The table shows that five out of the eight units have been vacant for over 2 years, with three of these units being vacant for over 8 years. This clearly demonstrates a long-term history of vacancy and lack of demand for units within the Town Centre. Furthermore, The Archway Development

Framework SPD (September 2007) states that “*the Archway district centre includes the existing retail units in Archway mall (the majority of which are vacant)*”. This also suggests that the high levels of vacancy have been entrenched in the shopping mall for at least the last 7 years.

- The public realm around Archway Mall and the Tower site is in need of improvement, as identified in the Site Allocation and the Archway Development Framework SPD. It is considered that the existing low quality public realm has been a contributory factor to the high levels of vacancy. Officers agree with the supporting information that the proposals are positive in terms of increasing attractiveness to retailers and improving footfall, especially when considered in the context of the next stage of the proposed development regarding public realm changes.
- The small 2.5m projection to the existing shopfronts demonstrates that the proposals have some regard to the loss of retail floorspace and that measures have been made to maximise the amount of retail floorspace, rather than just leaving the existing building as is.
- The proposal is consistent with ARCH1 of the LBI’s Site Allocations DPD (2013) in land use terms as it provides improved ground floor retail frontages.

10.19 DM4.4 Part D(ii) requires the use of the ground floor retail unit for residential purposes to be consistent with the role and function of the street or space. The proposed change of use is for ancillary residential space providing access to upper floor residential use; additionally the entrance would provide a visual enhancement and bring high levels of footfall adjacent to these retail units. Therefore, it is considered that the impact will be nil/minimal.

10.20 Archway Mall is not a designated frontage, but it is considered contiguous with the primary frontage starting at 2-10 Junction Road. DM4.4 Part D(iv) states that proposals for change of use should not cause adverse impacts on any sections of undesignated frontage (in this case Archway Mall) that are contiguous with designated primary and secondary frontages. The loss of 25sqm retail floorspace is not considered to cause adverse impacts on contiguous frontages; in fact, the redevelopment is more likely to benefit contiguous frontages as it is likely result in increased occupation of the retail units which could provide complementary services. There is a balance to be struck between retaining 100% of the floorspace in poor quality or 97% of accommodation of a regenerated building and square with high prospects of occupation.

10.21 In terms of the proposed reconfiguration and extension of the ground floor retail units, this would not result in reduction of the total number of units within Archway Mall. The council are in discussions with the applicant in terms of a wider retail strategy for the site and it therefore is appropriate that a condition is appended to this decision which restricts the amalgamation of the existing retail units. (Condition 7)



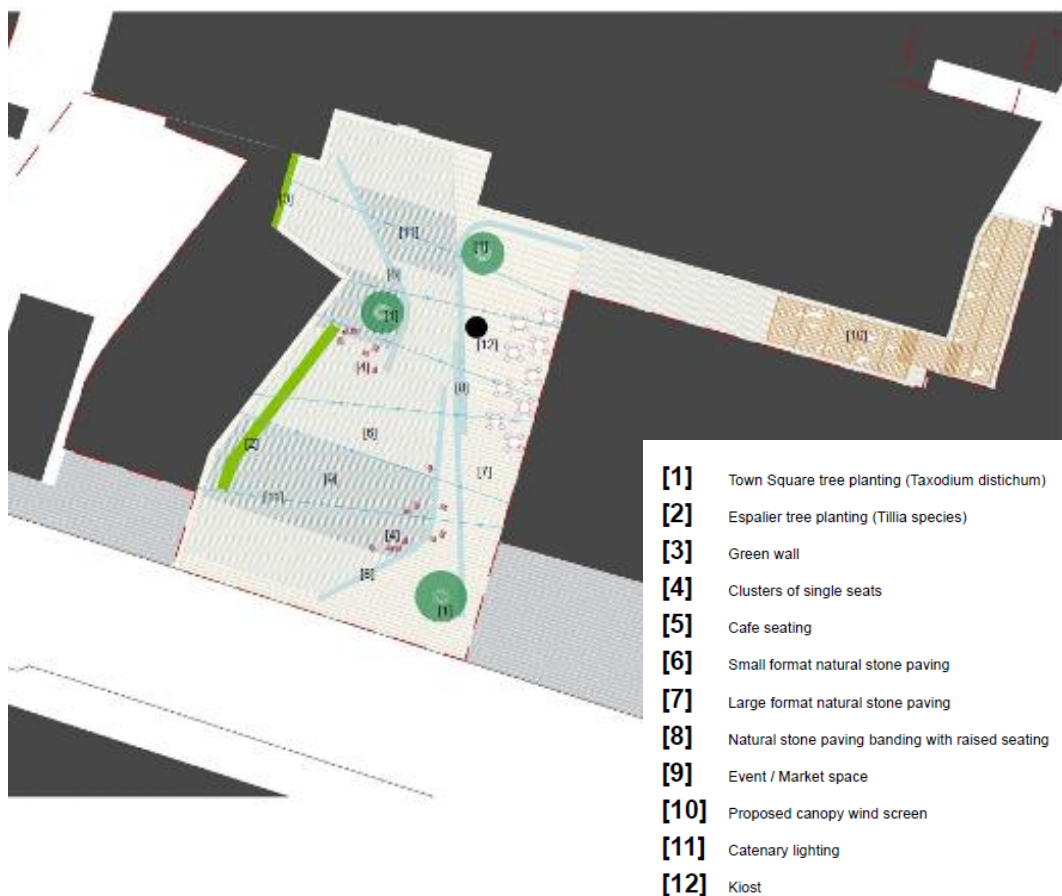
## Landscaping, pedestrian access and wind mitigation measures

10.22 The application proposes a package of landscaping measures for Archway Town Square which would enable the scheme to be implemented on a stand-alone basis, outside of the plans which are emerging for the wider masterplan for the site. This is considered important as the local transport network could be subject to some significant changes in the future with the proposed removal of Archway gyratory.

10.23 The initial landscaping proposals were reviewed by the council's landscape officer and considered to be limited in terms of scope and scale. In response to the DRP's comments the council have engaged with the applicant's landscape consultants, Gross Max, to establish a set of landscaping principles for the site. The proposals now include:

- Planting in the form of 3 individual trees (bald cypress, 8-12m in height) and espalier tree planting;
- Natural stone paving (small and large);
- Natural stone banding with raised seating;
- Catenary lighting;
- Green wall;
- Wind canopies.

10.24 The plan below illustrates the landscaping proposals:



10.25 In relation to tree planting, BAF have concerns that the provision of trees is unworkable given that Archway Mall is located above TfL escalators and the

subsoil belongs to them. The landscape officer has however confirmed that the tree types which are proposed can be provided in raised planters around the site.

- 10.26 Officers accept that the general principles provide an appropriate basis for securing significant improvements in the quality of the public realm and further information is required through a condition. (Condition 4)
- 10.27 Concerns have been raised by local residents and BAF in respect of access/pedestrian movement and public safety. Officers are however of the view that the proposals will improve the existing situation by providing better lighting as part of the landscaping proposals. Furthermore, the residential entrance off Archway Square and inset balconies on the front façade of the plinth overlooking the square offers significant improvements on the level of public surveillance within the site. In terms of pedestrian movement, there is considered to be an improvement on the existing situation, through the provision of new paving and a wind canopy (mitigating wind blight under Archway Tower). The area is recognised as undergoing some significant changes and this issue will be given careful consideration in developing a wider masterplan for the site.
- 10.28 It is acknowledged that there are some constraints (namely the sites location above the London underground network) that will influence the type and volume of surface water attenuation that can be achieved on-site, there are opportunities to attenuate surface water using SUDS to achieve an improvement on existing site drainage. The amended landscaping plans include some areas of permeable paving which is supported. No indicative drainage plan (SUDS management train) showing flow paths, and how the different SUDS components link together have been submitted. Given the space available, additional SUDS measures should be explored that provide both amenity and biodiversity improvement, matters which officers consider can be dealt with through a condition. (Condition 4)
- 10.29 To the rear (north) of Hill House, within the site boundary, is a large maple tree which is protected by TPO T2 (No. 439). The submission is accompanied by a generic statement on tree protection which does not include a specific plan outlining where the tree and ground protection will be situated. However, as the tree is located at the rear of the site and most of the works, both landscaping and extensions/alterations, are taking place at the front of the site it is considered acceptable for an arboricultural method statement (AMS) to be secured through a condition. (Condition 5)
- 10.30 The site is widely recognised as having a wind micro-climate, which has been subject to a great deal of assessment under previous applications, namely, the application for the re-cladding of Archway Tower. This application is therefore accompanied by a study (by BRE) to assess the pedestrian level wind microclimate around the existing site and wider pedestrian environment, namely the public realm around the base of Archway Tower and recladding for Hamlyn House. The study is based on a 1:1250 scale model of the site and surroundings which was tested in a wind tunnel. Measurements were taken in 162 locations around the site. The study found that proposed recladding of Hill House and the extensions/alterations at ground floor would have little impact on the existing situation. The wind conditions below Archway

Tower will still remain unsuitable for strolling and leisure walking during the winter seasons, which is caused by strong downwash as result of the height and width of the tower, especially when the wind was blowing on to the wide facades (north-south winds). However, as part of the landscaping proposals a wind canopy is proposed. The study concluded that an L-shaped canopy of either solid or up to about 50% porosity would prevent façade downwash reaching the ground floor and any measurement in any location as a horizontal barrier would be introduced. Officers are therefore supportive of the measures proposed as they offer significant improvements to the existing conditions which have blighted pedestrian movement though this area of the site by mitigating unpleasant wind conditions beneath the Archway Tower, along the Mall outside the front of the re-provided retail units.

### **Neighbouring amenity**

- 10.31 The development would not result in the creation of extensions which would have an adverse impact upon the living conditions of future occupiers of the application building or Archway Tower in terms of a loss of outlook or increase sense of enclosure.
- 10.32 The re-cladding of the building's façade includes the provision of balconies on the front (east) and rear (west) elevations on the plinth (1<sup>st</sup> – 3<sup>rd</sup> Floors) of Hill House. The proposals would also create inset balconies on the upper floors of the Hill House tower. Whilst there would be overlooking from the rear balconies on the plinth into windows on the flank walls of the tower between 1<sup>st</sup> – 3<sup>rd</sup> floor, there is an existing situation which was created by the residential layout consented under the prior approval application. The new balconies would introduce a marginal increase in overlooking between dwellings; however this needs to be balanced against the improved public surveillance of the site and provision of private amenity space for the future occupiers of the building.
- 10.33 In terms of the development's potential to cause noise and disturbance, there are no new land-uses being proposed (the provision of residential units have already been approved under Prior Approval). The council's acoustic officer has however recommended that conditions are appended to the decision requiring the following information to mitigate the impact of the construction phase of development on the local area and to protect the amenity of the future occupiers of the building:
- Construction Environmental Management plan; (Condition 14)
  - A scheme for sound insulation and noise control measures between the retail uses on the ground and residential units on the first floor. (Condition 11)
- 10.34 Officers are therefore satisfied that there would be no loss of amenity subject to conditions, in accordance with DM2.1 and DM3.7 of the LBI Development Policies.

### **Energy and sustainability**

- 10.35 As the application does not constitute a major development or create extensions over 100sqm the scheme is not required to achieve the energy

targets set out in policy CS10 and DM7.1 to DM7.5. However the supporting information submitted with the application does confirm that re-cladding the existing building will offer significant improvements in terms of thermal performance, air tightness, overheating and daylight requirements for new residential units.

- 10.36 It should be acknowledged that the building will be required to comply with building regulation standards so should achieve an acceptable reduction of carbon dioxide emissions. Furthermore, the council are requiring the applicant to submit a Green Procurement Plan for the use of low impact, sustainably-sourced, reused and recycled materials and the reuse of demolition waste as part of the construction phase of development. (Condition 6)

### **Planning Obligations and Community Infrastructure Levy**

- 10.37 The proposals are not subject to any planning obligations or CIL charges given that there is no overall increase in floorspace or the creation of new residential units under this application.

### **National Planning Policy Framework**

- 10.38 The proposals are considered to constitute a sustainable development addressing the economic, social and environmental strands effectively. Whilst there is a small loss of retail floorspace, the proposed external alterations to the building and improvements to existing retail provisions, as well as the new landscaping of Archway Town Square, are expected to act as a catalyst in improving the economic prosperity of the area. This is firmly in line with building a strong, competitive economy and ensuring the vitality of town centres.

## **11. SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The delivery of this scheme would be consistent with the broad aims of the NPPF and its presumption in favour of sustainable development that supports economic growth, but also seeks to ensure social and environmental progress.
- 11.2 The proposal is for re-cladding of Hill House and associated extensions and alterations which include the creation of a new residential entrance and reconfiguration of the existing retail units. The proposals also include the landscaping of Archway Town Square.
- 11.3 The design of the proposed alterations to Hill House are supported by officers and the DRP as they offer significant improvements to the existing façade both in terms of building's visual appearance and energy performance. Furthermore, the proposals would have a positive impact on the character of the adjoining conservation areas and have regard to the façade treatment proposed for other tall buildings within the site (Hamlyn House and Archway Tower).



- 11.4 To create the residential entrance into Hill House the existing 8 retail units are to be remodeled within Archway Mall frontage. The remodeling includes the erection of a front extension and re-configuration of the existing retail floorspace behind. The development would not result in a reduction in the total number of retail units; there would however be a 25sqm loss of retail floorspace, but this considered to be outweighed by the wider public benefit of the proposals to the Archway Core Site and in turn the wider of Archway Town Centre.
- 11.5 The proposed landscape scheme will offer significant improvements to the quality of the public realm through new tree planting, paving, seating and lighting. The provision of an L shaped wind canopy under Archway Tower will mitigate some of the existing wind conditions that have an adverse impact on pedestrian movement through the site. Furthermore, the proposals will offer an increased level of surveillance within the site, improving public safety and reducing the perception of crime. The proposals would not have an adverse impact upon neighbouring amenity in terms of noise and disturbance, a loss privacy, outlook or lightspill.

### **Conclusion**

- 11.6 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1.

# APPENDIX 1 – RECOMMENDATION

## RECOMMENDATION A

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

### List of Conditions:

<b>1</b>	<p><b>Commencement</b></p> <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>
<b>2</b>	<p><b>Approved plans and documents list</b></p> <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans and documents:  1522_DWG_PL_001; 1522_DWG_PL_003_P1; 1522_DWG_PL_010_P1;  1522_DWG_PL_011_P1; 1522_DWG_PL_012_P1; 1522_DWG_PL_013_P1;  1522_DWG_PL_014_P1; 1522_DWG_PL_020_P1; 1522_DWG_PL_021_P1;  1522_DWG_PL_022_P1; 1522_DWG_PL_023_P1; 1522_DWG_PL_024_P1;  1522_DWG_PL_101_P1; 1522_DWG_PL_200_P2; 1522_DWG_PL_201_P1;  1522_DWG_PL_202_P1; 1522_DWG_PL_203_P1; 1522_DWG_PL_204_P1;  1522_DWG_PL_210_P1; 1522_DWG_PL_211_P1;  1522_DWG_PL_220_P2; 1522_DWG_PL_221_P1; 1522_DWG_PL_222_P1;  1522_DWG_PL_223_P1; 1522_DWG_PL_230_P1; 1522_DWG_PL_231;  1522_DWG_PL_232; 1522_DWG_PL_233;  Tree Protection Methodology (submitted 21/10/2014); Statement of Community Involvement by Connect Communications (August 2014); Construction Management Statement (August 2014); Planning Statement by CMA Planning (August 2014); Wind Microclimate Assessment by BRE (ref: 295-151, 13/08/2014); Design and Access Statement by Hawkins/Brown (August 2014); Hill House Town Square Sketch Proposals (20/10/2014); Email from CMA Planning (23/10/2013)</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>
<b>3</b>	<p><b>Retention of current architects</b></p> <p>CONDITION: The current architects shall be retained for the design development phase of the project unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure continuity in the design approach and the standard of the appearance and construction of the development in accordance with policy CS9 of Islington's Core Strategy 2011 and policy DM2.1 of Islington's Development Management Policies 2013.</p>

<b>4</b>	<b>Landscaping</b>
	<p>CONDITION: Details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the works. The landscaping scheme shall include the following details:</p> <ul style="list-style-type: none"> <li>• details of levels and level changes;</li> <li>• proposed trees, including their location, species, size, details of tree pits;</li> <li>• soft planting (including details of species and biodiversity value) of grass and turf areas, and shrub and herbaceous areas;</li> <li>• hard landscaping, including ground surfaces and kerbs (samples of materials to be submitted);</li> <li>• resting places and furniture including seating;</li> <li>• details of landscaping measures to enhance the biodiversity of the site;</li> <li>• details of appropriate sustainable urban drainage (SUDS) features including their location, design, connectivity (SUDS management train) and contribution to water quality, amenity and biodiversity enhancement;</li> <li>• confirmation that the landscaping scheme has been designed in accordance with Islington’s Inclusive Landscape Design SPD or Islington’s successor SPD or policy;</li> <li>• a Landscaping Management Plan describing how the landscaping would be maintained and managed following implementation; and</li> <li>• any other landscaping feature(s) forming part of the scheme.</li> </ul> <p>All landscaping so approved shall be completed/planted during the first planting season following practical completion of the cladding works hereby approved.</p> <p>The landscaping and tree planting shall have a maintenance/watering provision following planting and any trees or shrubs which die, become severely damaged or diseased shall be replaced with the same species or an approved alternative and 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 (including the Landscape Management Plan) so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interests of sustainability, to ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity, to ensure the development is of an inclusive design, to ensure the heritage of the site is acknowledged and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with CS10, CS12 and CS15 of Islington’s Core Strategy 2011 and policies DM2.2, DM2.3, DM6.2, DM6.5 and DM8.4 of Islington’s Development Management Policies 2013.</p>
<b>5</b>	<b>Trees</b>
	<p>CONDITION: No site clearance, preparatory work or development shall take place until a 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.</p>

	<p>Development shall be carried out in accordance with the approved details.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies CS7 and CS15 of Islington's Core Strategy 2011 and DM6.5 of Islington's Development Management Policies 2013.</p>
<b>6</b>	<b>Materials and samples</b>
	<p>CONDITION: Details of facing materials including samples shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the works is commenced. The details and samples shall include:</p> <ul style="list-style-type: none"> <li>a) brickwork and mortar courses (brick slips are not supported);</li> <li>b) metal cladding, panels and frames (including details of seam, gaps, and any profiling);</li> <li>c) windows and doors;</li> <li>d) edges and balustrades to balconies;</li> <li>e) roofing materials;</li> <li>f) louvers;</li> <li>g) any other materials to be used on the exterior of the building;</li> <li>h) a Green Procurement Plan for sourcing the proposed materials.</li> </ul> <p>The Green Procurement Plan shall demonstrate how the procurement of materials from the development will be promoted sustainably, including though the use of low impact, sustainably-sourced, reused and recycled materials and the reuse of demolition waste.</p> <p>1:1 elevational mock-ups of external materials to be used on the building at the plinth (first – third floors) and main tower shall be erected on the site and shall be approved in writing by the local planning authority prior to the relevant part of the works commencing.</p> <p>REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard in accordance with polices CS9 and CS10 of Islington's Core Strategy 2011 and DM2.1 of Islington's Development Management Policies 2013.</p>
<b>7</b>	<b>Provision of small shops</b>
	<p>CONDITION: The development shall be carried out strictly in accordance with the ground floor plans so approved, and no change therefore shall take place without the prior written consent of the Local Planning Authority.</p> <p>The commercial units on the ground floor of the building shall not be amalgamated or further subdivided.</p> <p>REASON: The amalgamation or further subdivision of the commercial units is likely to have operational, transportation, aesthetic and amenity implications which would need to be considered under a separate planning application to ensure the provision of premises suitable for small businesses in accordance with policies CS8 and CS13 of Islington's Core Strategy 2011 and policies DM2.1, DM4.1 and DM8.6 of Islington's Development Management Policies 2013.</p>



<b>8</b>	<b>External pipes and cables</b>
	<p>CONDITION: No cables, satellite dishes, plumbing, down pipes, rainwater pipes or foul pipes shall be located / fixed to any elevation(s) of the building.</p> <p>Should additional cables, pipes be considered necessary the details of these shall be submitted to and approved in writing by the Local Planning Authority prior to their installation in accordance with the details so approved.</p> <p>REASON: To ensure that the resulting appearance of the building is to a high standard and to ensure that the development is in accordance with policies CS9 of Islington's Core Strategy 2011 and DM2.1 of Islington's Development Management Policies 2013.</p>
<b>9</b>	<b>Security and general lighting</b>
	<p>A general outdoor lighting strategy for the development shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the works are commenced.</p> <p>In accordance with the approved outdoor lighting strategy, details of any permanent general or security outdoor lighting (including full specification of all luminaries, lamps and support structures) shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the works are commenced.</p> <p>The approved general outdoor lighting and security lighting shall be installed in accordance with the details hereby approved prior to practical completion of the development.</p> <p>REASON: In the interests of good design, security and protecting neighbouring and future residential amenity and existing and future habitats from undue light-spill in accordance with, policies CS9 and CS15 of Islington's Core Strategy 2011, and DM2.1 of Islington's Development Management Policies 2013.</p>
<b>10</b>	<b>Window cleaning apparatus</b>
	<p>CONDITION: Details of the proposed window cleaning apparatus and associated goods, their operation and housing shall be submitted to and approved in writing by the Local Planning Authority prior to the cladding of Hill House commences.</p> <p>The window cleaning apparatus and associated goods shall be installed strictly in accordance with the approved plans, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In the interests of good design and also to ensure that the Local Planning Authority may be satisfied that any roof-level structures do not have a harmful impact on existing building and the appearance of the area in accordance policies CS8 and CS9 of Islington's Core Strategy 2011, and policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013.</p>

<b>11</b>	<p><b>Sound insulation between ground and first floors</b></p> <p>CONDITION: Full particulars and details of a scheme for sound insulation between the non-residential uses on the ground floor and consented residential units on the first floor shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any of the ground floor retail units</p> <p>The approved sound insulation and noise control measures shall be carried prior to occupation of any of the ground floor retail units and strictly in accordance with the approved details, shall be maintained as such thereafter, and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To secure an appropriate internal residential environment and to protect the amenities of the occupiers of the consented residential accommodation in accordance with policy CS12 of Islington's Core Strategy 2011 and policy DM2.1 of Islington's Development Management Policies 2013.</p>
<b>12</b>	<p><b>Shopfront design</b></p> <p>CONDITION: Typical elevations of the shopfronts hereby approved at scale 1:50 shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the works commencing.</p> <p>The shopfronts shall be carried out strictly in accordance with the elevations so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that that the shopfronts are of a high standard of design, appearance and sustainable construction and to comply with policies CS9 of Islington's Core Strategy 2011 and DM2.1 of Islington's Development Management Policies 2013.</p>
<b>13</b>	<p><b>Canopy design</b></p> <p>CONDITION: Details of the canopy, including samples shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the works is commenced.</p> <p>The canopy shall be at least 50% solid, as required by the recommendations of the Wind Microclimate Assessment by BRE (ref: 295-151, 13/08/2014) and shall be installed in accordance with the details hereby approved.</p> <p>REASON: To ensure that the resulting appearance and construction of the development is of a high standard in accordance with policies CS9 and CS10 of Islington's Core Strategy 2011 and DM2.1 of Islington's Development Management Policies 2013.</p>
<b>14</b>	<p><b>Construction Management</b></p> <p>CONDITION: No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall incorporate the details set out in the document 'Construction Management Statement (August 2014)' and include the following details:</p>

a) reduce number of construction vehicle movements especially in peak periods such as through: re-timed or consolidated construction vehicle trips; use of alternative modes; resource sharing on site; sourcing local materials etc;

b) use of operators committed to best practice (as demonstrated by Transport for London's Freight Operator Recognition Scheme (FORS)).

The construction of the development shall take place in accordance with the details so approved.

REASON: To mitigate the impact of development and to comply with policies CS9 of Islington's Core Strategy 2011 and DM2.1 of Islington's Development Management Policies 2013.

## List of Informatives:

<b>1</b>	<p>To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-planning application advice service is also offered and encouraged.</p> <p>In this instance pre planning application advice was provided to the applicant in July 2014. This advice acknowledged the benefits of the scheme in improving the design of the existing building and public realm, mitigating the effects of the wind microclimate and act as a catalyst in bringing forward the wider masterplan for the site.</p>
<b>2</b>	<p>It is the responsibility of the 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 should ensure that storm flows are attenuated or regulated into the public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and at the final manhole nearest the boundary.</p> <p>Connections are not permitted for removal of groundwater. Where the developer proposes discharge to a public sewer prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.</p>
<b>3</b>	<p>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>
<b>4</b>	<p>The scheme hereby approved does not suggest the installation of external rollershutters to any entrances or ground floor glazed shopfronts. The applicant is advised that the council would consider the installation of external rollershutters to be a material alteration to the scheme and therefore constitute development. Should external rollershutters be proposed a new planning application must be submitted for the council's formal consideration.</p>



## **APPENDIX 2: RELEVANT POLICIES**

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

### **1. 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.

### **2. Development Plan**

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application.

#### **A. London Plan (2011)**

##### **1 Context and strategy**

Policy 1.1 Delivering the strategic vision and objectives for London

##### **2 London's places**

Policy 2.1 London in its global, European and United Kingdom context

Policy 2.2 London and the wider metropolitan area

Policy 2.3 Growth areas and co-ordination corridors

Policy 2.13 Opportunity areas and intensification areas

Policy 2.14 Areas for regeneration

Policy 2.15 Town centres

##### **3 London's people**

Policy 3.1 Ensuring equal life chances for all

Policy 3.2 Improving health and addressing health inequalities

Policy 3.5 Quality and design of housing developments

##### **4 London's economy**

Policy 4.1 Developing London's economy

Policy 4.7 Retail and town centre development

Policy 4.8 Supporting a successful and diverse retail sector

Policy 4.9 Small shops

Policy 4.11 Encouraging a connected economy

Policy 4.12 Improving opportunities for all

## **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 5.4 Retrofitting
- Policy 5.7 Renewable energy
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.15 Water use and supplies

## **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 6.7 Better streets and surface transport
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.12 Road network capacity
- Policy 6.13 Parking

## **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 7.7 Location and design of tall and large buildings
- Policy 7.8 Heritage assets and archaeology
- Policy 7.11 London View Management Framework
- Policy 7.12 Implementing the London View Management Framework
- Policy 7.13 Safety, security and resilience to emergency
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.18 Protecting local open space and addressing local deficiency
- Policy 7.19 Biodiversity and access to nature

## **8 Implementation, monitoring and review**

- Policy 8.1 Implementation
- Policy 8.2 Planning obligations
- Policy 8.3 Community infrastructure levy
- Policy 8.4 Monitoring and review for London

## **B) Islington Core Strategy 2011**

### **Spatial Strategy**

Policy CS1 (Archway)

Policy CS14 (Retail and Services)

Policy CS15 (Open Space and Green

Policy CS8 (Enhancing Islington's Character)

**Strategic Policies**

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)  
Policy CS10 (Sustainable Design)  
Policy CS11 (Waste

Space)

**Infrastructure and Implementation**

Policy CS18 (Delivery and Infrastructure)  
Policy CS19 (Health Impact Assessments)  
Policy CS20 (Partnership Working)

**C) Development Management Policies June 2013**

**Design and Heritage**

**DM2.1** Design  
**DM2.2** Inclusive Design  
**DM2.3** Heritage  
**DM2.4** Protected views  
**DM2.5** Landmarks  
**DM2.7** Telecommunications and utilities

**Shops, culture and services**

**DM4.1** Maintaining and promoting small and independent shops

**DM4.3 Location and concentration of uses**

**DM4.4** Promoting Islington's Town Centres  
**DM4.5** Primary and Secondary Frontages  
**DM4.6** Local shopping Areas  
**DM4.7** Dispersed shops  
**DM4.8** Shopfronts

**Health and open space**

**DM6.2** New and improved public 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  
**DM7.3** Decentralised energy networks  
**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  
**DM8.5** Vehicle parking

**Infrastructure**

**DM9.1** Infrastructure  
**DM9.2** Planning obligations  
**DM9.3** Implementation

**E) Site Allocations June 2013**

**ARCH1 Archway Tower and Island site (the Core Site)**

**4. Planning Advice Note/Planning Brief**

'Regeneration proposals for Archway' was adopted by the Council's Executive on 5 July 2011.

Archway Development Framework SPD (adopted 2007)

## **5. Designations**

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

- |                                    |   |
|------------------------------------|---|
| - Core Strategy Area – Archway (1) | - Within 50m of Holborn Union           |
| - Archway Town Centre              | Infirmary Conservation Area             |
| - Within 50m of St John’s Grove    | Within 100m of TfL Road Network         |
| Conservation Area                  | - Within 100m of Strategic Road Network |

## **6. Supplementary Planning Guidance (SPG) / Document (SPD)**

The following SPGs and/or SPDs are relevant:

- | <b>Islington Local Development Plan</b> | <b>London Plan</b>                                       |
|---|--|
| - Environmental Design                  | - Accessible London: Achieving and Inclusive Environment |
| - Conservation Area Design Guidelines   | - Sustainable Design & Construction                      |
| - Inclusive Landscape Design            |  |
| - Planning Obligations and S106         |  |
| - Urban Design Guide                    |  |

# APPENDIX 3 – DESIGN REVIEW PANEL COMMENTS

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Our ref: **DRP/032**

Date: 28 August 2014

Dear Charles Moran,

### **ISLINGTON DESIGN REVIEW PANEL**

**RE: Hill House, Junction Road, Archway – pre-application ref Q2014/1357/MJR**

Thank you for coming to Islington's Design Review Panel meeting on 5 August 2014 for review of a proposed development scheme at the above address. The proposed scheme under consideration was for re-cladding of the existing building, creation of a new entrance into the building off Archway Town Square and the installation of canopies (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 Richard Portchmouth (Chair), Thomas Lefevre, Ben Gibson, Paul Karakusevic, Simon Foxell and Philip Cave on Tuesday 5 August 2014 including a site visit in the morning, followed by a presentation by the design team, question and answers session and deliberations in the afternoon at Islington's Laycock Building, Laycock Street. The views expressed below are a reflection of the Panel's discussions as an independent advisory body to the council.

### **Panel's observations**

- **Concept and interaction with surroundings:** The Panel was welcoming of the regeneration concept and thought the public realm strategy at the front of the building looked promising. However, it was pointed out that these intentions need to be converted into a detailed design proposal and public realm proposals for the rest of the site were urgently required. Panel members were happy to hear the design team intends to come forward with a planning application. The Panel would encourage as much design interaction with what is happening elsewhere within the campus to create a cohesive masterplan. Although there might be different expressions of different buildings, what is happening to the other two towers and the public realm



around them in the vicinity needs to be taken into account to ensure a cohesive environment.

- **Materiality:** The Panel was generally positive about the proposed treatment of the elevations, however there were strong concerns in relation to the excessive transparency and the likely lack of control over how the spaces may be populated and the impact this may have on the appearance of the building. Panel members were also concerned that fully glazing the building, although aesthetically positive, may be triggering issues in relation to the environmental performance of the building. The treatment of the corners is considered to be particularly sensitive.
- The Panel felt that although the design team mentioned consideration of the orientation of the building, the solar treatment and the proposal for different densities of solid backed glazing on different elevations, it was not clear how these different treatments will come together. Panel members understood that there was an ambition of calm and softness to the appearance of the building, however they were not convinced this would be achieved once all environmental aspects were addressed. The Panel appreciated that there were a series of difficulties to the front part of the building and recognised that there was opportunity to improve that aspect, but felt that the rear of the building faced more constraints (i.e. back wall of leisure centre and adjacent building at Hamlyn House, service road etc.) and that there was no evidence that this had been properly looked at as part of the proposed design. It was felt that this aspect needed to be better integrated to the evolution of the design.
- **Maintenance and implications on design:** Panel members pointed out that a better understanding of how the building would be maintained was required as it might inform the design of the building and might also have implications on its overall appearance.
- **Entrance:** The Panel felt that the entrance needed to respond more to the detail, design and scale of the tower and to be integrated with the overall masterplan. The two storey entrance was preferred as it gives better hierarchy to the existing cramped access under the existing deck.
- **Public realm and wind mitigation:** Although the Panel understood that the design team had positive intentions in relation to the public realm, it was pointed out that worked up proposals need to be submitted to show how those intentions might be realised. Similarly, it was felt that the quality of the environment of the passage way and wind mitigation measures needed to be developed in further detail before the Panel could comment on these.
- **Detailing:** The Panel highlighted the importance of conditions to any forthcoming planning application to ensure strict approval of samples ideally including 1:1 mock ups as they felt a sophisticated level of pre-construction detailing was required to ensure the design concept will carry through to implementation.

## Summary

The Panel was generally supportive of the concept of regeneration and improvements to the Hill House tower. However, Panel members reminded the design team that integration with the other two towers and careful consideration of proposals to surrounding public realm including wind mitigation strategy was very important. Panel members raised some concerns in relation to environmental and technical performance of the proposed cladding system and required maintenance regime. They also encouraged the design team to improve the entrance to the building and stressed the importance of careful consideration of detailing. The Panel would welcome seeing the next phase of evolution of the scheme.

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