



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:
Date:	23 April 2015	

Application number	P2014/5216/FUL
Application type	Full Planning Application
Ward	Bunhill Ward
Listed building	No Listing on site. Adjacent to Grade II Listed St Clement with St Barnabas and St Matthew Church, King Square.
Conservation area	None. Adjacent to Northampton Square Conservation Area and Hat and Feather Conservation Area
Development Plan Context	King Square Estate Site Allocation BC4 King Square Area Framework and Action Plan Bunhill & Clerkenwell Key Area Central Activities Zone King Square (Designated Open Space) King Square SINC (Local Importance)
Licensing Implications	None
Site Address	King Square Estate & part of Moreland Primary School London EC1V
Proposal	Demolition of existing row of garages located to the north of Rahere House and demolition of 9 existing single storey studio units located to the south of Turnpike House. Change of use of the west section of the Moreland School site to residential use. Erection of 6 new buildings, providing 140 new residential units and a community centre, comprising: Block B – a 3 storey terrace of 10 x 3-bedroom and 1 x 2-bed houses for social rent located to the north of Rahere House; Block C – a 4 storey building located to the west of Rahere House providing a 167sqm community centre together with 13 flats for social rent, comprising 1 x 3-bedroom and 12 x 2-bedroom flats; Blocks D1 & D2 – a 7 storey

	<p>over basement building and 5 storey building located on the west section of the school site, providing a 21sqm retail unit and 69 flats for social rent, shared ownership and private market sale, comprising 1 x 3-bedroom, 52 x 2-bedroom, and 16 x 1-bedroom flats; Block E – a 5 storey building located to the north of Turnpike House providing 25 flats for social rent over 55's independent living, comprising 9 x 2-bedroom and 16 x 1-bedroom flats; Block F – a part 3, part 4 storey building located to the south of Turnpike House providing 22 flats for social rent comprising 13 x 2-bedroom and 9 x 1-bedroom flats. Alterations to ground floor of Rahere House to provide improved nursery facilities. Comprehensive hard and soft landscaping across the site including: relocation of vehicular access from Central Street, re-provision of 81 parking spaces including 21 wheelchair accessible spaces, creation of new bin store enclosures and cycle parking for existing residents, and the creation of a community garden and growing space. The scheme would provide 98 affordable homes which equates to 70% by unit.</p>
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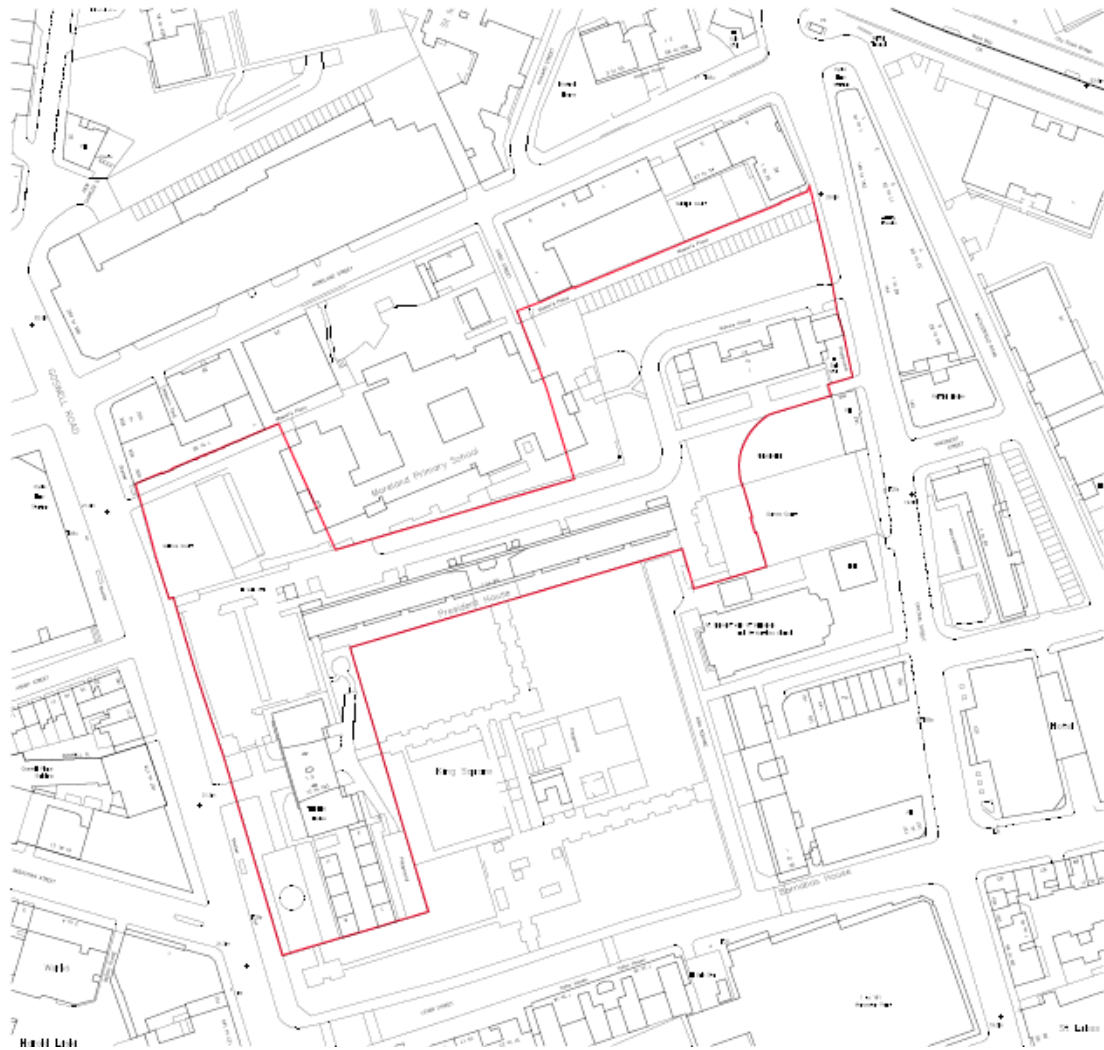
Case Officer	Stefan Sanctuary
Applicant	Eleni Tsoskounoglou - New Build and Regeneration Team, London Borough of Islington.
Agent	Simon Owen - HTA Design LLP

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 from Goswell Road looking north-east



Photograph 3: View from Goswell Road looking along estate east-west route



Photograph 4: View from Goswell Road looking along estate east-west route



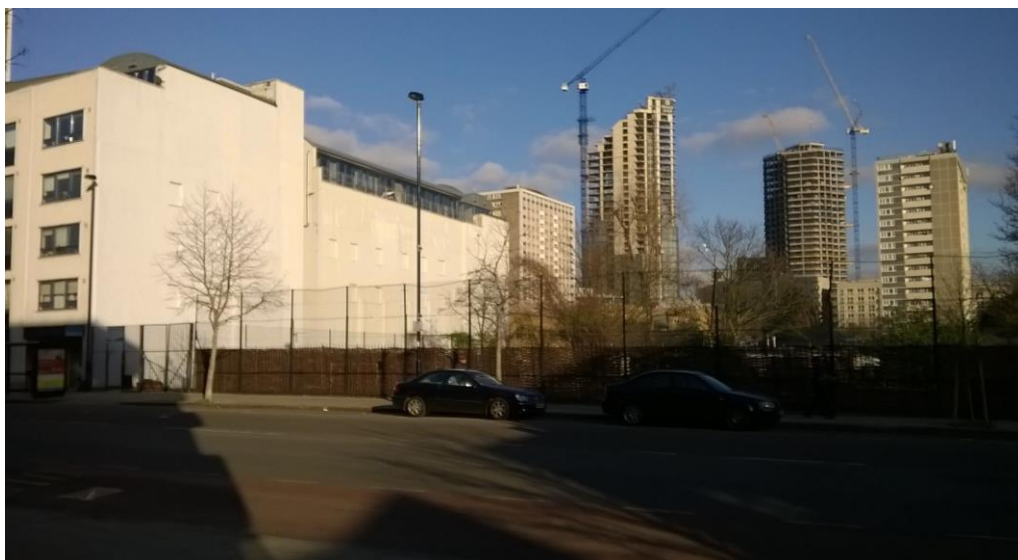
Photograph 5: View from Central Street looking towards existing garages



Photograph 6: View looking south-west towards President House



Photograph 7: View from Goswell House towards Masons Yard



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SUMMARY

- 4.1 The application proposes the creation of 140 new homes across the King Square Estate, of which 70% would be affordable (social rented and shared ownership). The proposal also includes a new community centre, new landscaping (including community and growing gardens) and improvements to the existing nursery within Rahere House as well as improved access arrangements and cycle parking across the estate.
- 4.2 The development proposes a mix of high quality residential accommodation, including family-sized homes, on underused land, car parking and garage spaces in accordance with the aims and objectives of London Plan and Islington Core Strategy Policies. Moreover, the development delivers new community facilities and a significant increase in affordable homes in accordance with the aims of Finsbury Local Plan policies to ensure that existing residents are provided for, and that the long-established community role of the area is retained.
- 4.3 The development proposes a series of well-designed new buildings that each responds to their respective contexts and surroundings. The designs proposed are considered to provide a successful intermediary between the existing estate buildings and the surrounding urban context. The layout of the proposed development is well-considered and would result in enhanced pedestrian routes through the estate. The proposal would deliver significant landscape improvements across the estate that would enhance biodiversity and provide significant amenity improvements for residents. While some of the existing trees would be lost, the proposal would result in a substantial number of additional trees that would mitigate the loss of existing trees.
- 4.4 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. All of the proposed residential units would comply with the minimum unit sizes required by planning policy. While the development would result in a significant loss of daylight and sunlight to 5 dwellings within Mason's Yard, the overall impact on neighbouring residential amenity is not considered to be sufficient so as to warrant refusal of planning permission, particularly in the context of the scope and scale of this application and the delivery of 140 mainly affordable homes.
- 4.5 The proposal's housing density is considered to be within acceptable limits and the proposed dwelling mix is considered satisfactory given current demand for housing. The housing mix provides a good mix of tenures and the affordable housing offer is considered to be the maximum amount achievable without rendering the scheme unviable. Furthermore, the application proposes a sustainable form of development which would suitably minimise carbon emissions. Finally, the proposal's transportation and highways impacts are considered to be acceptable, subject to conditions.
- 4.6 For the reasons given above and explained in more detail in the subsequent sections of this report, 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 SURROUNDING

- 5.1 King Square Estate, constructed around King Square Gardens in the 1960s, is located within Bunhill Ward in the south of the borough. The estate is bound by

Goswell Road to the west, Moreland Street and Moreland Primary School to the north, Central Street to the east and Lever Street to the south.

- 5.2 The application site comprises the majority of the King Square Estate together with sections of Moreland Primary School, including a part of the school site which currently provides hard-surfaced sports pitches adjacent to Goswell Road. The site's Goswell Road frontage is dominated by the 20-storey Turnpike House, which contains 163 dwellings and provides undercroft access to King Square Gardens. To the north of Turnpike House is an area of hard-standing used as a car park, while immediately to the south are a group of 9 single storey studio flats, which form the south-western edge of the site.
- 5.3 On an east-west axis, forming the northern boundary of King Square Gardens is the 6-storey President House, containing 91 flats. Running along the northern side of President House is an access route which provides vehicular access across the estate. To the east of President House is an area of landscaping and a Multi-Use Games Area (MUGA) and a further pedestrian access to King Square Gardens. On the eastern edge of the application site, adjacent to Central Street, is the 17 storey Rahere House, which contains a total of 85 dwellings. On the ground floor of this building is an existing nursery. To the north of Rahere House is an area of hardstanding used as a car park and a row of single-storey garages which form the north-eastern edge of the site.
- 5.4 The surrounding area is characterised by a variety of building types and styles and a considerably varied urban context. To the immediate south of the application site is the grade II listed Church of St Clement with St Barnabus and St Matthew, which is positioned to the east of King Square Gardens. Beyond the church to the south are the remaining estate buildings which form a square fronting onto Central Street.
- 5.5 To the west of the application site, on the opposite side of Goswell Road, the area is characterised by both the post-war brick-built buildings which make up City University as well as the Georgian terraces around Northampton Square. On the northern boundary of the application site is Moreland Primary School which consists of 1960s/70s buildings that have been granted permission for redevelopment for a 2-form entry school on a reduced site area. Beyond the school, to the north-east, the area is characterised by a variety of residential towers, commercial and warehouse buildings and lower-rise residential buildings. To the east of the application site are a mixture of modern and period residential buildings and the City Forum site which is currently being redeveloped for residential and commercial uses.

6 PROPOSAL (IN DETAIL)

- 6.1 The application proposes the creation of 140 new homes across the King Square Estate, of which 70% would be affordable (social rented and shared ownership). The proposal also includes a new community centre, new landscaping (including community and growing gardens) and improvements to the existing nursery within Rahere House as well as improved access arrangements and cycle parking across the estate. The following paragraphs provide detail of the proposed development.
- 6.2 The proposal involves improvements to the vehicular and pedestrian entrance to the estate from Central Street with further improvements to Rahere House and the nursery at ground floor level. The proposed development also involves the demolition of the existing row of garages located to the north of Rahere House in order to construct a terrace of houses (Block B) for social rent consisting of one single-storey and ten 3-storey houses for social rent. Facing away from neighbouring buildings, the

proposed terrace would front onto a new area of car parking and the wider estate to the south and would be constructed in a combination of brick and metal cladding. A new pedestrian route is proposed to the west of the terrace, which would provide a link between the estate and Gard Street to the north.

- 6.3 To the west of Rahere House it is proposed to construct a new 4-storey building (Block C) providing a community centre together with 13 flats for social rent, comprising 1 x 3-bedroom and 12 x 2-bedroom flats. The proposed building would be brick-built and would face onto the estate with windows designed to prevent overlooking onto the neighbouring Moreland Primary School.
- 6.4 To the south of Rahere House, it is proposed to make significant improvements to the existing landscaping arrangements, including a new community garden for the estate residents. The 6-storey President House would be largely unaltered, though a new storage area is proposed in the undercroft located towards the centre of this building. The existing vehicular route along President House is to be upgraded with new paving, and new hard and soft landscaping forming the edge of this route. The route leads to a new area of car parking towards the western edge of the site, which would include a number of new wheelchair accessible parking bays.
- 6.5 The area to the north of this new parking area is currently contained within the curtilage of the Moreland Primary School. The site boundaries will be revised and it is proposed to construct two new residential blocks (Blocks D1 and D2) to provide 69 new dwellings at this location. Block D1 fronts Goswell Road and is part 5- part 7-storeys in height, providing a total of 36 new private tenure dwellings and a retail unit at ground floor level. The building would be brick-built with five storeys above lower ground floor level and two set-back glazed and metal clad storeys at roof level. Block D2 would be five stories in height and would provide 33 new social rented and shared ownership dwellings. The two buildings would be separated by a landscaped courtyard with hard and soft landscaping and a storage area for bicycles.
- 6.6 A further building (Block E) is proposed adjacent to the existing Turnpike House providing 25 flats for social rent. The building would have a five storey element fronting Goswell Road and a three storey section to the rear. The proposed dwellings would be designed to be suitable for over 55's independent living and would comprise 9 x 2-bedroom and 16 x 1-bedroom flats. The block also includes a landscaped courtyard and bicycle and mobility scooter storage at ground floor level.
- 6.7 Finally, the application proposes to demolish the existing 9 single storey studio flats located on the south side of Turnpike House. In their place it is proposed to erect a part 4- part 3-storey building (Block F) providing 22 new social rented flats comprising 13 x 2-bedroom and 9 x 1-bedroom flats. A landscaped courtyard area and further bicycle storage area would be provided at ground floor level.
- 6.8 As well as the proposed buildings described above, the application also proposes the re-provision of 81 parking spaces including 21 new wheelchair accessible spaces, the creation of new bin store enclosures and cycle parking for existing residents, and the creation of a community garden and growing space. Overall, the proposed scheme would provide 98 affordable homes (out of a total of 140), which equates to 70% of the overall proposed housing by unit.

7

RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 Planning permission was recently granted on the neighbouring Moreland School site for the 'Demolition of existing single storey school and children's centre buildings and redevelopment of the site through the erection of a single replacement part two storey, part three storey building to provide a primary school and children's centre to the north of the site fronting Moreland Street and Gard Street, with landscaped play space provided across the southern part of the site (including provision of a MUGA to the southwest corner of the site), together with associated ancillary development.'
- 7.2 Permission was granted for this development under application reference P2014/5103/FUL on the 2nd April 2015. There is no other relevant planning history.

PRE-APPLICATION ADVICE:

- 7.3 The proposal has been subject to ongoing pre-application discussions throughout the last year. 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:
- Changes to the alignment of buildings, in particular Block D, in order to minimise the impacts on neighbouring developments.
 - Enhancements to the proposed buildings' elevations and facades, including considerable improvements to the designs of the proposed townhouses.
 - Improvements to pedestrian access and overall permeability such as a new north-south route from Moreland Street into the site.

ENFORCEMENT

- 7.3 None relevant

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 1335 adjoining and nearby properties across the King Square Estate as well as on Sebastian Street, Goswell Road, Central Street, Moreland Street, Lever Street, Cyprus Street, Percival Street, Masons Yard, Masons Place, Northampton Square, Macclesfield Road, Ashby Street, Manningford Close, Berry Place, Mulberry Court, Seraph Court and Davina House on the 14th January 2015. A number of site notices and a press advert were also displayed on 22nd January 2015. The public consultation on the application therefore expired on 12th February 2015. 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 10 responses had been received from the public with regard to the application. The responses consist of six objections, two letter of general interest and two of support. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

Objections:

- The building of Block D and its associated garden area will create security issues to neighbouring properties by providing direct access to them [*paragraph 10.83*];
- As a result of the proposed buildings, views from some of the neighbouring properties would be affected, particularly to the surrounding Georgian properties [*paragraph 10.84*].
- That the proposal would have a significant detrimental impact in terms of loss of daylight / sunlight to the neighbouring Mason's Yard properties [*paragraph 10.70 – paragraph 10.78*].
- The proposed Block D would give rise to unacceptable overlooking and loss of privacy because of the proximity of windows to neighbouring properties [*paragraphs 10.80 – 10.82*].
- The proposal would result in the loss of mature trees which should be prevented [*paragraphs 10.63 – 10.65*].
- The development would exacerbate the existing problems of air and noise pollution [*paragraph 10.93*].
- As a consequence of the development, the estate's population density would be unacceptably high [*paragraph 10.45 – paragraph 10.48*].
- The proposal is poorly designed, overbearing and out of context [*paragraph 10.20 – paragraph 10.41*].
- Removal of the sports pitch may result in an underprovision of children's playspace [*paragraph 10.96*]

In Support:

- The proposal delivers much-needed affordable housing.
- The proposed community and growing gardens is an excellent idea.
- The planting of new trees is supported.

Non-planning Issues

- Noise, disruption and vibration from the construction process will affect neighbouring properties and residents.
- The consultation process was flawed and residents' objections have not been adequately considered.
- The architects have failed in their understanding of neighbouring buildings.

Applicant's consultation

8.3 The applicant, Islington Housing Strategy and Regeneration have carried out very extensive consultation exercises over the development of the Planning Brief for Moreland Primary School and King Square Estate which started in October 2010. The consultation has involved the distribution of pamphlets, drop-in meetings and stakeholder events.

8.4 Further consultation was carried out at pre-application stage on the specific design of the development being considered in this planning application. More detailed discussions were also held with the Tenants and Residents Association of King Square Estate.

External Consultees

8.5 **Crime Prevention Officer** – In support of the application.

8.6 **Sport England** – Raised no objections to the proposal.

8.7 **UK Power Networks** – No response received.

8.8 **London fire & Emergency Planning** - satisfied with the details submitted.

8.9 **Thames Water** – No objection, subject to conditions and informatives requiring details of sewerage infrastructure, surface water drainage, water infrastructure and impact piling.

8.10 **Transport for London** - Subject to the following, TfL have no objections:

- Electric Vehicle Charging Points (EVCPs) should be provided in line with London Plan policy [*this has been provided*];
- A full residential Travel Plan should be secured by S106;
- TfL recommend that space should be made available for mobility scooters [*this has been provided*].

Internal Consultees

8.11 **Access Officer**

The Access Officer requested the incorporation of a number of inclusive design measures, including step-free access to communal landscaped areas, the provision of electric scooter storage, compliance with Lifetime Homes and fully accessible amenity facilities. All these measures have been incorporated in the design of the proposal or will be required by condition.

8.12 **Planning Policy** – Support the proposal.

8.13 **Design and Conservation Officer** – have been involved in the proposal from the outset and lend general support to the application. Concerns have been raised over the bulk of Block D1.

Amendments have been made to address the concerns raised by officers over the bulk of Block D1 which now been recessed further at top floor level.

8.14 **Energy Officer**

The applicant proposes a reduction in overall emissions of 40.1%, which exceeds the minimum policy requirements and is therefore strongly supported. The proposed U-values for the thermal elements, particularly the level of emissions reduction proposed, are considered acceptable.

The applicant proposes that the development will connect to the Bunhill Energy Network and is strongly supported. The renewables analysis proposes the use of a solar PV array, with an output of 82.2kWp and covering around 890m² of roof area. This is strongly supported.

8.15 **Sustainability Officer** – raised no objections to the proposal subject to appropriate conditions on sustainability

8.16 **Transport Planning Officer**

- The applicant will need to explain in particular, how the proposed entrances at Central Street and Goswell Road achieve the objective of providing a safe and welcoming pedestrian entrance into the estate from Goswell Road [*this will be required by condition with details to be agreed with residents and officers*].
- The applicant proposes to provide 251 cycle spaces for the new homes. This is welcome. More details on the provision of cycle storage for the community centre as well as existing residents should be provided [*the application also includes an additional 64 cycle parking spaces for existing residents*].
- The applicant should provide more detail on swept paths for servicing and delivery vehicles as well as drop off zones [*these have now been provided and they show how the movement of delivery and servicing vehicles can be accommodated on site*].
- The applicant should provide more information regarding the existing levels of demand for estate car parking spaces from residents on the King Square Estate [*this information has now been*].

8.17 **Highways** – standard clauses and conditions apply.

8.18 **Parks and Open Spaces** – no objections were raised.

8.19 **Tree Preservation / Landscape Officer** – no objections were raised subject to appropriate conditions on landscaping and tree protection.

8.20 **Biodiversity and Nature Conservation** – no objections.

8.21 **Refuse and Recycling** – satisfied with the details submitted.

8.22 **Public Protection** – No objections raised subject to conditions on air pollution, sound insulation, air quality and construction management.

Other Consultees

8.23 **The King Square Residents Association (TRA)** – The TRA and residents have been consulted throughout the pre-application process. Consultations have continued through the application process, with the following issues raised:

- The boundary treatment and paving should be designed and agreed in consultation with residents (reflected in conditions 17 and 35);
- Access to King Square Gardens should be provided for residents through the undercroft of President House (this forms part of the application);

- The community centre should be fit for purpose (the community centre's fit out will be required by Directors' Agreement).

Emily Thornberry MP for Islington and South Finsbury – raised no objection to the proposal.

8.24 **Members' Pre-application Forum** – the proposal was presented and discussed at Members' Forum on the 15th September 2014.

8.25 **Design Review Panel** – At pre-application stage the proposal was considered by the Design Review Panel on the 9th September 2014. 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 most recent review are summarised below:

- **Consultation process:** The Panel welcomed the extensive engagement and consultation that had been undertaken with residents, but advised the design team to stand back from its relationship with residents to employ important technical and best practice elements of urban design.

Council Response: This approach has been adopted. While the TRA has remained very involved in the design of the scheme, the team has used its experience to devise a scheme which meets both resident's aspirations and best practice.

- **Layout and amenity:** The Panel questioned the location and orientation of the new Turnpike South block and the new Independent Living block, particularly regarding their relationship to the road/new private residential block and the risk of overheating,

Council Response: Several alternative options for the layout of Block F have been considered since DRP. The position and orientation of both blocks E and F are subject to various site constraints, particularly regarding trees in the case of Block F, and also strenuous consultation with residents throughout the project development with regards heights of adjacent blocks in relation to Turnpike House. It has been proposed that Blocks E and F, while addressing Goswell Road, provide a framed public space in front of Turnpike House leading to the axial pedestrian route to the church. The layout of Block F has been developed to provide active frontages to the facades along Goswell Road and Lever Street, with the provision of front doors and an enhanced pedestrian route designed into the landscaping proposal.

- **Parking and vehicular traffic:** The Panel suggested reducing the number of proposed parking spaces and that parking could be removed from the middle of the estate (outside President House), with access to parking at both ends of the estate from Goswell Road and Central Street. The Panel also questioned the appropriateness of mixing pedestrian and vehicular traffic on the proposed Central Square.

Council response: Parking has been provided to meet existing residents demand as a space will be provided for those with an existing permit only. Following the DRP a parking study was carried out on site to ensure re-provision of parking on the estate was appropriate to the need. Overall parking has been reduced significantly on the estate.

The panel's suggestion of providing two accesses to the site (Goswell Road and Central Street) creating a traffic-free Central Square had been previously discussed within the design team. This idea has been discussed further with the respective transport consultants; however, the creation of two accesses would require large turning heads to comply with policy, and would ultimately have a negative impact on the scheme.

- **Permeability:** The Panel found that there was need for better connections between King's Square Gardens and the estate. The Panel suggested that the school should be more strongly linked to the green spaces of the estate, and specifically be connected to King Square through the undercroft of President House. The Panel expressed concern that too many new physical barriers were being introduced in the proposal.

Council Response: extensive discussions with both residents, planning and Secured by Design have been ongoing regarding this aspect of the scheme. The existing route under President House adjacent to the new Independent Living block (Block E) was considered at an early stage, with an upgrade to existing landscaping proposed. However, this route forms part of the proposed courtyard for Independent Living residents and the 'growing garden' and following feedback from the SbD Officer with regards reducing permeability, this route was removed. The route under President House through the under-croft will be fob-access for residents.

- **Architectural treatment and materiality:** The Panel welcomed the efforts to reference the existing blocks of the estate in the design of the proposed blocks, but suggested that a balance should be sought between the similarity and individuality of the proposed blocks and that a wider variety of materials should be considered.

Council Response: Elevations presented at the DRP suggested an approach to the design based on analysis of the existing elevations. Following the DRP, the elevations were further developed in detail alongside material specification and a more contemporary approach, as detailed in the DAS.

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.
- 9.2 Since March 2014 planning practice guidance for England has been published online. On the 28th November 2014, a Ministerial Statement and revision to the Planning Practice Guidance (PPG) were published, which seeks to offer a vacant building credit (VBC) whereby the developer would be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the LPA calculates any affordable housing contribution which would be sought. The applicant has not sought to apply VCB to this scheme.

9.3 In considering the relevance of the changes to the PPG in light of the NPPF requirement to meet the full objectively assessed needs for market and affordable housing, the Council is mindful that the NPPF sets out the government's national planning policy. Furthermore, planning legislation (Section 70 of the Town and Country Planning Act 1990 and section 38 of the Planning and Compulsory Purchase Act 2004) provides that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

9.4 Legislation puts far greater weight on adopted policy, both at the national, London and borough level. The Council considers that the material consideration of the PPG should not outweigh the development plan, given the specific circumstances in Islington.

Development Plan

9.5 The Development Plan is comprised of the London Plan 2015, 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 are listed at Appendix 2 to this report.

Designations

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

- Adjacent to a Local Site of Importance for Nature Conservation (SINC) – King Square Gardens
- Bunhill & Clerkenwell Key Area
- Central Activities Zone
- Major Cycle Routes
- Site Allocation Moreland Primary School & King Square Estate (BC4)
- Adjacent to a TLRN Route
- Within 50m of Hat & Feathers Conservation Area
- Within 50m of Northampton Square Conservation Area

Supplementary Planning Guidance (SPG) / Document (SPD)

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

Environmental Impact Assessment

9.8 An EIA screening was not submitted. However the general characteristics of the site and proposal, which involves the development of 140 dwellings on hardstanding within an existing residential estate, are not considered to fall within Schedule 1 or 2 development of the EIA Regulations (2011).

10 ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Land use
- Design
- Density

- Accessibility
- Landscaping, trees and biodiversity
- Neighbouring amenity
- Quality of residential accommodation
- Dwelling mix
- Affordable housing (and financial viability)
- Energy conservation and sustainability
- Highways and transportation
- Planning obligations/mitigations

Land Use

- 10.2 The King Square Estate is located within the Bunhill & Clerkenwell Key Area and within the Central Activities Zone (CAZ). Given its location, the following planning policies are of particular importance in assessing the planning application: London Plan Policy 2.12 (Central Activities Zone – Predominantly Local Activities) and Policy 3.3 (Increasing Housing Supply); Islington Core Strategy Policy CS7 (Bunhill and Clerkenwell) and Policy CS12 (Meeting the housing challenge); and Finsbury Local Plan (FLP) policy BC1 (King Square and St. Luke's), including the site-specific allocation BC4.

London Plan

- 10.3 London Policy 2.12 requires for Council's to identify, protect and enhance predominantly residential neighbourhoods within the CAZ and to work with social infrastructure providers to meet the needs of local residents. 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.

Islington Core Strategy (ICS)

- 10.4 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. Policy CS7 seeks to secure housing growth across the Bunhill and Clerkenwell Key Area to provide a wide range of dwelling types, affordable tenures and family-sized homes to meet the needs of the current population and to cater for increased demand. Additionally, improvements to community facilities through improved, expanded or merged facilities will allow better use of underused land and buildings. Car parks and garage spaces, shall be redeveloped in order to provide additional residential accommodation, local employment, community and/or open space uses.

Finsbury Local Plan

- 10.5 Policy BC1 'King Square and St. Luke's' expects for the area to be enhanced as a focal point for the wider community through sensitive, integrated, coordinated and high quality development, including a range of new homes that broaden the supply of housing in the area and meet local need, including homes suitable for families and older people.
- 10.6 The main focus of (FLP) policy BC1 is on improving the relationship between buildings and spaces and securing the successful redevelopment or refurbishment of currently underused or poor quality sites and buildings, in particular community

infrastructure that is fundamental to supporting regeneration within the wider area. In order to achieve this, the redevelopment of underused and low density land and buildings in order to deliver a range of social rented homes would be expected.

- 10.7 Recent developments and planning permissions will result in a substantial increase to the area's residential population. While these developments are evidence of urban renewal, there is a need to ensure that existing residents are provided for, and that the long-established community role of the area is retained.
- 10.8 FLP policy BC1 therefore prioritises investment in community facilities and provision of new affordable housing within the area. The policy also expects for any redevelopment on the King Square Estate to deliver an improved, high quality east/west pedestrian priority route through King Square Estate linking Goswell Road and Central Street and an enhanced public realm, including significant tree planting.
- 10.9 FLP policy BC1 part C seeks to secure enhanced public realm including the extension, retention or re-provision of existing green space, play space, private, semi-private or shared amenity space and micro allotments; achieved in a manner which contributes to and reinforces the area-wide green chain; and improvements to Central Street, Moreland Street and Goswell Road, incorporating significant tree planting to reinforce their primacy in the street hierarchy and improve pedestrian and cycling connections.

Site Allocation: Policy BC4 'Moreland Primary School & King Square Estate'

- 10.10 Site Allocation BC4 applies to both the estate and the neighbouring school site and seeks to secure redevelopment at the site to provide a new primary school and children's centre, with associated outdoor play space; alongside housing, community facilities, retail units, improved open space and play space. The allocation stipulates that:
- New buildings should provide an active frontage to Moreland Street, Goswell Road and Central Street and should positively address the east-west pedestrian path to the south of the school.
 - Existing pedestrian routes through the site should be rationalised, and where retained, routes must have passive surveillance from surrounding buildings and be well lit.
 - New buildings must be sensitively designed to minimise impacts and overshadowing on neighbouring residential buildings, particularly north-facing habitable rooms in Turnpike, Rahere and President House.
 - New buildings should respect and enhance the setting of the buildings within the Northampton Square Conservation Area and the Grade II Listed Church of St Clement with St Barnabas and St Matthew.
 - The loss of the Central Street MUGA would only be permitted if there is equivalent re-provision within the school, which is publicly accessible to estate residents for casual, free use outside of school hours.
 - Replacement provision of car parking and storage facilities should be linked to estate residents. Vehicle movements through the site should be rationalised, which may involve re-siting the existing electricity substation.

Moreland School & King Square Estate Planning Brief

- 10.11 The site is covered by a Planning Brief which re-iterates the aims for development set out above. The brief states that development on the estate should provide new homes facing onto Goswell Road and Central Street, that the existing car parking areas should be removed.
- 10.12 Additionally, the Planning Brief seeks to secure the provision of a new, well designed, safe walking route, with clear sightlines, providing a direct link from Moreland Street to the King Square Estate. This would take the form of a continuation of Gard Street in a southerly direction. Development should also include improved public space, an enhanced east-west route through the site and improved street tree planting.

Proposed Development

- 10.13 The development proposes a mix of high quality residential accommodation, including family-sized homes, on underused land, car parks and garage spaces in accordance with the aims and objectives of London Plan and Islington Core Strategy Policies. Moreover, the development delivers new community facilities and a significant increase in affordable homes in accordance with Finsbury Local Plan policies which seek to ensure that existing residents are provided for, and that the long-established community role of the area is retained.
- 10.14 The application also proposes an improved, high quality east/west pedestrian priority route through King Square Estate linking Goswell Road and Central Street and an enhanced public realm, including significant tree planting, allotments, communal garden space and improved pedestrian and cycle routes, in accordance with the aims of the Finsbury Local Plan. It is considered that the aims of the site allocation BC4 and the Planning Brief for the site have also been successfully met. Details of these are outlined in the subsequent sections of this report.

Development on Existing School Playspace

- 10.15 The proposal seeks to develop part of the existing Moreland School site, which currently provides a games court and playspace, in order to provide residential accommodation. Islington's Local Plan seeks to maintain the level of existing formal play provision per child (Policy CS16 part C) and sports and recreation provision (Policy CS17 part A) both of which could be considered to apply to that within schools. Policy CS17 part C seeks to increase access to sports facilities in schools through community use agreement for public use to help meet demand.
- 10.16 Policy DM6.3 part F prevents loss of any playspace unless equivalent is reprovided or, where not possible: there are over-riding planning merits to the proposal, or; it can be robustly demonstrated that they are no longer required and their loss would not lead to a shortfall in overall provision in the local area.
- 10.17 In terms of re-provision the Planning Brief seeks the provision of high quality and imaginative outdoor space including play areas and gardens. The development provides for the potential of between 600-700sqm of playable landscape for under 5year old children within the courtyards of Block D and F, in front of Turnpike House as well as the community garden by the MUGA. The existing play equipment in King Square Gardens and the playground close to Central Street are already of high quality and have recently been improved. As a result, play for children over 5 years old will continue to be provided within these facilities which are all directly on the boundary of the estate. The existing MUGA will also be available.
- 10.18 Although any detailed designs for the school will be the subject of a separate application, it is understood that the suggested boundary between the school and the

estate formed the basis of consent obtained from the Secretary of State. Though new residential accommodation will be located on the existing school play area, the existing outdoor play space will be reprovided within the school boundary as part of the redevelopment of the school.

- 10.19 In terms of over-riding planning benefits for the loss of the existing play space, the proposed development would enable funds for the redevelopment of Moreland School as well as environmental improvements to be carried out as part of the wider regeneration of the estate. These factors, alongside the provision of much needed genuinely affordable social rented housing elsewhere in the scheme are considered to outweigh the harm of the loss of the outdoor play space.

Design & Appearance

- 10.20 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. As such, Finsbury Local Policy BC9 expects proposals to reflect predominant building heights and respond positively to the existing townscape context. Moreover, development is expected to preserve and enhance the setting of adjacent designated and undesignated heritage assets including the adjacent Grade II listed St Matthew's Church and Northampton Square Conservation Area, and should build on the quality which these assets bring to the wider area.
- 10.21 While the King Square Estate has many strengths, many aspects of the estate's overall layout and urban design could be vastly improved. For example, the estate suffers from poor accessibility and security, poorly defined public/private realm and large areas of underused hardstanding. Moreover, along its Central Street, Moreland Street and Goswell Road boundaries, the King Square Estate suffers from a poor quality and fragmented frontage. Therefore, any application for development at this location should look to improve this situation. Proposals should, where feasible, secure improvements to the overall urban design of the estate, its architectural quality, its public realm and ensure the integration of all new buildings into the existing character and townscape of the estate.
- 10.22 Islington Development Management Policy DM2.1 (Design) provides clear advice with respect to what is expected from a development in terms of its design. Further detailed design guidance is also provided within the Islington Urban Design Guide SPD.

Design Approach (Buildings)

- 10.23 The overall design approach proposed represents a simplified contemporary take on the design of the existing modernist architecture on the estate. While the existing buildings on the estate predominantly involve concrete, the proposed buildings are largely brick-built with elements of metal cladding. This approach is considered to provide a successful intermediary between the existing estate buildings and the surrounding urban context where brick is the predominant building material.
- 10.24 The principle of the design approach put forward is considered to be appropriate. However, it is clear that its success will be dependent on careful detailing and choice of high quality robust materials, which would be required by condition (4). Analysis of the design of individual buildings proposed on the estate will follow in subsequent sections.

Height, Bulk and Massing

- 10.25 The heights of the proposed buildings are generally between 3- and 5-storeys in height, though one of the buildings has a set-back top two floors, making it 7 storeys overall. The buildings are thus consistent with the surrounding urban context where building heights on the whole vary between 3 and 7 storeys in height. The overall height, bulk, massing and layout of the proposed buildings is considered to be successful and each block will be assessed in subsequent section of this report.

Site Layout / Public Realm

- 10.26 Finsbury Local Plan Policy BC1 (King Square and St Luke's) aims to improve the public realm on the King Square Estate. The Planning Brief seeks to achieve this by ensuring development proposals provide safer, well-designed public open spaces. This can be achieved through improving sightlines and increasing the amount of overlooking onto public spaces. The Planning Brief also seeks to secure the provision of a new, well designed, safe walking route, with clear sightlines, providing a direct link from Moreland Street to the King Square Estate.
- 10.27 In accordance with the aims of the brief, a new pedestrian route is proposed in this application, linking Moreland and Gard Street with the estate. The route would run alongside the eastern boundary of the school and lead onto a new area of public realm. This area is currently occupied by an area of hardstanding used as a car park and a row of garages. The proposal includes the demolition of these garages, replacing them with a new terrace of houses. The new terrace would overlook an improved entrance to the estate and a new area of car parking including hard and soft landscaping. The estate's Central Street frontage would be considerably enhanced by these new additions as well as the enhancements to the existing nursery on the ground floor of Rahere House.
- 10.28 To the south-west of this new area of open space the application proposes a new 4-storey building to provide a community centre and new residential accommodation. The new building is considered to be sensitively designed and its siting frames the improved route through the estate. The building's orientation and fenestration also provides enhanced surveillance to a poorly-overlooked area of the estate which has had issues of anti-social behaviour.
- 10.29 Further into the estate, in the area between Rahere House and President House, the application proposes the re-design of the existing amenity space around the MUGA. This is supported in principle subject to detailed design and landscaping considerations dealt with in subsequent sections of this report. The proposed community garden in the south-eastern corner of the application site adjoining the neighbouring church has the potential of being a significant asset for the estate and its residents. It also has the potential to help design out anti-social behaviour, which is understood to take place in this part of the estate. Robust conditions relating to management and maintenance would be necessary to achieve these objectives.
- 10.30 From this part of the estate a pedestrian and vehicular route runs along President House towards Goswell Road and the western edge of the estate. The application proposes significant improvements to this route leading to Goswell Road and a new pedestrian entrance where new buildings would frame the estate and create a strong new street frontage. In the northern-most part of the estate, in an area currently occupied by Moreland Primary School's sports pitch, the application proposes two new apartment blocks (Blocks D1 and D2) separated by a landscaped courtyard garden. The part 5-, part 7-storey frontage building is aligned with the neighbouring Mason's Yard and acts as a continuation of the Goswell Road facade.
- 10.31 The position and orientation of both blocks E and F are subject to various site constraints, particularly regarding trees and also in their relationship to the existing

Turnpike House. It has been proposed that Blocks E and F, while addressing Goswell Road, provide a framed public space in front of Turnpike House leading to the pedestrian route to the church. Block E also aligns with the east-west pedestrian route which runs through the estate and provides a well-designed border to this route. The layout of Block F has been developed to provide active frontages to the elevations facing Goswell Road and Lever Street, with the provision of front doors and an enhanced pedestrian route designed into the landscaping proposal. The elevation facing due south over Lever Street features projecting balconies, animating the facade and creating a focal point of the corner.

Block A

- 10.32 The nursery is referred to as Block A in the submission documents and is located within the ground floor of Rahere House. The existing nursery suffers from poor internal layout and is in need of significant elevational improvements. The main changes proposed involve modest side extensions and some perforated metal cladding to improve the facades. The elevations also include some additional timber / aluminium framed openings and a new entrance to provide a more accessible and welcoming nursery facility. These changes are considered to improve the internal layout of the nursery and the ground floor facades of Rahere House.

View of new entrance from Central Street



Block B

- 10.33 The demolition of the existing garages along the northern boundary of the estate would allow for the construction of Block B, a terrace of 10 three-bed houses and 1 two-bed house. The proposed terrace has an east-west alignment with a single-storey house fronting onto Central Street. The single-storey house would be of simple brick construction with projecting brick detail and windows facing onto Central Street as well as onto the estate to the south.



Block B (terrace of houses)

- 10.34 The street frontage building referred to above would be connected to the three-storey houses which form the rest of the terrace. The design of the houses includes a brick boundary wall with perforated brick detail, metal panel doors and aluminium/timber composite windows at ground floor level. Each of the proposed terrace houses consists of a two storey brick-built frontage element (which would align with the brick boundary wall) alongside a recessed space behind the front boundary wall and entrance. This recessed area behind the boundary wall allows for a small front yard with space for storage.
- 10.35 Set back considerably from the brick boundary wall and frontage building would be a three-storey zinc clad element with vertically aligned channels and timber/aluminium framed composite windows facing south. The terrace is well-designed to maximise internal daylight and provides a punctuated elevation and roof line, which gives an element of interest set against the rather drab rear elevation of the neighbouring Seraph House. The design is simple yet well-articulated and its success will be dependent on the choice of brick and metal cladding, to be reserved by condition (4).

Block C

- 10.36 To the south of the proposed terrace of houses described above and to the west of the existing Rahere House, it is proposed to erect a new four-storey building to accommodate a community facility at ground floor level and residential accommodation above. The building would consist of a similar palette of materials to the proposed terrace of houses with projecting brick detail, metal clad openings and timber/aluminium composite windows. The ground floor of this building's facade would consist of large areas of metal panelling to provide an appropriately robust ground floor and to differentiate the community centre from the residential uses above.

Block C with community centre



- 10.37 The design of the building would prevent overlooking towards the school through tilted projecting windows and would maximise overlooking and surveillance onto area of the estate where this is currently lacking. The upper floors would include laser cut metal balconies and large amounts of fenestration and openings looking onto the estate. The building proposed has a strong rectangular form consistent with the shape and massing of the existing estate buildings and provides a strong and well-designed edge to this part of the estate.

Block D

- 10.38 Block D consists of two buildings, a part 5-, part 7-storey building fronting Goswell Road referred to as Block D1 and a 5-storey building to the rear known as Block D2. The main mass of the proposed building fronting Goswell Road reads as five stories with the parapet matching the height of the neighbouring Masons Yard. This building would be brick-built with large glazed window openings and inset balconies with glazed balustrades. The ground floor Goswell Road elevation would consist of large areas of fenestration and metal panels with a new glazed shopfront on the south-western corner.

View of Block D from Goswell Road



- 10.39 On top of the main five stories, the frontage building has a further two set-back stories. The first of these floors would be considerably set back from the Goswell Road thereby significantly reducing its visibility and townscape impact. The top floor would be set back from the boundary with Masons Yard as well as from the southern elevation, with further recessed sections along the Goswell Road frontage to allow for outdoor amenity space. These top floor levels would consist of metal panelling and large elements of glazing to provide a more lightweight finish.
- 10.40 The building's rear elevation has a simple façade with evenly-spaced fenestration and two projecting stair cores. This elevation would look onto a communal landscaped courtyard which separates it from Block D2. This building would be five stories in height with a four storey element on the boundary with Masons Yard. This building is of similar design with a similar pallet of materials without the two set back stories. The proposal responds well to the site's street frontage context and provides a well-designed courtyard development. The details of materials and landscape design would be reserved by condition (4) to ensure a high quality finish.

Blocks E & F

- 10.41 Block E is referred to as an Independent Living Block and would provide self-contained housing for the elderly and more vulnerable residents. The proposed building would have a five storey element fronting Goswell Road with a lower three storey element extending into the estate. The building would be a simple brick-built design with projecting brick detail and metal panelling providing some interest to the facades. The north-western corner of the building would have inset balconies to provide private amenity space and to liven up the façade.
- 10.42 The alignment of the proposed building would result in a strong frontage onto Goswell Road as well as an elevation fronting onto the estate road which links Goswell Road with Central Street on an east-west axis through the estate. The L-

shape of the proposed building also forms a communal garden area which would be reserved for residents of this building.

- 10.43 Finally, the proposal involves the erection of a new building, Block F, on the south-west corner of the site following the proposed demolition of 9 single storey dwellings known as Turnpike South. The building would have a four storey element fronting, yet considerably set back from Goswell Road, and a lower three storey element looking onto the adjoining King Square Gardens and Lever Street beyond. The building would be brick-built with metal projecting balconies.

View of Block F from Lever Street



- 10.44 While addressing Goswell Road, Blocks E and F provide a framed public space in front of Turnpike House leading to the pedestrian route to the church. The layout of Block F provides active frontages to the facades along Goswell Road and Lever Street, with the provision of front doors and an enhanced pedestrian route designed into the landscaping proposal. The elevation facing due south animates the facade and creates a focal point of the corner with corner glazing and a corner balcony to the top floor.

Density

- 10.45 The London Plan encourages developments to achieve the highest possible intensity of use compatible with the local context. The existing King Square Estate comprises a total of 350 residential units across a site of 1.98 hectares. The development scheme proposes a total of 140 new residential dwellings, while 9 dwellings at Turnpike House would be demolished, leaving a total of 479 dwellings on the estate.
- 10.46 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.
- 10.47 The site has a public transport accessibility level (PTAL) of between 5 (Very Good) and 6a (Excellent). For urban areas with such a high PTAL, the London Plan Policy 3.4 (Table 3.2) suggests that a density level of between 175 and 355 units per hectare would be most appropriate.

- 10.48 The proposed development would result in a residential density of some 250 units per hectare across this part of the estate. This level of housing density is considered to be well within the suggested range and is considered to be appropriate in this urban context.

Accessibility

- 10.49 All residential developments are required to achieve the standards of the Islington Inclusive Design SPD and provide 10% (by habitable room) of residential units as wheelchair accessible units, in accordance with Islington's Development Management Policy DM2.1 and DM2.2.
- 10.50 The application provides 13 wheelchair accessible units across all of the proposed new blocks (7 x 1 bed units, 5 x 2 beds and 1 x 3bed) amounting to some 9% as measured by units and habitable rooms, which falls marginally below the 10% required by policy DM3.4. However, Block E, which provides homes for over 55s, is designed in accordance with principles contained in the Housing our Ageing Population Panel for Innovation (HAPPI) Report 2009. As such, all 25 units in Block E would be served by two accessible lifts and includes a mobility scooter store room. All 25 units would have floor areas measuring 10% larger than minimum standards to allow for future adaptability and would feature accessible bathrooms. As such, the provision of 9.1% accessible units is considered to be acceptable in this case given the additional facilities offered in Block E.
- 10.51 The applicant has detailed that all 140 units have also been designed to achieve the Council's Flexible Homes Standards (*condition 8*). With regard to the ground floor community centre, this would provide level access and an accessible W.C and would be in accordance with the Islington Inclusive Design SPD.
- 10.52 With regard to external space, open space and landscaping should comply with the principles of inclusive design, with particular consideration for surfaces and seating. All areas should have step-free access and access to amenity facilities such as the bin store will also need to be fully accessible. In the event of planning permission being granted, the above measures would be secured by planning condition to ensure that the proposed development is genuinely accessible and inclusive.

Landscaping, Trees and Biodiversity

- 10.53 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.
- 10.54 The Moreland School and King Square Planning Brief states that development must protect the existing site ecology and make the fullest contribution to enhancing biodiversity, including through incorporation of biodiversity-rich green roofs, soft landscaping and bird and bat boxes. Regarding open space, Development Management Policy DM6.3 states that development is not permitted on semi-private amenity spaces, including open space within housing estates and other similar

spaces in the borough not designated as public open space within this document, unless the loss of amenity space is compensated and the development has over-riding planning benefits.

- 10.55 Across the application site there are a large number of existing mature trees, which provide both amenity and biodiversity value. On the eastern end of the site, between Rahere and President House, is an open space, referred to as the 'Green'. This space provides a focus for the estate, comprising of areas of lawn retained by low walls and some seating. In addition to the amenity value of the Green, the estate includes a local community play space and a Multi-Use Games Area (MUGA).
- 10.56 The remainder of the open space on site consists of a large area of hardstanding used as a car park on the eastern edge of the estate which is connected by an east-west pedestrian and vehicular route bordered by a grass verge and an avenue of trees to a further area of car parking on the western edge of the estate. Immediately to the south of the application site, the estate is bordered by King Square Gardens which is both designated Open Space and a Site of Importance for Nature Conservation (SINC) as well as providing important amenity value to local residents.
- 10.57 The proposal includes development and the erection of new buildings on semi-private open space but at the same time proposes extensive landscaping works across the entire estate and landscape interventions on both Goswell Road and Central Street frontages. Similarly, the proposal involves the loss of existing trees but also the planting of a variety of new trees. The overall landscaping and tree planting proposal needs to be looked at in more detail to weigh up the impacts and benefits of what is being proposed.

Landscaping

- 10.58 Given the site and policy context referred to above, the quality of the public realm and landscaping on the King Square Estate is of fundamental importance to this planning application. The application proposes to enhance the existing car parking fronting Central Street by introducing new paving, new planters and planting new semi mature trees. The proposal would also green the edges of this parking area by introducing new front gardens along the terrace of houses and providing a new green edge around the boundary of the nursery and Rahere House.
- 10.59 While some of the existing green buffer to the school boundary would be lost as a result of the proposed Block C, the central 'Green' referred to above would be enhanced through the introduction of new lawn, shrubs and additional tree planting. This area would form part of a pedestrianised shared service connecting the new community centre, Rahere House, President House and the existing MUGA and playground. Linked to this area is a proposed community garden, which would adjoin the neighbouring grade II listed St Clements Church. The community garden would be enclosed by a fence with access provided only to residents of the estate (*secured by condition 29*) and would consist of retained trees, new semi-mature trees, new shrub planting and seating.
- 10.60 The east-west route through the estate along President House would be enhanced through further tree planting, buffer planting and the introduction of new paving and raised tables to provide a more pedestrian-friendly environment. The route leads to the western boundary where the site fronts onto Goswell Road. The application proposes an improved and more welcoming pedestrian entrance to the estate at this point with additional tree planting proposed along the Goswell Road frontage. The quality of the new entrance to the estate at this point is dependent on the detail and materials proposed which would be reserved by condition (*condition 36*).

10.61 New courtyard gardens are proposed to form part of Blocks D and F as well as the Independent Living Block (Block E). The courtyards would be reserved for residents of each block and would consist of a mixture of hard and soft landscaping, new ornamental tree planting, water features, flower beds, garden furniture and informal play space. These courtyards would provide an important amenity benefit for the new residents as well as an ecological benefit for the surrounding area.

10.62 A new green buffer is proposed along Goswell Road and a further publicly-accessible open space would be provided to the front of Turnpike House. The area would include new planting, green space and informal play space. To the rear of Turnpike House it is proposed to locate a new growing area for the use of residents only. Its detailed design would be reserved by condition (17) to ensure that it is successfully delivered. Overall the application would reprovide an improved area of public realm and at the same time provide a significant amount of high quality communal garden area in the form of landscaped courtyards.

Trees:

10.63 King Square Estate has a large number of trees throughout the site with a number of these located in dense groups or avenues. The application proposes the removal of 26 individual trees, mainly located at the site of the proposed community building and Block F on the south-west corner of the estate. The table below details the quality of the trees proposed to be removed and those to be retained, expressing this through their British Standard grading, with A being the highest standard (trees of high amenity quality and with potential to improve) and U being the lowest (defined as not being a constraint to development):

British Standard Category	Trees lost	Trees retained
A	0	10
B	8	28
C	17	31
U	1	0
Total	26	69

10.64 The majority of the trees to be removed are categorised as class C or below (over 65%). Moreover, the proposal includes the planting of 82 new trees which would be selected for their amenity and ecological value. This includes new street trees with a tall but narrow canopy, feature trees with distinctive form and colour to match their proposed location and public space trees which would be medium to large in scale and size.

10.65 The proposed tree planting would provide a higher canopy cover than the trees lost over a 10 year period and as set out above these form part of a wider high quality landscaping proposal that would be of a high amenity value, in accordance with policy DM6.5. This mitigates the loss of the trees at the site.

10.66 The proposal includes an overall increase in green space with a greater variety of plant and tree species which would enhance the overall ecological value of the site. The application also includes a significant improvement to private, semi-private open space and communal garden space which would provide an enhancement to the

amenity of local residents. The proposal is thus considered to be in accordance with the Core Strategy policy CS15 and Development Management Policy DM6.5 as well as the aims and objectives of the Planning Brief for the site.

- 10.67 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 (condition 17), an Arboricultural Method Statement (condition 19) and a Scheme of Site Supervision (condition 20).

Neighbouring Amenity

- 10.68 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.
- 10.69 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.
- 10.70 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. The parameters of window size, glass transmissivity, room size and internal surface reflectance are then evaluated against the VSC for the window location to get the resulting average daylight factor (ADF). Whilst ADF is not the ordinary daylight test and normally used for assessing proposed developments' daylight receipt, it nevertheless provides supplemental information of the likely impacts.
- 10.71 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 is only an issue to a neighbouring property where the new development is located within 90 degrees of due south.
- 10.73 Due to the layout of the site and the mass and scale of the development proposed, the three buildings which would experience the most noticeable impacts are Masons Yard, Seraph Court and Turnpike House.

- 10.74 The building known as Masons Yard is located immediately to the north on the Goswell Road frontage with access from Moreland Street. The building is commercial on the ground floor and residential on the upper floors. On the whole, the residential dwellings in this property benefit from daylight from windows located on the western elevation facing Goswell Road and the northern elevation overlooking an internal courtyard. However, some of the flats also benefit from windows which look onto a lightwell which faces the application site and provides daylight to various internal areas on each level of this building.
- 10.75 Though only afforded minimal daylight due to their position within a lightwell looking onto a brick wall, it should be noted that the daylight to these windows would be significantly reduced as a result of the development. This loss applies to a total of five windows in four separate dwellings in this building with losses recorded of between 60% and 95% of the existing daylight afforded to these units. The losses of daylight as measured by the no sky-line contour calculations provide similar results with the five windows facing the lightwell being noticeably affected.
- 10.76 While regrettable that these windows would suffer a noticeable loss of daylight, fortunately they are predominantly secondary windows that provide natural lighting to hallways and staircases. The only example where this is not the case is the lower ground floor level where the lightwell provides the only source of natural light to a living room. It should be noted however that the daylight currently afforded to these windows is currently very low (the window has a VSC of 0% and daylight distribution only reaches less than 10% of the room) so any loss is likely to be a considerably high percentage of the overall existing situation. An exercise has been carried out to ascertain the losses resulting from a building two stories lower than that proposed and it can be confirmed that these neighbouring windows would still suffer noticeable losses.
- 10.77 The top floor flat of Masons Yard also has a number of south-facing windows and a roof terrace overlooking the estate and application site. The proposed development would result in a loss of natural daylight to these windows with losses of between 10% and 25%. These impacts may be noticeable but are not considered to be significant enough to warrant a refusal of planning permission.
- 10.78 The neighbouring Seraph Court contains windows facing south and overlooking the application site. However, the application only proposes three storey town houses on the boundary with this neighbouring property. Given the height of this proposal as well as its distance from Seraph Court, daylight to windows within this property would not be noticeably affected. Similarly, windows within Turnpike House would not be affected by the proposed development due to the alignment of windows and the height and mass of buildings proposed.
- 10.79 In terms of sunlight, not surprisingly the five windows facing the lightwell on Masons Yard also experience significant losses in direct sunlight as a result of the development. However, given that these windows on the whole serve hallways, these losses in sunlight are not considered to be as serious or as detrimental to these residents' overall amenity so as to warrant refusal of planning permission.
- 10.80 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.

- 10.81 The closest distance between proposed and existing buildings would arise between Blocks D and the neighbouring Masons Yard. While the windows would not directly face each other as the buildings would align at a 90 degree angle, overlooking between these buildings, particularly from respective balconies would result in a loss of privacy. The application proposes a series of privacy screens on Block D1 to reduce opportunities for overlooking, however these are not considered sufficient to acceptably maintain privacy levels. Further privacy screens in the form of obscured glazing on both Block D1 and D2 would be required for this to be acceptable. If permission be granted, further details would be required by condition (6) prior to implementation of the scheme to ensure that privacy levels are maintained.
- 10.82 A further close relationship would arise between the proposed terraced houses and the neighbouring Seraph Court. However, the windows to the town houses would all face southwards, away from neighbouring buildings and onto the estate and would thus not give rise to overlooking concerns. Block C, which has an elevation facing Moreland Primary School, has been designed so that windows on this elevation are splayed with their outlook facing south away from the school playground. The closest distance between windows facing each other on the estate would be between Block D1 and D2 where a distance of some 17 metres would arise. While this is less than the 18 metre minimum deemed acceptable, these are not existing dwellings experiencing a loss of privacy.
- 10.83 Safety / Security: the safety and security implications of the proposed development has been raised by a number of residents, specifically the relationship between the proposed courtyard at Blocks D and the neighbouring Mason's Yard, and this requires closer consideration. In particular, the application proposes a cycle storage facility up against the boundary of the neighbouring property which causes concerns if not designed properly. The solution would be to design a cycle shelter that constitutes an obstacle rather than an aid to scaling the boundary and a boundary treatment that is suitably high as to prevent opportunities of access between both properties.
- 10.84 Views / Outlook: A number of residents have raised objections to the proposal on the basis that their views over the surrounding Georgian houses and the skyline beyond would be lost. While planning legislation does not protect the right to a view, the sense of enclosure caused by a development is a consideration. However, the windows in closest proximity to the proposed development at Block D all serve a lightwell with their existing outlook onto an external wall and it is considered that residents would not be subjected to significant additional sense of enclosure as a result of the proposal. The only other window facing the development at such close proximity is that serving the top floor of Mason's Yard. However, views from this property will maintain a considerable outlook over the surrounding area and the city beyond and would not experience an unacceptable increase in a sense of enclosure as a result of the development.
- 10.85 It is considered, that the impacts of the proposed development on residential amenity in terms of loss of sunlight, daylight, privacy or an increased sense of enclosure have been appropriately addressed and that suitably-worded conditions would ensure that impacts are suitably minimized in accordance with DM Policy 2.1 and London Plan Policy 7.6.

Quality of Resulting Residential Accommodation

- 10.86 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.

- 10.87 Unit Sizes: All of the proposed residential units comply with the minimum unit sizes as expressed within this policy. The Independent Living Block provides dwellings that are more generously proportioned and exceed these standards.
- 10.88 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'.
- 10.89 Block C has been designed so as to minimise overlooking the neighbouring school. Partly as a result of this, six of the new dwellings proposed in this building would have a single aspect facing east. However, the internal daylighting levels of these proposed units have been calculated using ADF figures and it can be confirmed that these new units would on the whole have a decent provision of natural daylighting. These units would also be adequately sized with generous private balconies and are considered to provide good quality residential accommodation.
- 10.90 A number of dwellings proposed on Blocks D1 and D2 would also be single aspect. Most of these are for private sale while 8 (eight) are social rented units. However, these single aspect units would on the whole have good levels of internal daylight and would have functional internal layouts with generous provision of private and/or communal amenity space. Block F also includes three single aspect units, though these are considered to be well-proportioned with decent levels of internal daylighting.
- 10.91 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).
- 10.92 All of the proposed units are provided with private amenity space in various forms. While the 3-bed units do not provide the amount of private amenity space stipulated in the policy, the proposal includes an uplift in the quantity and quality of publicly available amenity space across the estate. Moreover, the proposal also includes high quality and well-designed communal courtyard space which would make a valuable contribution towards amenity for future residents.
- 10.93 Air Quality: Some of the dwellings in Blocks D1, Block E and F would front onto Goswell Road which can be heavily trafficked. The surrounding area records levels of NO₂ which would necessitate mitigation levels which will be appropriately conditioned (*condition 24*).
- 10.94 Noise: A condition (21) is recommended requiring all residential units to include sufficient sound insulation to meet British Standards.
- 10.95 Refuse: Dedicated refuse and recycling facilities/chambers are provided for the residential uses. The location and capacity, and management of these facilities have been developed in consultation with the Council Street Environment Department and are acceptable.

10.96 Playspace: The development includes informal play space areas within the courtyards of Blocks D1 and D2 and Block E as well as in the area in front of Turnpike House. The existing playground fronting Central Street would be retained and further improvements are proposed to the informal play area between Rahere House and President House.

Dwelling Mix

10.97 The scheme proposes a total of 140 residential units with an overall mix comprised of:

Dwelling Type	Social Rent (Units / %)	Policy DM3.1 Target Mix	Shared Ownership (Units / %)	Policy DM3.1 Target Mix	Private (Units / %)	Policy DM3.1 Target Mix
1 Bed	35 / 37.6%	0%	2 / 40%	65%	5 / 9.5%	10%
2 Bed	47 / 50.5%	20%	3 / 60%	35%	36 / 88.1%	75%
3 Bed	11/ 11.8%	30%	0 / 0%	0%	1 / 2.4%	15%
4 bed +	0 / 0%	50%	0 / 0%	0%	0 / 0%	0%
TOTAL	93	100%	5	100%	42	100%

10.98 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.

10.99 While the dwelling mix proposed for the intermediate and private tenure is broadly policy-compliant, there is a clear over-provision of 1- and 2-bed social rented units when compared with the policy stipulations on dwelling mix. 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 on housing waiting lists which shows that by far the most sought-after housing type are one beds.

10.100 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. In such cases registered providers will need to satisfy the council that the proposed housing size mix will address a specific affordable housing need/demand and result in an overall improvement in the utilisation of affordable housing units in Islington'.

10.101 Recent 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 1 bedroom units proposed. The applicant, LBI Housing proposes this dwelling mix to allow mobility within the social housing sector to accommodate these national changes to the welfare system. Furthermore, the provision of smaller units will allow for mobility within the estate which would address under occupation. Nomination rights will prioritise those transferring from within the estate. Given this, a deviation from the policy is considered reasonable and the housing mix can be accepted.

Affordable Housing and Financial Viability

10.102 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 accorded 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.*"

10.103 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.*"

10.104 Policy CS12 confirms that an affordable housing tenure split of 70% social rent housing and 30% intermediate housing should be provided.

10.105 The Affordable Housing Offer The proposed development would provide a total of 140 residential units (both for private sale and affordable housing). Of the 140 units (403 habitable rooms, hr), 98 of these units (279 hr) would comprise affordable housing (social rent and shared ownership tenure). Affordable housing provision is typically calculated with reference to the number of habitable rooms provided and in this instance the scheme would provide 69.4% affordable housing. The scheme provides 70% affordable housing if measured by units.

10.106 Within the affordable housing provision there is a policy requirement for 70% of the provision to be social rent and 30% as intermediate/shared ownership. The proposal includes 5 shared ownership and 93 social rented units. Although this constitutes an under-provision of shared ownership units, this form of housing is considered unaffordable in this part of the borough given excessively high property values.

10.107 The proposal fails to provide 100% affordable housing as sought by policy CS12 for developments on Council's own land. 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.

- 10.108 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. This is attached as a redacted version of the Council's independent advisor's report at Appendix 4.
- 10.109 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, public realm improvements and a community centre 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.
- 10.110 Though 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 considerable 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 is included to calculate a scheme's viability. In this instance, no existing use value has been factored in. Instead a figure of £8.3 million, which the scheme would deliver in order to enable the redevelopment of the school, has been entered. In this case, it is not considered that it would be reasonable to require in planning terms an additional amount of public subsidy/grant funding to be committed to the scheme to provide a 100% affordable scheme, particularly as the proposal includes a good variety of tenures and enables the delivery of the school.
- 10.111 The proposal provides good quality affordable housing, estate-wide improvement and a new community centre. In this context, the offer of 70% affordable housing 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.

Sustainability, Energy Efficiency and Renewable Energy

- 10.112 The London Plan (adopted July 2011) 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.
- 10.113 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).
- 10.114 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. Development Management Policy DM7.4 requires the achievement of BREEAM 'Excellent' on all non-residential major developments and Code for Sustainable Homes Level 4 for the residential elements. 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

- 10.115 The applicant proposes a reduction in overall emissions of 40.1%, compared to a 2013 Building Regulations baseline. This exceeds the minimum policy requirements and is therefore strongly supported. The development also exceeds the London policy requirement of 35% reduction on regulated emissions, which is again strongly supported. In order to mitigate against the remaining carbon emissions generated by the development a financial contribution of £198,895 will be sought by way of section 106 agreement.

Efficiency

- 10.116 In terms of energy efficiency, the proposal would include high performance fenestration and insulation. The proposed U-values range from 0.15W/ m²K for the external walls to 1.3W/ m²K for the residential windows. These levels are considered to be acceptable and would result in a highly efficient and well-insulated building. The energy statement also proposes 100% energy efficient lighting for the residential element. In the event of planning permission being granted, the efficiency measures proposed would be secured by way of condition (16).

Heating and CHP

- 10.117 The applicant proposes that the development will connect to the Bunhill Energy Network. This is consistent with the London and Islington policy hierarchies, and a connection is strongly supported. Discussions between the Council's Housing Department, DE team and other relevant parties are ongoing, though details regarding connection are yet to be agreed. Since the new development will be communally heated, it is imperative that all system pipework is insulated well beyond the minimum legal standards. This would avoid energy waste through heat losses and help to minimise the risk of overheating within both the flats and communal areas. These measures will be controlled by a suitably-worded condition (*condition 16*).

Renewables

- 10.118 The renewables analysis proposes the use of photovoltaic panels, with an output of 82.2kWp and covering around 890m² of roof area. This is strongly supported as it maximises the potential of a green sustainable form of energy. Planning permission would be subject to suitably-worded conditions to ensure that the energy and sustainability measures identified in the energy strategy are properly implemented.

Sustainable Urban Drainage System

- 10.119 A flood risk assessment, including drainage strategy and sustainable urban drainage system has been submitted with the application. The details will be secured by condition and/or legal agreement (Director's Letter) and the responsibility of maintenance placed on the applicant, in this case Islington Housing.
- 10.120 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

Pedestrian access

- 10.121 Core Strategy Policy CS10 (Sustainable design), Part H seeks to maximise opportunities for walking. Policy BC1 seeks to achieve this through an improved high quality east-west pedestrian priority route through King Square Estate. This will link Central Street to Goswell Rd. The planning brief supports this proposal. The entrance at Central Street provides a more welcoming, safe and functional pedestrian entrance, which visually indicates to visitors that they are entering the King Square Estate. Further details will be required by condition in order to achieve this objective (*condition 36*).

Cycle access and parking

- 10.122 Cycle parking requirements apply for any new residential/commercial units, and extensions of 100 square metres or more. 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.
- 10.123 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. The applicant proposes to provide 251 spaces for the new homes, which is supported, and a further 64 cycle parking spaces for existing residents.
- 10.124 For community centres, Appendix 6 of the Development Management Policies requires cycle parking to be provided at a rate of 1 space per 3 staff. This would be required by condition (32).

Servicing, deliveries and refuse collection

- 10.125 The applicant proposes to maintain the existing servicing and delivery arrangements that currently operate on the estate. Delivery and servicing vehicles will use the refurbished estate road. In terms of road safety and traffic obstructions, it is important that vehicles do not reverse into the estate road or reverse onto the public highway. A robust swept paths analysis to demonstrate that the largest vehicles are able to enter and exit the housing estate in forward gear has been provided. This successfully demonstrates the movements of delivery and service vehicle can be accommodated on site.
- 10.126 The applicant proposes to create a fob entry system for vehicles entering the estate. If a servicing/delivery vehicle wishes to enter the estate, it is understood they will need to contact the concierge. The applicant would set out effective management arrangements to be put in place to prevent vehicles waiting for excessive times on Central Street and other neighbouring streets. This will be required by condition (28).

Vehicle parking

- 10.127 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.
- 10.128 Wheelchair accessible parking should be provided in line with Development Management Policy DM8.5 (Vehicle parking), Part C (Wheelchair accessible parking).
- 10.129 It is welcome that the amount of car parking spaces and garages on the estate will be reduced in line with Islington's Development Management Policies. The applicant proposes to reduce the amount of parking spaces from 121 to 81.
- 10.130 It is understood that 52 spaces will be allocated to residents who have a parking permit to park within the estate or have a garage. A further 9 parking spaces are to be allocated to existing blue badge holders on the estate and a further 5 spaces for residents on an adjoining estate. The remaining 15 spaces would be disabled access spaces for residents of the new homes.
- 10.131 The parking and drop-off spaces would be suitably managed by a parking management strategy which would be required by condition (28).

Planning Obligations, Community Infrastructure Levy and local finance considerations

- 10.132 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 (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. 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.
- 10.133 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. The agreement will include the following agreed heads of terms:
- On-site provision of affordable housing in line with submission documents including a provision of 69.4% affordable housing. All measured by habitable rooms.
 - A contribution of £8.3 million towards the redevelopment of the neighbouring Moreland Primary School.

- 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 7 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 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).
- 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.
- Full responsibility of maintenance of Sustainable Urban Drainage measures on the site.
- Submission of a full Travel Plan for Council approval prior to occupation, and of a full Travel Plan for Council approval 6 months from first occupation of the development or phase.
- 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.

National Planning Policy Framework

10.134 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 good planning.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The application proposes the creation of 140 new homes across the King Square Estate, of which 70% would be affordable (social rented and shared ownership). The proposal also includes a new community centre, new landscaping including community and growing gardens, improvements to the existing nursery within Rahere House as well as improved access arrangements and cycle parking across the estate.
- 11.2 The development proposes a mix of high quality residential accommodation, including family-sized homes, on underused land, car parks and garage spaces in accordance with the aims and objectives of London Plan and Islington Core Strategy Policies. Moreover, the development delivers new community facilities and a significant increase in affordable homes in accordance with Finsbury Local Plan policies, which seek to ensure that existing residents are provided for and that the long-established community role of the area is retained.
- 11.3 The development proposes a series of well-designed new buildings that each responds to their respective contexts and surroundings. The designs proposed are considered to provide a successful intermediary between the existing estate buildings and the surrounding urban context. The layout of the proposed development is well-considered and would result in enhanced pedestrian routes through the estate. The proposal would deliver significant landscape improvements across the estate that would enhance biodiversity and provide significant amenity improvements to residents. While some of the existing trees would be lost, the proposal would result in a substantial number of trees that would mitigate the loss of existing trees.
- 11.4 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. All of the proposed residential units would comply with the minimum unit sizes required by planning policy. While the development would result in a loss of daylight and sunlight to 5 dwellings within Mason's yard, in the context of the application and the delivery of 140 mainly affordable homes, the overall impact on neighbouring residential amenity is not considered to be sufficient so as to warrant refusal of planning permission.
- 11.5 The proposal's housing density is considered to be within acceptable limits and the proposed dwelling mix is considered acceptable given current demand for housing. The housing mix provides a good mix of tenures and the affordable housing offer is considered to be the maximum amount achievable. Furthermore, the application proposes a sustainable form of development which would suitably minimise carbon emissions. Finally, the proposal's transportation and highways impacts are considered to be acceptable subject to conditions.
- 11.6 As such, 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.

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:

- On-site provision of affordable housing in line with submission documents including a provision of 69.2% affordable housing. All measured by habitable rooms.
- A contribution of £8.3 million towards the redevelopment of the neighbouring Moreland Primary School.
- 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.
- Full responsibility of maintenance of Sustainable Urban Drainage measures on the site.
- Compliance with the Code of Employment and Training.
- Facilitation, during the construction phase of the development, of 7 work placements with each placement must last 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 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).
- 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.
- Submission of a full Travel Plan for Council approval prior to occupation, and of a full Travel Plan for Council approval 6 months from first occupation of the development or phase.

- Removal of eligibility for residents' on-street parking permits.
- 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	<p>Commencement (Compliance)</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>
2	<p>Approved plans list (Compliance)</p> <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Drawing Numbers: 621_PL(00)001; 621_PL(00)002; 621_PL(00)003 621_PL(00)004 Rev A; 621_PL(00)009; 621_PL(00)010; 621_PL(00)011; 621_PL(00)012; 621_PL(00)013; 621_PL(00)014; 621_PL(00)015 Rev A; 621_PL(00)016 Rev A; 621_PL(00)017 Rev A; 621_PL(00)100; 621_PL(00)101 Rev A; 621_PL(00)102; 621_PL(00)103 Rev A; 621_PL(00)104 Rev A; 621_PL(00)105; 621_PL(00)106; 621_PL(00)107; 621_PL(00)108; 621_PL(00)109 Rev A; 621_PL(00)110 Rev A; 621_PL(00)111 Rev B; 621_PL(00)112 Rev B; 621_PL(00)113 Rev B; 621_PL(00)114; 621_PL(00)115; 621_PL(00)116; 621_PL(00)117 Rev A; 621_PL(00)118 Rev A; 621_PL(00)119; 621_PL(00)120; 621_PL(00)200 Rev A; 621_PL(00)201 Rev A; 621_PL(00)300; 621_PL(00)301; 621_PL(00)302; 621_PL(00)303; 621_PL(00)304 Rev A; 621_PL(00)305 Rev A; 621_PL(00)306; 621_PL(00)307 Rev A; 621_PL(00)308 Rev A; 621_PL(00)309; 621_PL(00)310; 621_PL(00)311; 621_PL(00)312; 621_PL(00)313; HTA-L_XX-XX-DR_9000 Rev F; HTA-L_XX-XX-DR_9001 Rev D; HTA-L_XX-XX-DR_9002;</p> <p>Documents: Planning Statement LBI-KSE-01 dated Feb 2015; Accommodation Schedule by Pollard Thomas Edwards; Report on Daylight & Sunlight by CalfordSeaden dated Dec 2014 (version 2); Design & Access Statement by PTE dated Dec 2014; Design & Access Statement – Addendum by PTE dated April 2015; Transport Assessment Ref 140214/TG dated January 2015; Vehicle Tracking drawing Number C600 Rev P1; C601 Rev P1; C602 Rev P1; C603 Rev P1; BREEAM 2014</p>

	<p>Pre-Assessment Community Centre by Baily Garner dated Dec 2014; Code for Sustainable Homes (Nov 2010 – Code 2014 Addendum) Pre-Assessment Report by Baily Garner; Green Performance Plan King Square by Baily Garner dated Dec 2014; Energy Strategy Report by Baily Garner dated Dec 2014; Overheating Analysis by Baily Garner dated Dec 2014; Phase 1 Habitat Survey Code for Sustainable Homes by PJC Ecology dated Nov 2014; Environmental Noise and Vibration Assessment dated Dec 2014; Arboricultural Survey by PJC Ecology Ref PJC/3363/14; Flood Risk Assessment and Sustainable Drainage Strategy by Conisbee dated Dec 2014; Travel Plan by Conisbee dated Dec 2014; Air Quality Assessment by Air Quality Consultants dated Dec 2014.</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	<p>Phasing (Details)</p>
	<p>CONDITION: Unless otherwise agreed in writing by the Local Planning Authority the development shall be implemented in accordance with the following schedule:</p> <p>Phase 1: Blocks E Phase 2: Block F Phase 3: Blocks A, B, C Phase 4: Blocks D1 & D2</p> <p>In accordance with the submitted Initial Phasing Plan 621_PL(00)004 Rev A.</p> <p>REASON: The programme is phased to allow for the completion of the School redevelopment prior to the transfer of land for housing development, in order to bring forward much needed affordable housing in advance of the private tenure housing and to ensure that the development is implemented to the satisfaction of the Local Planning Authority.</p>
4	<p>Materials and Samples (Details)</p>
	<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> <ul style="list-style-type: none"> 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; b) window reveals, soldier courses and balconies; c) Zinc cladding; d) Metal sheet cladding including perforated pattern; e) Roof capping; f) Doors; timber doors and aluminium entrances/screens; g) Aluminium/timber composite window treatment; h) Canopies; i) Balcony materials; j) Roofing materials; k) Green procurement plan; and l) Any other materials to be used. <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>
5	<p>Demolition and Construction Management Plan and Demolition and Construction Logistics Plan</p>
	<p>CONDITION: No demolition shall take place until a Demolition and Construction Logistics Plan (DCLP) has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The report shall detail the logistics issues arising from the development and the measures in place to deal with these; assess the impacts during the construction phase of the development on surrounding streets, along with nearby residential amenity and other occupiers; together with means of mitigating any identified impacts. The impacts assessed should include, but not be limited to, noise, air quality including dust, smoke and odour and vibration</p> <p>The development shall be carried out strictly in accordance with the approved Plan throughout the construction period.</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>
6	<p>Obscure Glazing and Privacy Screens</p>
	<p>CONDITION: Notwithstanding the plans hereby approved, further details of obscured glazing and privacy screens across Blocks C, D1 and D2 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>
7	<p>Piling Method Statement (Details)</p>
	<p>CONDITION: No impact piling on the relevant phase shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the 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. 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>
8	<p>Accessible Homes (Compliance)</p>
	<p>CONDITION: All residential dwellings hereby approved within the development, shall be constructed to the standards for Flexible Homes in Islington ('Accessible Housing in Islington' SPD) and incorporating all Lifetime Homes Standards.</p> <p>REASON: To secure the provision of flexible, visitable and adaptable homes appropriate to diverse and changing needs.</p>
9	<p>Wheelchair Accessible Units (Compliance)</p>

	<p>CONDITION: The fifteen (15) wheelchair accessible dwellings of the development as identified in the approved documents shall be provided and fitted out prior to the first occupation of the development.</p> <p>REASON: To secure provision of the appropriate number of wheelchair accessible units in a timely fashion and to: address the backlog of and current unmet accommodation needs; produce a sustainable mix of accommodation; and provide appropriate choices and housing opportunities for wheelchair users and their families.</p>
10	<p>Wheelchair Accessible Car Parking (Compliance)</p> <p>CONDITION: The twenty-one (21) disabled parking bays hereby approved shall be constructed and available for use by eligible occupants of the wheelchair accessible units approved and existing blue badge holders within this development prior to the first occupation of the development and shall be appropriately line-marked and thereafter kept available for their intended use at all times if and when required.</p> <p>The wheelchair accessible parking spaces shall be installed prior to the occupation of units within Phase 3 and retained as such permanently thereafter unless otherwise agreed in writing with the Local Planning Authority.</p> <p>REASON: To ensure that the design and construction of the disabled parking bays are appropriate and meet with the council's design criteria, furthermore that the new bays are designed to a suitable standard which ensures that they are eligible for adoption.</p>
11	<p>Code for Sustainable Homes (Compliance)</p> <p>CONDITION: All the residential units hereby approved shall achieve a Code of Sustainable Homes rating of no less than 'Level 4'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
12	<p>Solar Photovoltaic Panels</p> <p>CONDITION: Prior to the commencement of the development hereby approved, details of the proposed Solar Photovoltaic Panels on existing buildings at the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include but not be limited to:</p> <ul style="list-style-type: none"> - Location; - Area of panels; and - Design (including elevation plans). <p>The solar photovoltaic panels as approved shall be installed prior to the first occupation of the development and retained as such permanently thereafter.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
13	<p>Water Use (Compliance)</p> <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>
14	<p>Green/Brown Biodiversity Roofs (Details)</p> <p>CONDITION: Prior to any superstructure work commencing on the development</p>

	<p>details of the biodiversity (green/brown) roofs shown on 621_PL(00)101 Rev A; 621_PL(00)103 Rev A; 621_PL(00)104 Rev A; 621_PL(00)109 Rev A; 621_PL(00)110 Rev A; 621_PL(00)111 Rev B; 621_PL(00)112 Rev B; 621_PL(00)113 Rev B; 621_PL(00)117 Rev A; 621_PL(00)118 Rev A shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The green/brown roof shall be:</p> <ul style="list-style-type: none"> a) biodiversity based with extensive substrate base (depth 80 -150mm); b) laid out in accordance with plans hereby approved; and c) 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>
15	<p>Drainage and SUDS</p>
	<p>CONDITION: Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with Thames Water. The details shall include information regarding the sustainable urban drainage system (SUDS). No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.</p> <p>REASON: In order to ensure the sustainable management of water and flood prevention, to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.</p>
16	<p>Energy Efficiency – CO2 Reduction (Compliance/Details)</p>
	<p>CONDITION: The energy efficiency measures as outlined within the approved Energy Strategy (Job No. 26917 dated 5th September 2014) which shall provide for no less than a 40.1% on-site total CO2 reduction in comparison with total emissions from a building which complies with Building Regulations 2010 as detailed within the Sustainable Design and Construction Statement 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 40% 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>
17	<p>Landscaping (Details)</p>
	<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> <ul style="list-style-type: none"> a) existing and proposed underground services and their relationship to both hard and soft landscaping; b) proposed trees: their location, species and size; c) soft plantings: including grass and turf areas, shrub and herbaceous areas; d) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; e) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; f) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; g) phasing of landscaping and planting; h) all playspace equipment and structures; and i) any other landscaping feature(s) forming part of the scheme. <p>Details of paving and hard landscaping shall involve consultation with the King's Square TRA and Estate Management.</p> <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>
18	<p>Play Space Management and Maintenance Strategy</p>
	<p>CONDITION: A play space management and maintenance strategy shall be submitted and approved in writing by the Local Planning Authority prior to the practical occupation of the development hereby approved.</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: To ensure the safe maintenance and management of play space and equipment.</p>
19	<p>Arboricultural Method Statement (Details)</p> <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. 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. 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>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
20	<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> <ul style="list-style-type: none"> 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>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>
21	<p>Sound Insulation (Compliance)</p> <p>CONDITION: For all the approved residential units sound insulation and noise control measures shall be used to achieve the following internal noise targets (in line with BS 8233:2014):</p> <p>Bedrooms (23.00-07.00 hrs) 30 dB Laeq,8 hour and 45 dB Lmax (fast) Living Rooms (07.00-23.00 hrs) 35 dB Laeq, 16 hour Dining rooms (07.00 –23.00 hrs) 40 dB Laeq, 16 hour</p> <p>The sound insulation and noise control measures shall be implemented prior to the first occupation of the relevant phase of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that an appropriate standard of residential accommodation is provided.</p>
22	<p>Community Centre sound insulation</p> <p>CONDITION: Full particulars and details of a scheme for sound insulation between the proposed community centre and residential use of the building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on Block C.</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the relevant phase of development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that an appropriate standard of residential accommodation is provided.</p>
23	<p>Roof Top Plant (Compliance)</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 facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level $L_{AF90 Tbg}$.</p> <p>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>
24	<p>Air Quality (Details)</p> <p>CONDITION: Prior to the commencement of works on the development hereby permitted, a site report detailing steps to minimize the development's future occupiers' exposure to air pollution shall be submitted to and approved by the Local Planning Authority. The approved scheme is to be completed prior to occupation of the development and shall be permanently maintained thereafter.</p> <p>REASON: To ensure an adequate air quality to residential occupiers.</p>

25	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>
26	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>
27	Delivery Servicing Plan (Details)
	<p>CONDITION: A delivery and servicing plan (DSP) detailing servicing arrangements for the residential units and the community rooms including the location, times and frequency shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.</p> <p>The development shall be constructed and operated strictly in accordance with the details 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 the resulting servicing arrangements are satisfactory in terms of their impact on highway safety and the free-flow of traffic</p>
28	Parking and Traffic Management Plan
	<p>CONDITION: A Parking Management Plan detailing the parking arrangements across the site, including how drop-off points are properly controlled and how traffic will be suitably managed at the estate entrance from Central Street, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development.</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 traffic safety and traffic management in accordance with Islington Core Strategy Policy CS10.</p>
29	Access Management Plan

	<p>CONDITION: An Access Management Plan detailing access arrangement across the estate, including times of controlled access points, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.</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 providing a high level of amenity and safe and secure living conditions for existing and future residents.</p>
30	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>
31	Refuse/Recycling Provided (Details)
	<p>CONDITION: Details of the dedicated refuse / recycling enclosure(s) shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse / recycling stores shall be provided prior to the first occupation of the relevant phase of development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development, to ensure that responsible waste management practices are adhered to and to secure the high quality design of the structures proposed.</p>
32	Cycle Parking (Compliance)
	<p>CONDITION: Details of the bicycle storage areas shown on the approved plans and 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>
33	Community Rooms (Compliance)
	<p>CONDITION: The community rooms hereby approved shall not be operated within any other use falling within the D1 use class unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that there is adequate provision of community space at the site</p>
34	Permitted Development Rights (Compliance)
	<p>CONDITION: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any amended/updated subsequent Order) no works under Schedule 2, Part 1 of the above Order shall be carried out to the dwellinghouses hereby approved without express planning permission.</p>

	<p>REASON: To ensure that the Local Planning Authority has control over future extensions and alterations to the resulting dwellinghouses in view of the limited space within the site available for such changes and the impact such changes may have on residential amenity and the overall good design of the scheme.</p>
35	<p>Boundary Treatment</p> <p>CONDITION: Detailed drawings of the proposed site boundary, including walls, fences and soft boundary treatment along the boundary with the neighbouring school (at scale 1:20 or similar) shall be submitted to and approved, in consultation with the King Square Tenant's and Resident's Association, by the Local Planning Authority prior to the relevant part of the works commencing on site.</p> <p>The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>REASON: In the interests of providing a good level of amenity to future residents and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
36	<p>Entrances to the Estate</p> <p>CONDITION: Detailed drawings of the proposed pedestrian entrances to the estate from Central Street and Goswell Road shall be submitted to and approved by the Local Planning Authority prior to the relevant part of the works commencing on site.</p> <p>The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>REASON: In the interests of providing a good level of amenity to future residents and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
37	<p>Community Centre</p> <p>CONDITION: The community centre shall be fitted out in accordance with plans and details submitted and approved in writing by the Local Planning Authority prior to commencement of works on Block C.</p> <p>The development shall be carried out strictly in accordance with the details so approved.</p> <p>REASON: In the interests of providing a good level of amenity to future residents.</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'</p> <p>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>Water Infrastructure</p> <p>There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.</p> <p>Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>
6	<p>Crossrail</p> <p>Crossrail Ltd has indicated its preparedness to provide guidelines in relation to the proposed location of the Chelsea Hackney Line structures and tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the use of the tunnels. Applicants are encouraged to discuss these guidelines with the Chelsea Hackney Line engineer in the course of preparing detailed design and</p>

	method statements.
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 5 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 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) The London Plan 2011 - 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 3.6 Children and young people's play and informal recreation facilities

Policy 3.7 Large residential developments

Policy 3.8 Housing choice

Policy 3.9 Mixed and balanced communities

Policy 3.10 Definition of affordable housing

Policy 3.11 Affordable housing targets

Policy 3.13 Affordable housing thresholds

Policy 3.14 Existing housing

Policy 3.15 Coordination of housing development and investment

Policy 3.16 Protection and enhancement of 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 5.5 Decentralised energy networks

Policy 5.6 Decentralised energy in development proposals

Policy 5.7 Renewable energy

Policy 5.8 Innovative energy technologies

Policy 5.9 Overheating and cooling

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

Policy 5.14 Water quality and wastewater infrastructure

Policy 5.15 Water use and supplies

Policy 5.16 Waste self-sufficiency

Policy 5.17 Waste capacity

Policy 5.18 Construction, excavation and demolition waste

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 7.13 Safety, security and resilience to emergency

Policy 7.14 Improving air quality

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)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
Policy CS10 (Sustainable Design)
Policy CS11 (Waste)
Policy CS12 (Meeting the Housing Challenge)

Policy CS15 (Open Space and Green Infrastructure)
Policy CS16 (Play Space)
Policy CS17 (Sports and Recreation Provision)

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
DM2.3 Heritage

Housing

DM3.1 Mix of housing sizes
DM3.2 Existing housing
DM3.4 Housing standards
DM3.5 Private outdoor space
DM3.6 Play space
DM3.7 Noise and vibration (residential uses)

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
DM6.4 Sport and recreation
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
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 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Rail safeguarding Area
- Site of Importance for Nature Conservation (SINC)
- Open Space
- Within 100 metres of Strategic Road Network
- Within 50 metres of Canonbury Conservation

- Area
- Within 50 metres of East Canonbury Conservation Area

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
- Conservation Area Design Guidelines

London Plan

- Accessible London: Achieving and Inclusive Environment
- Housing
- Sustainable Design & Construction
- Providing for Children and Young Peoples Play and Informal Recreation
- Planning for Equality and Diversity in London

APPENDIX 3: Design Review Panel

CONFIDENTIAL



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Our ref: **DRP/034**

Date: 09 October 2014

Simon Owen
HTA Design LLP
106-110 Kentish Town Road
London
NW1 9PX

Dear Simon Owen

ISLINGTON DESIGN REVIEW PANEL
RE: King Square Estate (Q2014/2946/MJR)

Thank you for coming to Islington's Design Review Panel meeting on 9 September 2014 for review of a proposed development scheme at the above address.

The proposed scheme under consideration was for the erection of a range of buildings of one to eight storeys to provide a mix of 140 new one, two, and three bedroom residential units for social rent and private market sale, together with provision of a new community facility at ground floor level within one of the buildings and improvement of the existing nursery at Rahere House.

The proposed scheme also included improvements to the public realm, landscaping and setting of the existing residential properties on the estate, including retention of 80 resident only parking spaces spread across the estate, realigning of vehicular access through the estate and repositioning of vehicular entrance on Central Street.

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 Dominic Papa (Chair), Jonathan Ward, Sarah Featherstone, Simon Carne, Steve Burr and Richard Brown on Tuesday 9 September 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

- **Consultation process:** The Panel welcomed the extensive engagement and consultation that had been undertaken with residents, but advised that, as a next stage of design development, it was important for the design team to stand back from its relationship with residents and progress proposals that address residents concerns but at the same time employ important technical and best practice elements of urban design. The panel also welcomed the opportunity to review the emerging proposals at an early stage of their development.



- **Layout and amenity:** The Panel questioned the location of the new Turnpike South block in relation to Turnpike House. The Panel raised concerns over the orientation of the Independent Living block, its relationship to the road/new private residential block and the risk of overheating, as the windows on the west-facing façade onto Goswell Road would be unopenable. The Panel questioned the impact of Mixed Tenure Block on the school, including overlooking and shading. The Panel also strongly recommended that the inter-relationship between the estate master plan and school rebuilding project be addressed.
- **Parking and vehicular traffic:** The Panel suggested reducing the number of proposed parking spaces and that parking could be removed from the middle of the estate (outside President House), with access to parking at both ends of the estate from Goswell Road and Central Street. The Panel suggested that solutions should be developed to overcome residents' concerns over the creation of a 'rat run' through the estate. The Panel questioned the appropriateness of mixing pedestrian and vehicular traffic on the proposed Central Square.
- **Permeability:** The Panel found that there was need for better connections between King's Square and the estate. The Panel suggested that the school should be more strongly linked to the green spaces of the estate, and specifically be connected to King Square through the undercroft of President House. The Panel questioned whether the proposed Central Square of the estate was in the right location, particularly as a strong community centre already exists and the new square would be situated north of a large block with limited sunlight during the winter months. The Panel expressed concern that too many new physical barriers were being introduced in the proposal. Panel members appreciated that these were in response to resident concerns, but argued that the focus should be on natural surveillance solutions.
- **Architectural treatment and materiality:** The Panel welcomed the efforts to reference the existing blocks of the estate in the design of the proposed blocks, but suggested that a balance should be sought between the similarity and individuality of the proposed blocks and that a wider variety of materials should be considered. It was important that the proposed materials are tested on sustainability grounds.
- **Refuse:** The Panel questioned whether the current refuse strategy provided appropriate, facilities for waste and recycling.

Summary

The Panel recognised the positive engagement and consultation with residents of the estate, but highlighted that it was also important to incorporate elements of urbanism best practice. Panel members raised concerns over the location and orientation of some of the proposed blocks. The Panel advised that alternative solutions for parking and vehicular movement within the estate should be sought. It was also stressed that permeability throughout the estate should be increased and that the erection of new physical barriers should be avoided.

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,

A handwritten signature in black ink, appearing to read 'Lucy', written in a cursive style.

Luciana Grave
Design Review Panel Coordinator/
Design & Conservation Team Manager



APPENDIX 4: Independent Viability Appraisal (REDACTED)
(This document has been replaced by the one in the second despatch)