PLANNING COMMITTEE REPORT

ISLINGTON
Development Management Service
Planning and Development Division
Environment and Regeneration Department

PLANNING COMMITTEE		AGENDA ITEM NO:	B3
Date:	18 May 2020		

Application number	P2018/4131/FUL
Application type	Full Planning Application
Ward	Highbury West
Listed building	N/A
Conservation area	No
Development Plan Context	Site Allocation OIS11 - 100 Hornsey Road, London, N7 7NG Local Flood Risk Zone Article 4 Direction A1-A2 (Rest of Borough)
Licensing Implications	None
Site Address	Site of Harvist Under Fives, Hornsey Road, London, N7 7NN
Proposal	Erection of a new building, up to 5 storeys in height, to provide 29 flats, together with associated amenity space and detached refuse store. Departure from the Development Plan

Case Officer	Rob Tulloch
Applicant	Guinness Developments Ltd
Agent	Nicholas Taylor & Associates

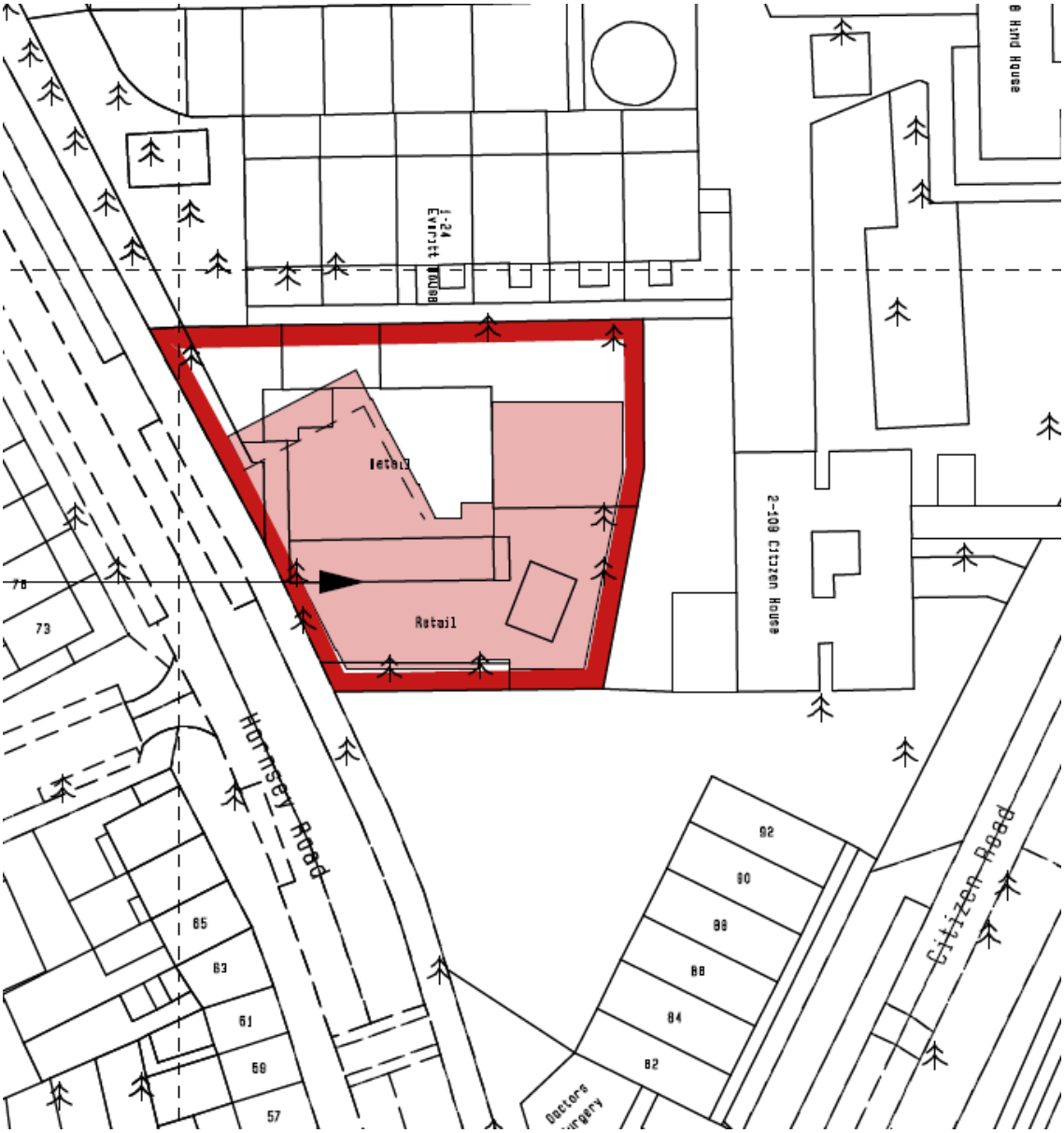
1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1;

2. conditional upon the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1;

2. SITE PLAN (site outlined in red)



3. PHOTOS OF SITE/STREET

Fig 1 Aerial view of site

Fig 2 View south along Hornsey Road

Fig 3 View north along Hornsey Road

Fig 4 View west across the site towards Hornsey Road

4. SUMMARY

4.1 The development proposes a mix of high quality residential accommodation comprising 29x new dwellings in a 3 to 5 storey block. The flats would comprise 7x 1-bed, 20x 2-bed, and 2x 3-bed units, of which 15 would be affordable and 14x would be private homes.

4.2 The affordable housing would amount to 52% of the total number of units with 11x units for social rent and 4x for shared ownership. The development delivers the maximum viable level of affordable housing in accordance with London Plan (Policy 3.3) and Islington Core Strategy (CS12), which seek to ensure a supply of affordable housing for residents.

4.3 The proposal's housing density and dwelling mix are considered acceptable and in line with the London Plan and the Council's own policies. The proposed housing is considered to be of a high quality in terms of unit sizes, amenity space, natural lighting, floor-to-ceiling heights, storage provision and access to refuse, recycling and bicycle storage facilities.

4.4 The application originally included a nursery, which has now been removed from the proposal, as the Early Years team advised there was no demand for a new nursery in the area. As a nursery forms part of the site's allocation, its omission is a departure from the plan.

4.5 The proposal will make optimum use of previously developed land in accordance with the aims and objectives of London Plan and Islington Core Strategy Policies, and given the existing poor condition of the site, provides the opportunity to enhance the appearance of the area.

4.6 The recent planning history of the site includes a similar application for 24x flats and a nursery submitted in 2016, which was appealed due to the Council's failure

to make a decision within the statutory period. This appeal was dismissed, principally due to the lack of affordable housing. The applicant, the Guinness Trust, submitted a revised scheme to the Design Review Panel (DRP), and following their response sought formal pre-application advice from the Council.

4.7 The overall height and massing is considered appropriate for the site, given the context of 4 storey and 20 storey buildings on the estate, and was considered appropriate at appeal.

4.8 The proposal is not considered to have an unacceptable impact on neighbouring residential amenity in terms of daylight, sunlight, outlook, privacy, noise and disturbance or sense of enclosure subject to appropriate conditions. The application is considered to be a sustainable form of development in terms of energy efficiency, renewable energy and the provision of sustainable forms of transport.

4.9 The proposal is considered to provide considerable planning benefits in the provision of 29 new residential units, more than 50% of which would be affordable and 14% of which would be wheelchair accessible, and the redevelopment of a site whose current state of disrepair is harmful to the appearance of the estate, the streetscene and wider area.

4.10 For the reasons given above and explained in greater detail in this report, the proposal is considered to be acceptable and in accordance with relevant planning policies and guidance, and is therefore recommended for approval subject to conditions and the completion of a S106 Agreement to secure the necessary mitigation measures.

5. SITE AND SURROUNDING

5.1 The application relates to a parcel of land on the eastern side of Hornsey Road and on western edge of the Harvist Estate. It covers approximately 1,625 square metres and previously housed a single storey nursery, which has since been demolished. The site is now empty and overgrown, and protected by a mixture of brick walls, timber fencing, and hoardings which are in a poor state of repair. The overall appearance of the site is harmful to the character and appearance of the estate and the surrounding area.

5.2 The site is surrounded on three sides by the Harvist Estate, a 1960s development comprising four 4-storey blocks, four 20-storey towers and a row of shops. To the north is Everett House, the southernmost block of the group of 4-storey blocks, to the east is Citizen House, one of the 20-storey towers on the estate, and to the south is a row of seven 2-storey commercial units. The surrounding area is predominantly residential and, other than the estate, comprises late 19th and early 20th Century terraces.

5.3 To the west, on the other side of Hornsey Road, are nos. 73-93 Hornsey Road which form a traditional late Victorian three storey terrace with a small commercial unit on the ground floor of no. 73 on the corner of Caedmon Road. To the south

of Caedmon Road are nos. 49-71 Hornsey Road, which form a similar three storey terrace, but with roof extensions and the addition of a recently built four storey block of flats at no. 71. This terrace has a small parade of shops at ground floor level. Approximately 80 metres to the south east of the site is the mainline railway from Kings Cross, and beyond that the Emirates Stadium. The Sobell Leisure centre is approximately 200 metres to the north and Holloway Road is 300 metres to the south west.

5.4 There are no nearby heritage assets that would be affected by the proposal. St Mary Magdalene Conservation Area is 430 metres to the south of the site and Hillmarton Conservation Area is a similar distance to the south west. The site is not within the setting of any statutorily listed buildings, nor are there any locally listed buildings nearby. The closest designated open space is the Arsenal Podium (OS10) which surrounds the Emirates Stadium 130 metres to the south east of the site, and the closest Site of Importance for Nature Conservation is Gillespie Park and Sidings (25) which runs alongside the railway lines.

5.5 The site is within the Nag's Head Controlled Parking Zone which operates Mon-Fri 8.30am – 6.30pm and Saturdays 8.30am – 1.30pm. On match days the restriction is Mon-Fri 8.30am – 8.30pm, Saturdays 8.30am – 4.30pm, and Sundays & Public Holidays Noon – 4.30pm.

5.6 The site has a PTAL rating of 6a (Excellent). This section of Hornsey Road is not served by buses, but Tollington Road is 150 metres to the north and served by route numbers 4, 29, 153, 253, 254, and 259 going to Kings Cross, Euston, Charing Cross and Archway. Holloway Road is served by routes 17, 43, 153, 263, 271 and 393 towards London Bridge, Moorgate, Clapton, Highgate and High Barnet. Arsenal and Holloway Road stations (Underground) are approximately 420 metres away to the north east and southwest respectively, and Drayton Park (National Rail) is 560 metres to the south east.

6. PROPOSAL (IN DETAIL)

6.1 The proposal is for 29x flats in a 3 to 5 storey "U" shaped building on the site of the former Harvist Under 5s Nursery. The site forms part of the Council's Site Allocations, and is identified for residential and nursery use. In a recent appeal, the Inspector considered the proposed uses appropriate.

6.2 The development would provide 29x flats (7x 1-beds, 20x 2-beds & 2x 3-beds). A total of 15 flats (52% in terms of number of units) would be affordable. The affordable mix would be 5x 1-beds, 9x 2-beds, and 1x 3-bed, resulting in an affordable housing provision by habitable room of 41 out of 82 (50%). The affordable tenure would be 11x units for social rent and 4x shared ownership units resulting in a 73/27 split. A total of four ground floor flats (14%) would be fully wheelchair accessible, and the remainder of the flats would be adaptable (Category 2).

6.3 The former nursery closed in 2010 and was demolished in 2013. The Site Allocations document identifies a requirement for re-provision of the nursery, and the original submission, and previous applications, included a replacement nursery at ground floor level. This has now been removed from the proposal, and there is no objection to the omission of a nursery as part of the scheme. This is a departure from the Plan, but evidence from the Council's Early Years team indicates there is no under provision of nursery spaces in the area, and they do no object to the omission of the nursery. The Council's policy team also raise no objection.

6.4 A broadly similar scheme for 24x units and a ground floor nursery was submitted in 2016. Although the Council was negotiating with the applicant to make appropriate revisions, the applicant submitted an appeal against the Council's failure to make a decision within the statutory period. The Inspector would not consider any of the revisions the applicant had made, or further ones they were proposing, as none of these had been formally consulted on.

6.5 The Inspector determined that the original un-revised proposal should form the basis of the appeal and dismissed the appeal on a number of grounds, primarily the under-provision of affordable housing (37.5% in terms of number of units). The current scheme seeks to address the deficiencies of the previous application, with a higher and policy compliant affordable housing offer, which has been reviewed by the Council's viability consultants and found to be the maximum viable offer. The current proposal also includes various improvements to the design, removal of a servicing bay, more cycle storage and better energy efficiency.

6.6 The proposed residential units would all benefit from private amenity space in the form of balconies, patios and terraces, as well as a 420sqm communal garden to the north of the block. All flats would exceed the DCLG housing standards in terms of floorspace and provide a good level of residential amenity. All flats would be dual aspect and benefit from good natural ventilation. The majority of the proposed flats would comply with the BRE standards for daylight, and the rooms that do not are principally kitchen/living/diners with overall daylight levels similar to those required for living rooms rather than kitchens, which is considered acceptable.

6.7 There would be limited impact on neighbouring properties in terms of sunlight and daylight, as only a small number of neighbouring windows/rooms would be affected and the degree of impact would only be slightly outside the BRE guidelines. A small amount of screening has been introduced to protect the privacy of adjoining occupiers.

6.8 The new building would be articulated to address concerns about height and overall massing, with the top floor (4th floor) being set in from all sides. It will be constructed using a buff coloured brick, similar to the stock brick of the terraces on the western side of Hornsey Road, with a darker engineering brick used for the ground floor. In determining the appeal, the Inspector considered the height

and massing to be appropriate given the context, but identified minor failings in design, principally concerning the Hornsey Road elevation that, when taken together harmed the overall appearance of the building. A revised proposal was then submitted to the Design Review Panel, which in turn raised a number of concerns about design and the architect's understanding of the site, but which officers consider to have now been addressed.

6.9 The proposal would be car-free with no parking provision on site. The proposed residential use is not considered to have a significant impact on the local transport network, as residents would have no access to parking permits. A total of 52x cycle spaces and spaces for mobility scooters will be distributed throughout the site.

Revision 1

6.10 A number of revisions were made to the proposal to respond to the Inspector's comments, the Design Review Panel and the Council's design officers.

- North elevation simplified by removing recessed brickwork and other recesses, using single brick type and colour (Mystique) for upper storeys
- Elevations revised to show brown brick base rather than blue
- Screening added to 1st and 2nd floor balconies and 3rd floor terrace on north elevation to prevent overlooking
- Obscure glazing added to 1st, 2nd and 3rd floor windows on north elevation.
- Terrace on top of nursery set back to prevent overlooking
- Improved signage to nursery
- Updates to energy information

Revision 2

6.11 Following presentation of the scheme at a Members Briefing, and comments from the Early Years team, it was suggested that nursery provision was no longer required on site and that the provision of housing would be a better use. The scheme was duly revised to omit the ground floor nursery and replace it with 3x flats. Elevational changes were introduced to reduce the reveals around windows to give them less prominence, landscaping changes were introduced and additional cycle parking spaces provided.

7. RELEVANT HISTORY:

Planning Applications:

P2015/0045/FUL

7.1 The erection of a part three/part four storey building to provide three townhouses with private gardens, four x three bedroom flats and two x two bedroom flats, and a nursery of 3.12sqm, with external toddler and pre-school play areas. Withdrawn 02/02/2017.

P2016/3478/FUL

7.2 The application proposed the erection of a part 3, part 4 and part 5-storey building to provide a children's nursery at ground floor level and 24 self-contained residential units, together with amenity spaces, emergency vehicle parking space and detached cycle and refuse store.

7.3 Whilst the principle of development was considered acceptable, the Council raised a number of concerns about affordable housing, design, access, and sustainability. The applicant submitted an appeal against the Council's failure to make a decision within the statutory period. The appeal against Non-Determination was dismissed on 5 March 2018.

7.4 As discussions with the applicant were still ongoing up to the submission of the appeal, the Council had received some revisions during the course of the application, and the applicant submitted further revisions with their appeal. No formal consultation had been carried out on any of the revisions, and the Inspector determined that the extent of the changes were so great (an increase in the number of units, moving the building closer to Everett House, increased footprint of the nursery, decrease in nursery amenity space, removal of parking area, alterations to balconies and elevations, and an increase in affordable housing offer) that formal consultation should have taken place. As such, the Inspector concluded that the appeal be decided on the basis of the proposal as set out in the original application, and in the submitted plans and documents which were originally consulted on.

7.5 The Inspector considered the main issues to be:

- Affordable housing provision
- The mix of uses
- Quality of design
- Living conditions
- Impact on amenity
- Access, parking, loading and unloading

7.6 The Inspector determined that a mix of residential and nursery, as identified in the Site Allocations albeit with a slight decrease in nursery floorspace, would be acceptable. In terms of affordable housing, 9 out of 24 units were proposed as affordable (37.5%). The Council commissioned BPS Surveyors to review the applicant's viability appraisal, and BPS advised that 50% would be viable. The Inspector accepted this and concluded the proposal would not provide the maximum amount of affordable housing achievable. The Inspector also concluded that that sustainability, energy efficiency and renewable energy matters could not be addressed within the scheme or via offset contributions.

7.7 In terms of design the Inspector considered a substantial building on this site to be acceptable in principle, given the context of the adjacent 4 and 20 storey blocks on the estate. However, the design was considered to be too top heavy, with an overly prominent stairwell on Hornsey Road, a monotonous western elevation,

and boundary treatments, balconies and balustrades that were out of context with the surrounding area.

7.8 The Inspector acknowledged that there would be a slight shortfall in sunlight/daylight for a small number of proposed rooms, but raised no objection, and did not consider the proposed nursery to raise any noise issues if adequate sound insulation were secured by condition. The sunlight/daylight report found the vast majority of windows to neighbouring properties would retain good levels of daylight and sunlight, and the Inspector stated that the proposal would not have such an unacceptable effect on the living conditions of neighbouring proprieties as to justify refusing the proposal on that basis.

7.9 An emergency vehicle parking area was proposed in the north west corner of the site, but was not large enough for large vehicles to turn within the site and leave in a forward gear. Cycle storage was also below the level required by the Council's standards, and the Inspector determined the proposal unacceptable in terms of access and parking.

7.10 Taking into account the benefits of the proposal, the Inspector found that the scheme would fall seriously short in terms of the provision of achievable affordable housing at a time of great need. Furthermore, he considered that the building would not achieve the highest quality of design, adequately address matters of sustainability and energy efficiency, provide insufficient cycle storage, and not satisfactorily provide for service vehicles. As such, the appeal was subsequently dismissed.

Harvist Estate P2018/2767/FUL

7.11 The construction of 24 new dwelling units (100% social rent) on Citizen Road with associated amenity space provided in two terraced blocks ranging from 2 to 3 storeys, including provision of refuse storage and bicycle parking spaces, improvements to the public realm and reconfiguration of existing car parking on Citizen Road. Granted 20/03/2019.

ENFORCEMENT:

7.12 N/a

PRE-APPLICATION ADVICE:

7.13 Following the appeal decision, the applicant submitted a revised scheme for 24x flats and a ground floor nursery to the Design Review Panel in March 2018. The Panel felt the proposals comprised only minor amendments to the dismissed appeal scheme and that there was considerable potential to go further to ensure a higher quality proposal:

- The building requires a simpler more elegant form to all elevations
- More consideration needed to be given to the landscaping and further information on this to be provided.

- Boundary conditions and edge treatments required more detailed investigation and design.
- Conceptual drawings illustrating the design intent and rationale were not evident and were important in order to form a basis for generating the design proposal and providing justification for the scheme.
- Context drawings required to include the surrounding buildings and landscape/streetscape.
- u-values (thermal transmittance) could be improved, thermal mass and treatment of balconies;
- Concern expressed over the lack of sunlight to the nursery's outdoor space.
- The Panel encouraged greater consideration to the design of the nursery and that it should be informed by examples of successful/exemplary nursery schemes.
- The panel advised that applicant seek further pre-application advice before submission of an application.

7.14 The applicants applied for formal pre-application advice on 10th May 2018. This proposal was for 25x flats and a nursery.

7.15 The Council was similarly concerned that, other than the addition of rooflights to the nursery the, scheme remained broadly the same as the one previously presented to the DRP and had changed little in comparison with the appeal scheme.

7.16 There remained no in principle objections to the proposed overall height (given the varied surrounding context), but the Council shared the DRP's concerns that the elevation/form of the building, particularly the west elevation on Hornsey Road, required further work to respond positively to the context and provide a building which would be considered of sufficient architectural quality.

7.17 In terms of materials, it was advised that the use of brick would be welcomed, subject to an appropriate brick being proposed – multi stock was not considered appropriate. There was mention of render for the balconies, but a lighter glazed brick as suggested by the DRP would be preferable. It was also indicated that railings would be in galvanized steel which was not considered to be appropriate as it has an industrial character and would not be sympathetic to the residential character of the building, a dark coloured powder coated aluminium may be preferable. If aluminium were proposed for the windows, they ideally should have an anodized finish. Window reveals should be deep to provide depth and articulation to the elevations.

7.18 It concluded that the proposal still required refinement of design to be considered to comply with the relevant policies.

8. CONSULTATION

Public Consultation

Original submission

8.1 Letters were sent to occupants of 366 adjoining and nearby properties on the estate and on Hornsey Road at on 04/01/2019. A site notice and press advert were displayed on 10/01/2019. The public consultation of the application expired on 03/02/2019.

8.2 A total of 4 responses (3 objections) were received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

- Overlooking and loss of privacy
- Loss of light to neighbouring properties
- Contrary to the Human Rights Act which protects the right to peaceful enjoyment of one's home and the right to respect private and family life
- Visually overbearing impact of a development of this scale on a predominantly low rise residential community
- Not a sensitive response to the site
- Permission has already been granted for development elsewhere on the estate, which will add to disturbance and disruption
- Increased parking and the estate already suffers from parking stress
- Swift boxes should be part of the proposal

Officer comment: *the amenity impacts of the scheme are addressed in paragraphs 10.72 – 10.109. The proposal would have a limited effect on daylight, with only three of the assessed windows (6%) marginally failing the VSC test. Most adjoining properties are more than 18m (the minimum distance to protect privacy) from windows and terraces within the proposed development, and screening will prevent overlooking from the few areas closer than 18m to neighbouring properties. The appeal decision established that a substantial building on the site would be acceptable given the context (paras 7.6 & 10.31). The impact of construction on the amenity of adjoining occupiers would be controlled by a Construction and Environmental Management Plan if permission were granted (10.118). The development would be car-free, therefore future occupiers would not be eligible for parking permits (10.116-10.117). Swift boxes will be secured by condition*.

8.3 The Harvist Estate Action Group object that the previous application was rejected for many reasons, but nothing has really changed. They objected that there will still be an impact on sunlight and daylight to the lower floors of Everett and Citizen Houses. There will also be overlooking to these two blocks. The approved development on the other side of Citizen Road will mean the estate will be sandwiched between two building sites at the same time which will cause years of noise and environmental pollution. There may be risk to human health from exposure to contaminants and dust. If something has to be built they would prefer

a small building that would not take too long to build that would contribute to the community such as a doctors' surgery or nursery.

February 2020 revision

8.4 Letters were sent to occupants of 370 adjoining and nearby properties on the estate and on Hornsey Road at on 03/03/2020 and 02/04/2020. A site notice and press advert were displayed on 05/03/2020. The public consultation of the application therefore expired on 26/04/2020 however it is the Council's practice to continue to consider representations made up until the date of a decision.

8.5 At the time of writing the report, seven further objections were received. The objections can be summarised as follows:

- The building is too big for this area.
- This area already has a number of tall buildings and high density blocks.
- Loss of privacy, including direct overlooking, which was a problem with the nursery, and which is contrary to the human right of privacy and living peacefully.
- Loss of outlook, and views which can be detrimental to residents' mental health
- Loss of daylight/sunlight and overshadowing
- Everett house is already overshadowed by Citizen House and does not receive sunshine due to Citizen House and the Emirates Stadium, which is compounded by a tree. My flat doesn't get enough light, it is always dark and cold, and I have to put the lights on during the day and the heater on because it gets colder. I have developed Migraine as a result.
- Do not need more private housing.
- The development will not have sufficient amenity space putting, unreasonable and un-necessary pressure on already pressurised community facilities and amenities.
- We enjoy the beautiful wilderness of the empty plot, the application is insensitive to the area, which already lacks green space for local residents.
- The London Plan and Council policies recognise the importance of gardens which contribute to local character and provide safe secure amenity and play space. The council policy also stresses the importance of protecting and enhancing green infrastructure and essential bio diversity and help mitigate against flooding.
- A dedicated wild garden would better for residents' mental health and wellbeing, or a child friendly recreational facility
- In light of recent media coverage about the Covid 19 virus I would hope that the Council could see sense and lead the way to create safe neighbourhood with open spaces for residents to enjoy.
- Increased traffic generation and harm to highway safety.
- Inadequate parking.
- Pressure on schools, GP practices and recreational facilities.
- There is already a drug problem on the estate, and young people would be at increased risk of harm

- Rubbish is everywhere, high crime, no green areas and no safe places for kids to play outside. By building another high tower, you are bringing more crime, adding rubbish and creating detrimental effect to the already ugly dense place.
- Due to the current COV 19 pandemic and the Grenfell Tower fire, cramming people and having another tower in already area full of high rise buildings is dangerous and scary.
- How can the Council propose to develop new properties on the estate when it is not clear whether the cladding of the tower blocks meets current MHCLG standards post-Grenfell and the money should be spent on making existing housing safe.

8.6 Officer comments:

The appeal decision established that a substantial building on the site would be acceptable given the context (paras 7.6 & 10.31), density complies the London Plans density matrix.

The amenity impacts of the scheme are addressed in paragraphs 10.72 – 10.109. The proposal would have a limited effect on sunlight daylight, with only three of the assessed windows (6%) marginally failing the VSC test of daylight, and three rooms experiencing similarly marginal losses of sunlight.

Outlook is considered in paragraphs 10.100-10.105, and views are not a material planning consideration.

Most adjoining properties are more than 18m (the minimum distance to protect privacy) from windows and terraces within the proposed development, and screening will prevent overlooking from the few areas closer than 18m to neighbouring properties.

The impact of construction on the amenity of adjoining occupiers would be controlled by a Construction and Environmental Management Plan if permission were granted (10.118). The development would be car-free, therefore future occupiers would not be eligible for parking permits (10.116-10.117). Swift boxes will be secured by condition.

The site is a brownfield (previously developed) site and is not designated open space nor does it constitute estate open space, furthermore the site is identified in the Site Allocation document as a development site for housing and a nursery.

Transport and servicing matters are considered in paragraphs 113-115. The development would be car free and the applicants have consulted with Highways officers to ensure there would be no detrimental impact from servicing. The development would have a dedicated refuse store.

The objection regarding cladding to existing blocks may relate to a Council's own application for the erection of 24 units on the eastern side of the estate. The application for consideration is not on Council land and the applicant is a housing association, not the Council.

External Consultees

8.7 Metropolitan Police (Crime Prevention) It was recommended that Secure by Design accreditation be secured by condition.

8.8 Thames Water Advise no objection if the developer follows the sequential approach to the disposal of surface water. Prior approval required if the developer proposes to discharge to a public sewer. No objection with regard to waste water network and waste water process infrastructure capacity. No objection to impact on water network and water treatment infrastructure capacity. Request condition requiring piling method statement due to the proximity of the site to a strategic sewer. Advise an informative on water pressure and discharge informative to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer.

8.9 London Fire Brigade There should be fire brigade access to the perimeter of the building(s) and sufficient hydrants and water mains in the vicinity. The Commissioner strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

8.10 Islington Swifts Group Welcome the reference to swift bricks, bat bricks, and living roofs. The development is in an area where swifts are currently nesting and will potentially nest, so request that a significant number of integrated swift nestbox bricks are installed, as well as sparrow terraces and bat bricks.

Internal Consultees

8.11 Access Officer

- Flat layouts are acceptable
- Good to see workable storage and charging facilities for mobility scooters in both halves of the development but a space for an adapted cycle in only one half.
- The approach to all units is step free – this is welcome.
- It is proposed to locate a number of accessible parking bays on the adjacent estate.
- Accessible parking bays provided for the residents of the wheelchair accessible units should be no more that 70m from the front door of their respective units.

8.12 Design and Conservation Officer Although the amendments are not necessarily far-reaching, overall the design has improved and is considered to respond positively to its surroundings in its revised form. The surrounding context does not prompt an obvious response, given how varied the built form is from one side of the road to the other. The proposed building would respond to the surviving

Victorian townscape in its materials, proportions and reinstatement of the building line along Hornsey Road.

8.13 Energy Conservation Officer Following receipt of a revised Thermal Comfort and Adaptability Analysis and confirmation of the protected route for pipework for connection to a future DEN, the proposals are now considered to be acceptable with the appropriate conditions for solar panels and green performance plan.

8.14 Tree Preservation / Landscape Officer Requests the submission of an Arboricultural report including method statement and tree protection measures and seeks additional tree planting on the public highway on Hornsey Road be secured by condition or obligation.

8.15 Public Protection Division (Air Quality) Details of mechanical ventilation/heat recovery (MVHR) and any planned mitigation should be required to minimise future occupiers' exposure to air pollution. These details are to be secured by condition.

8.16 Public Protection Division (Noise Team) Although there was a nursery on site previously, the use of the external play area should be restricted. Details of sound insulation between the nursery and adjoining flats should be submitted. Noise form external plant should be subject to the standard noise conditions.

8.17 Public Protection Division (Land Contamination) There are no previous polluting uses highlighted within the report or our records. Therefore, there is no clear pollution linkage to be formed and we would not require further investigation or a contaminated land condition. Watching Brief should be secured by condition.

8.18 Highways Officer Initially raised an objection to the proposed on-street servicing due to the impact on traffic flow on Hornsey Road. However, following a site meeting with the applicant's highways consultant it was agreed that to allow on-street servicing of the site to be conducted in a safe manor, two parking bays to the south of the existing entrance to site need to be removed and replaced with a single yellow line. This would allow adequate room for refuse vehicles to park without impacting on the flow of traffic on Hornsey Road. The Highways Officer has provided confirmation that the Council's Parking Team would not object to the removal of the two bays nearest the existing entrance.

8.19 Refuse Officer The proposed on street refuse collection arrangements have been agreed by the highways officer to overcome these concerns.

9. RELEVANT POLICIES

9.1 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

9.2 The National Planning Policy Framework 2019 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

9.3 The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Emerging Policies

Draft London Plan (Intend to Publish Version), December 2019

9.4 The draft new London Plan was published for consultation in December 2017. The consultation period ended on Friday 2 March 2018. In accordance with section 338(3) of the GLA Act, the Secretary of State has appointed a Panel to conduct an examination in public ("EIP") this opened on 15 January 2019 and continued until May 2019. The Panel of Inspectors made several recommendations to the Mayor on the 8th October 2019 and the Mayor responded on the 9th December 2019 with a version which is intended to be published by March 2020. The Secretary of State has now considered the 'Intend to Publish' version and the proposed changes and has made several recommendations, which are referenced in the main body of the Inspectors' report. Whilst the draft London Plan does not have the full weight of a statutory development plan at this stage, it is capable of being considered a material consideration. The emerging London Plan policies have been taken into account. Relevant policies in the emerging London Plan are set out below:

GG2 Making the best use of land
GG4 Delivering the homes Londoners need
Policy D4 Delivering good design
Policy D6 Housing quality and standards
Policy H1 Increasing housing supply
Policy H4 Delivering affordable housing
Policy H6 Affordable housing tenure
Policy SI 2 Minimising greenhouse gas emissions
Policy S3 Education and childcare facilities

9.5 It should be noted that the Secretary of State has written to the Mayor of London setting out various directions to alter aspects of the emerging London Plan. It is not known at this stage what response the Mayor will make to the directions. In any event, given what is proposed in the application the direction does not alter the assessment in this case.

Draft Islington Local Plan 2019

9.6 The Regulation 19 draft of the Local Plan was approved at Full Council on 27 June 2019 for consultation and subsequent submission to the Secretary of State for Independent Examination. From 5 September 2019 to 18 October 2019, the Council consulted on the Regulation 19 draft of the new Local Plan. Submission took place on 12 February 2020. Due to the constraints posed by Covid-19 crisis, it is anticipated that the Examination hearings are likely to take place in September 2020.

9.7 In line with the NPPF Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
- and the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

9.8 Emerging policies relevant to this application are set out below:

Policy H2: New and existing conventional housing
Policy H3: Genuinely affordable housing
Policy H4: Delivering high quality housing
Policy S1: Delivering Sustainable Design
Policy SC1: Social and Community Infrastructure
Policy T3: Car-free development
Policy DH1: Fostering innovation and conserving and enhancing the historic environment

Designations

9.9 The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Cycle Routes (Local) -
- Local Flood Risk Zone
- Site Allocations (100 Hornsey Road)
- Article 4 Direction (A1-A2)

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Land Use
- Design
- Affordable Housing (and Financial Viability)
- Quality of Residential Accommodation
- Density
- Dwelling Mix
- Neighbour Amenity
- Inclusive Design
- Energy and Sustainability
- Highways and Transportation
- Trees and Landscaping
- Planning Obligations

Land-use

Policy Context

10.2 The application site is the site of a former nursery within the Harvist Estate in the Highbury West ward. Given the proposal is for new housing, the following planning policies are of particular relevance in assessing the planning application: London Plan Policies 2.9 (Inner London), 3.3 (Increasing Housing Supply) and 3.9 (Mixed and Balanced Communities); and Core Strategy Policies CS8 (Enhancing Islington's Character), CS12 (Meeting the housing challenge) and CS15 (Open space and green infrastructure) and policy DM6.3 (Protecting open space) of the Development Management Policies.

London Plan

10.3 London Plan Policy 3.3 states that boroughs should seek to achieve and exceed the relevant borough annual average housing target and to identify and seek to enable development capacity to be brought forward to meet these targets having regard to the other policies of the London Plan and in particular the potential to realise brownfield housing capacity through sensitive renewal of existing residential areas

10.4 In accordance with Policy 2.9, London boroughs and other stakeholders should, work to realise the potential of inner London in ways that sustain and enhance its recent economic and demographic growth while also improving its distinct environment, neighbourhoods and public realm, supporting and sustaining existing and new communities, addressing its unique concentrations of deprivation and improving quality of life and health for those living, working,

studying or visiting there. Boroughs should develop more detailed policies and proposals taking into account the above principles

10.5 Policy 3.9 (Mixed and Balanced Communities) states that communities mixed and balanced by tenure and household income should be promoted across London through incremental small scale as well as larger scale developments which foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identity with, their neighbourhoods. They must be supported by effective and attractive design, adequate infrastructure and an enhanced environment.

10.6 Whilst the Secretary of State made various recommendations about the draft London Plan, the thrust of his objections was that the draft plan was not ambitious enough and would fail meet the required housing targets for London. As the draft plan is a material consideration, it is not considered that a proposal that would provide additional housing, including more than 50% affordable housing, on previously developed land would be contrary to the draft plan or its aims for housing delivery.

10.7 Similarly, the draft Local plan prioritises housing.

Islington Core Strategy

10.8 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. The Policy seeks to ensure that Islington has a continuous supply of land for housing, but crucially also that the housing supply is affordable for existing and future residents. Islington's Housing Needs Study, which informs the policy, demonstrates that affordability is, and will continue to be, a major issue in the borough. In addition to the existing backlog of unmet need, which has led to overcrowding, there will be future need made up of newly formed households unable to buy or rent in the borough

10.9 At the same time, Policy CS8 seeks to maintain the successful urban fabric of streets while improving on poorer quality of public realm and enhancing open space and the pedestrian environment around them. Core Strategy Policy CS15 protects all existing local open spaces and seeks to improve access to open space while maximising opportunities for further provision across the borough. In addition, the policy looks to make better use of housing amenity spaces so that they can provide an open space function.

10.10 The draft local plan prioritises housing, and whilst there have been objections to the plan, and at this stage the policies have limited to moderate weight depending on the level of objection, it is not considered that the provision of new housing would be contrary to the aim of the emerging plan.

Development Management Policies

10.11 Policy DM4.12 (Social and strategic infrastructure and cultural facilities) mainly deals with the protection of social infrastructure, but also requires any replacement facility to provide a level of accessibility and standard of provision at least equal to that of the existing, or in this case former, facility.

Site Allocations

10.12 The site is also identified in the Site Allocations Document (2013). It identifies the site (OIS11) for a residential-led mixed use development including the re-provision of nursery and open space.

Assessment

Housing

10.13 Housing is the priority land use of the development plan and the development proposes a mix of high quality residential accommodation, including family-sized homes, in accordance with the aims and objectives of the London Plan and Islington Core Strategy Policies.

10.14 The application proposes a total of 29 new homes, of which 15 (52%) would be affordable homes for social rent and shared ownership. The affordable mix would be 5x 1-beds, 9x 2-beds, and 1x 3-bed, resulting in an affordable housing provision by habitable room of 41 out of 82 (50%). The affordable tenure would be 11x units for social rent and 4x shared ownership units resulting in a 73/27 split. A total of four ground floor flats (14%) would be fully wheelchair accessible, and the remainder of the flats would be adaptable (Category 2).

10.15 In accordance with Policy 3.9 of the London Plan, introducing some private housing into the estate in would provide more a mixed and balanced community and the provision of private housing is fundamental to the viability of the scheme as the sale of the private units will help to fund the development.

10.16 Notwithstanding the policy support for mixed and balanced communities, it is also a policy requirement to achieve the maximum reasonable amount of affordable housing on a site, and Policy CS12 of the Core Strategy seeks 100% affordable housing schemes from registered Social Landlords.

10.17 The previous scheme would have been refused had an appeal not been made, and the appeal was dismissed mainly due to the under-provision of affordable housing, only 37.5% was offered. As part of the application process, the applicant's viability assessment was tested by BPS, who advised that a higher contribution of 50% was viable.

10.18 The offer of 50% affordable housing (before the omission of the nursery) was tested by BPS and is considered in the Affordable Housing and Financial Viability section of this report.

Nursery

10.19 The proposal originally included a new nursery, as required by the Site Allocation and to compensate for the loss of the previous nursery. As such, the omission of a nursery is a departure from the plan.

10.20 The former nursery comprised 362sqm of floorspace (GIA) and was used by the London Metropolitan University. The facility closed in 2010 and was demolished in 2013.

10.21 Development Plan policy DM4.12 (Social and strategic infrastructure and cultural facilities) states that the Council will not permit any loss or reduction in social infrastructure uses unless either a replacement facility is provided or the specific use is no longer required on site. In the case of the latter, the applicant must normally provide evidence demonstrating that the proposal would not lead to a shortfall in provision within the local catchment and that there is either no demand for another suitable social infrastructure use on site, or that the site/premises is no longer appropriate for social infrastructure uses.

10.22 The Early Years team are responsible for, among other things, nursery provision and early education. They advise that there is no requirement for a new nursery in the area. In local terms, there are 27 nurseries in the N7 and N5 area within 1km of the site which provide a variety of children's services:

Nurseries in the N7 postcode	Type	Distance from site
Bennett Court Playgroup	Sessional playgroup	620m
Bridge School Nursery	Primary school nursery	630m
Brightstart Community Nursery	Community nursery	740m
City and Islington College Nursery	Workplace nursery	550m
Curio City Childcare	Private nursery	1km
Diana School	Private nursery	1km
Fatiha Nursery	Private nursery	730m
Gooding Early Years Centre	Early Years Centre	1.1km
Gower School	Private nursery	1.2km
Grafton Primary School Nursery	Primary school nursery	580m
Hornsey Road Children's Centre	Children's centre	580km
Hungerford Children's Centre	Children's centre	1.4km
Hungerford Primary School Nursery	Primary school nursery	1.3km
Les Petites Etoiles	Private nursery	960m
Little Nemo Nursery	Private nursery	1.1km
Little Racoons Day Nursery	Private nursery	930m
Manor Gardens Nursery	Sessional playgroup	830m
Montem Primary School Nursery	Primary school nursery	550m
Mount Carmel Day Nursery	Private nursery	550m
Pakeman Nursery	Primary school nursery	410m

Paradise Park Children's Centre	Children's centre	760m
Robert Blair Nursery & Children's Centre	Early Years centre	1.4km
Robert Blair Primary School Nursery	Primary school nursery	1.4km
Sacred Heart Primary School Nursery	Primary school nursery	715m
Sam Morris Centre	Community nursery	395m
Tufnell Park Primary School Nursery	Primary school nursery	1.2km
Westbourne Early Years Centre	Early Years centre	1km
Willow Children's Centre	Children's centre	740m

Nurseries in the N5 postcode	Type	Distance from site
Aberdeen park Nursery	Children's centre	1.3km
Conewood Street Children's Centre	Children's centre	830m
Drayton Park Prinmary School Nursery	Primary school nursery	650m
Gillespie Primary School Nursery	Primary school nursery	800m
Highbury Community Nursery	Community nursery	800m
Highbury Day Nursery	Private nursery	520m
Highbury Quadrant Primary School Nursery	Primary school nursery	1.4km
Monkey Puzzle Day Nursery	Private nursery	900m
New Park Nursery & School	Private nursery	1.4km
St Augustine's Nursery	Sessional playgroup	1.3km
St Joan of Arc Nursery	Primary school nursery	1km

10.23 As of January 2019, the vacancy rate in local authority run nurseries was 12% overall. In school nurseries it was 13% and 11% in the PVI sector. Vacancy rates in Islington, therefore, point towards sufficient childcare capacity in the borough. Vacancy rates reduce over the course of the academic year with the summer term having the least vacancies. There needs to be some vacancies during the year to accommodate children moving to a different Early Years age group. A 10% vacancy rate is sufficient to accommodate children who take up places in the summer term.

10.24 As can be seen from the above tables, there are a wide variety of services for pre-school children in the local area and it is therefore considered that the omission of the nursery from the proposal would not prejudice the provision of children's services in the area and therefore comply with policy DM4.12. Furthermore, the as the previous building has been demolished, the site is not suitable for any alternative community use. As such, although the omission is contrary to the development plan, as there is no objection form the Early Years team and there is sufficient capacity, there is no objection to the removal of the nursery form the proposal.

Design

Policy Context

10.25 The National Planning Policy Framework (NPPF) states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. All proposals for development in Islington are expected to be of good quality design, respecting their urban context in accordance with planning policy and guidelines.

10.26 The London Plan Policy 7.6 (Architecture) expects architecture to make a positive contribution to a coherent public realm, streetscape and wider cityspace. It should incorporate the highest quality materials and design appropriate to its context. Moreover, buildings and structures should be of the highest architectural quality, be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm and comprise details and materials that complement, not necessarily replicate, the local architecture.

10.27 Islington's Core Strategy Policy CS8 (Enhancing Islington's character) states that the scale of new development will reflect the character of a surrounding area. Policy CS9 (Protecting and enhancing Islington's built and historic environment) states that high quality architecture and urban design are key to enhancing and protecting Islington's built environment, making it safer and more inclusive. Moreover, where areas of Islington suffer from poor layout, opportunities will be taken to redesign them by integrating new buildings into surviving fragments of historic fabric and by reconfiguring spaces based on streets and perimeter blocks, particularly in housing estates. All development will need to be based on coherent street frontages and housing developments should not isolate themselves from surrounding areas.

10.28 Development Management Policy DM2.1 (Design) requires all forms of development to be of a high quality, incorporating inclusive design principles while making positive contributions to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics. All new developments are required to improve the quality, clarity and sense of space around or between buildings, reinforce and complement local distinctiveness and create a positive sense of place. Finally, Islington's Urban Design Guide (2017) provides guidelines and principles for good urban design, e.g. how buildings look and fit into their setting, the layout and organisation of public spaces and the appearance of street frontages.

Site Context

10.29 The application site occupies a plot within the Harvist Estate, a 1960s estate comprising 4-storey blocks, 20-storey towers and a row of shops. To the north is Everett House, the southernmost block of the group of four storey residential blocks, to the east is Citizen House, one of four 20-storey towers on the estate, and to the south is a row of seven 2-storey commercial units. The eastern side of the estate is bordered by railway lines, with the Emirates Stadium on the other side of the track.

10.30 To the west, on the other side of Hornsey Road, are more conventional rows of late 19th and early 20th century terraces, with Hornsey Road providing a number of small shops. The surrounding area is predominantly residential.

10.31 The former nursery was demolished in 2013, and since then the site has remained empty and overgrown, and surrounded by a mixture of brick wall, hoardings and timber fencing. The derelict nature of the site detracts from the character and appearance of the estate and the wider area.

Fig 5 View east towards the site from Hornsey Road

Assessment of proposal

10.32 The proposal would provide a 3-5 storey building with a "U" shaped footprint fitting into the trapezoidal shape of the site and enclosing a large area of communal amenity space to the north. The building would be predominantly four storeys, with a central set back fifth storey, and tapering down to three storey sections at its northern ends. At its highest point the building would be approximately 16m tall. The building would be constructed from a buff brick (Mystique) on a base of a darker brown engineering brick (Staffordshire Brown). The building would be set back from the highway behind a low brick wall with railings on top, similar to the boundary treatments of the neighbouring terraces.

10.33 As mentioned in the history section of this report, a previous scheme was submitted in 2016 (P2016/3478/FUL) for a part 3, part 4, part 5 storey building to provide 24x flats and a nursery. This scheme was appealed on the grounds of

non-determination as the Council had failed to make a decision within the statutory period. However, the Council was working with the applicant to secure revisions to the scheme to make it acceptable. As no consultation on the revisions had been carried out by the Council at the time of the appeal, the Inspector determined that the appeal must proceed on the basis of the originally submitted plans.

10.34 The appeal was dismissed in 2018 principally because the scheme failed provide the maximum viable level of affordable housing, but also, among other things, on design grounds. The Inspector considered a substantial building on this site to be acceptable in principle, given the context of the adjacent 4 and 20 storey blocks on the estate. However, the design was considered to be too top heavy, with an overly prominent stairwell, a monotonous western elevation, and boundary treatments, balconies and balustrades that were out of context with the surrounding area. As such, he concluded that the overall design would not be of the highest quality.

Figure 6 Hornsey Road elevation (P2016/3478/FUL) – Appeal Scheme

Figure 7 South Elevation (P2016/3478/FUL) – Appeal Scheme

10.35 The applicant sought to address the Inspector's concerns over design and submitted a revised scheme for consideration by the design review Panel in March 2018. The main changes to the Hornsey Road elevation were a reduction in overall height following the removal of the parapet and the use of more varied brickwork, including recessed brickwork to some of the planes, to add more variety to the elevation.

10.36 The Panel welcomed the removal of the parapet and the resultant reduction in height, but did not consider that sufficient progress had been made or that the applicant had fully addressed the concerns of the Inspector. They advised, among other things:

- A simpler more elegant form to all elevations. (for example the staircore on the Hornsey Road elevation adds to the massing whereas the elevation could respond better to the Victorian townscape by having a simpler massing, form and proportions).
- Greater consideration to the design of the nursery and that it should be informed by examples of successful/exemplary nursery schemes.
- More consideration to be given to the landscaping the communal space proposed at the estate side of the building did not appear well considered and its purpose/function was unclear.
- Boundary conditions and edge treatments require more detailed investigation and design. The mesh screen should be covered with planting.
- Conceptual drawings illustrating the design intent and rationale were important in order to form a basis for generating the design proposal and providing justification for the scheme.
- Context drawings to include the surrounding buildings and landscape/streetscape.
- A greater understanding of the context required with visuals to show the relationship between the building and the differing surrounding townscape of the post-war estate, Victorian streetscape and a green open space.

10.37 The panel advised that applicant seek further pre-application advice before submission of an application, and the applicant duly sought pre-application advice prior to submission.

10.38 In terms of design, to address the Inspector's concerns and those of the DRP, the parapet has been removed and the overall height of the building reduced by 700mm (2200mmm when taking into account the stair enclosure). The parapet of the staircore on the Hornsey Road elevation has been reduced by 2000mm, the recess has been increased from 100mm to 450mm and the top of the staircore angled away from the front elevation. A higher quality brick is now proposed (Mystique), and being a stock brick, relates better to the Victorian terraces to the west. The brickwork at the base of the building has changed from a blue engineering brick to a dark brown brick.

10.39 The Applicant has enhanced the boundary treatment with more brick walling, enhanced landscaping and tree planting to the north and west boundaries. The

steel zigzag balustrading had been replaced with more conventional black painted railings.

10.40 To address the concerns of the Design Review Panel, and Council's pre-app response, the applicants have provided more contextual drawings and more CGIs. The brickwork to the balconies is now a light coloured glazed brick (Ibstock: Kennington London White) which not only improves the appearance of the building but would also increase daylight levels to the new units.

10.41 Landscaping has been enhanced and the amount of close boarded fencing reduced with dwarf walls and brick piers introduced. The mesh fencing around the communal amenity space is proposed to be softened by the addition of planting. The nursery has been made more prominent with better signage and a decorative gate.

Figure 8 Current application (South western elevation – Hornsey Road)

Figure 9 Current application - Image of south western elevation facing Hornsey Road

Figure 10 Contextual drawing of south western elevation with Citizen and Hind Houses in the background

Figure 11 Current application (Southern Elevation)

Figure 12 Current application - Image of southern elevation

Conclusion

10.42 The Inspector, and the Design Review Panel, were not opposed to the principle of the redevelopment of the site with a 3-5 storey residential block, nor did they seek wholesale changes to the scheme. The main issues relate to specific elements of the design which both the Inspector and the Panel considered detracted from the overall quality of the design when considered as a whole. The applicant has simplified the design, by omitting recessed brickwork and using fewer types of brick, and introduced higher quality materials, such as the proposed Mystique brick, to enhance the appearance of the building and to better refer to the original materials of the local area. Boundary treatments and balustrading have been improved, more detail has been provided for the landscaping, and the nursery's presence has been enhanced.

10.43 The design and conservation officer advises that overall the design has improved and is considered to respond positively to its surroundings in its revised form. The surrounding context does not prompt an obvious response, given how varied the built form is from one side of the road to the other. The proposed building would respond to the surviving Victorian townscape in its materials, proportions and reinstatement of the building line along Hornsey Road.

10.44 Officers consider that the individual improvements have addressed the concerns of the Inspector and the Panel and, when taken as a whole, incrementally enhance the appearance of the proposed building and its relationship with the surrounding area. Furthermore, a new building on the site will enhance the character and appearance of the area, removing the visual blight caused by the poorly maintained vacant plot which has stood derelict and overgrown for the last seven years.

Affordable Housing and Financial Viability

19.45 London Plan Policy 3.11 (Affordable housing targets) states that boroughs should set an overall target for the amount of affordable housing provision needed over the plan period in their area with separate targets for social rented and intermediate housing that reflect the strategic priority afforded to the provision of affordable family housing. Part (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."

10.46 Policy CS12 (Meeting the housing challenge) 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 schemes 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 of the site."

10.47 The proposed development would provide a total of 29 new residential units, with 15 of these units (52%) being affordable. Policy CS12 (G) of the Core Strategy seeks 70% of the affordable provision to be social rent and 30% as intermediate/shared ownership. It is proposed that 11 units (73%) would be social rent and the remaining four shared ownership (27%), which is considered acceptable as social rented units are genuinely affordable. In terms of habitable rooms, the affordable housing contribution would be 41 habitable rooms out of 82, or 50%.

10.48 The proposal does not provide the aspiration of 100% affordable housing as sought by policy CS12 for developments by Registered Social Landlords as such provision would not be financially viable. In accordance with policy requirements, a financial assessment has been submitted with the application to justify the proportion of affordable housing offered.

10.49 The financial viability assessment which considered the inclusion of the nursery indicates that the scheme would be unviable in a purely commercial sense as it requires investment to address the shortfall between the revenues generated by the development and the costs of providing it as the build costs and site acquisition outweigh the total revenue from the development. Therefore, the maximum affordable housing contribution is being made. In order to properly and thoroughly assess the applicant's viability assessment, the documents were passed to BPS Surveyors for independent assessment. their review is attached as Appendix 4.

10.50 The site was purchased in June 2015 for £3,600,000. With the previous affordable housing offer (of 26 units), the scheme would generate a residual land value of £1,364,292 which is £533,641 below the applicant's benchmark land value of £1,820,000.

10.51 Build costs were estimated to be £6,111,906, and based on those agreed by BPS previously with adjustment made for changes to the Tender Price Index. The applicant's viability assessment estimated revenues of £9,015,208 for the private housing, £1,520,072 for the affordable housing and £457,942 for the D1 space, which BPS considered to be realistic.

10.52 On this basis the scheme with a nursery would have been in deficit (£533,641 at completion) and could not provide any additional affordable housing. Even with minor adjustments suggested by BPS, such as a minor increase in shared ownership values or a decrease to the profit on the nursery, the viability deficit could not be overcome.

19.53 It should be noted that in the previous application, which was refused at appeal, the affordable housing contribution was lower at 37.5%. When this was reviewed by BPS, they came to the conclusion, which was accepted by the Inspector, that the scheme could viably provide 50% affordable housing (albeit with slightly higher estimated sales revenues).

10.54 The revised scheme no longer includes a nursery, but the applicant advises that due to changes in the market, particularly a rise in build costs and stagnation of sales costs, the scheme remains unviable and the deficit would actually increase. The Council's viability officers do not agree with the scale of deficit suggested by the applicant, but do concur that even with the omission of the nursery the scheme would remain unviable. Nevertheless, officers have negotiated an improved 52% affordable housing offer, with a 73% social rent tenure, which the Council's viability officers consider to be acceptable and policy compliant.

10.55 It is apparent that in a typical commercial sense, the proposed scheme and level of affordable housing proposed is unviable, this was the case at submission and continues to be so with the omission of the nursery. However, the applicant, the Guinness Trust, is not a commercial developer and its main purpose is the provision of social housing. The affordable housing offer proposed is considered to be the maximum reasonable offer, and in terms of the quantity, quality and mix is considered to make a positive contribution to the housing needs of the borough.

10.56 Although Core Strategy Policy CS12 seeks 100% affordable housing schemes from RSLs, it is not considered that the failure to provide 100% affordable housing is contrary to that policy where it has been demonstrated that such a proposal is not viable.

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Quality of Resulting Residential Accommodation

10.57 Core Strategy policy CS12 advises that to help achieve a good quality of life for Islington residents, residential space and design standards will be significantly

increased and enhanced from their current levels. Development Management Policy 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.

Unit sizes

10.58 All of the proposed residential units comply with the minimum unit sizes as expressed within this policy. Part C of Policy 3.4 requires for floor-to-ceiling heights to be a minimum of 2.6 metres. All proposed units would meet this standard.

Aspect/daylight Provision

10.59 Policy DM3.4 (part D) sets out that 'new residential units are required to provide dual aspect accommodation, unless exceptional circumstances can be demonstrated'

10.60 All of the proposed dwellings would be dual aspect and generally receive good natural daylight and ventilation.

10.61 Daylight to newly built dwellings is assessed using the Average Daylight Factor (ADF) and 25 (30%) of the 82 habitable rooms in the proposed development would not comply with the BRE guidelines for ADF. However, 9 of the rooms that fail are bedrooms with an ADF of 0.8-0.9% which is only marginally below the recommended 1%. The remaining 14 rooms are all living/kitchen/diners, and 11 of these have an ADF of between 1.5 and 1.9%. Whilst the nominal target for such rooms is 2% (the same as a kitchen), an ADF of 1.5% is the target for a living room and as such rooms would primarily be used as living spaces rather than kitchens such levels of ADF are considered acceptable.

10.62 In the appeal scheme there were similar results and the Inspector noted "*There is a slight shortfall in the sunlight/daylight figures for a small number of proposed rooms when assessed against the Building Research Establishment guidelines. The Council raises no objections in these respects and I see no compelling reason to disagree.*"

Amenity Space

10.63 Policy DM3.5 (Amenity Space) of the Development Management Policies Document 2013 states in part A 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 15sqm on the ground floor for 1-2 person dwellings. For each additional occupant, an extra 1sqm is required on

upper floors and 5 square metres on ground floor level with a minimum of 30sqm for family housing (defined as 3 bed units and above).

10.64 All of the proposed units would have private balconies, roof terraces or patios, but due to the irregular footprint of the block the spaces fall short of the minimum requirements at ground floor level, however the proposed units would have access to the wider communal amenity space. The previous scheme comprised four ground floor units with outdoor amenity space averaging 8.3sqm, which was considered appropriate and the Inspector noted "*sufficient private amenity space would be provided for each unit*" (para. 28). The proposal, with the omission of the nursery, would comprise eight ground floor units with an average outdoor amenity space of 10sqm, along with 430sqm of communal amenity space at the rear of the block.

Playspace

10.65 Policy DM3.6 requires all housing development of more than 10 dwellings to make provision for play based on anticipated child yield. The London Plan sets a benchmark standard of a minimum of 10sqm of suitable child playspace per child for new developments, with Islington's Development Management Policy DM3.6 setting a minimum of 5sqm. Private gardens and other private outdoor spaces suitable for play, alongside semi-private informal space, are considered to contribute towards this provision in line with policy DM3.6.

	Child yield	Playspace required	Proposed
Islington Calculator	11	54.5	430
GLA Calculator	13.2	132.4	430

10.66 As well as a total of 462sqm of private amenity space, the housing block would benefit from approximately 430sqm of communal amenity space in the north of the site. This extent of amenity space would be capable of significantly exceeding the minimum provision of playspace required.

10.67 In addition, there is dedicated playspace on the estate and the site is approximately 300 metres from the Sobell Leisure Centre which is a large multi-purpose sports centre providing a wide range sports facilities and sports clubs. As a result, the site is well served by a range of playspace. Details of landscaping and play equipment are recommended to be secured by condition.

Dwelling Mix

10.68 Part E of Core Strategy policy CS12 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 (Mix of housing sizes) of the Development Management Policies. The policy also requires for provision to be made for intermediate or shared ownership housing.

10.69 Policy DM3.1 requires all sites to provide a good mix of housing sizes as follows.

Tenure	1-bed	2-bed	3-bed	4-bed or more
Market	10%	75%	15%	0%
Intermediate	65%	35%	05	0%
Social rent	0%	20%	30%	50%

10.70 The proposed scheme would provide the following

Tenure	1-bed	2-bed	3-bed	4-bed or more
Market	2 (14%)	11 (79%)	1 (7%)	0%
Intermediate	2 (50)%	2 (50%)	0%	0%
Social rent	3 (27%)	7 (64%)	1 (9%)	0%

10.71 Part E of policy CS12 of the Islington Core Strategy requires a range of unit sizes within each housing proposal to meet the needs in the borough, including maximising the proportion of family accommodation in both affordable and market housing. In the consideration of housing mix, regard has to be given to the constraints and locality of the site and the characteristics of the development as identified in policy DM3.1 of the Development Management Policies. The policy also requires for provision to be made for intermediate or shared ownership housing.

10.72 Development Management Policies require a large amount of family-sized social rented dwellings to be provided. The dwelling mix proposed for the social rented units is not strictly in accordance with dwelling mix required by the current policy.

10.73 The supporting text of policy DM3.1 states that infill development, by its nature, presents constraints in terms of the physical spaces available for development and therefore it may not be possible to provide the preferred housing mix set out and that "the mix of dwelling sizes that is appropriate to specific developments should be considered in relation to the character of the development, the site and the area". Furthermore, it should be noted that due to changes in demand for social rent units across the Borough, the draft Local Plan now prioritises 2-bed units as high priority and 4-bed units as low priority

10.74 Paragraph 64 of the NPPF 2019 states the following

"Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups."

10.75 The proposal would provide 4x shared ownership units (out of a total of 29) which equates to 14%.

Neighbour Amenity

10.76 The Development Plan contains policies which seek to appropriately safeguard the amenities of residential occupiers when considering new development. London Plan policy 7.6 identifies that buildings should not cause unacceptable harm to the amenity of in particular, residential buildings in respect of matters including privacy and overshadowing. Policy DM2.1 of the Development Management Policies Document 2013 identifies that satisfactory consideration shall be given to noise and the impact of disturbance, vibration, as well as overshadowing, overlooking, privacy, direct sunlight and daylight receipt, over-dominance, sense of enclosure and outlook.

10.77 Daylight and Sunlight: 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.

10.78 BRE Guidelines paragraph 1.1 states: "*People expect good natural lighting in their homes and in a wide range of non-habitable buildings. Daylight makes an interior look more attractive and interesting as well as providing light to work or read by*". Paragraph 1.6 states: "*The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design…In special circumstances the developer or local planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".*

10.79 Daylight: the BRE Guidelines stipulate that… "the diffuse daylighting of the existing building may be adversely affected if either:

the VSC [Vertical Sky Component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value

the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value." (No Sky Line / Daylight Distribution).

10.80 The BRE Guidelines state (paragraph 2.1.4) that the maximum VSC value achievable is almost 40% for a completely unobstructed vertical wall. This is important to note particularly given the (in some cases) very high levels of existing VSC currently held by surrounding properties due to the very low scale school buildings currently on this site.

10.81 At paragraph 2.2.7 of the BRE Guidelines it states: *"If this VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the VSC, with the development in place is both less than 27% and less than 0.8 times is former value, occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear more gloomy, and electric lighting will be needed more of the time."*

10.82 At paragraph 2.2.8 the BRE Guidelines state: *"Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the 'no sky line' in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens. Bedrooms should also be analysed although they are less important… The no sky line divides points on the working plane which can and cannot see the sky… Areas beyond the no sky line, since they receive no direct daylight, usually look dark and gloomy compared with the rest of the room, however bright it is outside".*

10.83 Paragraph 2.2.11 states: *Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction may result in a large relative impact on the VSC, and on the area receiving direct skylight."* The paragraph goes on to recommend the testing of VSC with and without the balconies in place to test if it the development or the balcony itself causing the most significant impact.

10.84 The BRE Guidelines at its Appendix F gives provisions to set alternative target values for access to skylight and sunlight. It sets out that the numerical targets widely given are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. An example given is "*in a mews development within a historic city centre where a typical obstruction angle from ground floor window level might be close to 40 degree. This would correspond to a VSC of 18% which could be used as a target value for development in that street if new development is to match the existing layout"*

10.85 Paragraph 1.3.45-46 of the Mayor of London's Housing SPD states that:
'Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.
The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large

sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.'

10.86 *'Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.*

10.87 Sunlight: The BRE Guidelines (2011) state in relation to sunlight at paragraph 3.2.11:
"If a living room of an existing dwelling has a main window facing within 90degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- *Receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and*
- *Receives less than 0.8 times its former sunlight hours during either period and*
- *Has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours."*

10.88 The BRE Guidelines state at paragraph 3.16 in relation to orientation: *"A south-facing window will, receive most sunlight, while a north-facing one will only receive it on a handful of occasions (early morning and late evening in summer). East and west-facing windows will receive sunlight only at certain times of the day. A dwelling with no main window wall within 90 degrees of due south is likely to be perceived as insufficiently sunlit."*

10.89 They go on to state (paragraph 3.2.3): "… *it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun."*

10.90 Open spaces: The Guidelines state that it is good practice to check the sunlighting of open spaces where it will be required and would normally include: '*gardens to existing buildings (usually the back garden of a house), parks and playing fields and children's playgrounds, outdoor swimming pools and paddling pools, sitting out areas such as those between non-domestic buildings and in public squares, focal points for views such as a group of monuments or fountains'.*

10.91 At paragraph 3.3.17 it states: *"It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March."*

Assessment

10.92 A Daylight & Sunlight Report by Waterslade dated February 2018 has been submitted which assesses the impact of the proposal on daylight and sunlight to the properties listed below. A total of 308 windows to 180 rooms within the estate and to the properties surrounding it were assessed for the impact of the proposal on daylight. A total of 97 rooms were assessed for sunlight impact. The report suggests that the proposal would have a minimal impact on neighbouring residents. Despite the attempts of the consultants, it was not possible for them to access all neighbouring properties to determine room use.

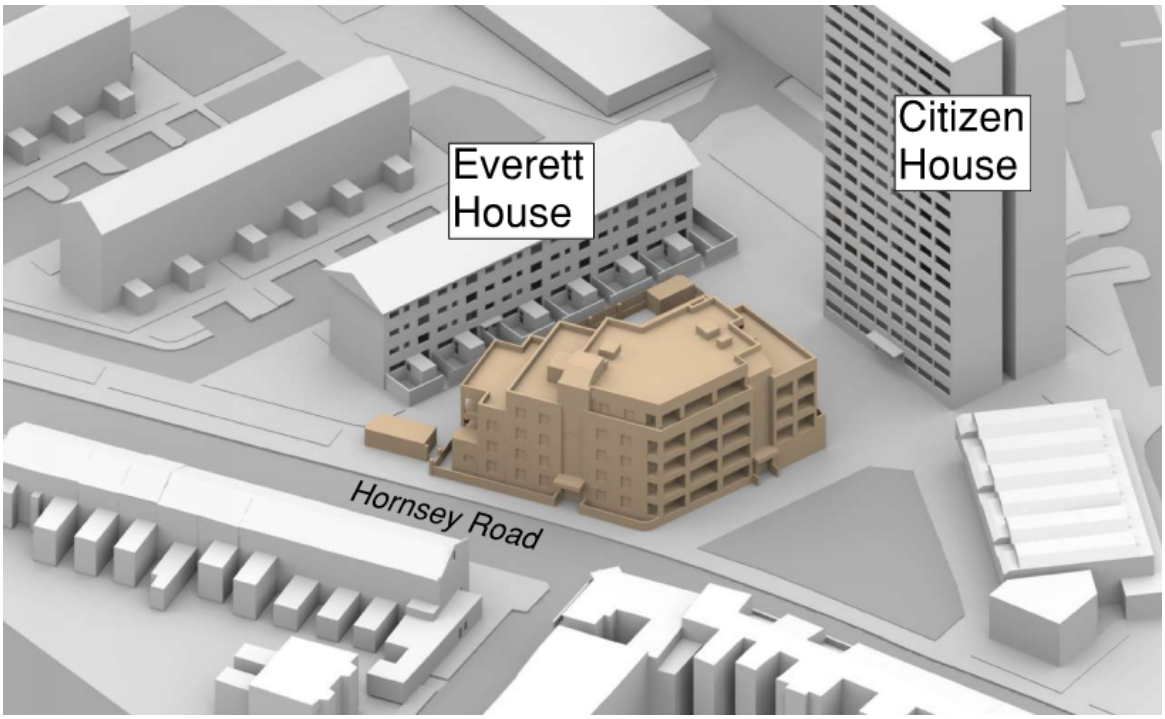

Figure 13 Sunlight/daylight model

Daylight

10.93 The daylight/sunlight report looked at the impact of the development on Everett House, Citizen House and nos. 55-93 Hornsey Road (odd numbers). A total of 308 windows to 180 rooms were tested, with 19 (6.2%) windows failing the VSC test However the impact on these windows is not considered to be significant.

The report included commercial units at 88-92 Hornsey Road and the ground floors of 49-73 Hornsey Road which need not be assessed.

Everett House

Everett House	69 windows to 51 rooms assessed	16 windows to 14 rooms fail VSC	3 rooms fail NSL

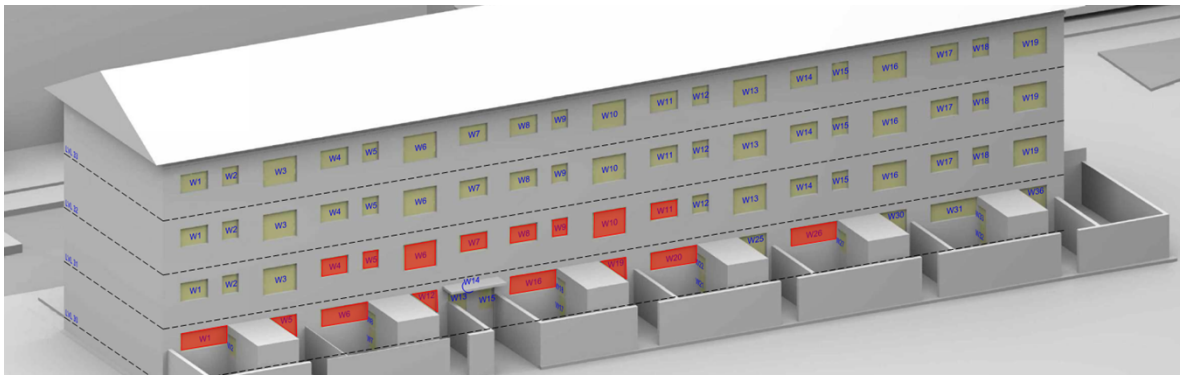

Figure 14 Everett House affected windows

Everett House (only failure to meet Targets included in table)		Vertical Sky Component (VSC)			No Sky Line (Daylight Distribution)		
Window	Room use	Existing (%)	Proposed (%) - Target 27% or more	Percentage reduction in VSC -	Existing sqm	Proposed sqm	Percentage reduction in Daylight Distribution -
W1/30	Kitchen/diner	32.2	25.6	21	12.4	11.8	5
W5/30	Living room	22.6	15.5	31	14.1	9.1	35
W6/30	Kitchen/diner	31.9	23.1	28	12.4	11.5	7
W12/30	Living room	21.2	15.0	29	13.9	9.2	34
W16/30	Kitchen/diner	30.7	21.5	30	12.4	11.5	8
W19/30	Living room	20.0	15.7	21	14.1	11.1	21
W20/30	Kitchen/diner	29.6	21.9	26	12.4	12.1	3
W26/30	Kitchen/diner	28.0	22.1	21	12.4	12.4	0
W4/31	Bedroom	34.2	26.6	22	15.7	15.1	4
W5/31		34.1	26.2	23			
W6/31	Bedroom	33.6	25.4	24	10.3	8.7	17
W7/31	Bedroom	33.1	25.2	24	8.8	7.3	17
W8/31	Bedroom	32.8	25.0	24	15.6	14.8	5
W9/31		32.5	25.0	23			
W10/31	Bedroom	32.0	24.7	23	10.3	9.5	7

W11/31	Bedroom	31.5	25.1	21	15.8	15.4	2

10.94 The affected rooms are at ground floor and first floor level. Although the loss of VSC would be more than 20%, the losses range from 21-31% which is considered acceptable for an urban location, and the resultant VSC would be close to the target of 27% in the majority of cases. Three rooms would notice a loss of daylight distribution of more than 20%, but the resultant levels of daylight distribution remain relatively high.

10.95 The results are virtually the same as the appeal scheme where the Inspector noted: "*The Report finds that the vast majority of windows serving existing properties would retain good levels of daylight and sunlight following the proposed development. On this basis I conclude that the proposal would not have such an unacceptable effect on the living conditions of occupants of neighbouring properties as to justify refusing the proposal on that basis. Accordingly I find no significant conflict with Policies 7.6, 7.14 or 7.15 of the London Plan or Policies DM2.1 or DM6.1 of the DMP in these respects."* (para 30).

Citizen House

46 windows to 46 rooms assessed	2 windows to 2 rooms fail VSC	All rooms pass NSL

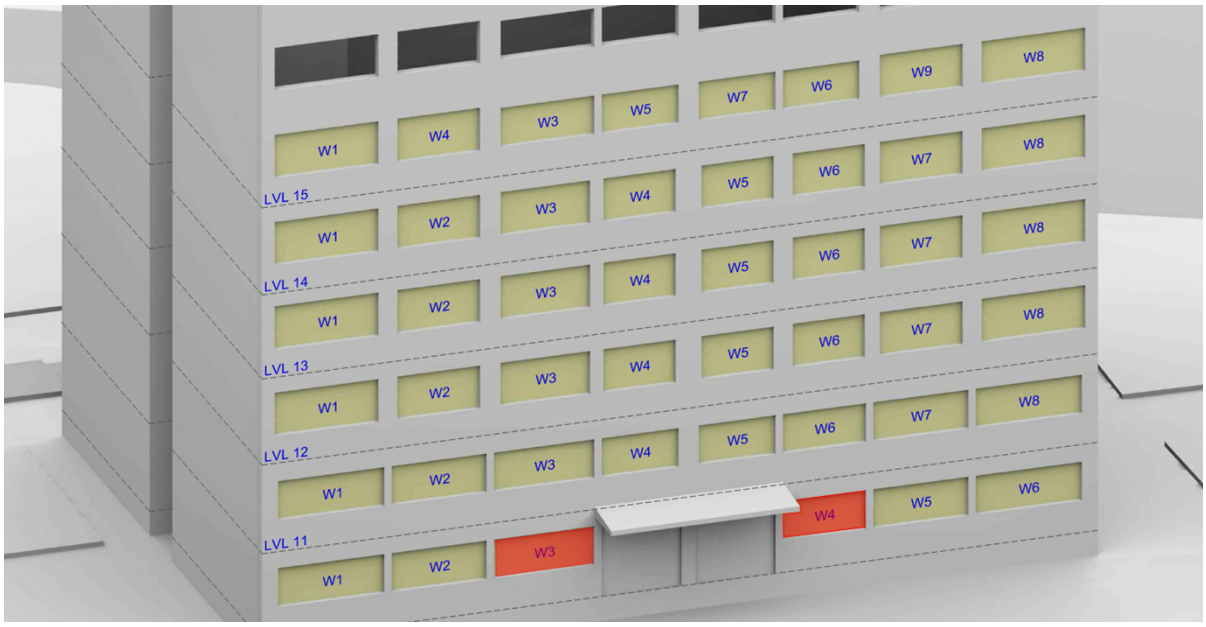

Figure 15 Citizen House affected windows

Citizen House		Vertical Sky Component (VSC)			No Sky Line (Daylight Distribution)		
Window	Room use	Existing (%)	Proposed (%) – Target 27% or more	Percentage reduction in VSC –	Existing sqm	Proposed sqm	Percentage reduction in Daylight Distribution
W3/10	unknown	33.9	25.3	25	12.8	11.4	11
W4/10	unknown	33.5	25.5	24	10.6	9.5	10

10.96 Only two ground floor windows to Citizen House would see a loss of VSC contrary to the BRE guidelines, however the losses (24 and 25%) are only slightly above the 20% and the resultant VSC (25.3-25.5%) is only marginally below the recommended 27%. Daylight distribution would remain relatively high. As such the level of impact on daylight is not considered to be significant.

49-93 Hornsey Road

193 windows to 82 rooms assessed	1 windows to 1 room fails VSC	All rooms pass NSL

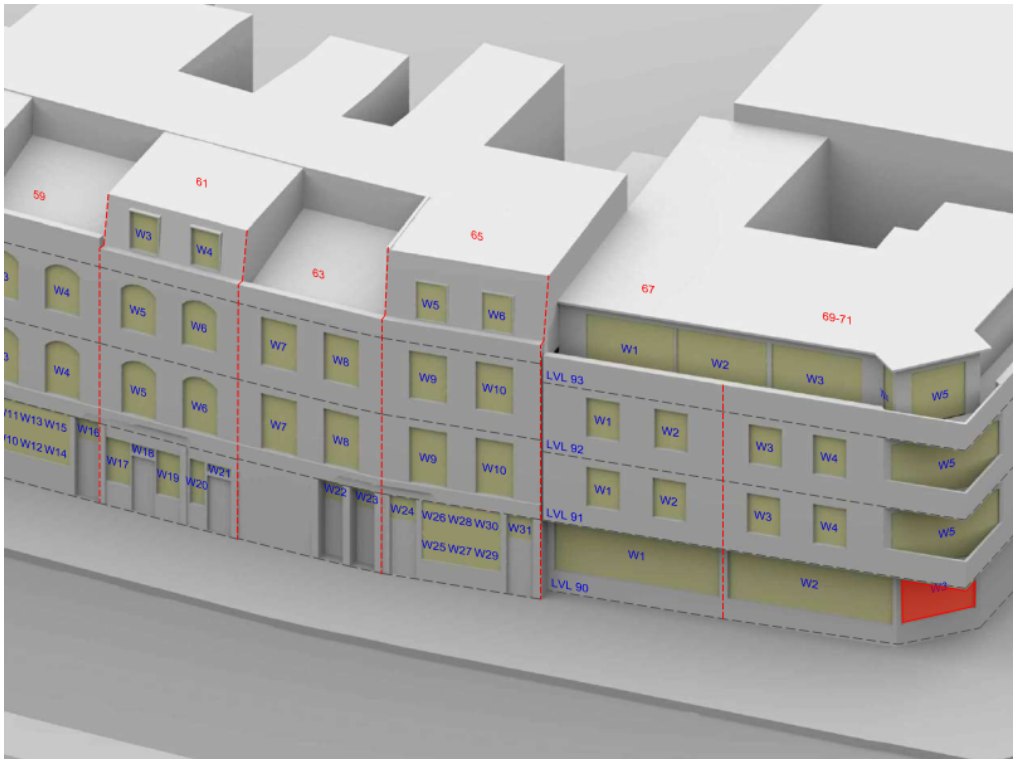

Figure 16 Hornsey Road affected windows

69-71 Hornsey Road		Vertical Sky Component (VSC)			No Sky Line (Daylight Distribution)		
Window	Room use	Existing (%)	Proposed (%) – Target 27% or more	Percentage reduction in VSC -	Existing sqm	Proposed sqm	Percentage reduction in Daylight Distribution
W3/90	unknown	10.6	8.1	23	25.7	25.7	0

10.97 Only one window along Hornsey Road would suffer a loss of VSC of more than 20%, and at 23% the loss is only marginally above the baseline. However, the affected ground floor unit is a supermarket and therefore need not be assessed.

10.98 In summary, a total of 308 windows to 180 rooms were tested, with 19 (6.2%) windows failing the VSC test (including a window to a retail unit). The BRE guidelines advise that a level of 27% VSC provides an acceptable level of daylight, and the proposed VSC for the affected windows remains close to 27% (12 of the windows would retain a VSC of between 23.1 and 26.6%). The guidelines also advise that losses should be kept to a minimum, with losses of more than 20% being noticeable. Losses would generally be between 21 and 26%, with only 4 of the windows suffering greater losses (27 to 31%).

10.99 The daylight/sunlight results are virtually identical to the appeal scheme due to the almost identical bulk and massing of the current application. The Inspector considered that conclude that the proposal would not have such an unacceptable effect on the living conditions of occupants of neighbouring properties as to justify refusing the proposal and found no significant conflict with London Plan or Islington policies.

10.100 As such, given the relatively small number of windows affected, the scales of the losses and the level of resultant VSC, it is not considered that there would be a significant impact on daylight to neighbouring properties.

Sunlight – Annual Probable Sunlight Hours (APSH)

10.101 For sunlight assessment, only windows that face within 90° of due south need to be assessed. All living rooms should be checked, but kitchens and bedrooms are less important although care should be taken not to block too much sun. The measurement of sunlight is Annual Probable Sunlight Hours (APSH) and the guidance states that sunlighting may be adversely affected if the centre of a window receives less than 25% of annual probable sunlight hours (or less than 5% of annual probable sunlight hours, the resultant value is less than 0.8 times its former value, and the overall loss is more than 4%.

10.102 A total of 115 windows to 97 rooms were tested for sunlight. Only three rooms would fail the APSH test (two rooms in Everett House and one in Citizen House)

by receiving 4% winter sunlight, and 0.66 and 0.77 times their annual sunlight. However these rooms would continue to receive more than 25% annual sunlight (27% to 36%). All other rooms tested would pass the APSH test by continuing to receive more than 5% APSH in winter and more than 25% overall. The applicant has not tested the amenity space of these properties for overshadowing, but given the sunlight results it is likely that the three properties would suffer a similar minor impact on winter sun.

	Annual Probable Sunlight Hours				
Floor Room	Existing Winter %	Proposed Winter – Target 5% or more	Existing Annual %	Proposed Annual % - Target 25% or more	Percentage Loss – Target less than 20%
Gnd Floor Living Room Everett House R3/30	15	4	47	36	23
Gnd Floor Living Room Everett House R6/30	13	4	36	27	25
Gnd Floor Citizen House R3/10	6	4	41	27	34

10.103 Only 3 rooms out of 97 would fail to meet the BRE guidelines for sunlight with a reduction of winter sunlight to 4%, which is only marginally lower than the target of 5%. Furthermore, these rooms would continue to receive annual sunlight in excess of the recommended 25%. As such, the proposal is not considered to have a detrimental impact on sunlight to neighbouring properties.

Overlooking

10.104 Policy 7.6 (Architecture) of the London Plan seeks to protect privacy. Part D states that development should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.

10.105 Islington's Development Management Policy 2.1 advises 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.

10.106 Both policies align with the Human Rights Act in which Article 8 seeks to protects the right to respect for private life, family life, and your home.

Figure 17 Overlooking plan

10.107 The plan shows the distances from the first floor of the proposed building to neighbouring buildings. The west elevation faces Citizen House, with a distance of approximately 18.5m between facing windows at first floor level. The north east elevation would be 21m away from Everett House, a small terrace at first floor level is proposed at first floor level, but would be set back 3m from the edge of the flat roof maintain a separation of 18m.

10.108 At its closest point, the north western side of the building would be 11m away from Everett House. The closest balconies would be at first and second floor levels and approximately 13m away, with a third floor roof terrace approximately 16m away. To protect the privacy of residents of Everett House and the proposed development, screening is proposed to the balconies and terrace (shown in red), and three windows would be obscure glazed (shown in blue). This would be secured by condition

Figure 18 Privacy measures

10.109 The closest properties on Hornsey Road would be at least 21m away, and on the other side of Hornsey Road, so there would be no loss of privacy to any of the properties on this side of Hornsey Road in accordance with Council guidance. As such, given the distances between adjoining properties and the proposed mitigation, it is not considered that adjoining occupiers would suffer a loss of privacy.

Noise and disturbance

10.110 The addition of a new residential block within the estate is not considered to create any potential noise problems for existing residents.

Trees and landscaping

10.111 Core Strategy Policy CS15 (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 (Landscaping, trees and biodiversity) 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.

10.112 The proposal would not build on open space as the site was previously developed. As such the site is a brownfield site and not designated or estate open space. As mentioned, the proposal would provide approximately 420sqm of amenity space in the north of the site. The applicants have submitted a landscaping plan which shows a planted border on the Hornsey Road elevation and the planting of 8x new trees. Whilst the planting of trees is welcomed the three proposed for the Hornsey Road elevation are smaller specimens and bunched together in the north west corner of the site. Tree officers advise that new trees could provide better amenity with larger trees planted on the footway and advise that three street trees would enhance the street scene. This would be secured by section 106 agreement.

10.113 There are no trees on site, but there is a tree to the north of the site and a number of trees to the south. The applicant has not provided any arboricultural information and tree officers advise that if permission is granted, conditions should secure a tree survey, Arboricultural Impact Assessment and tree protection details and site supervision to ensure the existing trees are properly protected.

Highways and Transportation

10.114 The application site has a very good level of public transport accessibility (PTAL 6a) and is well served by numerous bus routes on Hornsey Road, Holloway Road and Tollington Road. Holloway Road Underground Station is 530m from the site and Drayton Park (Great Northern Line) is 910m away. The site is within the Nag's Head CPZ with parking restrictions between 8.30am-6.30pm Mon-Fri, 8.30am-1.30pm Saturdays and additional suspensions on match days.

Cycle parking

10.115 Appendix 6 of the Development Management Policies document sets out minimum cycle parking requirements for both residential and non-residential uses. Given the number of bedrooms is 53, then an equivalent number of spaces would be required.

10.116 Cycle parking has been provided in two dedicated cycle stores comprising hoops (5 spaces in total) and racks (44) for each core as well as three hoops outside the block. This is one below the requirement. A condition will require details of cycle storage for 53 cycles and mobility scooter storage.

Servicing deliveries and refuse collection

10.117 Refuse and recycling facilities would be provided for new residents in line with Islington's refuse and recycling storage requirements. The new block would have a standalone refuse and recycling store in the north west corner of the site. Refuse collection will take place from Hornsey Road at the same time as the collection on the west side of the street.

10.118 The existing service bay will be removed, with service vehicles using Hornsey Road for collections and deliveries. This is not considered problematic

considering there was an existing nursery on the site and nursery uses are not considered to be heavily reliant on daily deliveries.

10.119 Initially the Highways officer raised an objection to the proposed on-street servicing due to the impact on traffic flow on Hornsey Road. However, following a site meeting with the applicant's highways consultant it was agreed that to allow on-street servicing of the site to be conducted in a safe manor, two parking bays to the south of the existing entrance to site need to be removed and replaced with a single yellow line which would be secured through the Section 106 Legal Agreement. This would allow adequate room for refuse vehicles to park without impacting on the flow of traffic on Hornsey Road. The Highways Officer has provided confirmation that the Council's Parking Team would not object to the removal of the two bays nearest the existing entrance.

Vehicle Parking

10.120 Core Strategy Policy CS10 (Sustainable development), Part H, requires car free development. Development Management Policy DM8.5 (Vehicle parking), Part A (Residential parking) requires new homes to be car free, including the removal of rights for residents to apply for on-street car parking permits. Wheelchair accessible parking should be provided in line with Development Management Policy DM8.5 (Vehicle parking), Part C (Wheelchair accessible parking).

10.121 No car parking is proposed and the new residential units will be car free in line with policy DM8.5. In line with policy 4x accessible parking bays for the wheelchair units are required. As there is no parking proposed on site, this will be provided along Hornsey Road, with the application required to pay a contribution for the creation of four bays as part of a section 106 agreement.

Construction Traffic

10.122 In the event that planning permission is granted, permission would be subject to a condition requiring a Construction and Environmental Management Plan to be submitted and approved in writing to the local planning authority in the interests of residential amenity, highway safety and the free flow of traffic on streets, and to mitigate the impacts of the development. A financial contribution will be required to repair any damage to the highway as a result of construction, this will be secured as part of a Section 106 agreement.

Inclusive Design

10.123 In October 2015, the Deregulation Bill (March 2015) was implemented. It introduced a new National Standard for Housing Design as an enhancement of Part M of the Building Regulations: Category 1 (Visitable Dwellings), Category 2 (Accessible and Adaptable Dwellings, similar to Lifetime Homes) and Category 3 (Wheelchair Accessible dwellings, similar to Islington wheelchair accessible housing standard).

10.124 Following this, London Plan Policy 3.8 has been altered to require that 90% of new housing is built to Category 2, and 10% to Category 3.

10.125 Policy CS12 (H) of the Core Strategy requires all new housing to comply with "flexible homes" standards, with at least 10% wheelchair housing (calculated against total habitable rooms) provided as part of all new developments. This requirement is reflected in Development Management Policy DM3.4 Part (A) (v). These policies pre-date the Deregulation Bill, although it is considered that wheelchair accessible equates to Category 3 housing. Policy DM2.2 (Inclusive Design) requires all new developments to demonstrate inclusive design.

10.126 Four of the new units (13.8%) at ground floor level would be fully wheelchair accessible (Category 3). All the units are 2-bed/3 person units so will provide a total of 12 rooms out of a total of 82(14.6%) which exceeds the policy requirement. The remainder of the flats will meet the Category 2 criteria.

10.127 The inclusive design officer welcomed step free access to all units, workable storage and charging facilities for mobility scooters in both halves of the development. They considered that the layout of the flats was broadly acceptable, but raised some concern over the exact location of toilets (being too far from the flank walls) and hand basins encroaching into wheelchair turning circles. A condition will require detailed drawings to be submitted demonstrating that the inclusive design officer's comments have been addressed, specifically bathroom compliance with category 2 of the Building Regulations, cycle storage for ambulant disabled cyclists and baby changing facility for the nursery.

Energy Conservation and Sustainability

10.128 The London Plan (2016) Policy 5.1 stipulates a London-wide reduction of carbon emissions of 60 per cent by 2025. Policy 5.2 of the plan requires all development proposals to contribute towards climate change mitigation by minimising carbon dioxide emissions through energy efficient design, the use of less energy and the incorporation of renewable energy. London Plan Policy 5.5 sets strategic targets for new developments to connect to localised and decentralised energy systems while Policy 5.6 requires developments to evaluate the feasibility of Combined Heat and Power (CHP) systems.

10.129 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). The London Plan sets out a CO2 reduction target, for regulated emissions only, of 35% against Building Regulations 2013. In accordance with Islington Planning Policy, 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 in 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).

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

Carbon Emissions

10.131 The London Plan sets out a CO2 reduction target, for regulated emissions only, of 40% against Building Regulations 2010 and 35% against Building Regulations 2013. the Sustainable Construction and Design Statement (SCDS) shows a reduction of regulated emissions of 57.8% and a site-wide reduction of 27.2% of C02 emissions against the Building Regulations 2013 as required by policy CS10, exceeding local targets.

10.132 After minimising CO2 emissions onsite, developments are required to offset **all** remaining CO2 emissions (Policy CS10) through a financial contribution. The Energy Strategy quotes a carbon offset payment of £56,948, based on emissions of 61.9 tonnes. This calculated correctly according to Islington Policy.

Sustainable design

10.133 The Council's Environmental Design Guide states "Schemes are required to demonstrate that they will achieve the required level of the CSH/BREEAM via a pre-assessment as part of any application and subsequently via certification." The Summary Report shows that the development will meet the requirements of policy DM7.4 for major developments. The applicant has submitted a Sustainable Construction and Design and although the Code for Sustainable Homes standard has now been withdrawn, the SCDS commits to a standard of 110 litres per person per day and water efficiency measures.

Energy Demand Reduction (Be Lean)

10.134 Council policy DM 7.1 (A) states "Development proposals are required to integrate best practice sustainable design standards (as set out in the *Environmental Design SPD*), during design, construction and operation of the development." And that "developments are required to demonstrate how the proposed design has maximised incorporation of passive design measures to control heat gain and to deliver passive cooling, following the sequential cooling hierarchy". 100% Low energy lighting is proposed.

10.135 A Thermal Comfort Analysis Report has been submitted. Thermal modelling was carried out using IES Virtual Environment software. Analysis was carried using IES Virtual Environment software. This report shows that the huge majority of rooms pass against all three criteria of CIBSE TM52.A small number of rooms fail against either Criteria 1 or 2 but no rooms fail against more than one, meaning that the development meets the overall requirements of CIBSE TM52

Low carbon Energy Supply (Be Clean)

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

10.137 Heating to the whole development will be provided via a high efficiency communal gas boiler. Hot water will also be supplied from this system, via centralised hot water storage. Artificial cooling is not proposed for the development. The energy statement includes an extract from the London Heat Map which shows there is no existing or planned DEN within 500m of the development, and no further investigation of a network connection will be required.

10.138 The development will be served by a communal system and the applicant has committed to embedding the principles of Appendix 1 of the Environmental Design Planning Guidance into the design. Pipework will also be insulated in compliance with CIBSE Heat Networks: Code of Practice for the UK. Map 3 in the Energy Strategy shows a route that is described as 'Opportunity for DHN Pipework'.

10.139 The Energy Strategy includes an assessment of the opportunities to form a Shared Heat Network and concludes that this is not feasible due to their being no existing network in the area and the fact that the surrounding properties is mostly terraced housing, a doctors' surgery and a low rise building.

10.140 The Energy Strategy shows heat and hot water demand for the development. These show that there is insufficient heat load to make a CHP viable.

Renewable Energy (Be Green)

10.141 The Energy Strategy considers wind, solar thermal, air source heat pumps, ground source heat pumps and biomass and rules these out for valid reasons. The applicant has chosen a 26 kWp solar PV array. Map 4 in the Energy Strategy shows this covering a larger proportion of the available flat roof area. This is supported as the applicant is meeting both Islington and London Plan carbon targets.

Draft Green Performance Plan

10.142 A Draft Green Performance Plan has been included which includes details of how performance will be measured for energy use, CO_2 emissions and water use. The

GPP Coordinator will be appointed by Islington Council. Islington Council will also be responsible for recommendations for improvement.

10.143 A drainage and SUDS strategy has been submitted with the application. The details indicate that post development run-off levels will be greater than existing levels. Whilst this fails to achieve the greenfield water run-off rate suggested by policy, the nature of the development proposed, which essentially involves infill housing within an established housing estate, limits the potential of achieving more substantial water runoff rate reductions. It is proposed that a flow restriction within the demarcation manhole and on-site storage (green roofs) will reduce the volume and rate of run-off to below existing levels

Conclusion - Energy

10.144 In summary, 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

Planning Obligations, Community Infrastructure Levy and local finance considerations

10.145 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 are (i) necessary to make the development acceptable in planning terms, (ii) directly related to the development, and (iii) fairly and reasonably related in scale and kind to the development.

10.146 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.

10.147 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.

10.148 A number of site-specific contributions will be sought, which are not covered by CIL. None of these contributions were included in Islington's proposed CIL during

viability testing, and all of the contributions were considered during public examination on the CIL as separate charges that would be required in cases where relevant impacts would result from proposed developments. The CIL Examiner did not consider that these types of separate charges in addition to Islington's proposed CIL rates would result in unacceptable impacts on development in Islington due to cumulative viability implications or any other issue.

10.149 The letter and memorandum of understanding (pursuant to section 106) will include the contributions listed in Appendix 1 of this report.

National Planning Policy Framework

10.150 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 construction of 29x new dwellings comprising 7x 1-bed, 20x 2-bed, and 2x 3-bed units, provided in a 3 to 5 storey block, with associated amenity space. A total of 15 units (52%) would be affordable and 14 would be private homes. 11 of the affordable units would be for social rent and 4x for shared ownership. The development delivers the maximum viable level of affordable housing in accordance with London Plan (Policy 3.3) and Islington Planning Policies (CS12), which seek to ensure a supply of affordable housing for residents.

11.2 The development proposes a mix of high quality residential accommodation, including family-sized homes, by making optimum use of previously developed land in accordance with the aims and objectives of London Plan and Islington Core Strategy Policies.

11.3 The scheme proposes a new building and the opportunity to enhance the existing estate. The proposals would provide quality amenity and open space, and more natural surveillance. The scheme has evolved as a result of the previous appeal, Design Review Panel, and pre-application advice. The overall height and massing is considered appropriate for the site, given the context of 4 storey and 20 storey buildings on the estate, and would enhance the character and appearance of the area given the existing poor condition of the site.

11.4 The proposal's housing density and dwelling mix is considered acceptable and in line with the London Plan and he Council's own policies. The proposed housing is considered to be of a high quality in terms of unit sizes, amenity space, natural lighting, floor-to-ceiling heights, storage provision and access to refuse, recycling

and bicycle storage facilities.

11.5 The proposal is not considered to have an unacceptable impact on neighbouring residential amenity in terms of loss of daylight, sunlight, outlook, privacy, noise and disturbance or an increased sense of enclosure subject to condition. The application is considered to be a sustainable form of development in terms of energy efficiency, renewable energy and the provision of sustainable forms of transport.

11.6 Thus, the proposal is considered to provide considerable planning benefits in the provision of new housing, and the redevelopment of a site whose current state of disrepair is harmful to the appearance of the local area. Any negative impacts of the scheme, such as minor transgressions in daylight to neighbouring properties are not considered to be significant.

Conclusion

11.7 It is recommended that planning permission be granted subject to conditions and S106 legal agreement 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 the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between the Council and all persons with an interest in the land (including mortgagees) 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 or, in their absence, the Deputy Head of Service.

- Affordable Housing contribution of at least 15x units, with a minimum of 70% for social rent and the remainder for shared ownership.
- 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 the following number of work placements: 2
- Each placement must last a minimum of 26 weeks. The London Borough of Islington's approved provider/s to recruit for and monitor placements, with the developer/contractor to pay wages. Within the construction sector there is excellent best practise of providing an incremental wage increase as the operative gains experience and improves productivity. The contractor is expected to pay the going rate for an operative, and industry research indicates that this is invariably above or well above the national minimum wage and even the London Living Wage (£10.55 as at 20/05/2019).
- If these placements are not provided, LBI will request a fee of: £10,000
- Compliance with the Code of Local Procurement.
- Compliance with the Code of Construction Practice, including a monitoring fee of: £4,725 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.
- The provision of an additional number of accessible parking bays: 4 or a contribution towards bays or other accessible transport initiatives of: £8,000
- Developments providing wheelchair accessible private or shared ownership units will be required to market them as such for a minimum period of 6 months. Developers should include prominent information on the design standards met by all units and the specific qualities and capacity of the wheelchair accessible units in their marketing brochures and show rooms, on their websites and any billboards used to advertise the development.
- 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). Total amount: £56,948.
- 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 to the Local Planning Authority following an agreed monitoring period.
- Submission of a draft framework Travel Plan with the planning application, of a draft 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 (provision of travel plan required subject to thresholds shown in Table 7.1 of the Planning Obligations SPD).
- Payment of Council's legal fees in preparing the S106 and officer's fees for the preparation, monitoring and implementation of the S106.
- A S278 agreement to be entered into with the Highways Department.
- Car Free Housing – All future occupiers of the residential units hereby approved, shall not be eligible to obtain an on street residents' parking permit except: i) In the case of disabled persons; ii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year.
- The provision of 3x trees to be provided on the highway.
- To allow the servicing of the site to be conducted in a safe manor, two parking bays need to be removed to the south of the existing entrance to site and replaced with a single yellow line and alterations to the existing vehicular entrance.

That, should the Section 106 Deed of Planning Obligation not be completed within 13 weeks / 16 weeks (for EIA development) from the date when the application was made valid, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service may refuse the application on the grounds that the proposed development, in the absence of a Deed of Planning Obligation is not acceptable in planning terms.

ALTERNATIVELY should this application be refused (including refusals on the direction of The Secretary of State or The Mayor) and appealed to the Secretary of State, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service be authorised to enter into a Deed of Planning Obligation under section 106 of the Town and Country Planning Act 1990 to secure to the heads of terms as set out in this report to Committee.

RECOMMENDATION B

That the grant of planning permission be subject to conditions to secure the following, and that there is delegated to each of the following: the Head of Development Management, the Team Leader Major Applications and the Team Leader Planning Applications to make minor changes (additions removals or amendments) to the conditions:

List of Conditions:

1	**3 Consent Period (compliance)**

	CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. 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).
2	**Approved plans list (compliance)**
	CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans: Site Location Plan; 15/12/01B; 15/12/02X (Ground Floor and Site Plan); 15/12/02L (Proposed Ground Floor Plan East); 15/12/03T; 15/12/04T; 15/12/05P; 15/12/06L; 15/12/07H; 15/12/08E; 15/12/09E; 15/12/10F; 15/12/11I; 15/12/12E; 15/12/13E; 15/12/14H; 15/12/15F; 15/12/16F; 15/12/17H; 15/12/18F; 15/12/19F; 15/12/20E; 15/12/21G 15/12/22E; 15/12/24E; 15/12/25G; 15/12/26E; 619/16/1B; 3d Views; Revised Design & Access Statement by NTA dated January 2020; Planning Statement by NTA dated November 2018; Revised Energy Statement by Energy Lab Rev H dated 19/02/2020; Energy Strategy by Energist dated 05/03/2018; Thermal Comfort and Adaptability Analysis by Method Consulting dated 16/02/2017; Air Quality Assessment by Gem dated September 2016; Surface Water Drainage Strategy by Ambimental dated June 2017; Surface Water Disposal maintenance Plan by Michael Ward dated 11/10/2016; Green Performance Plan; Sustainable Design & Construction Addendum to the Energy Strategy by Energist dated 05/03/2018; Transport Statement by PTP dated October 2018; Transport Statement Addendum by PTP dated February 2020; Travel Plan Statement by PTP dated October 2018; Construction and Traffic Management Plan by PTP dated October 2018; Construction Logistics Plan by PTP dated October 2018; Construction Management Plan by Train and Kemp dated October 2016; Delivery and Service Plan by PTP dated October 2018; Daylight Sunlight Report by Waterslade dated November 2018; Contaminated Land Report by SWEL dated April 2016; HIA Screening; Noise Impact Assessment Report by KP Acoustics dated 28 September 2016; Landscape Specification and Maintenance by Elizabeth Greenwood dated March 2016 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.
3	**Materials and Samples (Details)**
	CONDITION: Details and samples of the following facing materials shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the works commence on site. The details and samples shall include: a) all brickwork (including brick panels and mortar courses) b) window treatments (including sections and reveals); c) roofing materials; d) balustrading treatment (including sections); e) doors and gates; f) any other materials to be used. The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

	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.
4	**Boundary treatments (Details)**
	CONDITION: Details of boundary treatment(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the practical completion of the development. The details shall include all walls, fencing, gates, footings, their design, appearance and materials, the details shall indicate whether the boundary treatments form proposed, retained or altered boundary treatments. The boundary treatments shall be carried out strictly in accordance with the details so approved, installed/erected/operational prior to the first occupation of the development and shall be maintained as such thereafter. REASON: To ensure that the resulting boundary treatment(s) is functional, attractive and secure.
5	**Piling Method Statement (Details)**
	CONDITION: No piling shall take place until a piling method statement (detailing the depth and 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. 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
6	**Air Quality (Details)**
	CONDITION: Prior to the commencement of works on the development hereby permitted, a site report detailing steps to minimise 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. REASON: For the protection of neighbouring residential amenity.
7	**Construction Management Plan (Details)**
	CONDITION: A Construction Management Plan assessing the environmental impacts (including (but not limited to) noise, air quality including dust, smoke and odour, vibration and TV reception) of the development shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The report shall assess impacts during the construction phase of the development on nearby residents and other occupiers together with means of mitigating any identified impacts. The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority. 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.
8	**Green Performance Plan (Details)**
	CONDITION: A Full Green Performance Plan including details of monitoring arrangements shall be submitted to the local planning authority in accordance with the draft Green Performance Plan within 6 months of the occupation of the development

	hereby permitted, and a final report on the implementation of the Green Performance Plan shall be submitted in writing to the local planning authority in accordance with the approved details. REASON: In order to ensure sustainable development, which minimises CO2 emissions, energy consumption and water usage.
9	**Bird Boxes (Details)**
	CONDITION: Details of swift boxes, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the hereby approved development. The number and position of bird boxes needs to be determined on site by a qualified ecologist. The details shall include the exact location, specification and design of the habitats. The nesting boxes 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. REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.
10	**Photovoltaic panels (Details)**
	CONDITION: Prior to the commencement of superstructure works on site, details of the proposed Solar Photovoltaic Panels 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: - Location; - Area of panels; and - Design (including elevation plans). The solar photovoltaic panels as approved shall be installed prior to the first occupation of the development and retained as such permanently thereafter. REASON: In the interest of addressing climate change and to secure sustainable development and to secure high quality design in the resultant development.
11	**Green/brown roofs (Details)**
	CONDITION: Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be: a biodiversity based with extensive substrate base (depth 80-150mm); b) laid out in accordance with the plans hereby approved; and c) planted/seeded with an agreed 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). The biodiversity (green/brown) roof 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. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.
12	**Inclusive Design (Details)**

	CONDITION: Prior to occupation of the development, to ensure compliance with the principles of Inclusive Design, the following amendments/details shall be provided unless otherwise agreed in writing: a) Repositioning of the WCs to ensure the basins should not encroach on the turning circle (Cat 2) or turning square (Cat 3) by more than 200mm. b) The layout of the regular bike racks to ensure a 1500mm clear space alongside to facilitate access for ambulant disabled cyclists. REASON: In order to facilitate and promote inclusive and sustainable communities.
13	**Privacy Screens to balconies (Details)**
	CONDITION: Notwithstanding the drawings hereby approved, details and samples of the proposed privacy screens to the balconies and terrace at first, second and third floors on the north west elevation, as shown on drawings 15/12/05P and 15/12/17/H shall be submitted to and approved in writing prior to first occupation of the residential units hereby approved. The privacy screens shall be installed prior to first occupation of the residential units hereby approved and maintained in perpetuity. REASON: For the protection of neighbouring residential amenity.
14	**Obscurely Glazed Windows (Compliance)**
	CONDITION: The three no. windows at first, second and third floors, to the north west elevation shown on elevation drawing 15/12/05P as being obscure glazed shall be installed as such prior to occupation and permanently fixed shut, and maintained as such in perpetuity. REASON: For the protection of neighbouring residential amenity and the local transport network.
15	**Servicing arrangements (Details)**
	CONDITION: Prior to occupation full details of all service vehicle deliveries / collections / visits to and from the site shall to submitted to and approved in writing. Servicing shall be carried out in compliance with the details approved unless agreed in writing with the Council. REASON: To ensure that resulting servicing arrangements do not adversely impact on existing and future residential amenity.
16	**Landscaping and Play Equipment (Details)**
	CONDITION: A landscaping scheme for the communal amenity area shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the relevant phase. The scheme shall include the following details: *a) existing and proposed underground services and their relationship to both hard and soft landscaping;* b) *proposed trees: their location, species, size and section showing rooting* area (along with details to show the trees would not cause any undue shadowing of existing dwellings); 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 and boundary treatment: 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) inclusive design principles adopted in the landscaped features, h) all playspace equipment and structures; and i) any other landscaping feature(s) forming part of the scheme. 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. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. REASON: In the interest of biodiversity, sustainability, playspace and to ensure that a satisfactory standard of visual amenity is provided and maintained.
17	**Arboricultural Impact Assessment/Tree Survey/Tree Protection (Details)**
	CONDITION: No development (including demolition works) shall take place on site until a tree survey and details of the retention and adequate protection of all trees and tree root systems bordering and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority. The tree retention and protection shall be carried out strictly in accordance with the details so approved, installed/carried out prior to works commencing on site, and shall be maintained for the duration of the works. REASON: To protect the health and stability of trees to be retained on the site and to neighbouring sites, and to ensure that a satisfactory standard of visual amenity is provided and maintained.
18	**Secure By Design Accreditation (Compliance)**
	CONDITION: Prior to occupation evidence of Secure by Design accredition shall be submitted to the Council. REASON: To ensure that the security details relating to the residential communal entrances are appropriate and adequately secure of the development.
19	**Cycle storage (Details)**
	CONDITION: Details of the layout, design and appearance (shown in context) of the bicycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing onsite. The storage shall be covered, secure and provide for no less than 54 cycle spaces. The bicycle storage area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter. REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.

20	**Wheelchair homes (Details)**
	CONDITION: Details of a minimum of three wheelchair/ wheelchair adaptable units shall be provided prior to the first occupation of the development. Notwithstanding the plans hereby approved, the layout/design of the wheelchair / wheelchair adaptable units shall be designed in accordance with Wheelchair Accessible Housing standards and details shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall be provided in the following format: a) Plans (and if necessary elevations) to scale 1:50; and b) An accommodation schedule responding to Islington's 17 Wheelchair Accessible Housing standards. The development shall be constructed strictly in accordance with the details so approved and permanently retained as such. 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.
21	**Roof top plant (Details)**
	CONDITION: Details of any roof-top structures/enclosures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall include the location, height above roof level, specifications and cladding and shall relate to: a) roof-top plant; b) ancillary enclosures/structure; and c) lift overrun The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. REASON: In the interest of good design and also to ensure that the Authority may be satisfied that any roof-top plant, ancillary enclosure/structure and/or the lift overruns do not have a harmful impact on the surrounding streetscene.

List of Informatives:

1	**S106**
	SECTION 106 AGREEMENT You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.
2	**Superstructure**
	DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION' A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.

3	**Community Infrastructure Levy (CIL) (Granting Consent)**
	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. 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 Pre-Commencement Conditions: These conditions are identified with an 'asterix' * in front of the short description. These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of these unidentified pre-commencement conditions have been discharged.
4	**Car-Free Development**
	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.
5	**London Fire Commissioner**
	The Commissioner strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Commissioner's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.
7	**Thames Water - Groundwater Risk Management Permit**
	A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater .co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
8	**Thames Water - water network and water treatment**
	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 .
9	**Watching Brief**
	We would advise a watching brief is kept during the development for any unexpected contamination and best practice is followed with disposal of soils and importation of clean soils.
10	**Secured by Design:**
	You are reminded to refer to the provisions of the Secured by Design Commercial Developments 2015 Guide (or any replacement guidance), in relation to the risk of crime within both the public and non-public areas of the proposed development, and preventative measures

APPENDIX 2: RELEVANT POLICIES

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

1 **National Guidance**

The National Planning Policy Framework 2019 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

2**. Development Plan**

The Development Plan is comprised of the London Plan 2016, 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 2016 - 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 2.1 London in its global, European and United Kingdom context
Policy 2.2 London and the wider metropolitan area
Policy 2.3 Growth areas and co-ordination corridors
Policy 2.4 The 2012 Games and their legacy
Policy 2.5 Sub-regions
Policy 2.9 Inner London
Policy 2.10 Central Activities Zone – strategic priorities
Policy 2.11 Central Activities Zone – strategic functions
Policy 2.12 Central Activities Zone – predominantly local activities
Policy 2.13 Opportunity areas and intensification areas
Policy 2.14 Areas for regeneration
Policy 2.15 Town centres
Policy 2.17 Strategic industrial locations

5 London's response to climate change
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.4 Retrofitting
Policy 5.5 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

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 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
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
Policy 3.17 Health and social care facilities
Policy 3.18 Education facilities
Policy 3.19 Sports facilities

4 London's economy
Policy 4.1 Developing London's economy
Policy 4.2 Offices
Policy 4.3 Mixed use development and offices
Policy 4.4 Managing industrial land and premises
Policy 4.5 London's visitor infrastructure
Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment provision

Policy 5.19 Hazardous waste
Policy 5.20 Aggregates
Policy 5.21 Contaminated land
Policy 5.22 Hazardous substances and installations

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 6.5 Funding Crossrail and other strategically important transport infrastructure
Policy 6.6 Aviation
Policy 6.7 Better streets and surface transport
Policy 6.8 Coaches
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
Policy 6.14 Freight
Policy 6.15 Strategic rail freight interchanges

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 7.9 Heritage-led regeneration
Policy 7.10 World Heritage Sites
Policy 7.11 London View Management Framework

Policy 4.7 Retail and town centre development
Policy 4.8 Supporting a successful and diverse retail sector
Policy 4.9 Small shops
Policy 4.10 New and emerging economic sectors
Policy 4.11 Encouraging a connected economy
Policy 4.12 Improving opportunities for all

Policy 7.12 Implementing the London View Management Framework
Policy 7.13 Safety, security and resilience to emergency
Policy 7.14 Improving air quality
Policy 7.15 Reducing noise and enhancing soundscapes
Policy 7.16 Green Belt
Policy 7.17 Metropolitan Open Land
Policy 7.18 Protecting local open space and addressing local deficiency
Policy 7.19 Biodiversity and access to nature
Policy 7.20 Geological conservation
Policy 7.21 Trees and woodlands
Policy 7.22 Land for food
Policy 7.23 Burial spaces
Policy 7.24 Blue Ribbon Network
Policy 7.25 Increasing the use of the Blue Ribbon Network for passengers and tourism
Policy 7.26 Increasing the use of the Blue Ribbon Network for freight transport
Policy 7.27 Blue Ribbon Network: supporting infrastructure and recreational use
Policy 7.28 Restoration of the Blue Ribbon Network
Policy 7.29 The River Thames
Policy 7.30 London's canals and other rivers and waterspaces

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

B) Islington Core Strategy 2011

Spatial Strategy
Policy CS8 (Enhancing Islington's Character)

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

Strategic Policies
Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
Policy CS10 (Sustainable Design)
Policy CS11 (Waste)
Policy CS12 (Meeting the Housing Challenge)
Policy CS17 (Sports and Recreation Provision)

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

C) Development Management Policies June 2013

Design and Heritage
DM2.1 Design
DM2.2 Inclusive Design

Housing
DM3.1 Mix of housing sizes
DM3.2 Existing housing
DM3.3 Residential conversions and extensions
DM3.4 Housing standards
DM3.5 Private outdoor space
DM3.6 Play space
DM3.7 Noise and vibration (residential uses)
DM3.8 Sheltered housing and care homes

Health and open space
DM6.1 Healthy development
DM6.2 New and improved public open space
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

D)

Site Allocations June 2013

Site Allocation OIS11 - 100 Hornsey Road, London, N7 7NG

5. Designations

The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Local Flood Risk Zone

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

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

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 DRP Letter April 2018

ISLINGTON

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Our ref: Q2018/0736/DRP

Date: 4 April 2018

ATT:

Muireann Murphy
Nicholas Taylor & Associates
31 Windmill Street
London W1T 2JN

Dear Muireann Murphy

ISLINGTON DESIGN REVIEW PANEL
RE: Harvist Under 5s Nursery, Hornsey Road

Thank you for attending Islington's Design Review Panel meeting on 16 February 2018 for a first review of the above scheme. The proposed scheme presented to the Panel was for the erection of a part 3-, part 4- and part 5-storey building to provide a children's nursery at ground floor level and 24 self-contained residential units, together with amenity spaces, emergency vehicle parking space and detached cycle and refuse store.

Review Process

The Design Review Panel provides expert impartial design advice following the 10 key principles of design review established by Design Council/CABE. The scheme was reviewed by Richard Portchmouth (chair), Ben Gibson, Richard Brown, Ludwig Tewksbury and Clare Murray including a site visit, presentation from the design team followed by a question and answers session and deliberations at the offices of the London Borough of Islington. The views expressed below are a reflection of the Panel's discussions as an independent advisory body to the Council.

Panel's observations

The Panel welcomed the opportunity to review the proposals. While acknowledging the positives of the scheme the Panel noted that the proposals comprised of minor amendments to the dismissed appeal scheme and that there is considerable potential to go further to ensure a higher quality proposal.

Conceptual drawings illustrating the design intent and rationale were not evident and are important in order to form a basis for generating the design proposal and providing justification for the scheme. In order for the design to be understood in relation to the surrounding context drawings need to include the surrounding buildings and landscape/streetscape.

The sustainability expert on the Panel recognised that the proposal was quite good in terms of sustainability but could improve on its U-values. Advice was provided that the thermal mass should not be decoupled as the mass needs to be exposed to the internal finish for it to work effectively. The introduction of a white glazed brick to the walls of the lower balcony could help

improve spaces that might otherwise feel quite dark. The balconies should have taps and drainage to ensure that any planting to these survives.

All the Panel members recognised further positives of the scheme including the double aspect units, contextual materials, good sized balconies and defensible space. However, the Panel thought that a greater understanding of the context was required and visuals provided that show the relationship between the building and the very differing surrounding townscape of the post-war estate, Victorian streetscape and a green open space. In particular visuals are required showing the proposed building as viewed from Harvest Estate. As the proposed building was thought to be an 'object' building to be viewed in the round it requires a simpler more elegant form to all elevations. For example the staircore erupts projects out of the Hornsey Road elevation and adds to the massing whereas this elevation could respond better to the Victorian townscape by having a simpler massing, form and proportions.

The Panel felt that more consideration needs to be given to the landscaping and further information on this provided. The communal space proposed at the estate side of the building did not appear well considered and its purpose/function is unclear. Boundary conditions and edge treatments require more detailed investigation and design. The mesh screen should be covered with planting. Concern was expressed over the lack of sunlight to the nursery's outdoor space. The Panel encouraged greater consideration to the design of the nursery and that it is provided with as much 'joy' as possible by looking at exemplary examples of how to achieve this.

Summary

The Panel acknowledged the positive aspects of the scheme but thought that there is considerable potential for a higher quality proposal. –The Panel thought that a greater understanding, representation and response to the context was required and that the building needs to comprise of a simpler more elegant form to all elevations. The Panel felt that more consideration needs to be given to the landscaping and the nursery to ensure that these are of the highest quality. Advice was also provided on a number of small changes that could improve the scheme. The Panel stressed that it is essential to have a pre-application meeting with Council officers before submission of a planning application.

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

Confidentiality

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

Yours sincerely,

Luciana Grave
Design Review Panel Coordinator
Design & Conservation Team Manager

Appendix 4 - BPS Viability Assessment review

1.0 INTRODUCTION

1.1 We have been instructed by the London Borough of Islington ('the Council') to review a November 2018 Financial Viability Assessment, which has been submitted by S106 Affordable Housing ('S106AH') on behalf of the Applicant, Guinness Partnership South. The current planning application (P2018/4131/FUL) is for, *"Erection of a part 3-, part 4- and part 5-storey building to provide a children's nursery at ground floor level and 26 self-contained residential units, together with amenity spaces and detached refuse store"*.

1.2 There was a previous application in 2017 by Guinness Partnership South, for a similar scheme with 24 units rather than 26, under reference P2016/3478/FUL, which was for *"erection of a part 3-, part 4- and part 5-storey building to provide a children's nursery at ground floor level and 24 self-contained residential units"*. We provided a viability review (dated March 2017) in respect of this earlier application.

1.3 Prior to this, in 2015 Telford Homes applied for a mixed scheme of nursery and residential (P2015/0045/FUL) but they subsequently withdrew the application. Then the P2016/3478/FUL application was made. This previous application was appealed on the grounds of non-determination by the planning authority. The appeal was dismissed, and the reasons for dismissal were: the shortfall of affordable housing (as only 37% was offered), and that the Inspector was in agreement with the Council's following concerns with the scheme:

"The Council is concerned that 1) the top storey would appear too high and, 2) combined with the parapet above the third and fourth floors, would result in a top heavy appearance to the building; 3) that the stairwell would be overly prominent; 4) that the western elevation would appear monotonous; 5) and that the proposed boundary treatments; 6) balcony balustrades and 7) materials would be out of character with the area."

1.4 In the current application scheme, the applicant has amended the scheme in light of a) the appeal decision; b) the views of the Design Review Panel and c) the pre-application meetings with the Planning Department.

1.5 The current proposal has the same GIA as the previous scheme, and the additional two units have been created via an additional residential unit on the ground floor, and a duplex flat being split into two single-level one-bed flats. The nursery space retains the same size of 296 sq m.

1.6 The residential element of the proposed scheme, as sought by the planning application, is for 26 residential units comprising the following accommodation:

Floor	One bedroom	Two bedroom	Three bedroom	Total
Market	1	11	1	13
Social Rented	2	7	1	10
Intermediate	3	0	0	3
Total	6	18	2	26

1.7 The 0.1 Ha site was purchased by the current owner (the applicant) in June 2015 for £3,600,000. The nursery building on the site was demolished in 2013, and is currently vacant, cleared land. It is located between Finsbury Park, Highbury and

Lower Holloway. Finsbury Park and Drayton Park stations are in close proximity. The surrounding area is predominantly residential, with a small parcel of landscaped open space to the south of the site and a number of smaller convenience stores nearby.

1.8 The subject site is bounded by Hornsey Road to the west, a small open area and a two-storey retail building to the south, and the Harvist Estate's existing building to the north and east. It is effectively within the Harvist Estate, which includes four social housing tower blocks together with smaller social housing blocks. Previous use of the Site was as a single-storey day nursery used by the London Metropolitan University. This facility closed in 2010 and has since been demolished.

1.9 The subject site is allocated as 'Site OIS11' in the Islington Site Allocations document, for a residential-led mixed use development including the re-provision of the nursery. There does not appear to be any significant planning history between the erection in the 1970's of the nursery and 2015 when Telford Homes applied for a mixed scheme of nursery and residential uses, which was a scheme (P2015/0045/FUL) for nine residential units and a day nursery but the application was withdrawn by Telford Homes.

1.10 We have reviewed the costs and values that have been adopted in the November 2018 viability assessment and have carried out additional research in order to reach a view as to whether the proposed scheme delivers the maximum reasonable amount of affordable housing. We have had regard to, among others, the following documents from the 2017 application:

- Affordable Housing Viability Report by S106 Affordable Housing Ltd
- Contract Build Cost Estimate Appraisal by Ansonia Consulting Ltd
- HCA Development Appraisals by S106 Affordable Housing Ltd
- Benchmark Valuation by Lamberts Chartered Surveyors

1.11 This Viability Review does not constitute a 'Red Book' valuation, therefore Valuation Practice Statements 1-4 of the Red Book (RICS Valuation - Professional Standards, January 2014) are not of mandatory application. The Valuation Date for this Viability Review is the date of this report, as stated on the title page. This Viability Review has been undertaken in accordance with the Terms & Conditions provided to the Council and with any associated Letters of Engagement, and should only be viewed by those parties that have been authorised to do so by the Council.

2.0 CONCLUSIONS AND RECOMMENDATIONS

1.12 The applicant is currently proposing to deliver 50% affordable housing, with a tenure split of 77% social rented and 23% shared ownership, which is a greater provision than the 70/30 split required by Islington. The applicant concludes that this offer of 50% is the maximum affordable housing provision that the scheme can reasonably deliver. This falls short of the Council's target of 100% affordable housing for schemes delivered by Registered Providers - as set out in Core Strategy Policy CS1.

1.13 With the current affordable housing offer, the scheme is shown in S106AH's viability assessment to generate a residual land value of £1,364,292 which is £533,641 below their benchmark land value of £1,820,000. On this basis the scheme is in deficit and cannot provide any additional affordable housing contributions. Since then, the has been an increase of £54,441 to the CIL requirement which reduces the above residual value.

1.14 We have suggested a minor increase to shared ownership values (£151,000), a decrease to capitalised ground rents (£29,250), and a decrease to the profit on the D1 element of the scheme (£36,636). This gives a total change which is clearly insufficient to overcome the substantial viability deficit. Thus we are in agreement with the overall conclusion that no additional affordable housing contributions can viably be delivered by the proposed scheme.

1.15 We have referred to the contents of Appeal Decision APP/V5570/A/14/2227656, and to the changes that have been made to the scheme in response to the Decision. These changes have limited impact on sales values or any major changes to the overall build cost rate. The changes are, among others:

1) The top storey has been reduced in height by 700mm.

2) The parapet above the third and fourth floors has been reduced by 700mm.

3) The face of the stairwell has been lowered by 2.2m and is recessed from the building line by 450mm (previously the recess was only 100mm).

4) The architect has introduced variety into the west elevation

1.16 S106AH's Benchmark Land Value is based on our previous estimate of £70,000 per plot (i.e. per dwelling) as set out in our March 2017 report. Applying this to the current 26 unit scheme, gives £1.82m. The rate per unit was based upon analysis of comparable land transactions in the local area, having full regard to the cost of meeting planning obligations (including affordable housing targets). However, in view of the Mayor of London's Affordable Housing SPG (August 2017) and the revised/updated NPPG on viability (July 2018), it is more appropriate to assess land value on an Existing Use Value basis. In this case, this is a cleared site and therefore possesses a negligible EUV. In this circumstance it is suitable to consider the site value on an *Alternative* Use Value basis, in this case based on a version of the applicant scheme which exactly meets the affordable housing requirements.

1.17 The residual land value generated by the application scheme (50% AH based on 77% social rent and 23% shared ownership) is £1,313,317 (after allowing for the recent

increase of £54,441 to CIL). And with tenure mix of the affordable housing switched to 70%:30%, this would have a minimal impact. It would involve switching a one-bed from social rent to shared ownership, which would give a tenure spit with 30.8% shared ownership by unit. This would lead to an increase of £33,623 in GDV, and an increase of £31,000 to the residual land value after allowing for purchaser's cost changes. So this gives £1.34m as a benchmark land value, based on a policy compliant scheme. This is based on the unit values of £197,572 for a shared ownership bed and £163,949 for social rented one-bed.

1.18 The scheme includes 26 residential units, 13 of which are allocated for affordable housing and 13 for market sale, and 296.46 sq m of replacement D1 space intended to be used as a nursery. We have reviewed S106AH's assessment of the proposed scheme's revenues. Their total estimate is £9,015,208 for the private housing, £1,520,072 for the affordable housing and £457,942 for the D1 space.

1.19 Our review of recent apartment sales in the local area does indicate that the pricing now adopted by S106AH is reasonable. The previously-adopted (higher) pricing (discussed in our March 2017 report) does appear to now be optimistic, which may be due to a fall in achievable prices for new-builds in this location. For apartments of a similar standard, in a similar quality location, it is clear that the pricing currently adopted is realistic, taking into account this site's disadvantages (and advantages).

2.1 The shared ownership units are based on a 25% initial equity share and 1.5% rent on unsold equity. The total value for the 3 one-bed shared ownership units is £592,715, which is £197,572 per unit. Based on the average capital value of the private one-bed (£450,890) we estimate (using a bespoke valuation model) £248,000 per unit which suggests that S106AH's valuation is somewhat pessimistic (by £151,000 in total). For the social rent units, these are reasonable and broadly in line with the previous valuation (albeit the three beds are higher priced than before).

1.20 Ground rents have been assigned at £250 per flat and the income has been capitalised at 5.5%. We suggest the yield should be increased to 10% to reflect the risk posed by the Government's intention to outlaw ground rents. We suggest a yield of 10% is applied, giving a value of £35,750, which is lower than the £65,000 in the appraisal.

1.21 The profit in the appraisal is 18% on GDV for the private housing and 6.0% for the affordable housing, which are realistic allowances. However, the nursery profit is higher than we would expect, especially given that the nursery has a pre-let (which serves to de-risk this part of the scheme); we suggest a profit of 10% on GDV for this, which would reduce the profit by £36,636.

1.22 Build costs in the appraisal are based on those agreed by BPS, with adjustment made for changes to the BCIS Tender Price Index, which is a valid approach to updating scheme costs.

3.0 FURTHER COMMENTS ON APPRAISAL INPUTS

Benchmark Land Value

1.23 S106AH have now based their benchmark land value on the value given by BPS in our March 2017 review of their viability assessment. In the previous application, S106 adopted the price the applicant acquired the site for (£3.6 million) as the benchmark land value.

1.24 In March 2017 BPS considered a range of comparable land transactions from the surrounding area and noted the Savills *Multi-Use Land Index* showing limited growth from the dates of transactions to the date of writing the report. We used the evidence provided to indicate a market value of circa £70,000 per unit.

1.25 Since then, the Planning Practice Guidance has been updated (July 2018) and further appeal decisions have taken place, which have both favoured an Existing Use Value approach to determining benchmark land value. This SPD advocates the use of an Existing Use Value approach. The Council considers that the 'EUV plus a premium' approach *"best reflects the need to ensure that development is sustainable and should form the primary basis for determining the benchmark land value in most circumstances"*. In this case, the site is vacant, cleared land with a negligible existing use value, therefore it is legitimate to adopt another approach - i.e. based on analysis of comparable land transactions, as we previously explained:

Based on the comparable land transactions that we have analysed, a Market Value of circa £70,000 per unit is indicated for this site, which gives £1.68m. At this level of Site Value, the proposed scheme can viably deliver 50% affordable housing which demonstrates that this Site Value fully reflects the cost of meeting planning obligations. This Market Value estimate is in line with the PPG's requirement that Site Value should reflect planning policy, and in line with the Council's SPD which require the 50% target to be fully taken into account when determining land value.

1.26 S106AH suggest that our estimate constituted and *EUV (plus premium)*. However, this was not the case as we did not categorise this as an EUV; it was a 'Market Value' estimate based on comparable land transactions (having regarding to the cost of meeting planning policies).

1.27 When determining viability it is standard practice to disregard the specifics of the applicant, and to instead adopt a 'generic' approach based on a typical developer. In this case, the typical affordable housing requirement is 50% delivery. Our land transaction analysis was on the basis of RICS Guidance (*Financial Viability in Planning*) which states that, *"The market value subject to the following assumption: that the value has regard to development plan policies and all other material considerations and disregards that which is contrary to the development plan…"* However, in view of the Mayor of London's Affordable Housing SPG (August 2017) and the revised/updated NPPG on viability (July 2018), it is more appropriate to assess land value on an Existing Use Value basis. In this case, this is a cleared site and therefore possesses a negligible EUV. In this circumstance it is suitable to consider the site value on an *Alternative* Use Value basis, in this case based on a version of the applicant scheme which exactly meets the affordable housing requirements.

1.28 The residual land value generated by the application scheme (50% AH based on 77% social rent and 23% shared ownership) is £1,313,317 (after allowing for the recent

increase of £54,441 to CIL). And with tenure mix of the affordable housing switched to 70%:30%, this would have a minimal impact. It would involve switching a one-bed from social rent to shared ownership, which would give a tenure spit with 30.8% shared ownership by unit. This would lead to an increase of £33,623 in GDV, and an increase of £31,000 to the residual land value after allowing for purchaser's cost changes. So this gives £1.34m as a benchmark land value, based on a policy compliant scheme. This is based on the unit values of £197,572 for a shared ownership bed and £163,949 for social rented one-bed. The updated unit mix is detailed below:

Application scheme unit mix - applicant's version

Floor	One bedroom	Two bedroom	Three bedroom	Total
Market	1	11	1	13
Social Rented	2	7	1	10
Intermediate	3	0	0	3
Total	6	18	2	26

Application scheme unit mix - benchmark AUV version

Floor	One bedroom	Two bedroom	Three bedroom	Total
Market	1	11	1	13
Social Rented	2	7	1	10
Intermediate	3	0	0	4
Total	6	18	2	26

Private Residential Values

The pricing of the proposed units is detailed below:

Unit type	Avg NSA (sq m)	Avg Value	Price per sq ft	No of units
1B2P	55	£450,000	£760	1
2B3P	82	£672,000	£762	2
2B4P	89	£710,000	£747	9
3B5P	101	£828,000	£762	1

1.29 S106AH have arrived at these values based on analysis of recently sales within the local area. They do not appear to have based them off the previously adopted pricing, which was considerably higher, at £836-£907 per sq ft:

Bedrooms	Size (sq m)	Size (sq ft)	Estimated price	Price per sq ft
1-bed	55	592	£536,910	£907
1-bed	56	603	£546,672	£907
2-bed	70	753	£700,000	£929
2-bed	75	807	£750,000	£929
2-bed	88	947	£800,000	£845
2-bed	123	1,324	£900,000	£680
3-bed	94	1,012	£846,000	£836
3-bed	97	1,044	£875,000	£838

1.30 In our March 2017 report we were satisfied with the pricing, which was in fact at higher levels than some comparable developments nearby and could arguably be said to be optimistically priced. Since then the House Price Index has not overall changed much, having been 100.9 in March 2017 and now being 100.0. It is unclear why such a substantial change in pricing has been adopted.

1.31 S106 have valued the market sale units based on asking and sold prices for new build properties within a mile of the site from the last 6 months. They have not provided dates or address detail on the comparable evidence listed so we have been unable to verify these prices.

1.32 We have compiled recent sales of apartments within ¼ mile of the subject site. These do suggest that the pricing now adopted is at the top end of locally achievable pricing:

Address	Last sale price	Last sale date	Property type	Year built	Bedrooms
9 Annette Road N7 6ET	£400,000	04-Jul-18	Flat	1995	1
123 Ashburton Triangle Drayton Park N5 1GD	£335,000	02-Jul-18	Flat		1
Apartment 3 The School House 69 Tollington Road N7 6DW	£395,000	05-Oct-18	Flat	2005	1
89 Ashburton Triangle Drayton Park N5 1GB	£195,000	27 Jul 2018	Flat		1
Flat 78 Hind House 74 Hornsey Road N7 7NB	£195,000	03-Apr-18	Flat		1
116 Ashburton Triangle Drayton Park N5 1GD	£140,000	15 Oct 2018	Flat	2000	1
13 Ashburton Triangle Drayton Park N5 1GB	£296,250	29 Mar 2018	Flat	2005	1
44 Thane Villas N7 7PG	£566,100	25 Jul 2018	Flat	1880	1
Flat B 60 Jackson Road N7 6EE	£630,000	02-Nov-18	Flat	1880	2
3a Berriman Road N7 7PN	£600,000	20 Jun 2018	Flat		2
Apartment 12 Aspect House 19 Shelburne Road N7 6DY	£585,000	15 Jun 2018	Flat	2005	2
25 Shelburne Road N7 6DL	£635,000	01-Jun-18	Flat	2005	2
127 Ashburton Triangle Drayton Park N5 1GD	£265,000	19 Oct 2018	Flat	2013	2
Flat B 64 Jackson Road N7 6EE	£660,000	16 May 2018	Flat		2
56 Isledon Road N7 7LD	£623,000	02-Nov-18	Flat	1998	3
36b Jackson Road N7 6EJ	£670,000	26 Mar 2018	Flat	1880	4

1.33 With respect to current availabilities of new-build apartments locally, a 2-bed flat on Caledonian Road is available at £782,000 (£962 per sq ft). This is just to the south of the proposed scheme, and in a better location, with a terrace and high specification thus we would not expect as high prices at the Under Fives site. And there is a 2-beds at £775,000 in the South Stand Apartments (the converted Highbury Stadium) which is £775 per sq ft (only just over the rate used in the Under Fives appraisal), and this is a superior location and scheme to the proposed scheme. And a new-build apartment on Dalmeny Avenue is available at £625,000 which is £757 per sq ft; this is just to the west of the subject site, and is in a similar-quality location. This is close comparator and does support the adopted pricing.

1.34 There are a large number of nearby new-build one-beds that are available at the £475,000-£500,000, and these do support the adopted pricing.

1.35 We have also considered the comparable schemes that S106AH make reference to, including a number of recently built developments:

52 Tollington Way

Located approximately 0.5 miles North West of the subject. It is smaller than the proposed development with 7 apartments, and is on a quieter residential road but still within walking distance of Holloway Road and Archway stations. There are two units currently listed on the market:

- Apartment 2 - 2 bed, 1 bath, ground floor, 1,023 sq ft, £740,000 asking price.

- Apartment 5 - 2 bed, 2 bath, first floor, 990 sq ft, £760,000 asking price.

S106 state there was a 1 bed unit of 50 sq m with an asking/sold price of £432,500 and an additional 2 bedroom unit of 78 sq m with an asking/sold price of £600,000.

The units are of similar sizes to those proposed in the subject and the property is of similar desirability.

We have identified additional new build schemes in the surrounding area to the subject, which have the following asking prices:

99 Parkhurst Road

This comprises a small 7 unit development at the Northern end of Parkhurst Road, approximately 0.4 miles West of the subject. The property is a converted listed building, previously used as a bank, and the rooms are finished to a high specification with underfloor heating. The development is just off the main Holloway Road, and is therefore closely located for amenities, and is approximately 0.4 miles from Holloway Road underground station. The following units are currently listed on the market:

Floor	Beds	Square Ft	Price PSF	Asking Price
2	2	695	£856	£595,000
1	2	634	£891	£565,000
2	2	635	£882	£560,000
2	1	520	£885	£460,000

We consider period and character properties are likely to secure a premium over new build values, while the two bedroom units are smaller in size than those proposed in the subject. There are drawbacks to these units such as being located near the main road, converted from the interior of an existing building and do not have the ability to generate their own environment.

Collingwood House, Mercers Road

Smaller than the subject with only 13 apartments the scheme also includes a gym at ground floor level. It is approximately 1 mile west of the subject site, just off the busy Holloway road and still within walking distance of Holloway Road station. The following asking prices have been found on Rightmove:

- 1 bed - 47 sq m / 511 sq ft, asking price of £460,000 (£900 per sq ft)
- 1 bed - 64 sq m / 695 sq ft, asking price of £545,000 (£784 per sq ft)
- 2 bed - 107 sq m / 1,150 sq ft, asking price £750,000 (£652 per sq ft)

The smaller one bedroom unit is of similar size to that proposed in the subject, while the two bedroom unit is again of similar size to the larger two bedroom unit proposed in the subject.

Ground Rents

3.1 Ground rents have been assumed at £250 per annum for each of the flats. The income has been capitalised at a yield of 5.5% and the investment has been valued by S106 at £65,000. Given the recent government announcement to reduce ground rent charges for tenants there is increased uncertainty surrounding their future income. We suggest a yield of 10% is applied, giving a value of £35,750.

Parking

3.2 There are no proposed car parking spaces in the development. The plans include provision for 45 bicycle storage spaces, 20 for the residential units and 20 for the nursery with 5 short stay spaces.

Build costs

3.3 For our March 2017 review our Cost Consultant, Geoffrey Barnett Associates, assessed the cost plan submitted by S106, dated March 2017. They concluded that the cost at the time proposed by S106 was too high, and concluded an overall cost of £4,883,697 inclusive of contingency cost, or £2,112 per sq m before contingency.

3.4 S106 have valued the build costs for the proposed scheme based on the Geoffrey Barnett cost plan of March 2017. They have updated the build cost in line with the BCIS All In Tender Price, by 6.38% to give a revised rate of £2,246 per sq m. They then apply their own contingency fee of 5% and design fees of 7%. We have checked the TPI which shows a 7.4% rise from Q1 2017 to Q1 2019.

3.5 All other cost allowances in the appraisal are in line with the previous appraisal and remain reasonable - such as, among others, the interest rate of 7% and professional fees of 7.0%.

3.6 CIL charges have been included at £420,617 which S106 state has been calculated using the Islington CIL Calculator and has made allowance for affordable housing dwellings.

3.7 Developer profit has been included at a rate of 18% on GDV for the market housing, 6% on GDV for the affordable housing, and 18% on GDV for the D1 nursery space. This nursery profit is higher than we would expect, especially given that the nursery has a pre-let (which serves to de-risk this part of the scheme); we suggest a profit of 10% on GDV for this, which would reduce the profit by £36,636.

Affordable housing values

3.8 S106AH have valued the social rented units based upon levels in the BPS report of March 2017 which were given by the council. These were given at the following rates:

Bed Size	Ave Net Rent	Ave Net Rent + Maintenance
Bedsit	£87.97	£97.19
1 Bed	£101.46	£110.07
2 Bed	£118.16	£126.79
3 Bed	£128.35	£137.52

3.9 The adopted tenure mix is the provision of 10 x social rented units and 3 x shared ownership units, which is 50% delivery by unit. This meets the 70:30 target for

social rent: intermediate tenures, as the split is 77:23. For the social rented, there are 2 one-beds, 7 two-beds, and 1 one-bed. The capital values adopted in the appraisal are:

- £81,975 for 1-bed flat - social rented
- £94,427 for 2-bed flats - social rented
- £102,418 for the 3-bed flat - social rented

3.10 The above pricing is little different from the previous appraisal for the 2-beds which were £103,120 per unit, but the three-beds were £123,079 thus marginally higher. The assumptions used in the latest valuation are realistic, including the 5% yield.

3.11 The shared ownership units are based on a 25% initial equity share and 1.5% rent on unsold equity. The total value for the 3 one-bed shared ownership units is £592,715, which is £197,572 per unit. Based on the average capital value of the private one-bed (£450,890) we estimate (using a bespoke valuation model) £248,000 per unit which suggests that S106AH's valuation is somewhat pessimistic.

Nursery values

3.12 The estimated capital value of the 297 sq m Nursery is £457,942 in the appraisal. This is based upon an agreed rent of £50,000 pa equating to 16 per sq ft. Given that this is the actual rent that has been agreed with a nursery operator, this can be accepted as a suitable rent (in spite of this potentially being lower than the maximum that can be achieved in the market). This have been capitalised at 7%, which we accepted previously and remain of the view this is a suitable yield for this type of property - and this is supported by the additional yield evidence below.

3.13 We have conducted our own research into the rental value of D1 Use Class property, with the recent transactions below obtained from across London. There is a wide range of rents of D1 facilities, and whilst the agreed rent is lower than may be expected, it is a pre-let and tenants can typically secure a better deal this way.

Address	Description & GIA	Date	Rent (per annum)	Rent psf
278 Watford Way, London, NW4 4UR	2 Storey former doctors surgery. Space for 1 car, D1 use, in moderate condition. In a residential area of Southern Edgware, North London, further from Central London. 3,694 sq ft	01/05/18	£65,000	£18
St Laurence Church Hall, Shepherds Close, Uxbridge, UB8 2EZ	Church hall with ancillary office, kitchen and toilet rooms. Used as a nursery, car parking provided. In Cowley, between West Drayton and Uxbridge, West London and more suburban than the subject. 3,357 sq ft	03/08/18	£65,000	£19

3 Old Park Road, London, N13 4RG	Semi-detached period property used as a doctors surgery. In Southgate North London, close to Palmers Green station. 4,218 sq ft	22/02/18	£105,500	£25
Plumstead High Street SE18	End of terrace ground floor unit in D1 use. High Street location In need of some updating Rear yard and access 600 sq ft	31/01/2019	£15,500	£25
Pugin Place, Woolwich New Road SE18	Former church hall space in D1 use Ground floor only with kitchen and toilets - dated condition 2,152 sq ft	Asking	£40,000	£18

3.14 The rental values achieved range between £18-£39 per sq ft. This suggest that the agreed rental figure for the units is largely undervaluing the D1 space proposed in the subject, although the low rental figure could be reflective of the self-fit out required by the tenant.

3.15 Below are investment deals for D1 units from across Greater London.

Address	Description (and Floor Area)	Date	Sale Price	Price psf	Yield
176 Charlton Road, London, SE7 7DW	Two storey nursery with a modern interior and large outdoor space. Charlton, South East London. a 20-year lease of £187,500 pa with fixed 2.5% uplifts 5 yearly. 4,823 sq ft	15/11/17	£3,700,000	£767	5%
The Halo, Warton Road, London, E15 2GD	Ground floor unit in a new build development. Operating as a dental surgery on a 10 year lease. In a mixed use area in Stratford near Pudding Mill Lane DLR station. 916 sq ft	17/10/17	£405,000	£442	6.54%
Units C5 & C6, 2 Wharf Street, London SE8 3FZ	Virtual freehold investment sale (999 year lease) Ground floor of a small modern residential block Let for 14 years from 2016 at a current rent of £37,500 per annum	27/03/17	£520,000	£289	7.21%

	with rent reviews at 5th and 10th years 1,798 sq ft				

3.16 The yields ranged between 5% and 7.21%. Higher yields were seen on the two smaller units, at Wharf Street and Warton Road which are in less desirable locations for D1 usage than the subject. 176 Charlton Road is on a long lease and is a modern unit, which is reflective of the lower yield seen of 5%.

BPS Chartered Surveyors