



ISLINGTON

Development Management Service
Planning and Development Division
Environment and Regeneration
Department
Town Hall
LONDON N1 2DU

COMMITTEE REPORT

PLANNING COMMITTEE		AGENDA ITEM NO:
Date:	27 th July 2021	

Application number	P2021/0969/FUL
Application type	Full Planning Application
Site Address	Land at York Way Estate York Way London N7
Proposal	Demolition of existing community centre building and MUGA and the erection of four blocks of between four and seven storeys (Buildings A, B & C - part six and part seven storeys and Building D - four storeys) to provide a total of 91 x Class C3 units (17 x studios, 25 x 1-bed, 21 x 2-bed, 25 x 3-bed & 3 x 4-bed), a community centre and estate office, estate-wide play space and landscaping. Alterations to vehicular, service and pedestrian access from North Road, York Way and Market Road, pedestrian footpaths and ramps, car and cycle parking and other associated works including landscaping; amenity space; and refuse storage.
Ward	Caledonian Ward
Listed building	Adjacent to grade II listed 'The Lion' pub, 24 North Road Adjacent to Caledonian Park's grade II listed railing, gates and walls Within setting of grade II* listed 'The Clocktower' of Caledonian Park.
Conservation area	Within setting of Camden Square Conservation Area
Development Plan Context	Local Cycle Route (Market Road) King's Cross and Pentonville Road Key Area Listed Buildings (as above)
Licensing Implications	None

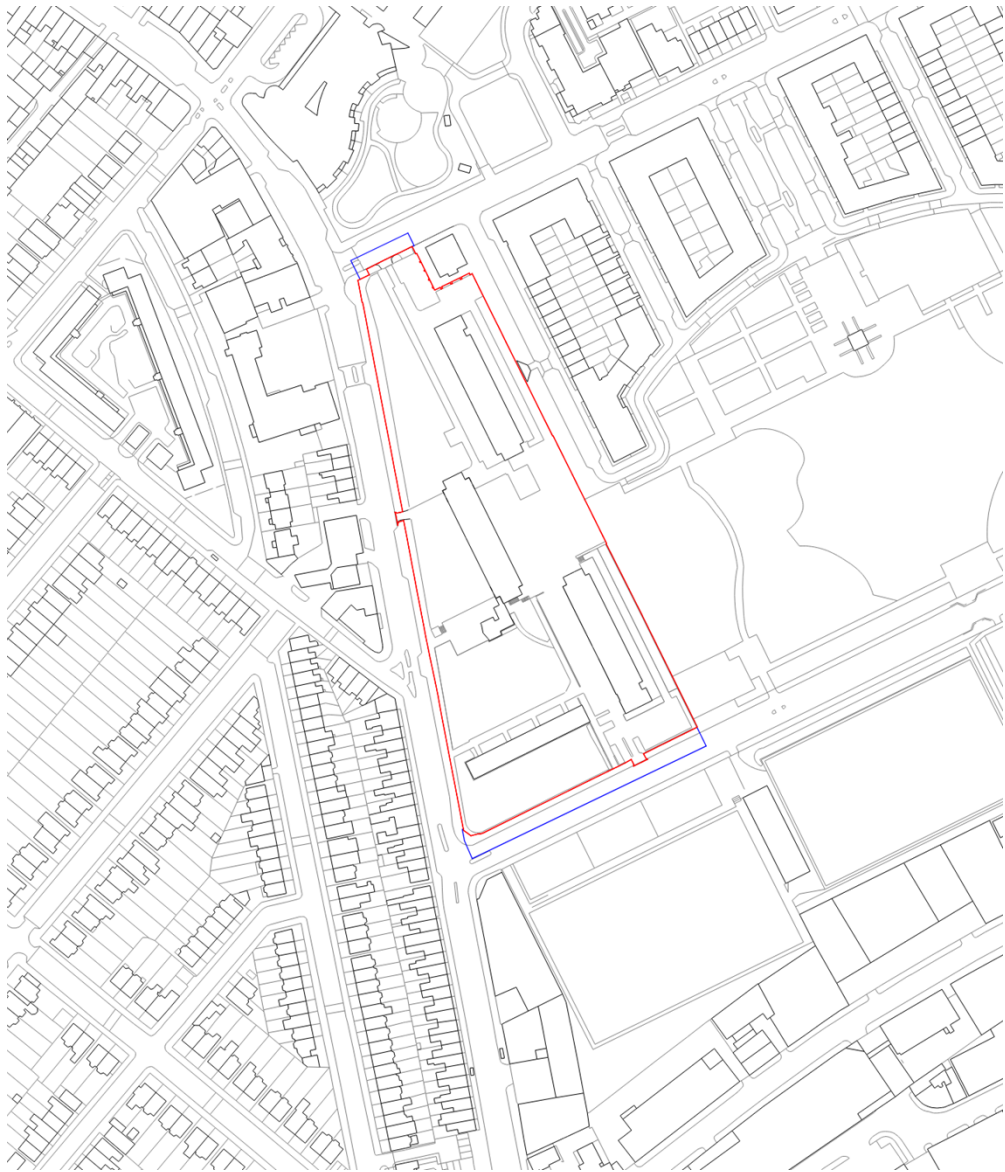
Case Officer	Stefan Sanctuary
Applicant	City of London Corporation
Agent	Stantec UK

1. **RECOMMENDATION**

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

- 1. Subject to the conditions set out in Appendix 1; and
- 2. Conditional upon the prior completion of a 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.

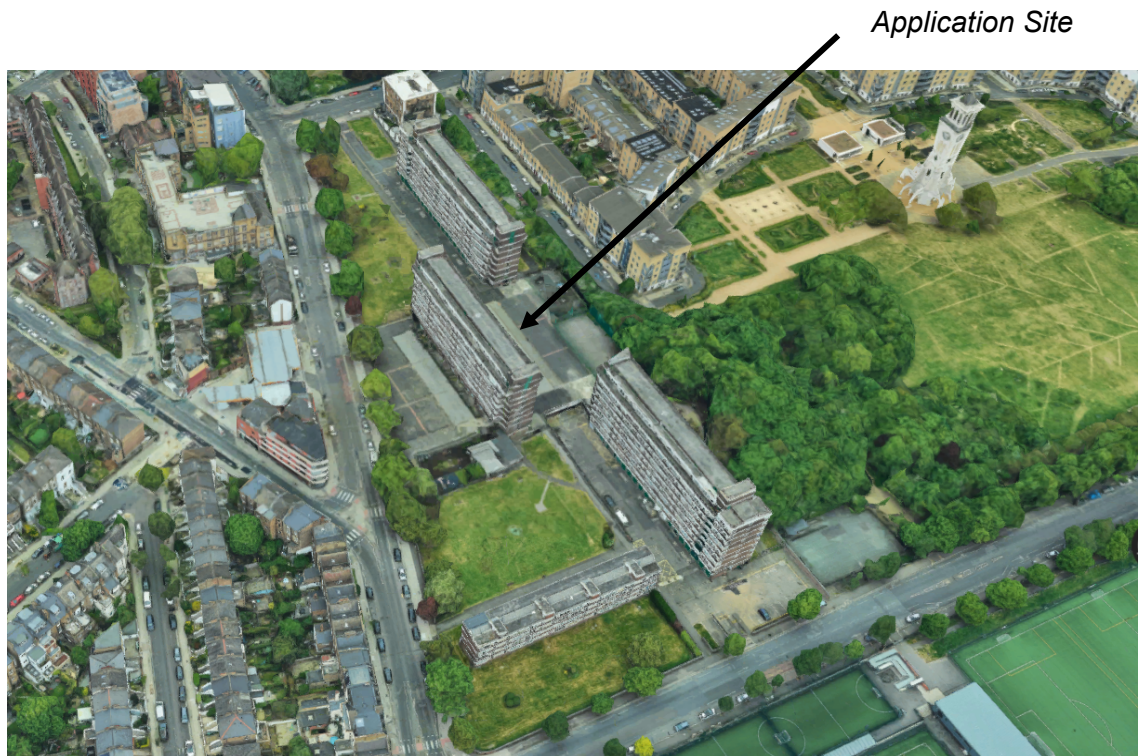
2. **SITE PLAN / PHOTOS OF SITE**



Application Site



Birdseye View 1 looking east



Birdseye View 2 looking north



Photo 1: View of Site looking north from York Road



Photo 2: Looking north-west from Market Road



Photo 3: View of Site from York Way looking south



Photo 4: View of Site from North Road looking south-west



Photo 5: Looking south down York Way Photo 6: Looking south-east across the Site



Photo 7: Looking north across the podium



Photo 8: looking north-west towards existing community centre



Photo 9: looking west from Caledonian Park

3.0 SUMMARY

- 3.1 The application is for full planning permission for the redevelopment of the site involving the demolition of existing community centre building and MUGA, and the erection of four blocks of between four and seven storeys (Buildings A, B & C - part six and part seven storeys and Building D - four storeys) to provide a total of 91 x Class C3 residential units (17 x studios, 25 x 1-bed, 21 x 2-bed, 25 x 3-bed and 3 x 4-bed), a community centre and estate office, and estate wide play space and landscaping. Alterations are proposed to vehicular, service and pedestrian access from North Road, York Way and Market Road, pedestrian footpaths and ramps, car and cycle parking and other associated works including landscaping; amenity space; and refuse storage.
- 3.2 The principle of the proposal, in delivering new residential accommodation for social rent, is considered acceptable. The reprovion of social infrastructure in the form of the the new community centre is also supported. The development involves building on existing green space, whilst also reprovion open space of an improved quality and biodiversity. As such, in land use terms, the proposed development is considered to be acceptable in principle and is consistent with the aims and objectives of the NPPF as well as London Plan Policies GG2, GG4, S1 and H1, Islington Core Strategy Policy CS12 and emerging Local Plan Policies H1, G2 and SC1.
- 3.3 The proposal is considered to introduce well-designed and contextual buildings that would enhance the surrounding townscape. The development has been sensitively designed to conserve the setting of neighbouring heritage assets. Moreover, the proposal includes a well-considered landscape strategy that would increase the site's Urban Greening Factor. The application is considered to be acceptable in terms of design, appearance and heritage in accordance with Development Management Policies DM2.1, DM2.3, DM2.4 and DM2.5, Islington Core Strategy CS8 and CS9, London Plan Policies D1, D3, D4 and G5 as well as emerging Local Plan Policies G2, DH1, DH2 and DH3.
- 3.4 The proposed development is considered to have been designed to minimise impacts on residential amenity but would nonetheless result in some adverse impacts in terms of loss of daylight and sunlight on neighbouring residential properties. However, the adverse impacts are considered to be outweighed by the overall benefits of the proposal. Other impacts on neighbouring amenity such as overlooking, outlook, sense of enclosure, noise / disturbance and transport impacts are considered to have been successfully mitigated and minimised, subject to appropriate conditions as detailed in Appendix 1. As such, the application is considered to be acceptable and in accordance with London Plan 2021 policies and Islington Development Management Policies DM2.1.
- 3.5 The proposal is considered to be a sustainable form of development on brownfield land in a sustainable location. The application proposes a number of energy efficiency measures, a reduction in carbon emissions and on-site renewable energy in accordance with adopted policy. Moreover, inclusive design measures have been incorporated into the scheme as well as landscape features and biodiversity measures, in accordance with planning policy.
- 3.6 Finally, the application includes a section 106 agreement with suitable planning obligations and financial contributions in order to mitigate the impacts of the development; thus, the planning application is considered acceptable and in accordance with adopted planning policy, subject to the planning conditions and planning obligations listed in Appendix 1.

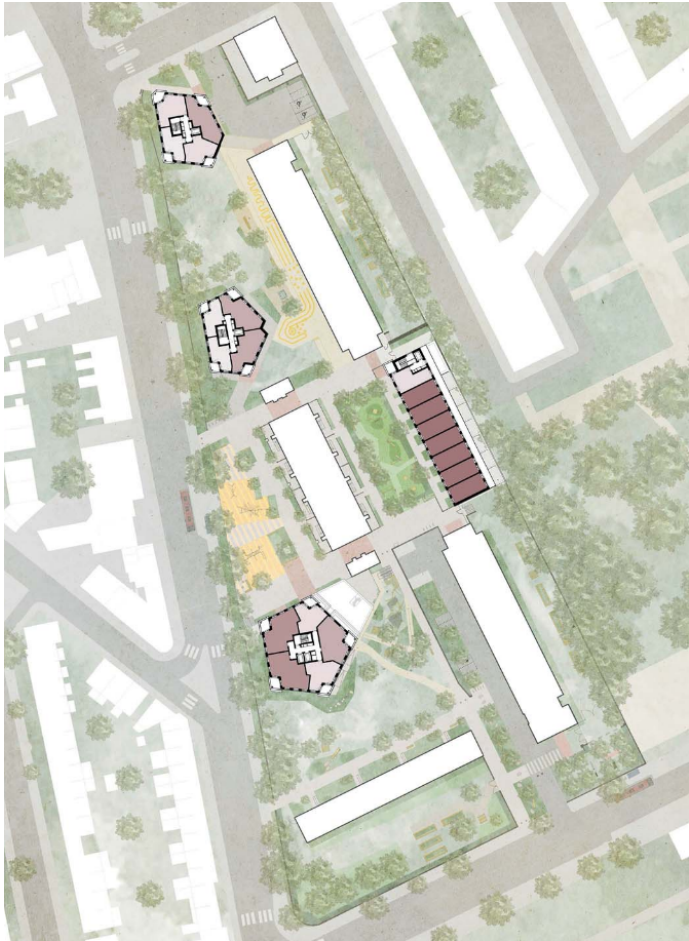
4.0 SITE & SURROUNDINGS

- 4.1 The application site is an existing housing estate, known as the York Way Estate, which is owned and managed by City of London. The site is roughly triangular in shape and some 2 hectares in size. The estate has three main street frontages, Market Road to the south, York Way to the west and North Road to the north. The estate's eastern boundary is formed by Caledonian Park and Drovers Way, which forms the western boundary of the neighbouring Market Road Estate.
- 4.2 The estate itself consists of four residential blocks separated by relatively large areas of open grassland and hardstanding. Three of the existing buildings (Penfield, Lambfold and Kinefold House) are 9-storey slab blocks, which run parallel to, but are set back from, York Way. The fourth building is Shepherd House, which is 4-storeys in height and runs perpendicular to York Way. The estate currently includes 275 dwellings with a range of unit sizes and tenures.
- 4.3 There is a large area of hardstanding in the centre of the estate under which is an extensive area of car parking with space for up to 205 cars. Areas of hardstanding also characterise the three vehicular entrances from the south, west and north. Pedestrian and cycle access to the site is from York Way, North Road and Market Road with ramped footpaths provided across the estate due to site level differences from north to south.

- 4.4 While the estate is characterised by large areas of openness, much of the existing landscaping consists of grassed areas with limited amenity or biodiversity value. There are large grassed areas of open space to the north and south of Kinefold House, to the south of Shepherds House and to the rear of Lambfold House and Penfields House, with large areas of hardstanding on the eastern and western podiums either side of Kinefold House. The western podium also provides a play area and MUGA, which are securely fenced off, and is accessible to residents only. There are trees of more significant value within the estate as well as around the estate’s perimeter.
- 4.5 The site is not within a conservation area and does not contain any designated heritage assets. There is however a grade II listed building (the old ‘The Lion’ pub) adjacent to the site at its north-eastern corner and some of the features of the adjacent Caledonian Park, including railings, walls and brick piers are also grade II listed, while the historic clocktower is grade II* listed. The Kings Cross & Pentonville Road Key Area and the Vale Royal / Brewery Road Locally Significant Industrial Site (LSIS) lie to the immediate south of the estate. There are no other site-specific policy designations related to the site.
- 4.6 The site’s public transport accessibility level (PTAL) is 4, meaning that the estate has relatively good public transport connections. There are several bus routes, which run along York Way in front of the site, and Caledonian road tube station is within walking distance to the site.

5.0 PROPOSAL (IN DETAIL)

- 5.1 The development proposal involves the demolition of the existing community centre building and MUGA and the erection of four blocks of between four and seven storeys (pentagon-shaped buildings A, B & C - part six and part seven storeys and building D - four storeys) to provide a total of 91 x Class C3 residential units (17 x studios, 25 x 1-bed, 21 x 2-bed, 25 x 3-bed & 3 x 4-bed), a community centre and estate office, estate wide play space and landscaping. Alterations to vehicular, service and pedestrian access from North Road, York Way and Market Road, pedestrian footpaths and ramps, car and cycle parking and other associated works including landscaping, amenity space and refuse storage are also proposed.



Proposed Site Plan

- 5.2 Block A is proposed in the north-western edge of the site on the corner of York Way and North Road and is part 6-, part 7-storeys in height. The ground floor level includes an entrance lobby, a lift/stair core, refuse and bike storage, plant room as well as a 1-bed dwelling. The upper floors each contain 4 dwellings (1x studio unit, 2x 1-bed and 1x 2-bed) and the uppermost floor with a set-back contains a larger 3-bed dwelling. All units would have access to private amenity space in the form of inset balconies or terraces.

- 5.3 Block B is proposed along the site's western boundary with a frontage onto York Way and would be part 6-, part 7-storeys in height. The ground floor includes an entrance lobby, a lift/stair core, refuse and bike storage, a substation, plant room and a studio apartment. The upper floors each contain 4 dwellings (2x studios and 2x 2-bed) and the set-back uppermost storey contains two further units (a studio and a 1-bed). All residential accommodation would have access to private amenity space in the form of inset balconies or private roof terraces in the case of the top floor apartments.



View of Proposed Blocks A-C along York Way

- 5.4 Block C is located adjacent to Kinefold House fronting York Way on the site of the existing community centre. The proposed 6/7-storey building is the southern-most of the three pentagon-shaped villa style buildings along York Way. The ground floor has a larger footprint than the upper floor as it includes the reprovided community centre (306sqm) alongside the estates office, the entrance lobby, lift / stair core as well as 1x 2-bed and 1x 4-bed dwelling. Lift and stair access is provided to a lower ground floor area, which has bicycle and mobility scooter storage as well as refuse storage and direct access to underground car parking. The upper floors of this building each contain 5 dwellings (2x 1-bed, 1x 2-bed and 2x 3-bed) all with access to private amenity space in the form of inset balconies. The uppermost storey includes 2x 4-bed dwellings with access to private roof terraces. The 10 wheelchair accessible dwellings proposed would all be provided in this building.
- 5.5 The final proposed building is Block D, which is proposed at four storeys in height on the eastern boundary of the estate between Lambfold and Penfield House on the site of the existing MUGA. The building is entered from the north-west corner, sheltered by an inset corner balcony. The entrance terminates the east-west pedestrian route from York Way and is paired with the southern entrance of Lambfold House. The proposed building is a terrace block and provides a total of 17No dwellings consisting mainly of family-sized maisonettes with three smaller flats. The ground floor maisonettes all have their own individual access off the eastern podium. A third floor external gallery provides deck access to the upper floor maisonettes. The proposed ground floor maisonettes would have access to a rear garden and the upper floor maisonettes would have access to roof terraces.



View of Proposed Eastern Podium and Block D

- 5.6 An extensive landscape strategy is proposed as part of the application involving an improved pedestrian experience throughout the estate, increasing urban greening, biodiversity and horticultural interest as well as enhanced amenity, recreation and playspace. The character of much of the existing open lawns would be maintained, with the application proposing to supplement existing areas with additional trees and plants to mediate the threshold with the new buildings.
- 5.7 A new space is proposed on the podiums at the centre of the estate, defined by play and fitness opportunities, meeting and social spaces and new planting and trees. The existing MUGA and play area would be replaced by two play areas on the eastern and western podium. On the eastern podium, the proposals create a formal play space for younger children (up to 5 years) with seating and socialising opportunities for adults. The western podium is focused on play equipment for older children as well as outdoor gym equipment. A new play street from the northern entrance is also proposed.



Landscape Plan

- 5.8

Pedestrian paths lead around all four sides of the central play space and vehicular access (refuse collection only) occurs along the northern edge of the podium. Raised planters with seating define edges and add greening and biodiversity. Additional buffer planting is introduced along the private patios of the ground floor of the existing and proposed flats around the play spaces on the podium. Further soft landscaping interventions also provide structure to the open space, creating a buffer between the activities of the play and fitness area and the residents of Kinfold House and Block C. A further play area is proposed to the south of the community centre.
- 5.9

To the southeast, the current car park area would be converted to a green landscaped garden and as an orchard for residents. Responding to challenging conditions along Market Road, hedges and a low fence line are proposed to create a sense of privacy. To the south of Shepherd House, and to the east of Lambfold and Penfield House, three additional areas are proposed for community gardening. All street trees along York Way would be retained, while five trees within the site have been identified for removal and 74 new trees are being introduced as part of the proposals.

6.0 RELEVANT HISTORY

- 6.1

The most relevant planning history related to the site is as follows:

960050: An application for the erection of two fences: one diamond mesh to east piazza boundary and one low steel panel fence set to low existing wall, was **approved** on the **14th March 1996**.

971843: An application for the erection of a boundary fence to create a play space on the estate was **approved** on the **1st December 1997**.

P021429: An application for the erection of an enclosed, hard surface games court was **approved** on the **17th October 2002**.

P023063: An application for the erection of a single storey extension to existing nursery building was **approved** on the **19th February 2003**.

P050381: An application for proposed alterations to the estate office including the conversion of an existing vacant garage into a new office and w.c. area was **approved** on the **13th May 2005**.

Pre-Application

6.2 The applicant approached the Council at pre-application stage and had a series of formal meetings at which the following points were raised and discussed:

- A successful proposal for development on the estate will need to be informed by a thorough analysis of the site and its surroundings including an assessment of views into and from within the estate, an understanding of pedestrian movements, the character and nature of existing green space and an analysis of existing architecture on the estate and the its surroundings.
- Proposed buildings will need to preserve and enhance the setting or adjacent heritage assets, including the listed Lion public house, Caledonian Park and the listed clocktower.
- The street trees along York Way should be retained and given sufficient space for canopy and root growth.
- The loss of existing open space will only be permitted if it is replaced in quality and quantity and there are overriding planning benefits that outweigh any losses, in accordance with relevant policies.
- Successful proposals will need to increase the amenity, biodiversity and sustainability of the landscaped areas.
- Proposals will need to minimise impacts on neighbouring amenity in terms of daylight, sunlight, privacy and increased sense of enclosure.
- New residential accommodation will need to meet minimum standards including space standards, access to daylight, private amenity space and floor-to-ceiling heights.
- Interventions on the existing blocks would help create a more integrated whole and a more harmonious aesthetic.
- A good mix of affordable housing including family-sized dwellings is supported.
- The proposal will need to meet inclusive design standards and will need to be in line with Islington's Inclusive Design SPD.
- A planning application for development will need to be accompanied by energy and sustainability measures which comply with adopted policy.

It is considered that the matters raised at the pre-application stage have either been adequately addressed or are no longer considered to be material to the application.

Design Review Panel

6.3 The proposal was presented to the Design Review Panel three times during the pre-application process before finally being presented at a DRP Chair's Briefing on the 19th May 2021. The following comments were made, with the full DRP response provided as Appendix 3:

- *Following submission of a full detailed planning application, the focus of the review was to address the extent to which outstanding design concerns previously identified by the Panel had been addressed. These include the detailed resolution of the architecture, energy strategy and landscape design.*
- *The panel remain of the view that, at seven storeys, block A at the north of the site is too high in relation to the adjacent listed former Lion public house on North Road.*
- *The Panel identified several areas of concern raised previously regarding landscape and external works. These include neglecting to incorporate visual improvements to the utilitarian garage doors and to the imposing security fences to the rear of Penfield and Lambfold.*
- *The entrance and threshold space to homes on the ground floor of Block D should be designed to better support those residents in making use of the space and taking responsibility for its upkeep.*
- *Concerns also remain about the sense of safety and legibility of the pedestrian experience in a key nodal point of the estate around the southern core and undercroft space of Kinefold, at the intersection of ramps up to the podium from the south. This is identified as a critical area of the estate that deserves careful thought and attention in the development of the hard landscape and lighting proposals. Improvements to the communal entrances of the existing buildings in general would also serve to improve legibility and would help to integrate the old with the new.*

- *The panel were satisfied by the further development of the detailed architectural design and consider it to be generally well resolved and of high quality. In particular, it was felt that the design of the community centre has developed well to address the concern that its expression was too understated to fulfil its role as a welcoming focal point for the community.*
- *The panel are disappointed to learn that units facing west onto York Way will require mechanical cooling. Alternative means of avoiding overheating are encouraged such as allowing for external blinds to be fixed to balconies for shading. The concern was also expressed that the fenestration pattern neither reflects internal room function nor has the modulation of window size been developed to support a passive cooling strategy. The elevation design of the block A south east facing units were identified for review because they are not dual aspect and should be re-designed to accommodate an additional window to optimise passive cross-ventilation.*
- *The panel acknowledge that it is currently difficult to find alternatives to the use of concrete and that seeking to minimise its carbon content is a suitable carbon reduction target. Each different type of concrete could be separately targeted for carbon reduction. Consideration of embodied energy should also inform the selection of bricks given their extensive use within the proposal.*

6.4 The DRP comments are addressed in the 'Design, Conservation and Heritage Considerations' section of this report.

7.0 CONSULTATION

Public Consultation

7.1 Letters were sent to occupants of 952 adjoining and nearby properties on York Way, North Road, Market Road, Drovers Way, Clock View Crescent, Chris Pullen Way, City of London Point, Marquis Road, Camden Park Road, St Augustine's Road, Cliff Villas, Hungerford Road and Goodinge Road and the properties within the estate in Kinefold, Lambfold, Shepherd and Penfields House on the 9th April 2021. A site notice and press advert were displayed on the 15th April 2021. The public consultation of the application expired on the 9th May 2021, though it is the Council's practice to accept comments and objections up until the day of Committee.

7.2 A total of 36 letters of objection were received from the public in response to consultation on this planning application and 2 letters were received providing comment or support for the application. The following points of objection were made *[with the paragraphs in brackets indicating where in the report the respective points have been addressed]*:

- The proposal would result in loss of daylight and sunlight to surrounding residential occupiers [paragraphs 9.109 – 9.123];
- The development would result in unacceptable overlooking and a loss of privacy for existing residents [9.128 – 9.133];
- The development would result in a loss of open green space [9.8 – 9.12 & 9.88 – 9.100];
- The construction impacts such as noise, dust and pollution will be considerable and would affect the lives of residents as well as the local schools [9.138 – 9.139];
- The proposal would result in the loss of a view to the clocktower, the park and the surrounding townscape [9.52 – 9.59];
- The incongruous design of the proposal will result in highlighting the dated design of the existing blocks on the estate [9.46 – 9.49 & 9.62 – 9.65];
- The increased housing density will result in increased noise, disturbance and anti-social behaviour [9.134 – 9.142] ;
- The height, scale and mass of the buildings is unacceptable [9.30 – 9.40];
- Tall buildings are not the right design solution for the site and surroundings, resulting in a sense of enclosure and overshadowing [9.124 – 9.127] ;
- Most of the built form of the proposal is in the northern part of the estate which results in a poor balance across the estate with the most significant impacts concentrated in one area [9.29 – 9.32];
- The proposal will result in unacceptable impacts on the highway network and parking [9.147 – 9.160];
- The increase in residents will result in increased noise and pollution [9.134 – 9.136 and 9.143 – 9.144];
- The small community gardens proposed do not compensate for the loss or overshadowing of grassland across the estate [9.98 – 9.100 and 9.27];
- Investment should also go into the existing blocks to create a more harmonious overall design and avoid ill-feeling [9.62 – 9.63 and conditions 34 and 35];
- The proposed increase in homes and residents will increase social problems and crime and reduce the quality of life of existing residents [9.140 – 9.142];
- The proposals will result in making entrances and routes less visible, creating narrow walkways and enclosed spaces, thereby removing passive surveillance [9.38 - 9.39 and 9.92 – 9.95] ;

- The existing buildings are in a state of disrepair and resources should be used to bring them back up to a good standard rather than building new homes [9.63 – 9.64];
- The proposal will result in the loss of mature trees [9.83 – 9.87];
- There will be a negative impact on the health of residents as a result of the development proposals [9.138 – 9.145];
- The buildings proposed should be made out of sustainable and environmentally friendly materials that are less disruptive to the surrounding area and the environment at large [9.62 – 9.64 and 9.177 – 9.178 and condition 3];
- The proposal should include improvements to the entrances of the existing blocks in order to integrate the ground floor more successfully with the new buildings [9.62 – 9.63 and conditions 34 and 35];
- More residents on the estate will cause a strain on existing services in the area [9.185 – 9.186];
- The proposal will be imposing and would have an unacceptable impact on 135 York Way which is a locally listed building [9.50 – 9.60];
- The view of the grade II* listed clocktower from York Way will be partly lost [9.50 – 9.60];
- The removal of the MUGA which is used by youths on the estate is unacceptable [9.88 – 9.100];
- The size and number of buildings will have a detrimental impact on the character of the area [9.35 – 9.60];
- Some of the benches proposed on the landscaping proposals are too close to existing residential windows [9.92 – 9.99 and condition 22];
- The impacts of Block C on the residents on the lower floors of Kinefold House will be considerable [9.109 – 9.123];

The letters of support:

- The proposal seems to be well thought through and sympathetically designed;
- The provision of additional affordable housing is supported;
- Improvements to the gardens and communal spaces will bring huge improvements to the estate;
- The improved biodiversity and ecology across the estate is welcome.

External Consultees

- 7.3 Thames Water: Thames Water has raised no objection to the proposal subject to standard conditions and informatives on piling methods, groundwater, sewerage infrastructure, waste, water and surface water.
- 7.4 London Fire & Emergency Planning Authority: No formal comments received, but recommend that sprinklers are considered for new developments.
- 7.5 Historic England: No objections raised to the proposal.
- 7.6 Designing Out Crime
- Would advise against the access point through to the neighbouring estate on Drovers Way in an attempt to join the two and create permeability as this would provide an extra route through which would contribute to the estate becoming a 'rat run' for those using the area for illegitimate purposes. Welcome the omission of this route from the proposal. [*Officer comment: this has been omitted from the proposal in line with security advice*];
 - There are concerns about the proximity of ground floor windows to communal spaces. This allows anyone to get within close distance to the residences without any firm deterrent. There should always be a good level of defensible space between residences and areas the public have access to. This can be achieved by using defensive planting or fencing [*Officer comment: Defensible planting has been proposed in front of all ground floor windows – further details required by recommended condition 23*];
 - The community centre also needs careful consideration, as the garden could be an attractive place to gather and cause anti-social behaviour out of office hours. This can be achieved by enclosing the space with fencing or, alternatively, having it completely open so that surveillance into the area is unrestricted [*Officer comment: boundary treatment will be permeable, but further details will be reserved by condition*];

The following other recommendations:

- In the residential blocks, a security rated 'airlock' lobby is requested to a minimum rating of LPS1175 SR2 or STS202. This should be self-locking and self-closing with audio-visual entry system and encrypted fob access control.

- Within this secure lobby should be the post banks which should be rated to TS008 or TS009 depending on whether they are stand alone or through the wall.
- There should be destination control on the lifts as well as access control on each stairwell door in order to 'compartmentalise' the floors. All flat entrance doors and accessible opening windows should be a minimum of PAS24 2016 with P1A glazing.
- Bike and bin stores should also have encrypted fob access, be self-closing and self-locking, and a minimum security rating of PAS24 2016.
- Any CCTV present should cover entry and exit points, be at a height, which captures clear facial images, and work in collaboration with a lighting strategy so images are not distorted and of evidential value.
- Lighting should be bulkhead or column and bollard lighting should be avoided. Recesses and dark spots should be highlighted and there should be no building recesses deeper than 600mm to avoid misuse.

It is asked that this development is conditioned to achieve Secured by Design accreditation to ensure that security is addressed adequately on the site. [*Officer comment: the applicants have confirmed their intention to apply for Secured by Design accreditation and this would be conditioned (recommended condition 31) in the event of planning permission being granted*].

7.7 Camden Council: The site borders the London Borough of Camden to the west. The neighbouring Council's Local Planning Authority were consulted, responding as follows:

The application site is located in close proximity to the London Borough of Camden, on the opposite side of York Way. The Camden Square Conservation Area sits to the west of the site, bounded by York Way, Camden Park Road, and Cliff Road. The area between the Camden Park Road / York Way junction and the Cliff Road / York Way junction is excluded from the Conservation Area, and would partly block views of the proposed development from within the Conservation Area. It is noted that the bulk of the new development would be located opposite this non-designated land, and given the fact that the site is already characterised by large residential blocks, the development is not considered to harm the character or appearance of the Conservation Area.

In respect of impact on the amenity of residents within Camden and Camden's transport network, given the siting of the development in relation to Camden it is considered it would not unduly impact on the amenity of residents. It is recommended that a Construction Management Plan is secured if permission is granted to ensure the construction of the development does not harm residential amenity or the local transport network.

Camden would encourage a development of a high quality design and a development of the highest sustainability standards which would have minimal impact on the transport network.

It is advised that London Borough of Camden raises no objections and the application should be assessed under LB of Islington Council planning policies.

Internal Consultees

7.7 Design and Conservation: The Design & Conservation Team's comments are summarised as follows:

- The proposed development will add 91 new homes to the estate of a high standard of design quality in four new buildings that promise to complement and enhance the existing character and identity of the estate.
- Three new villa blocks will provide renewed definition to the York Way edge of the estate and act as counterpoints to the existing built form whilst allowing for the sense of space and openness that characterises the estate to be maintained. A fourth building will be located to provide enclosure to a new public space at the centre of the estate. The existing community centre and estate office will also be re-provided.
- The application is supported by a comprehensive landscape strategy, which is important to mitigating the impact of the loss of open space, integrating the new and existing community through the shared use of communal amenity and play provision, and addressing inclusive access issues and resident concerns regarding antisocial behaviour.
- The project promises transformative estate improvements for all and its bold reimagining of the original estate buildings and extensive landscape works will have a beneficial townscape impact on both the character of the site and its surroundings. The proposal complies fully with London Plan policy D1 and D2 and HC1 (Part C), the Core Strategy policy CS8 and CS9 and the DM policies 2.1, 2.3, 2.4 and 2.5.

7.8 Planning Policy: A number of comments have been made by the planning policy team. These can be summarised as follows:

Housing mix:

With regards to the housing mix, refer to the latest research on housing needs by tenure, which is reflected in emerging policy H2, table 3.2. For social rented tenure, which is the category proposed in the application, the higher demand is for 2 bedroom units. Followed by 3 and 1 bedroom. This assessment is slightly different from adopted policy DM3.1, in which table 3.1 showed a higher demand for 4 bedroom units, followed by 3 bedroom.

A high proportion of studio flats proposed (19%). The emerging policy, in paragraph 3.34 is clear that studio and bedsit units are not a priority housing size mix across any affordable or market tenures, and will not be permitted unless specific exceptional circumstances are demonstrated, including demonstrating that studio/bedsit units form a very small proportion of the housing mix of a development proposal, both overall and/or in any constituent market or affordable element. It is noted that there is a particular City of London scheme providing accommodation for existing tenants which results in the need for this high percentage of studio units.

Community infrastructure:

Both adopted (DM4.12) and emerging (SC1) policy don't permit loss or reduction in social infrastructure uses, unless this is replaced and in the council's view, meets the needs of the local population in the area. The replacement of the community centre is supported.

Play space:

It is understood that the existing MUGA won't be replaced due to concerns related to anti-social behaviour, and that two different play areas will be provided instead one for children and another for younger adults and adults in general. This is in line with adopted policy DM3.6, which requires all major residential development to make provision for play areas. As per requirements in the adopted policy DM3.6 and emerging policy SC2, the size of the play areas should be based on anticipated child, teenage and adult population increase as a result of the development. In addition, all developments (including large-scale public realm schemes) must provide playable public space where possible, in addition to any formal play space provision. This play space should encourage children and young people to move around freely and safely through streets and footpath networks that connect to more formal play provision, green spaces and parks.

Urban Greening and landscaping:

There is loss of open space for the provision of new housing. Where development is proposed on open spaces on housing estates, on-site re-provision of the same quantum of space of an improved quality is encouraged. Full loss of open space on housing estates will be resisted. Proposals which will lead to a net loss but which will re-provide a quantum of on-site open space which is both functional and useable may be acceptable where: (i) the lesser amount of space is of a higher quality; (ii) multi-functional use of the space is encouraged, for example use as play space and/or climate change mitigation.

7.9 Access & Inclusive Design: The applicant was involved at pre application stage and have hired an access consultant. A number of constructive meetings have taken place.

Ten wheelchair accessible units are proposed with larger family sized units (3 bed+ units) concentrated in Building C. 5 x 1 bedroom, 5 x 2 bedrooms – the 2 bedroom units are a preference and must be maximised on site.

10 accessible parking spaces in the car park – this conversion is welcome.

Cycle parking provided at entrance of each building except building C – basement, which is accessible via a platform lift.

The provision of the accessible kitchen, accessible toilet and separate baby-changing unit in the community centre is welcomed, as is the demarcation kerb along the play street.

Additional requirements:

- The bin stores must be accessible to all. This entails step free access, must also that the doors are automated if heavier than 30N
- For Cat 2 and 3 homes, sliding doors are problematic, their spec varies greatly and they have the potential to become inaccessible over time.
- For Cat 2 homes, it must be demonstrated that 750mm is achieved on all three sides on the bed in the main bedrooms. In single bedrooms, there should be a route clear of obstacles from the door to the window. The unconventional shapes of the buildings make this challenging.
- Winding treads in building D are inaccessible to people who are ambulant disabled.

- For duplex flats, a soft spot in the ceiling (1000x1500mm) must be shown on plans for future installation of through the floor lifts.
- Seating areas must provide options of back and arms rests.
- The community planting area should incorporate at detailed design stage areas that are fully wheelchair accessible, with beds at difference heights to be enjoyed by everyone.
- The removal of the MUGA can be highly problematic – but I welcome the provision of fitness facilities on the podium. In spite of this, there should be no assumption that residents will instead use park facilities. I would welcome the opinion of park and leisure colleagues on whether the proposal suffice to accommodate the need for sports facilities.

The development should follow the inclusive design strategy for the estate. A condition for detailed play provision should also comply with the inclusive landscape design SPD.

The applicants have so far demonstrated goodwill to integrate inclusive design in their proposals. Further details would be required through conditions 15, 19 and 22.

7.10 Public Protection: The following points were made in response to the application:

- The application includes a comprehensive noise report where the applicant liaised with the Council prior to the report. It includes reference to the ANC's Acoustics, Ventilation and Overheating guidance and the ProPG guidance. It should be noted that the design does include balconies facing onto York Way and will be exposed to high noise levels, in excess of the WHO / BS8233 guidance. It's a decision for Planning to consider in the balance with the amenity of the spaces but at the very least any balconies should be designed to maximise screening and absorption and this should be included by way of AOD. To control external noise ingress for the proposed residential, condition 11 is recommended.
- The report does highlight the noise from the existing lift plant on Kinefold House. This needs considerable work to reduce the noise at source to mitigate the impact for the residents of the proposed units. The report recommends further work in investigating the noise and condition 12 is advised to minimise the impacts for potential receptors.
- The development has a community hub and estates office at ground floor with residential directly above the office and adjacent to both on the ground floor. The report assumes a maximum sound level within the space of 85dBA and outlines a potential sound insulation scheme with that figure. It is noted that this would mean amplified music for private hire events and parties would not be sustainable. The applicant is reminded of this and the subsequent management of the space in line with that. Condition 13 is recommended for this purpose.
- The development has been designed for ground source heat pumps rather than a CHP/boiler and with no increase in parking, it is advised as Air Quality Neutral. The predicted concentrations for the main pollutants for the site are below the AQ objectives and no further work is expressly required.
- The development includes the demolition of the MUGA and no direct replacement on the site. These areas can lead to complaints about noise and ASB and the lack of the re-provision certainly addresses that.
- The lighting report considers the impact of the current design. Although it doesn't directly carry out an ILP type assessment of the lighting impacts for existing and new receptors, it is referred to and suggests compliance. The plan sets out luminaire type, number and position.
- The ground investigation report includes sampling at the site with elevated levels of lead and PAHs found. This requires a full remediation strategy to be compiled for the site to deal with any potential pollution linkage and condition 14 is recommended for this purpose.
- This is a major development on the estate and there will be inevitable impacts from the construction. The submission includes a CMP but this needs further work and the contractor has not been confirmed yet. Again a CMP condition (5) and S106 CoPCS response document is advised.

7.11 Energy Team: The Energy Team noted the requirement for further detail on sustainability and energy, which have now all been addressed. The proposal would now be future-proofed for future DHN connection and proposes a significant reduction in carbon emissions. Energy is considered in subsequent sections of this report and relevant conditions are included in Appendix 1.

7.12 Sustainability:

Drainage

- The reduction in runoff rates are policy compliant in accordance with the minimum policy requirement of reducing runoff rates to 50 l/s/ha, however we would recommend the applicant explores ways of reducing these further. *[Officer comment: the applicant has responded with further details and suitable justification – the sustainability officer has confirmed that the 1.5l/s water run-off rate cannot be reduced any further but that other catchment areas should also be included in the SUDS strategy – more detail required by condition 7].*

- Consideration should be given to the incorporation of blue roof attenuation storage. This has not been discussed in the Surface Water Management Strategy despite this being requested in correspondence with Stantec during the application process. As this development involves the construction of new buildings blue roofs can be incorporated into the design to reduce runoff rates further. Both the London Plan and emerging Islington Local Plan require blue roof attenuation to be considered before below ground attenuation tanks. *[Officer comment: the applicants have confirmed that a blue roof can be incorporated on Block C and have provided justification as to why blue roofs on the other blocks would not be feasible. Further details required by condition (conditions 7 and 15) in the event of planning permission being granted].*
- The proposed green roofs, dry basin and permeable paving are welcomed. Further attenuation as part of the landscape should also be considered, for example through tree pits, rain gardens and bio-retention areas. This was requested during correspondence with Stantec. Particular consideration should be given to whether SUDS as part of the landscape are possible in Catchment 2. *[Officer comment: this would be reserved by condition 24].*

Biodiversity

- The ecological enhancements detailed on page 18 of the Ecological Report should be followed, including the incorporation of integrated bat boxes and swift bricks, wildlife friendly planting, and dense thicket or shrub planting. The Ecological Report also recommends the use of water features or raingardens within the drainage solution for the site as part of providing ecological enhancements (*condition 24*).
- Swift bricks should be installed as advised by an ecologist and in accordance with CIEEM guidance. Best practice guidance for larger developments is for one swift brick per 6 m² of wall, mounted near the roof, in clusters of three or more (*condition 23*).

Water efficiency

- Consideration should be given to the incorporation of rainwater recycling, for example, for toilet flushing. Water butts should be used for irrigation of the soft landscaped areas (*condition 7*).

Some of the points raised have been addressed while others will be addressed by condition. As such, the proposal is considered to be policy-compliant subject to relevant conditions (7, 17, 22, 23, 24).

7.13 Transport: The Delivery and Servicing Plan does not provide sufficient information on the development's ability to accommodate the cumulative demands for deliveries and servicing and further information is sought. Without this information an Objection must be raised. It is however hoped that the receipt of further information may clarify the potential impacts and allow for a more positive comment.

For the reasons below, the proposals should be supported by measures to encourage more active travel given that the proposals are within an area in which not all journeys can be conveniently made by public transport. The Healthy Streets approach is welcomed but a firm and prioritised commitment to the interventions within Table 4.1 of the Transport Assessment should be reflected in Table 4.3. A sum of £182,000 would enable some interventions to be taken forward and support more sustainable local travel.

An increase in the proposed number of electric charging points may be beneficial.

A suitable Condition or Obligation is sought addressing demolition and construction impacts, with the trigger date being pre-demolition.

7.14.1 Tree Officer: The proposal includes the retention of all trees of value, especially the street trees along York Way. The proposal also includes a well-considered tree replacement strategy in terms of quantity and quality. However, the following more detailed points need to be addressed:

- The swept paths for vehicle deliveries as per construction management plan – on soft areas appropriate temporary surfacing is required to protect tree root compaction etc. some routes appear very close to retained trees (especially north side) – substantial protection required. This needs detailing in the TPP/AMS. *[Applicant's comment: The swept paths as included in the TA and draft CMP utilise the existing northern vehicular and service entrance to the estate and do not cross over existing soft ground areas].*
- There appear to be several conflicts with proposed lamp columns and existing and proposed trees. This would be unacceptable due to the inevitable post-development pressure to remove or excessively prune trees, in order to allow adequate lighting. This issue has cropped up several times with other developments and results in significant maintenance issues in the long-term. In finding a solution to this issue, I would state that we would not agree to any reduction in the tree planting currently proposed *[Applicants comment: Lamps along the eastern boundary are*

existing lights to be refurbished and the ones to the west are located beyond the canopies of existing trees. The positions of four of the new column lightings to the south and on the podium could be amended at the condition stage to avoid the proposed trees].

- I note the following for this scheme: 50.4% increase in tree canopy cover; 49.8% decrease in hard standing areas. Urban Green Factor - existing 0.23; proposed 0.32; target 0.4
- The significant tree canopy cover increase is welcomed but there is a missed opportunity to provide further tree planting/Green infrastructure incorporated into the actual structural design of the proposed new buildings with green walls/roofs and/or vertical tree planting *[Applicant's comment: Green roofs and blue roofs are proposed to the new buildings. The UGF has been updated to achieve 0.35. The shortfall from 0.4 is due to the retention of the open lawns, which are considered important assets by residents. Their retention was also encouraged by the DRP and officers during pre-application discussions. The inclusion of additional SUDS, tree pits, rain gardens etc or for example, new species-rich grassland in the areas south of Shepherds House, east of Penfield's House, and east of Lambfold House would significantly restrict the usability of these areas for resident activities]*
- I note that tree planting above this basement car park is all in proposed raised planters – significant detail is required for these, especially drainage and soil volumes – Whilst we would not be completely opposed to raised planters at these locations as presumably the infrastructure of the basement level car park would not support ground level planting, we would however, suggest that large planters containing several trees are preferable to small planters containing individual trees. *[Applicant's comment: The detail for the planters is shown in the DAS and landscape drawings and could be further conditioned as part of the hard and soft landscaping details].*
- Further landscape detailing, generally, is required prior to approval. This was stated in pre-application comments, so that we can ensure landscaping proposals are viable. This is particularly important with regard to any tree planting above the basement levels so that adequate soil depth and other growing conditions can be achieved to sustain the proposed trees. We want the final landscaping to be submitted up front, we don't really want the details to be submitted as per conditions *[Applicant's comment: A detailed landscaping scheme, AIA and method statement is submitted as part of the applications. Some landscaping conditions are considered appropriate to co-ordinate the detailed design post -permission with consultee feedback on various issues].*
- No underground utility service plans have been detailed. These are required prior to approval to ensure there is no conflict with the proposed tree planting *[Officer comment: underground service plans have now been provided].*

Further detail of landscaping and tree planting is requested and this would be required through conditions 9, 22 and 28 in the event of planning permission being granted.

8.0 RELEVANT POLICIES

National Guidance

- 8.1 The National Planning Policy Framework (NPPF) 2018 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and the National Planning Practice Guidance (NPPG) are material considerations and have been considered as part of the assessment of these proposals.

Development Plan

- 8.2 The Development Plan is comprised of the London Plan 2021, Islington Core Strategy 2011 and Islington Development Management Policies 2013. The following policies of the Development Plan are considered relevant to this application:

8.3 The London Plan 2021 - Spatial Development Strategy for Greater London

Policy GG1 Building strong and inclusive communities	Policy S1 Developing London's Social Infrastructure
Policy GG2 Making the best use of land	Policy G4 Open Space
Policy D1 London's form, character and capacity for growth	Policy G5 Urban Greening
Policy D3 Optimising site capacity through design-led approach	Policy G6 Biodiversity & access to nature
Policy D4 Delivering Good Design	Policy G7 Trees and Woodlands
Policy D5 Inclusive Design	Policy SI2 Minimising greenhouse emissions
Policy D6 Housing quality & standards	Policy SI4 Managing heat risk
Policy D7 Accessible housing	Policy SI5 Water infrastructure
Policy D8 Public Realm	Policy SI7 Reducing waste and supporting the circular economy
Policy D10 Basement Development	Policy SI12 Flood risk management
Policy D11 Fire safety	Policy SI13 Sustainable drainage
	Policy T2 Healthy Streets

Policy D13 Agent of Change Policy D14 Noise Policy H1 Increasing housing supply Policy H4 Delivering affordable housing Policy H7 Affordable housing tenure Policy H10 Housing size mix	Policy T3 Transport capacity, connectivity and safeguarding Policy T4 Assessing and mitigating transport impacts Policy T5 Cycling Policy T6 Car parking Policy T7 Deliveries, servicing and construction
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8.4
Islington Core Strategy 2011

<u>Spatial Strategy</u> Policy CS8 (Enhancing Islington’s Character) <u>Strategic Policies</u> 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 CS14 (Retail and Services) Policy CS15 (Open Space and Green Infrastructure) <u>Infrastructure and Implementation</u> Policy CS18 (Delivery and Infrastructure) Policy CS19 (Health Impact Assessments) Policy CS20 (Partnership Working)
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8.5
Development Management Policies 2013:

Policy DM2.1 (Design) Policy DM2.2 (Inclusive design) Policy DM2.3 (Heritage) Policy DM2.4 (Protected Views) Policy DM3.1 (Mix of housing sizes) Policy DM3.4 (Housing standards) Policy DM3.5 (Private outdoor space) Policy DM3.6 (Play space) Policy DM3.7 (Noise and Vibration) Policy DM4.12 (Social and strategic infrastructure and cultural facilities) Policy DM6.1 (Healthy development) Policy DM6.3 (Protecting Open Space) Policy DM6.5 (Landscaping, trees & biodiversity) Policy DM6.6 (Flood prevention)	Policy DM7.1 (Sustainable design & construction) Policy DM7.3 (Decentralised Energy Networks) Policy DM7.4 (Sustainable design standards) Policy DM7.5 (Heating and cooling) Policy DM8.2 (Managing transport impacts) Policy DM8.4 (Walking and cycling) Policy DM8.5 (Vehicle parking) Policy DM8.6 (Delivery and servicing for new developments) Policy DM9.1 (Infrastructure) Policy DM9.2 (Planning obligations)
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8.6
Supplementary Planning Guidance (SPG) / Document (SPD)

Islington SPD

Environmental Design (Oct 2012)
Inclusive Design (Feb 2014)
Inclusive Landscape Design (Jan 2010)
Planning Obligations (S106) (Dec 2016)
Urban Design Guide (Jan 2015)
Streetbook SPD (Oct 2012)

London Plan

Accessible London: Achieving an Inclusive Environment SPG (adopted October 2014)
Planning for Equality and Diversity in London (October 2007)
Play and Informal Recreation (September 2012)
Housing (March 2016)
Social Infrastructure SPG (May 2015)
Character and Context SPG (adopted June 2014)
Sustainable Design and Construction SPG (adopted April 2014)

Draft Islington Local Plan 2020

8.7
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 with the examination process in progress. As part of the examination consultation on pre-hearing modifications took place between is taking place from 19 March

to and 9 May 2021. The Matters and Issues have now been published with hearings set to take place from 13 September 2021 to 5 October 2021.

8.8 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).

8.9 Emerging policies relevant to this application are set out below and in Appendix 2:

Policy H1 Thriving Communities Policy H2 New and existing conventional housing Policy H3 Genuinely affordable housing Policy H4 Delivering high quality housing Policy H5 Private outdoor space Policy SC1 Social and Community Infrastructure Policy SC3 Health Impact Assessments G2 Protecting Open Space G4 Biodiversity, Landscaping and Trees G5 Green Roofs and Vertical Greening Policy S1 Delivering sustainable design Policy S2 Sustainable design and construction Policy S3 Sustainable design standards Policy S4 Minimising greenhouse emissions Policy S6 Managing Heat Risk Policy S6 Improving Air Quality Policy S7 Flood Risk Management	Policy S8 Flood risk management Policy S9 Integrated water management and sustainable design Policy T1 Enhancing the public realm and sustainable transport Policy T2 Sustainable transport choices Policy T3 Car-free development Policy T4 Public Realm Policy T5 Delivery, servicing and construction Policy DH1 Fostering innovation while protecting heritage Policy DH2 Heritage Assets Policy DH3 Building Heights Policy DH4 Basement Development Policy DH5 Agent of Change, noise and vibration Policy ST2 Waste Policy ST4 Water and wastewater infrastructure
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9.0 EVALUATION

Land use

- 9.1 The proposal is for the demolition of the existing community centre building and MUGA and the erection of four blocks of between four and seven storeys in height to provide a total of 91No self-contained residential units a community centre and estate office, estate wide play space and landscaping. As such, policies related to the provision of housing and social infrastructure are of greatest relevance.
- 9.2 The London Plan supports the building of more homes through Policy GG4, which promotes the delivery of genuinely affordable homes and the creation of mixed and inclusive communities, with good quality homes that meet high standards. Policy GG2 requires development proposals to make the best use of land by enabling development on brownfield land well-connected by public transport and by applying a design-led approach to determine the optimum development capacity of sites.
- 9.3 The London Plan also supports increasing housing supply and optimising housing potential through Policy H1, which states that the potential for housing delivery on all suitable and available brownfield sites should be optimised. The retention or reprovision of social infrastructure uses, particularly in areas of identified need is supported through Policy S1 'Developing London's Social Infrastructure', which states that development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported.
- 9.4 Policy CS12 of the Core Strategy states that Islington will meet its housing challenge, to provide more high quality, inclusive and affordable homes by seeking to meet and exceed the borough housing target, seeking the maximum reasonable amount of affordable housing, especially social rented housing. Development Management policy DM4.12 (part A) states that the Council will not permit any loss or reduction in social infrastructure uses unless a replacement facility is provided on site which would, in the council's view, meet the needs of the local population for the specific use. As the applicant plans to reprovide a community centre on site, part (ii) of policy DM4.12 part A, which is concerned with circumstances in which the social infrastructure is no longer required on site, does not apply.
- 9.5 In terms of emerging local policy, strategic and development management policy H1 supports the delivery of genuinely affordable housing that is integrated and inclusive, providing places where people of different incomes, tenures and backgrounds can live in mixed and balanced communities, which are economically, environmentally and socially healthy and resilient. Emerging Local Plan Policy SC1 part D: states that the Council will not permit any loss of social and infrastructure uses unless a replacement facility is provided on-site, which is at least equivalent quality, quantity and accessibility to that of the existing facility, and must, in the Council's view, ensure that the needs of the local population will continue to be met to at least the same level as the existing use. Finally, emerging Site Allocation OIS27 identifies the site for additional genuinely affordable housing, which can be accommodated on new blocks within the estate, alongside improved play space provision, improvements to communal facilities and enhanced landscaping.
- 9.6 The proposal involves the creation of 91 new homes for social rent across the estate. As outlined above, delivery of genuinely affordable housing is a key priority of the Local Plan as well as the London Plan. The overarching strategic target over the plan period is for 50% of all new housing to be genuinely affordable and housing proposals are expected to deliver the maximum reasonable amount of affordable homes, especially social rented tenure. Moreover, the affordable housing tenure split on all schemes must prioritise forms of affordable housing which are genuinely affordable for those in need, particularly social rented housing. As such, the delivery of genuinely affordable housing across the estate, by ensuring that 100% of the new residential units would be for social rent, is supported in principle.

- 9.7 In terms of the Council's Policy DM4.12 and the equivalent emerging policy SC1 of the emerging Local Plan, the proposal is considered to meet the requirements by providing new and improved social infrastructure uses, in this case a new community centre, that is conveniently located for the community that it serves, providing shared facilities as much as is appropriate as well as flexible facilities that meet the needs of intended occupants. Other requirements of the policies such as the inclusive design aspects, the impacts on character and amenity as well as the provision of drop-off bays will be considered in subsequent sections of the report.
- 9.8 The application site does not include any designated open space, though the application does propose new buildings on semi-private estate open space. The application site is not in an area of open space deficiency; it is nonetheless crucial that any loss of open space is suitably justified as well as adequately compensated with overriding planning benefits to support the proposal. The total site area is 19,792sqm, of which 3,069sqm is currently built on and 8,722sqm is hardstanding. The majority of green open space on the estate, some 5,596sqm is grassland, while 2,212sqm is tree cover and 194sqm of shrubs.
- 9.9 Policy G2 of the emerging Local Plan protects open space on housing estates. Where development is proposed on open spaces on housing estates, on-site re-provision of the same quantum of space of an improved quality is encouraged. Proposals which will lead to a net loss but which will re-provide a quantum of on-site open space which is both functional and useable may be acceptable in a number of circumstances including if the lesser amount of space is of a higher quality. Multi-functional use of the space is encouraged as well as greater permeability and connectivity within and between. These policy objectives are discussed in more detail in subsequent sections of the report.
- 9.10 The proposal involves building on existing hardstanding as well as on existing green spaces, while at the same time providing new green and open spaces for residents including species-rich grassland, new trees and planted areas with higher biodiversity value. The resulting change in open space, including green spaces and hardstanding, private and communal, as well as building footprint is as follows:

Description	Existing	Proposed	Change
Amenity Grassland	5,596sqm	3,391sqm	- 2,205sqm
Shrubs / Planted Areas	194sqm	2,045sqm	+ 1,851sqm
Tree Cover	2,212sqm	3,777sqm	+ 1,564sqm
Green Space	8,002sqm	9,211sqm	+ 1,209sqm
Hardsurface (sealed)	8,722sqm	5,068sqm	- 3,654sqm
Hardsurface (permeable) & Raingardens	0sqm	605sqm	+605sqm
Built Footprint (sealed surface)	3,068sqm	4,452sqm	+ 1,255sqm
Built footprint (green roofs)	0sqm	454sqm	+454sqm
Total Estate Area	19,792sqm	19,792sqm	

Table of existing and proposed buildings and open space

- 9.11 The table above shows there to be a significant reduction in amenity grassland as some of these areas will be built on. At the same time, there is considerable increase in shrubs, planted areas and tree cover leading to an overall increase in green space on the estate. The loss of grassland is thus compensated for by an increase in species-rich shrubs, planted areas and tree cover. The landscaped areas would be planted with trees and plants with ecological value and the proposed

buildings will be provided with green roofs. As such, the estate's Urban Greening Factor will be enhanced as a result of the proposal and this will be considered in more detail in the landscape section of this report.

- 9.12 Whilst the potential of converting existing hardstanding to useable green space should not be dismissed, it remains a Council priority to deliver affordable housing. It also remains a Council priority to reduce car parking and the reliance on the car, particularly in areas of high public transport accessibility. As such, the replacement of hardstanding and car parking for high quality housing and landscaping is a clear planning benefit.
- 9.13 In land use terms, the proposed development is considered to be acceptable in principle, subject to a further assessment of the other more detailed aspects of the proposal, and thus would be consistent with the aims and objectives of NPPF as well as London Plan Policies GG2, GG4, S1 and H1 Islington Core Strategy Policy CS12 and emerging Policies H1 and SC1. The proposal would deliver new genuinely-affordable housing and a replacement community centre.

Design, Conservation and Heritage Considerations

Policy Context

- 9.14 The following requirements are necessary for Local Planning Authorities when considering planning applications which affect the setting of a listed building or the character and appearance of a conservation area. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that: *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*.
- 9.15 Section 72(1) of the Act states: *'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*. The effect of the duties imposed by section 66(1) and 72(1) of the Planning (Listed buildings and Conservation Areas) Act 1990 is, respectively, to require decision-makers to give considerable weight and importance to the desirability of preserving the setting of listed buildings, and to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 9.16 In terms of the NPPF it addresses the determination of planning applications affecting designated and non-designated heritage assets at paragraphs 128-135 which state, inter alia, that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal...

- 9.17 Relevant Development Plan Guidance is provided by London Plan Policy HC1, which is concerned with heritage assets and states, inter alia, that 'Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.'
- 9.18 Equally, the Council also attach great importance to design and heritage impacts. Policy DM2.3 on heritage encourages development that makes a positive contribution to Islington's local character and distinctiveness. Moreover, Policy DM2.4 requires protected views to be considered and enhanced. Finally, in terms of heritage, Policy DM2.5 states that the views of well-known local landmarks will be protected and stringent controls over the height, location and design of any building, which blocks or detracts from important or potentially important views will be exercised.
- 9.19 In terms of design of the built environment, the National Planning Policy Framework confirms that the Government attaches great importance to the design of the built environment, and notes that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. London Plan Policy D3 (Optimising site capacity through the design-led approach) is concerned with good quality and contextual design and states, inter alia, that developments should: *'enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.'*
- 9.20 The London Plan Policy D3 also states developments should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well. Furthermore, London Plan Policy D4 (Delivering Good Design) expects the design of development proposals to be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising local evidence, and expert advice where appropriate. In addition, boroughs and applicants should make use of the design review process to assess and inform design options early in the planning process.
- 9.21 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. All development will need to be based on coherent street frontages.
- 9.22 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. Point vii specifically states that buildings should respect and respond positively to existing buildings, the streetscape and the wider context.
- 9.23 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. Of particular significance is paragraph 5.67 which states that 'new development should create a scale and form of development that relates to the existing built form and provides a consistent and coherent setting for the space or street that it defines or encloses'. Historic England's Historic Environment Good Practice Advice in Planning Note 3 (The Setting of Heritage Assets), the council's Urban Design Guide SPD and the Mayor of London's Character and Context SPG are also relevant to the consideration of this application.

Site Context

- 9.24 The York Way Estate was built in 1969 on a truncated triangular-shaped site bounded by York Way to the west and Caledonian Park to the east on its long edges and by North Road and Market Road to north and south. It contains 275 households in four high density, small footprint buildings typical of post-war modernism in the prioritisation of extensive areas of communal open space on the estate. The large communal green spaces and object buildings in a landscape setting are identified as defining features of the estate's character. The presence of mature trees, particularly those defining the York Way edge to the estate, are also important to its character.
- 9.25 The estate was built on land that was formerly the sheep pens of the Metropolitan Cattle Market that operated to the east of the estate from 1855-1939. It broadly follows the topography of York Way in sloping from north to south but with a raised central podium over basement parking that divides it into a narrower upper and wider lower section. The north-south alignment of the three largest buildings, Lambfold, Penfield and Kinefold, accentuates the sense of space and openness of the estate by allowing for expansive city views out to the south.
- 9.26 The architecture of the estate is highly distinctive with the strong horizontality of the long, narrow building forms reinforced by expressed floor slabs of white banding contrasting with dark brown brick wrapping around the gable ends, and continuous bands of windows with raised sills between spandrels.
- 9.27 The townscape character of the surrounding area is varied but contains a number of heritage assets, many of which relate directly to the nineteenth century cattle market function of the adjacent Caledonian park. The most important of these in relation to the proposals are identified and discussed in the Heritage Impact section below.

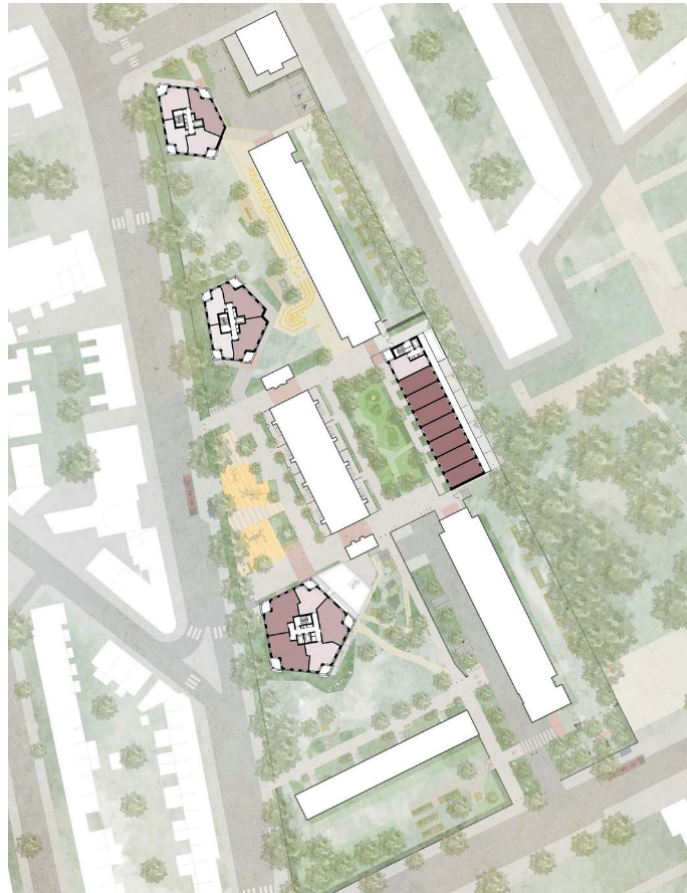
Assessment

Layout

- 9.28 The position of the new infill buildings on the estate has been arrived at through an extensive process of site selection and testing. The identification of potential development plots was first identified through a 6-month resident consultation process. The plots were selected firstly with the objectives of minimising the impact of the new infill buildings on the amenity of existing residents with respect to daylight and sunlight, outlook and privacy. A second set of objectives concerns minimising the extent of the impact on the open green spaces and trees of the estate, which are highly valued by residents.
- 9.29 Following appointment of the design team, the concept of two point blocks on the York Way site boundary, a further pavilion type building on the site of the former Black Bull pub and a long deck access block sitting between and aligned with the existing blocks on the eastern site boundary were proposed. Further technical investigation and testing of this layout ultimately led to the removal of the plot in the south east corner on the site of the former Black Bull pub and introduction of a further point block on the York Way edge north of Kinefold House. The DRP identified the sense of openness of the estate as its essential character and so supported the principle of infill development in the form of relatively high density point blocks with minimal footprints.
- 9.30 The rationale for the plot selection process is documented in the Design and Access Statement. The brief for the project appears to be resident-led and, in the initial stages of scheme development, the DRP felt that views and townscape analysis, and an understanding of heritage impacts, had not been given adequate weight in determining the proposed layout. These concerns were later addressed but proposals that would require changes to existing buildings - such as the extension or replacement of Shepherd House, the lower density block that occupies the southern part of the estate – were nonetheless ruled out as they could not be achieved without a lengthy consultation process that would extend the project programme beyond the funding timeframe. Moreover, it was

considered that the retention of Shepherd's House with its relatively low-rise form would prevent some of the amenity spaces from being overshadowed.

- 9.31 The DRP and officers had requested full investigation of the potential of the southern section of the site to contribute to optimising new housing delivery and ease the townscape and heritage impacts of development in other parts of the estate. Whilst ultimately accepting the reasons for excluding these areas from the project, it is important to recognise the compromises made in balancing housing delivery with townscape and heritage impact and the role of the design of the proposed landscape and buildings in mitigating those impacts.



Proposed Site Layout

Scale and Massing

- 9.32 The group of three point blocks, A to C, that occupy the plots on the York Way edge stand at six storeys with inset seventh to give an articulated roof line and reduce the overall perceived height. They are roughly equivalent in height to the three nine-storey existing estate buildings although they are situated closer to the lower scale and finer grain of terraced houses on the west side of York Way. Shepherd House, the one existing building that is located in a more direct relationship with the street edge and surrounding terraces, stands at only four storeys. Nonetheless, the proposed height of the three York Way blocks is broadly accepted in principle and their form and massing and positioning on the site are important considerations in this.
- 9.33 The proposed buildings have been pushed back from the York Way site boundary during design development to allow the retention of all street trees. The scale and presence of these mature trees is particularly important to the character and identity of the estate, strongly reinforcing the York Way edge. The trees also serve an important townscape role in softening the visual effect of the change in scale between the proposed seven storey estate buildings and their surroundings on York Way, particularly helping to mediate the abrupt shift in scale where block B faces a locally listed terrace on York Way and around block C which reads as eight storeys in views from the south due to its raised ground floor and semi-basement.

- 9.34 The three buildings all take a 5-sided plan form but are irregular in size and shape and are sculpted to the specific conditions of their locations – to allow views into the estate from York Way so that the large greens are still visible, maintaining the estate’s sense of openness, and to avoid direct overlooking and reduce overshadowing of existing buildings. The shape of the buildings also allows for all new units to be dual aspect.
- 9.35 Buildings A and B both have a relatively small footprint with 4 residential units per floor clustered around a compact central core with a single lift. Building C is larger on plan and its core has two lifts serving 5 flats per floor. All three present a façade of consistent width and height to York Way, which is a compositional device, intended to establish a formal regularity and order to the group and narrow their frontages to reduce the perception of excessive bulk and from York Way. The semi-inset corner balconies help to articulate the building form and reduce the sense of bulk and width. They are expressed with equal emphasis around the buildings so that there are no formal ‘fronts’ and ‘backs’.
- 9.36 Building C has the most substantial and imposing mass of the three proposed point blocks. This is in part enabled by the widening of the site to the south, and the use of the change of level at the edge of the podium. The building’s merging with the low-rise split-level community centre and estate office help to accommodate the building within the surrounding landscape.

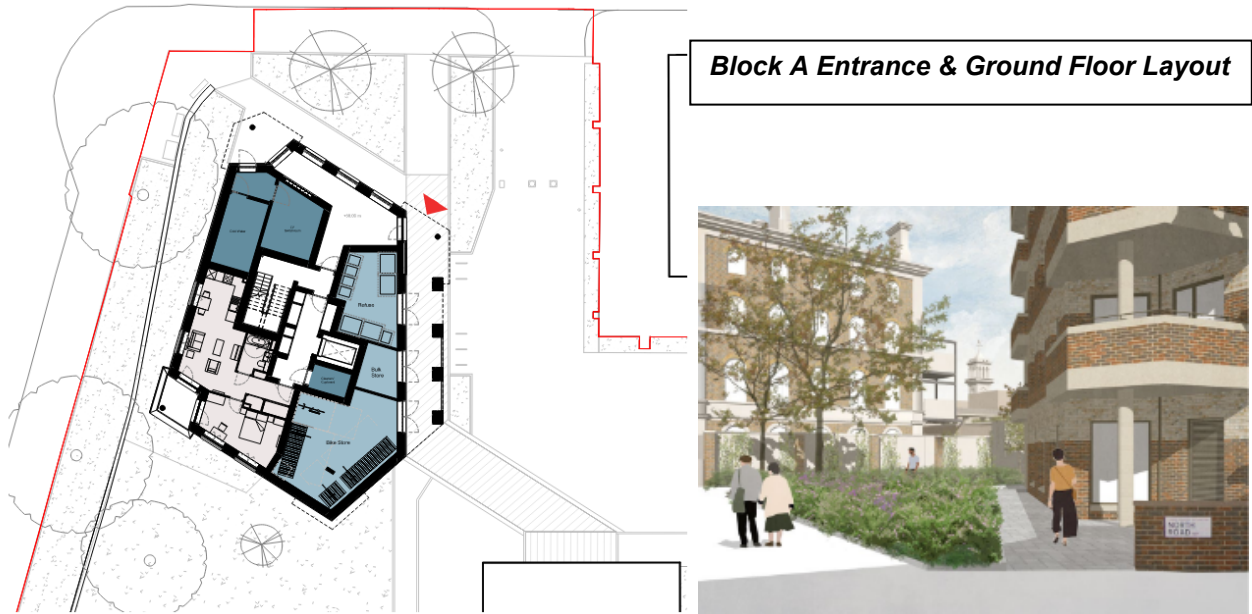


- 9.37 Building D, the family terrace, would sit on the eastern side of the estate on the central raised podium. It is a linear block on the north-south alignment between the gable ends of Lambfold and Penfields House and parallel with Kinefold on the site of the existing MUGA and playground. At four storeys, it has a more modest scale than existing neighbouring buildings, partly due to urban design and environmental considerations, and also as a result of structural loading limitations.

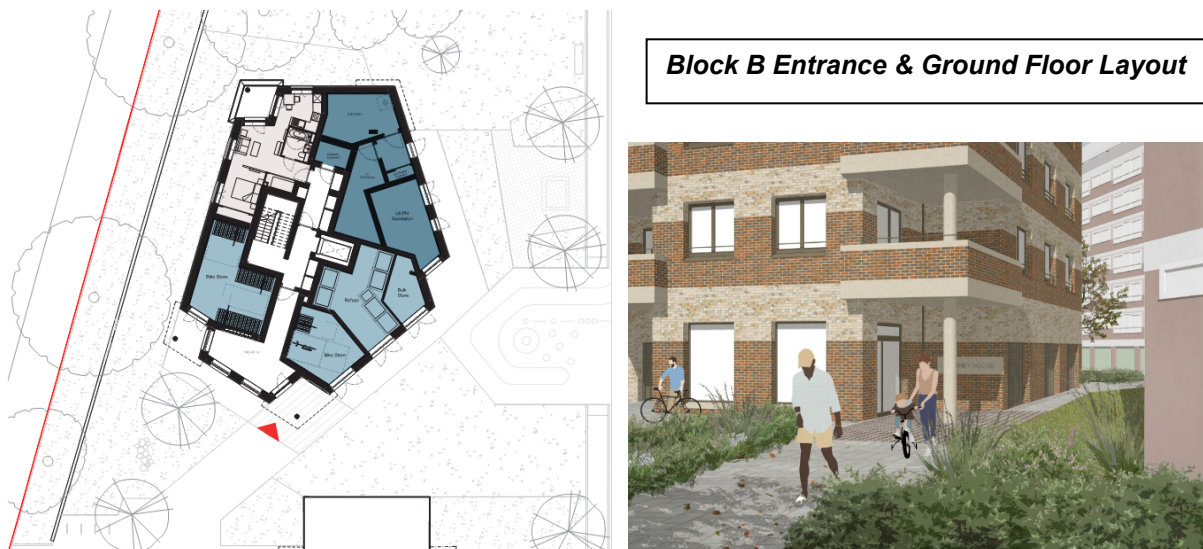
Public Realm, Access and Movement

- 9.38 Movement and circulation around the estate has been carefully considered with new building entrances positioned to maximise their benefit to addressing existing problems of legibility and sight lines, a lack of passive surveillance in some parts of the estate and inclusivity of access.

- 9.39 A key decision in the siting and layout of the new buildings has been about finding the balance between co-locating their entrances close to those of the existing buildings to help integrate and strengthen the sense of community while at the same time providing active frontage to the streets at the estate edges. The design of the new entrance lobbies has the potential to play a part in helping to reduce opportunities for anti-social behaviour by providing increased passive surveillance and upgraded lighting and surfacing at key locations around the estate. As proposed, each building has a different entrance strategy responding to the unique conditions of each and to achieve the optimal means of addressing all objectives.

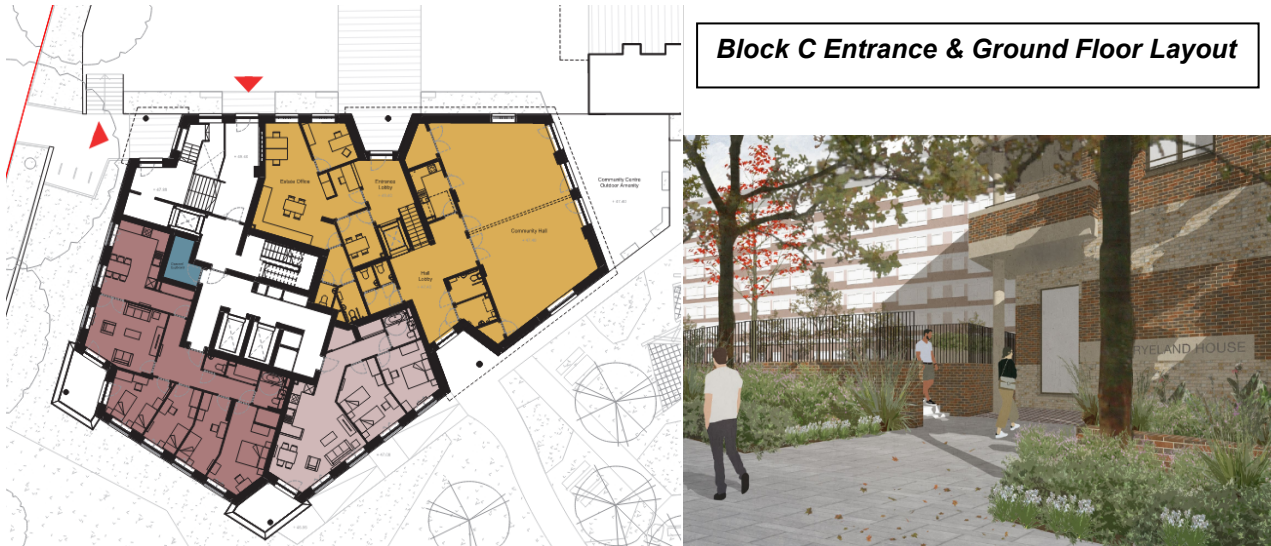


- 9.40 The entrance to block A is important in defining a new northern entrance to the estate. A new diagonal route on axis with the clocktower view wraps around the building from the corner of North Road/York Way along an extended frontage that maximises the degree of natural surveillance and draws pedestrians through the site into the main north-south spine along a colonnaded walkway.



- 9.41 The entrance to building B establishes a close relationship with the existing northern core of Kinefold House and, like block A, has a narrow elongated lobby providing a well-lit area for postal collection that is intended to maximise frontage and natural surveillance of the public realm outside of the building.

- 9.42 Block C has the most complex entrance arrangement because its main lobby can be accessed both directly from York Way to the west and from the north at the podium level a half storey higher. This gives it a very generous double height split-level entrance sequence that will significantly improve the active frontage to York Way and create a more legible and welcoming entrance to the estate on its western edge. The semi-basement bike storage also has direct access via double doors and an external ramp to the south of the building allowing bikes to be wheeled directly into the store without the need to use a lift. This level of ease and convenience of access should support the uptake of cycling.



- 9.43 The proposed new community centre adjacent to block C is also accessed at two levels with linked internal lobbies, one at podium level to the north and one relating to the entrance facing the southern green. The new facility would provide improved spaces for community use as well as mediating the level change across the estate to give an improved sense of permeability and flow. The gradient of the current external ramp between the podium and southern part of the estate is too steep to comply with Building Regulations but the landscape proposal for the southern green delivers a fully inclusive alternative route to negotiate the level change. The community centre entrances are announced by large portals in response to DRP advice that they were rather too understated and should be more prominent.

Landscape

- 9.44 The landscape design has an important role in integrating the new buildings into the existing estate layout, mitigating the loss of existing play provision and open space and providing renewed shared external amenity space that will benefit all residents. The play strategy provides for a variety of types of play for different age groups and a range of social meeting and gathering spaces. There has been a particular focus on introducing planting as part of the landscape improvements to the large, hard surfaced podium areas, which currently have a bleak and uninviting character in contrast to the greens to north and south.
- 9.45 The proposals also take advantage of the opportunity to repurpose what is currently a wide strip of tarmac on York Way that is beyond the low boundary wall but within the estate ownership. Reproviding it as a substantial green edge with attractive, dense planting serves firstly to help meet biodiversity and urban greening requirements and compensate for loss of estate open space. Second, it provides a streetscape benefit to the surrounding area by improving the visual amenity of the estate on York Way. Thirdly, it serves as a privacy buffer to the ground floor apartments in the new blocks located adjacent to York Way and provides an attractive edge to the buildings in the absence of active frontage. The details of the proposed kerbs, edges and planting to this element of the landscape proposals remain unresolved and will be subject to a condition (22) requiring further information to ensure its delivery given its importance to the acceptability of the

scheme, especially given that the buildings themselves will offer little activation of the public realm at ground level.

Materiality and Design

- 9.46 The language of the proposed buildings is rooted in the materials and expression of the existing estate in order to establish a collective identity and continuity whilst still allowing the new and existing buildings to be read as distinct phases of the estate's development. The horizontality, bands of contrasting colour, consistent raised window cill heights and simplified expression of the existing estate buildings are identified as defining aspects of character to be replicated in the proposed new buildings.



View of Block C from within Estate

- 9.47 Proposed blocks A to C are primarily faced in wide bands of a variegated brownish-red brick, responding to the colour of the brick of the existing estate, and alternating narrower, contrasting accent bands of white/buff brick above the windows and aligned with exposed precast concrete balcony slabs. The limited palette also applies to the pre-cast corner columns to balconies to achieve a robustness and simplicity in materials and detailing. A similar treatment applies to block D but with the brick colours inverted. Brick is also the material predominantly used in the buildings surrounding the estate so is a logical choice as a response to context.



View of Block D looking north

- 9.48 Windows are of regular repeating size throughout on the upper floors. The repetition is considered important to bring order, rhythm and a sense of unity to the irregular faceted forms. The pre-cast balconies are part inset and in the same tonal range as the bands of white/buff brickwork that they

are set within. The DRP expressed concern during design development that the degree of contrast in the coloured banding of the elevations could be overpowering and overly simplistic. They were ultimately satisfied that the fine tuning of the palette and detailing could overcome this concern. The unusually highly resolved level of design detail that accompanies the application gives confidence that the buildings will provide continuity with the existing estate, will be extremely robust and of high quality in themselves, and will age well.

- 9.49 The specification of materials and typical window and balcony details, bay studies, and other key details in the application documents are an important record of architectural design intent that underscores the care and consideration given to the detailed architectural resolution and commitment to delivering buildings of high quality. This is considered to assist in ensuring that the quality of design is carried through to the delivery of the development post planning. Nonetheless, further detail of materials will be required by condition (3) in the event of planning permission being granted. There is a similar level of detail and quality evident in some elements of the landscape proposals, such as the 'carpet' of coloured paving patterns defining the entrance to each new building, but overall, the landscape proposals are not resolved to the same level of detail as the architectural package and a more landscaping details would be required by condition (23).

Heritage Impact

- 9.50 The area of green space adjacent to the northern entrance in the north west corner of the estate is least constrained by the amenity impact on existing residents, but is also in the narrowest part of the site which, in combination with the absence of trees on the site boundary screening the proposed infill development, make it visually prominent and brings it into a more immediate relationship with the surrounding townscape. The neighbouring buildings here are two of the heritage assets of greatest relevance to the site - the grade II listed former Lion Pub at 24 North Road and the locally listed former Crown pub at 135 York Way. Therefore, the site of Block A presents the greatest challenges with respect to the need for a contextually sensitive response to the estate's surroundings.
- 9.51 The section of York Way to the north of Brecknock School is a distinct character area from the fine-grained terraces in residential use further to the south. The land uses, both historic and modern, are commercial and educational, and the buildings reflect this in their larger scale and coarser grain. The two former public house buildings are typical of this scale and grain in their robust form and bold architectural expression.



View of Block A with the locally listed Crown (in the background) and listed Lion (in foreground)

- 9.52 The Lion is one of four pavilion buildings of matching design and all with public house/hotel function that marked the corners of the former Metropolitan Cattle Market - two of the other three survive, the Lamb and White Horse, although also now converted to residential use. The fourth, the Black Bull, now demolished, was located on what is now a car parking area in the south east corner of

the estate. The locally listed former Crown public house hotel at 136 York Way was also designed in the same Italianate style by James Bunstone Bunning in 1855 and its retained facade terminates the view up North Road from the east.

- 9.53 A detailed commentary on the evolution of the design of block A is provided in the Design and Access Statement. The early proposal positioned the building according to townscape convention with facades defining the street edges of North Road and York Way, in order to 'hold' the corner, although set back 2m from the alignment of the north elevation of the Lion. It was identified that the building obstructed the last remaining view of the Grade II* listed Clocktower from York Way, an important historic landmark structure, views to which are protected by Development Management policy DM2.4 and DM2.5. The impact on the setting of the Lion was also raised as a concern by the DRP along with a lack of ground floor active frontage.
- 9.54 The building was re-modelled by angling away the façade aligned to North Road to allow the retention of a partial view to the Clocktower. The proposal now allows a 'glimpsed' view available from a single point on York Way rather than the 15m section from which the Clocktower can currently be viewed. Nonetheless, the partial retention of the view is welcome and the loss of the extent of the view is part compensated by the minor positive effect of the way that Block A serves to frame the view and draw attention to it through the orientation of the building and landscape to reinforce the view path.



Retained view of Clocktower alongside Block A

- 9.55 The remodelling of the proposed building creates an acute angled form that also changes its spatial relationship to North Road and to the two former pub buildings that it sits between. Following the final Chair's review, the DRP remained of the view that at six storeys with set-back seventh, the height of block A, was excessive. Officers have given careful consideration to this view in applying the advice set out in the Historic England advice GPA3, The Setting of Heritage Assets in order to arrive at an understanding of the extent to which the proposal enhances or detracts from the significance of the heritage asset and the ability to appreciate it.
- 9.56 The significance of the four corner pavilion buildings of which The Lion is one, lies in the historic relationship to the Clocktower that marked the centre of the market - a designed setting which includes intended lines-of-sight. The principal facades of the Lion face north and east indicating that the views of the corner pavilions as orientating marker points seen from within the market were important. The assessment that the height of the proposed block A is harmful to the setting of The Lion and the ability to appreciate its significance derives from the view that placing a building of greater height in its vicinity diminishes its prominence in relation to its surroundings and thus, its role as a marker building. In this view, the removal of an intermediate storey would make block A

correspond more closely in height and massing to The Lion and would respond to the datum of its heavy cornice line, so maintaining the dominance of the Lion's scale in the view from York Way.

- 9.57 There are a number of other considerations that need to be considered in relation to the heritage impacts of the proposed Building A. The position of Block A at a distance of 15m from the Lion at its closest point, allows the listed building to be read as a separate and distinct entity. This relative generosity of space maintains the existing sense of permeability and porosity around it. Block A is itself an object building that breaks away from the street-based surrounding townscape so defining a different spatial relationship with its neighbours compared to, for example, the modern development to the east of The Lion on North Road. For this reason, it is not considered to encroach on the setting of the listed building to a harmful degree.
- 9.58 The re-modelling of block A to create an acute angled form that cuts away from North Road to maintain a view to the Clocktower also creates a deferential relationship to The Lion. Block A is set back circa 12m from the street, at its closest point to the Lion, revealing the western elevation in this view. The view along North Road from the east demonstrates that the set back of block A from the street is also sufficient to avoid it impinging on the appreciation of the reciprocal relationship between the robust Italianate design of The Lion and The Crown that is most evident in this view.
- 9.59 As previously noted, the DRP had raised concern that the proposed architectural treatment of the three villas may be too overpowering and strident. Whilst they agreed that the proposed new buildings should relate clearly to the existing modernist architecture of the estate, the DRP also felt that the new infill buildings present an opportunity to moderate its uncompromising rigidity at its edges where a greater acknowledgement of the wider townscape is required. As such, there is a softening of the degree of contrast between the darker and lighter brick bands of the palette of the proposed new buildings relative to the starkness of contrast in the existing estate buildings. The proposed buildings also feature windows as a regular array of punched openings in the brickwork, mediating between the language of the estate and historic buildings.
- 9.60 There is perhaps an assertiveness to the architectural expression to Block A that sits awkwardly between The Lion and The Crown but overall, the robustness in expression of the historic buildings and strength of the reciprocal relationship between them stands up to the rigour and purposefulness of the proposed new building. The distinctiveness of the treatment of block A also has the beneficial effect of reinforcing its reading as part of a group of new buildings that are of the estate and distinct from the surviving group of nineteenth century buildings.
- 9.61 In conclusion, whilst the presence of block A may detract to a degree from the visual dominance of The Lion, the effect is counterbalanced by the fact that, in its form and placement on the site, which is reinforced by the landscape proposals, and in its complimentary architectural treatment, the new development is considered to support the interpretation and promotion to the public of the heritage asset as a focal point building, adding to the public experience of the asset.

Response to DRP

- 9.62 Many of the points raised by the DRP have been addressed in the sections above as part of the design and heritage assessment. Some of the outstanding points not addressed above are considered here. The Panel identified several areas of concern regarding landscape and external works. These include neglecting to incorporate visual improvements to the utilitarian garage doors and to the imposing security fences to the rear of Penfield and Lambfold. While the security fences will be maintained for safety reasons with further consideration as part of the Secured by Design accreditation (*condition 31*), improvements to the aesthetic of the garage doors would be required through the submission of further details as part of condition (*35*).
- 9.63 A further point raised by the Panel concerned the entrance and threshold space to homes on the ground floor of Block D which should be designed to better support those residents in making use of the space and taking responsibility for its upkeep. Further details would be required through the landscape condition (*22*). Concerns also remained about the sense of safety and legibility of the

pedestrian experience in a key nodal point of the estate around the southern core and undercroft space of Kinefold, at the intersection of ramps up to the podium from the south. This is identified as a critical area of the estate that deserves careful thought and attention in the development of the hard landscape and lighting proposals. Improvements to the communal entrances of the existing buildings in general would also serve to improve legibility and would help to integrate the old with the new. Some indicative proposals for improvements to the entrances have been submitted with the application but further details would be required by condition (34) in the event of planning permission being granted.

- 9.63 The applicant has also confirmed that a number of major works to existing blocks are proposed, though these fall outside of the scope of the application. These include a new district heating system, a new front entrance and communal fire doors, ventilation system works, replacement of existing roofs, upgrade of the common parts (flooring, lighting, decorations, ceilings), landlord's electrical remedial works and lift refurbishment works. The applicant has confirmed that whilst the ambition for most of these works is that they are completed in 2021-2022, due to the volume of work planned and delays associated with the COVID pandemic and funding, some of these may slip to 2022-2023.
- 9.64 The Panel also raised concerns about the need for mechanical ventilation to dwellings fronting York Way. This is mainly due to the limitations of opening windows to a busy road and this has been considered by the Council's Public Protection and Energy Teams. While some mechanical ventilation may be required to prevent overheating, conditions 11 and 14 are recommended to address potential noise impacts on future residents. The elevation design of the south-east facing units of Block A were also identified for review because they are not dual aspect and should be re-designed to accommodate an additional window to optimise passive cross-ventilation. This has now been incorporated into an amended design.
- 9.65 Finally, the panel acknowledge that it was currently difficult to find alternatives to the use of concrete and that seeking to minimise its carbon content is a suitable carbon reduction target. Each different type of concrete could be separately targeted for carbon reduction. Consideration of embodied energy should also inform the selection of bricks given their extensive use within the proposal. This would be considered in more depth as part of the Green Procurement Plan by requiring further detail to be submitted as part of condition 3.

Conclusion

- 9.66 The application proposes well-designed new buildings that are considered to mediate successfully between the architecture of the existing estate and the built-form of the surrounding streetscape. The proposal makes a positive contribution to the townscape and public realm while suitably protecting surrounding heritage assets. In terms of design and appearance, heritage and conservation, the proposal is considered to be in accordance with London Plan Policies D1, D2 and HC1, Islington Core Strategy Policies CS8 and CS9, Development Management Policies 2013 DM2.1, 2.3, 2.4 and 2.5 and emerging Local Plan DH1, DH2 and DH3 as well as Islington's Urban Design Guide (2017) and Historic England advice GPA3 (The Setting of Heritage Assets).

Housing Mix and Quality of Accommodation

- 9.67 Development Management Policy DM3.1 and emerging Local Plan Policy H2 provides recommendations on housing mix for social rented accommodation. The latest research on housing needs by tenure, which is reflected in emerging policy H2, stipulates that for social rented tenure, which is the category proposed in the application, the higher demand is for 2-bed units with slightly less demand for 1- and 3-bed dwellings. This assessment is slightly different from adopted policy DM3.1, in which table 3.1 showed a higher demand for 4 bedroom units, followed by 3 bedroom.
- 9.68 A high proportion of studio flats are proposed (19%). The emerging policy, in paragraph 3.34 is clear that studio and bedsit units are not a priority housing size mix across any affordable or market tenures, and will not be permitted unless specific exceptional circumstances are demonstrated,

including demonstrating that studio/bedsit units form a very small proportion of the housing mix of a development proposal, both overall and/or in any constituent market or affordable element. It is noted that there is a particular City of London scheme providing accommodation for existing tenants, which results in the need for this high percentage of studio units. The predominant housing types are 1-, 2- and 3-bed units, for which there is an identified need.

9.69 The proposed housing mix is as follows:

Unit Type	Unit No.	Unit Mix (%)	Total Hab. Rooms	Hab. Room Mix (%)
Studios	17	19%	17	6%
1 beds	25	27%	50	18%
2 beds	21	23%	63	23%
3 beds	25	27%	125	46%
4 beds	3	3%	18	7%
Total	91		273	

- 9.70 London Plan Policy D6 requires housing development to be of high-quality design and provide adequately-sized rooms (in accordance with Table 3.1 in the London Plan) with comfortable and functional layouts, which are fit for purpose and meet the needs of Londoners without differentiating between tenures. The policy also requires qualitative aspects of a development to be addressed to ensure successful sustainable housing. Moreover, housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. Finally, the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
- 9.71 Islington's 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. Policy DM3.4 (part D (i)) states that 'new residential units are required to provide dual aspect accommodation, unless exceptional circumstances can be demonstrated.
- 9.72 The Design and Access Statement, area schedules and Inclusive Access Strategy set out in detail the layout and size of proposed units and accessibility across the new buildings and the wider estate. All units are set out in accordance with national space standards as well as space standards specified in the London Plan and Development Management Policies. The studio units exceed 40sqm, the 1-bed units exceed 50sqm, the 2-bed units exceed 70sqm, the 3-bed units exceed 86sqm and the maisonettes and 4-bed units generally exceed 100sqm. All units are dual-aspect to provide appropriate daylight and sunlight within the proposed units and consideration has been given to the location and detail of proposed fenestration and glazing across the new buildings to reduce overheating and where required, external shutters are proposed on upper level apartments.
- 9.73 Policy D7 of the London Plan expects at least 10% of dwellings to be Part M(3) 'wheelchair user' dwellings, with the remaining 90% to be Part M(2) 'accessible and adaptable' dwellings. The proposals accord with Policy D7 of the London Plan by providing 10 wheelchair-accessible units in Block C which equates to 11% of proposed units. The remaining units in the proposed blocks would be compliant with Part M(2) 'accessible and adaptable' dwellings. It is proposed that 2 electric charging points are provided, which amounts to 20% of the provision from the outset, and the remainder of the 8 Blue Badge spaces will be capable of electric vehicle charging to be installed in the future.
- 9.74 London Plan policy D6 advises that a minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. Policy DM3.5 (Amenity Space) of the Development Management Policies Document 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 15 sqm on the ground floor for 1-2 person dwellings. For each additional occupant, an extra 1 sqm is required on upper floors and 5 square metres on ground floor level with a minimum of 30 sqm for family housing. These standards are higher than the London Plan requirements.

- 9.75 Policy DM3.5 acknowledges that there may be exceptional circumstances where external amenity space may not be practical and advises that this can be offset by various mitigating factors such as the quality of the proposed development, access to communal amenity space and wider planning benefits. Private amenity space has been provided for all units in the form of a garden for the ground floor units and balconies and roof terraces for the upper floors. All private amenity space exceed the standards set out in the London Plan.
- 9.76 Typical balconies are inset and positioned on the corners of each building to provide dual aspect amenity and are proportioned to exceed to the 1500mm width as required in the London Plan. The sixth floor of blocks A, B and C are setback to breakdown the overall massing and perception of height. As a result, the units at this level benefit from access to large roof terraces. Within Block D, the ground floor maisonettes will have access to rear gardens overlooking Caledonian Park. The upper floor maisonettes will have access to roof terraces.
- 9.77 However, due to the constraints of the site, the amenity space for the ground floor units falls slightly below the standards detailed in Policy DM3.5. To provide the additional ground floor amenity space of 15 sqm and 30 sqm for family houses is considered to be a challenge here as at Block A this would result in the loss of communal open lawn area and at Block B this would result in the loss of an existing tree of value. Therefore, in order to protect existing amenity space and trees, two proposed ground floor units would have slightly reduced amounts of private amenity space. Moreover, the proximity and quality of communal amenity space immediately in front of these units contribute to the acceptability of this shortfall.
- 9.78 At Building D, the additional space requirement for 30 sqm would require the building to be moved further forward and closer to Kinefold House which could result in the loss of amenity for existing residents from overlooking. The shortfall is considered offset by the extensive communal amenity space provided with the Estate and the close proximity and accessibility of alternative amenity space at Caledonian Park. Accordingly, it is considered that a balanced approach has been taken to private amenity space, which meets London Plan standards whilst ensuring extensive communal space is provided and the open character of the existing Estate is maintained with the proposals.

Play space

- 9.79 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 minimum of 10 sqm of suitable child playspace per child for new developments, with Islington's Development Management Policy DM3.6 setting a minimum of 5 sqm. An existing MUGA area and playground totalling 553 sqm will be redeveloped as part of the provision of Building D. In accordance with Policy DM3.6 the existing quantum of play space should be reprovided as well as additional play space needed to accommodate child yield and space requirements for the new units.
- 9.80 Based on the proposed unit mix, the GLA child yield calculator suggests that 90.9 children are expected. Applying the London Plan standard of 10sqm per child, the proposals should provide a minimum of 908.7 sqm of informal and formal playspace as well as the existing 553sqm that will be lost through redevelopment. The proposal seeks to provide a total of 1444.78sqm of formal play space. Taking into account informal opportunities for play including the lawns, the proposed play street and incidental play features across the site, as well as private garden and terrace spaces, the standards for play space required by the London Plan are met by the proposed play strategy and significantly exceed DM3.6 requirements.

- 9.81 The MUGA is not reprovided as these tend to attract predominantly male users and the existing MUGA is the subject of many complaints about anti-social behaviour. Residents are instead encouraged to use the free of charge multi-games pitch, which is located within Caledonian Park adjoining the south eastern corner of the estate. Additionally other MUGAs and sports pitches within 800m of the site include: Market Road 3G Pitches, Goodinge Road MUGA, Market Road Gardens, Roman Way MUGA, Bingfield Park MUGA, Camden Square Gardens MUGA, Cantelowes Gardens 3G Pitches, Torriano Estate MUGA, Hilldrop Lane MUGA, Belmore Lane MUGA and the Maiden Lane Estate MUGA.
- 9.82 To address the loss of the MUGA, two alternative play areas are provided as part of the play space provision including a playspace for younger children on the eastern podium and a larger play area suitable for older children, teens and all ages on the western podium. Overall, it is considered that the proposed private amenity space and play space is in compliance with development plan policies whilst maximising the provision of the affordable housing on the site. The proposal provides an acceptable housing mix and good quality residential accommodation for future occupiers, in accordance with relevant policies, in particular DM3.1, DM3.4, DM3.5 and DM3.6, emerging Local Plan Policy H2 and London Plan Policies D6 and D7.

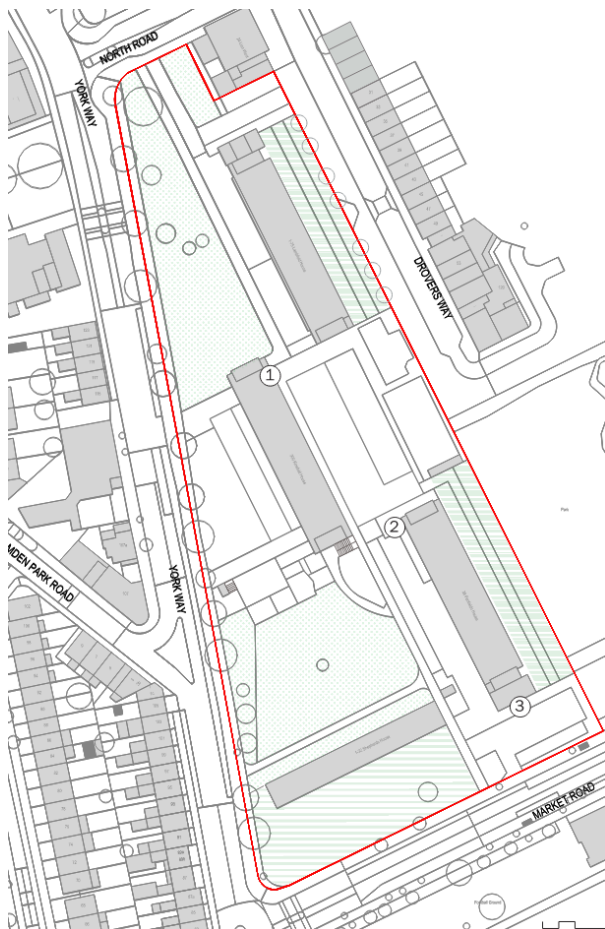
Trees and landscaping

- 9.83 Development Management Policy DM6.3 protects open space by not permitting development on semi-private amenity spaces, including open space within housing estates and other similar spaces in the borough not designated as public open space, unless the loss of amenity space is compensated and the development has over-riding planning benefits. Moreover, trees, shrubs and vegetation are protected by policy, specifically Policy DM6.5 which states that any loss of or damage to trees, or adverse effects on their growing conditions, will only be permitted where there are over-riding planning benefits, must be agreed with the council and suitably reprovided. Moreover, that the council will refuse permission or consent for the removal of protected trees (TPO trees, and trees within a conservation area) and for proposals that would have a detrimental impact on the health of protected trees.
- 9.84 Emerging Local Plan Policy G2 also protects open space on housing estates. Where development is proposed on open spaces on housing estates, on-site re-provision of the same quantum of space of an improved quality is encouraged. Proposals which lead to a net loss but which will re-provide a quantum of on-site open space which is both functional and useable may be acceptable where: (i) the lesser amount of space is of a higher quality; (ii) multi-functional use of the space is encouraged, for example use as play space and/or climate change mitigation; (iii) permeability and connectivity within and between spaces is improved, ensuring that the space remains substantially undeveloped and open, and that accessibility to the general public is improved; (iv) rationalisation of estate car parking has been fully explored, in order to offset the loss of open space as far as possible and in accordance with the Council's car-free policy. Where the existing estate car parking has not been rationalised as part of the proposal, robust justification must be provided to explain why.
- 9.85 London Plan Policy G5 is also of relevance. The policy requires for major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage to increase the overall urban greening factor of sites.
- 9.86 As discussed in the land use section of this report, there is a considerable amount of open space on the estate, the vast majority of which is hardstanding and grassland of limited biodiversity value. While these spaces have amenity value for residents, the development provides the opportunity to increase the biodiversity and ecological value of the estate while also providing new and improved amenity areas including play space and growing gardens. The proposed landscape design is formed on the principles of maintaining views along York Way, improving pedestrian experience throughout the York Way Estate and increasing urban greening, biodiversity and horticultural

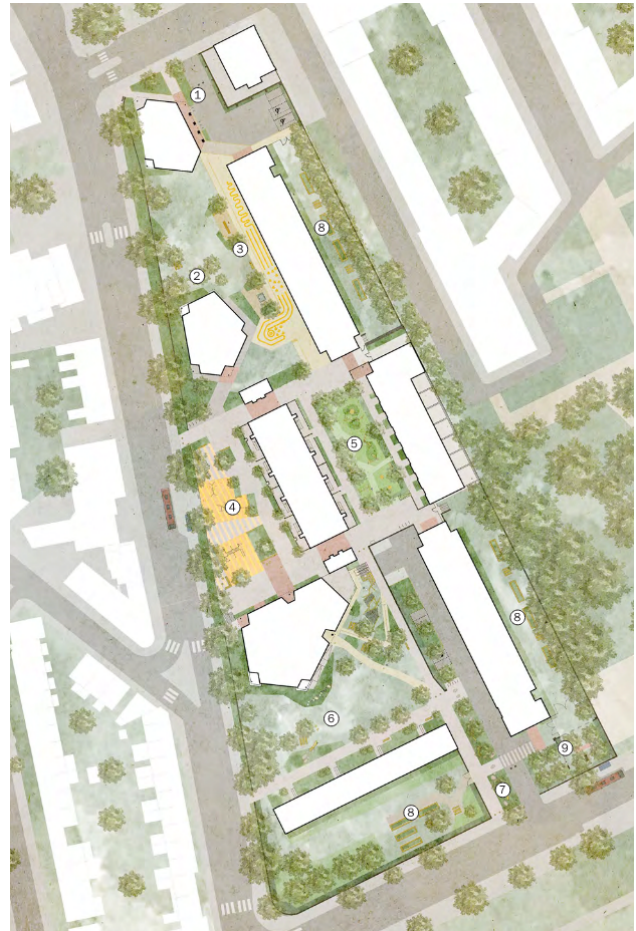
interest on the site. The character of the existing open lawns would be maintained, supplemented with additional trees and plants to mediate the threshold with the new buildings. A new social heart is proposed on the podiums at the centre of the estate, defined by play and fitness opportunities, meeting and social spaces and new planting and trees.

9.87 In terms of tree planting, the landscape strategy is well-considered and developed with 74 new trees being planted to mitigate against the loss of 6 existing trees. The proposed scheme seeks to provide a net gain in biodiversity through a planting strategy that includes the provision of new native trees with a variety of species as detailed in the planting strategy to replace the existing trees in accordance with the right tree, right place principles. Further details around tree species would be required by condition (23).

9.88 The proposed landscape strategy is shown on plan below:



Existing Estate



Landscape / Planting Strategy

9.89 Given the size of the estate and the open space around it, the landscaping can be separated into various areas of distinct character and function. The northern entrance to the site is characterised by the new Building A adjacent to the former Lion public house. To reinforce the view of the listed clocktower, a path leading into the estate from York Way follows the direction of the view. A second pedestrian pathway off North Road runs parallel to the delivery and service vehicle entrance. Planting alongside the paths lead the way and is considered to provide a green and pleasant pedestrian environment. The line of tree planting along York Way is continued onto North Road framing the pedestrian entrances, as shown below:



Northern Entrance into Estate

- 9.90 The northern end of York Way Estate is currently characterised by a large open lawn to the west of Lambfold House with a service road running along its edge. Vehicular access for servicing and to the garages below Lambfold House is retained. Expected vehicle movements on this street will be down to 21 cars per day only and it is therefore proposed the service road will be reduced in its width, acting as shared surface with pedestrians and transformed into a 'play street' with playful patterns and adjacent play incidents to activate this otherwise under-used space. This extends the open lawns eastwards, maximising green cover and flexible amenity lawn.

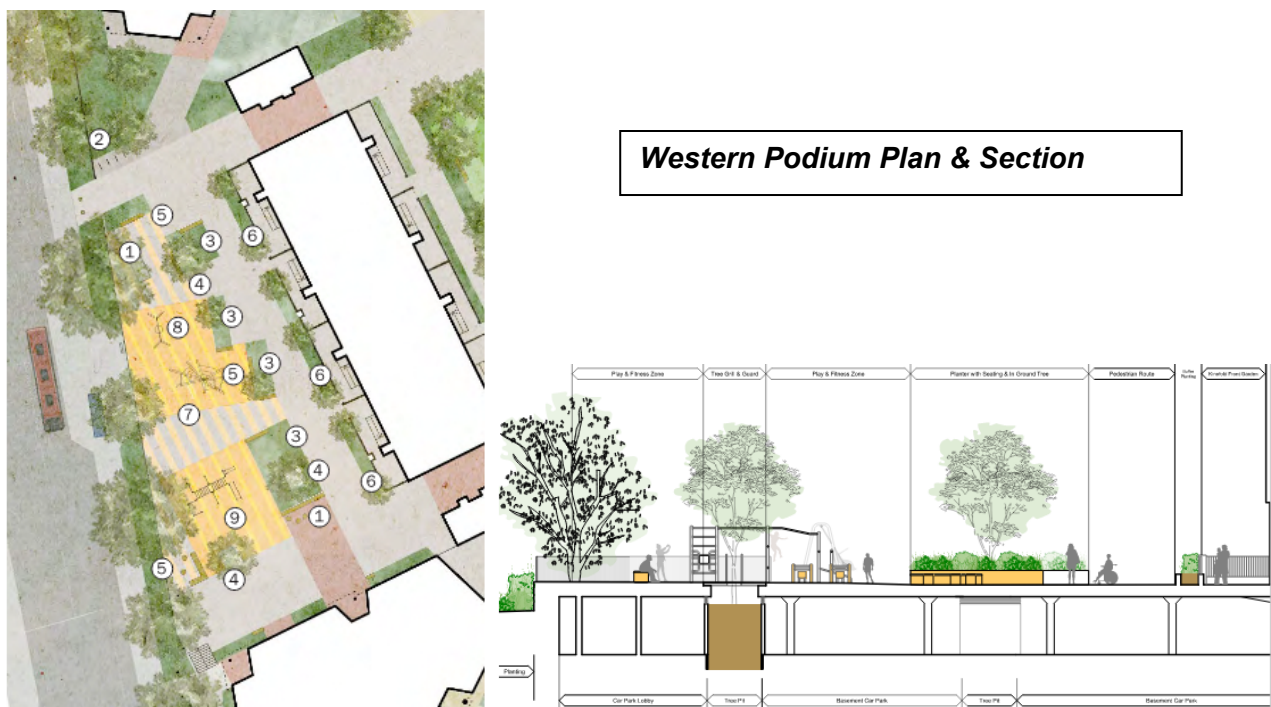


Proposed Play Street and Northern Lawn

- 9.91 Playful patterns would allow for games along the length of the street. At its northern end, a raised table acts as a signal to vehicles to slow and acknowledge a pedestrian priority. Play stations would be nestled in planting along the edge of the lawns, with further details required by condition (23). Heath planting holds picnic and seating areas at the perimeter of the open landscape, which is otherwise left to maintain its open character and flexible use. Planting adds biodiversity and interest, encouraging use and dwelling in the space. Buffer planting with robust hedges and mixed

perennials will be used to create privacy thresholds to Buildings A and B towards the lawns. The 'play' street then leads to the 'heart' of the estate on the two central podiums.

- 9.92 Proposals for the western podium seek to activate this hard landscaped space for use by all residents. There are two important east-west connections from York Way to into the estate, which are retained. Cycle parking is provided by the entrances. The podium enjoys passive surveillance from Buildings B and C, including the estate office, as well as Kinefold House. It also benefits from good levels of sunlight throughout the day. Therefore, a portion of the formal play provision required for juniors and teens, as well as fitness features for all ages is proposed here.
- 9.93 Pedestrian paths lead around all four sides of the central play space and vehicular access (refuse collection only) occurs along the northern edge of the podium. Raised planters with seating define edges and add greening and biodiversity. Additional buffer planting is introduced along the private patios of the ground floor of the existing and proposed flats around the play spaces on the podium. Further soft landscaping interventions also provide structure to the open space, creating a buffer between the activities of the play and fitness area and the residents of Kinefold House and Block C. Colourful play surface materials and play features are integrated to give further animation and character to the space. A further play areas is proposed to the south of the community centre.



- 9.94 As part of the natural ventilation strategy for the underground car park below the podium, openings in the slab are proposed in selected locations with in-ground tree planters emerging through. Growing in very large planters these trees have the opportunity to become large, giving a special character to the space. Further details would be required as part of the landscaping condition in the event of planning permission being granted.
- 9.95 The proposals for the eastern podium would create a formal play space for younger children (up to 5 years) with seating and socialising opportunities for adults. Careful consideration has been given with regards to play activity and sunlight. Pedestrian paths lead around all four sides of the play space. The space provides integrated doorstep play space under excellent passive surveillance. Raised planters with seating define edges and add much needed greening. These planted edges provide security for younger children, whilst avoiding fences and maintaining visual openness. Four non-gated entrance points provide access to the central play area. Additional buffer planting is introduced along the private patios of ground floor Kinefold House flats and the new maisonettes.



Eastern Podium Plan & Visual



- 9.96 The southern lawn between Shepherds House and Building C would retain its open character, with planting of trees and heath-inspired species predominantly at the edges. The most significant development is the introduction of an accessible route (1:21 gradient) linking the lawn area to the podium at a higher level. Presently the ramp to the podium has a 1:17 gradient and is not building regulation compliant without handrails or landings.



Southern Lawns

- 9.97 The new route is integrated into the landscape and provides direct pedestrian access from the southern entrance towards the Community Centre. Climbing and play features would be integrated into the gentle bank providing recreation for all ages. New seating provides socialising opportunities just outside the Community Centre. The new route is fully accessible and provides access into the open lawn for wheelchair users. A rain garden has been proposed in the south western edge of the lawns in coordination with the sustainable drainage strategy developed for the overall site. The rain garden strengthens the edge of the lawn and diverts a potential desire line directly from York Way to the podium.
- 9.98 To the south-east of the estate, the current car park area would be converted to a green landscaped garden and as an orchard for residents. Responding to challenging conditions along Market Road, hedges and a low fence line are proposed to suggest its private nature and use, only for the resident of the estate. To the south of Shepherd House, and to the east of Lambfold and Penfield House,

three additional areas are proposed for community gardening. In each, suggested location planters will be located away from the ground floor residents and a privacy buffer created with boundary planting.



Southern Lawns & Entrance

- 9.99 A number of points were raised by the Council's Tree Officers and Sustainability Officer during the consultation about the proposed landscaping. In particular, the increased canopy cover and tree planting as well as the reduced hardstanding was commended. While the increased Urban Greening Factor from the existing 0.23 to the proposed 0.35 was welcomed, it was questioned whether more could be done to further increase biodiversity across the site. It is acknowledged that in seeking to maximise biodiversity that there is also a balance to be struck in terms of maintaining the open lawns, which although not contributing greatly towards biodiversity, are valued amenity spaces on the estate. However, a condition is recommended (condition 37) to require the developer to further investigate the potential to achieve an Urban Greening Factor of 0.4.
- 9.100 The Tree Officer also considered that the opportunity should not be missed to provide further tree planting and green infrastructure into the actual structural design of the proposed new buildings with green walls/roofs and/or vertical tree planting. It should be noted that green roofs and blue roofs are proposed to the new buildings. It is considered that the inclusion of additional SUDS, tree pits and rain gardens new species-rich grassland in the areas south of Shepherds House, east of Penfield's House, and east of Lambfold House could restrict the usability of these areas for resident activities. Notwithstanding this, further details would be required through conditions 7, 17 and 22 to ensure that biodiversity, ecology and water-retention are maximised across the estate.
- 9.101 It can be confirmed that the proposed landscaping and amenity space on the estate is of a higher quality, with well-considered multi-functional use of the spaces proposed. The proposal also includes improved permeability and connectivity within and between spaces and has been developed alongside a rationalisation of estate car parking as required by policy. It can be confirmed that the proposal is of the highest quality, providing a well-considered and contextual landscape strategy with sufficient tree planting and well-designed garden space in accordance with Development Management Policies DM6.3 and DM6.5 as well as emerging Local Plan Policy G2 and London Plan Policy G5.

Neighbouring Amenity

- 9.102 The Development Plan contains policies which seek to appropriately safeguard the amenities of residential occupiers when considering new development. London Plan Policy D6 identifies that the design of development should provide sufficient daylight and sunlight to surrounding housing

that is appropriate to its context, whilst minimising overshadowing and maximising the usability of outside amenity space. Policy DM2.1 of the Development Management Policies (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.

Daylight/sunlight

- 9.103 In general, for assessing the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) Guidelines are 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. 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”.

- 9.104 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”.

- 9.105 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).*

- 9.106 The BRE Guidelines state (paragraph 2.1.4) that the maximum VSC value achievable is almost 40% for a completely unobstructed vertical wall. 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 its 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.”

- 9.107 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”.

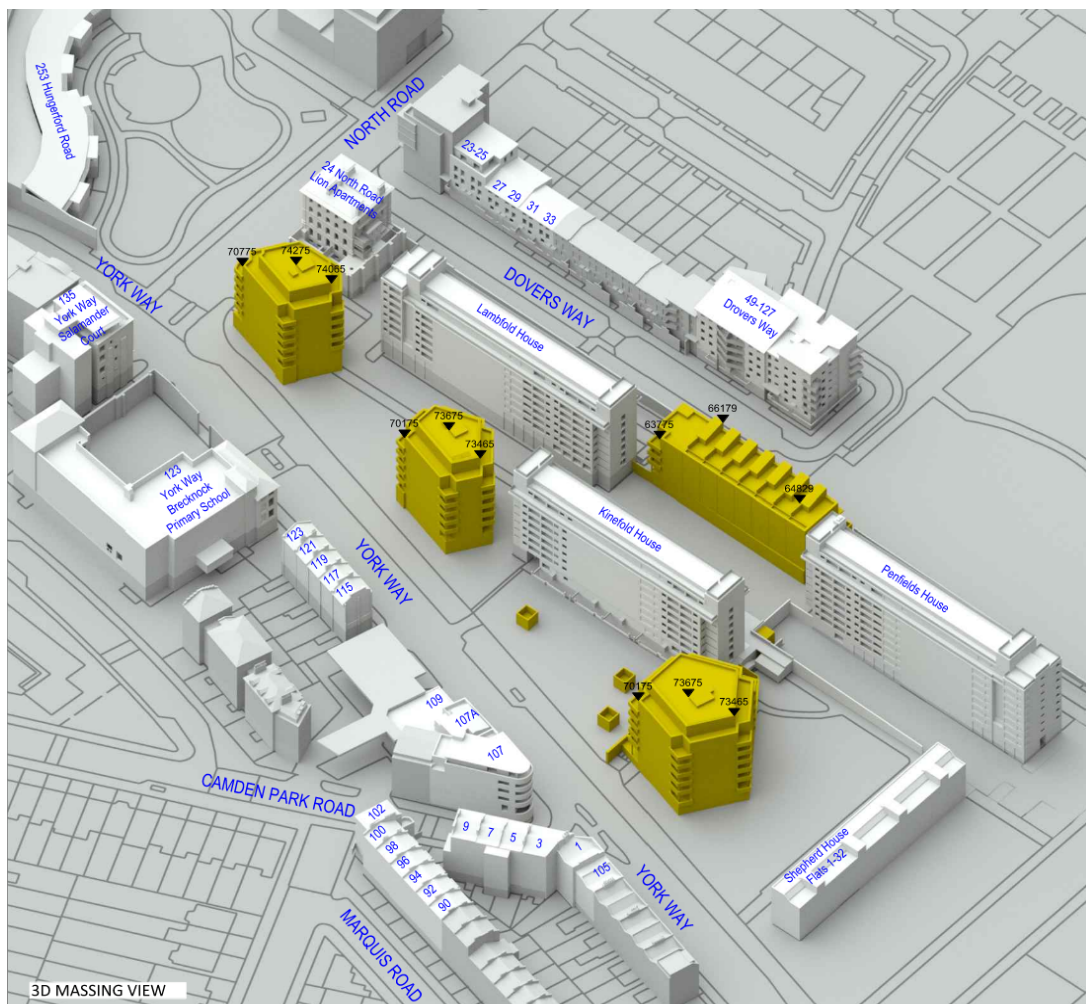
- 9.108 Sunlight: The BRE Guidelines (2011) state in relation to sunlight at paragraph 3.2.11:

“If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° 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.”*

Analysis of Daylight Impact on Affected Properties:

9.109 A Daylight & Sunlight Report has been submitted by the applicant. The report considers the impact on all the surrounding residential windows facing the application site, which include dwellings on Drovers Way, North Road, York Way and properties within the estate itself in Lambfold House, Kinefold House, Penfield House and Shepherd House. While some impacts would be experienced in terms of loss of daylight to existing dwellings on the estate as well as some surrounding dwellings, the impacts are considered to have been kept to an acceptable level. The axonometric view below shows the proposed buildings in situ and their relationship with existing built-form and consequently existing dwellings in the surrounding area.



Axonometric view of proposed development and surrounding properties

Drovers Way

- 9.110 A number of residential properties on Drovers Way, within the Market Estate, face York Way Estate. Those closest to Block D, which is the building along the estate's eastern boundary closest to the Market Estate, would be affected by the proposed development in terms of loss of daylight and sunlight. The impacts on daylight of properties on Drovers Way have been assessed and are shown below:

			Vertical Component			Sky No Sky Line (Daylight Distribution)		
49-127 Drovers Way	Room / Window	Room use	Existing (%)	Proposed (%)	Percentage reduction in VSC	Previous sq ft	Proposed sq ft	Percentage reduction Daylight Distribution
Ground Floor	R1/W1	Bedroom	24.41	22.65	7%	4.5	4.5	0%
Ground Floor	R2/W2	LKD	5.91	3.79	36%	4.37	4.24	3%
Ground Floor	R3/W1	Bedroom	9.31	6.80	27%	5.25	4.91	7%
Ground Floor	R4/W4	Bedroom	25.6	22.61	12%	5.94	5.07	15%
Ground Floor	R6/W11	LKD	26.25	21.78	17%	12.18	5.91	51%
Ground Floor	R8/W13	Bedroom	27.2	22.25	18%	10.10	9.68	4%
Ground Floor	R8/W14	Bedroom	25.08	24.0	4%			
Ground Floor	R9/W15	Bedroom	34.58	33.97	1%	12.39	12.39	0%
Ground Floor	R9/W16	Bedroom	34.94	34.41	0%			

- 9.111 Only two of the windows in an apartment building in Drovers Way would experience noticeable losses of daylight as measured by the VSC. However, the corresponding daylight distribution of the rooms that they serve would not result in noticeable losses of daylight. One of the rooms in this apartment building would however experience noticeable losses of daylight distribution, partly because of the small size of the window relative to the deep floor plan of the room itself.

24 North Road (The old Lion pub)

- 9.112 The former Lion pub which has been converted to residential accommodation is in relatively close proximity to proposed Block A and thus residential occupiers would experience some losses of daylight as a result of the development, as detailed in the below table.

			Vertical Sky Component			No Sky Line (Daylight Distribution)		
24 North Road	Room / Window	Room use	Existing (%)	Proposed (%)	Percentage reduction in VSC	Previous sq ft	Proposed sq ft	Percentage reduction Daylight Distribution
Basement	R3/W4	Bedroom	9.81	7.44	24%	4.81	3.98	17%
Ground Floor	R1/W1	Unknown	34.64	34.64	0%	30.30	29.72	2%
Ground Floor	R1/W2	Unknown	34.63	34.63	0%			
Ground Floor	R1/W3	Unknown	34.53	34.53	0%			
Ground Floor	R1/W4	Unknown	31.15	22.98	26%			
Ground Floor	R1/W5	Unknown	31.89	22.8	29%			
Ground Floor	R2/W6	Kitchen	31.79	21.88	31%	19.2	12.95	33%
Ground Floor	R3/W7	Living Room	32.88	21.30	35%	26.02	24.72	5%
Ground Floor	R3/W8	Living Room	31.80	21.16	37%			
Ground Floor	R4/W9	KD	14.77	14.61	1%	32.1	27.09	16%
Ground Floor	R4/W10	KD	9	9	0%			
Ground Floor	R4/W11	KD	66.34	56.99	N/A			
24 North Road (1st floor)	Room / Window	Room use	Existing (%)	Proposed (%)	Percentage reduction in VSC	Previous sq ft	Proposed sq ft	Percentage reduction Daylight Distribution
First Floor	R1/W1	Living Room	35.06	35.06	0%	30.13	29.78	2%
First Floor	R1/W2	Living Room	35.11	35.11	0%			
First Floor	R1/W3	Living Room	35.01	26.98	23%			

First Floor	R1/W4	Living Room	35.02	26.02	26%			
First Floor	R2/W5	Kitchen	34.92	24.99	28%	6.06	5.59	8%
First Floor	R3/W6	Bedroom	34.77	24.05	31%	8.2	7.2	12%
First Floor	R4/W7	Bedroom	34.51	23.24	33%	13.08	9.24	29%
First Floor	R4/W8	Bedroom	5.63	5.5	2%			
24 North Road (2nd floor)	Room / Window	Room use	Existing (%)	Proposed (%)	Percentage reduction in VSC	Previous sq ft	Proposed sq ft	Percentage reduction Daylight Distribution
Second Floor	R1/W1	Living Room	35.93	35.93	0%	30.08	29.75	1%
Second Floor	R1/W2	Living Room	35.99	35.99	0%			
Second Floor	R1/W3	Living Room	36.26	29.66	N/A			
Second Floor	R1/W4	Living Room	36.23	28.76	N/A			
Second Floor	R2/W5	Kitchen	36.13	27.83	28%	6.06	5.71	6%
Second Floor	R3/W6	Bedroom	36.01	26.98	25%	8.19	7.42	9%
Second Floor	R4/W7	Bedroom	35.83	26.28	27%	12.69	8.93	30%
Second Floor	R4/W8	Bedroom	11.27	11.2	1%			
24 North Road (3rd floor)	Room / Window	Room use	Existing (%)	Proposed (%)	Percentage reduction in VSC	Previous sq ft	Proposed sq ft	Percentage reduction Daylight Distribution
Third Floor	R1/W1	Living Room	34	34	N/A	27.82	27.21	2%
Third Floor	R1/W2	Living Room	34.04	34.04	N/A			
Third Floor	R1/W3	Living Room	34.65	29.48	N/A			
Third Floor	R1/W4	Living Room	34.59	28.7	N/A			

Third Floor	R2/W5	Kitchen	34.52	27.91	N/A	5.97	5.04	16%
Third Floor	R3/W6	Bedroom	34.41	27.18	N/A	8.11	5.79	29%
Third Floor	R4/W7	Bedroom	34.28	26.58	22%	12.38	10.49	15%
Third Floor	R4/W8	Bedroom	14.68	14.64	0%			

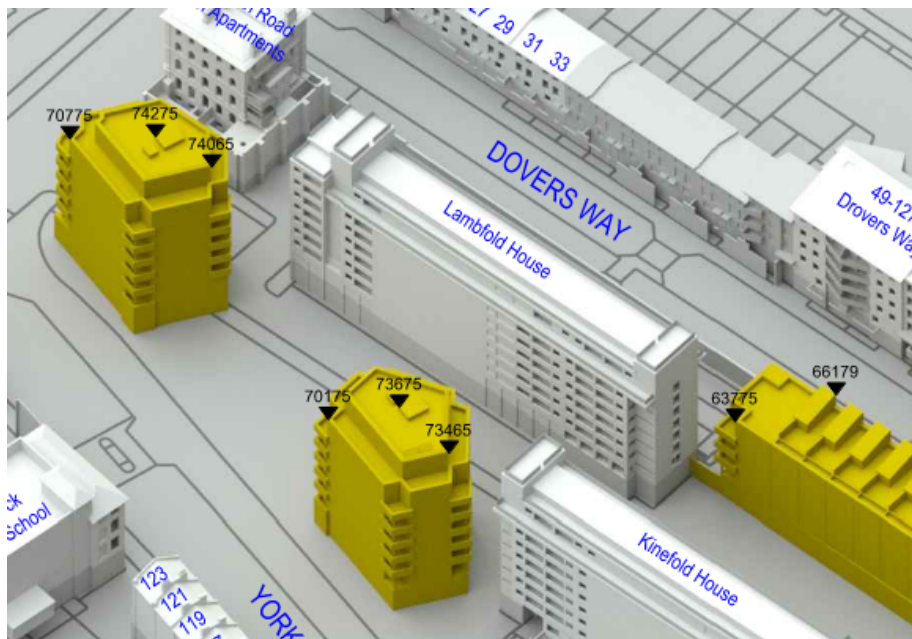
9.113 As can be seen from the results within the table, there are several windows that would be adversely affected by the development, i.e. with a VSC of less than 0.8 of their former value. In most cases, these windows serve rooms whose access to daylight as measured by the 'no sky line' would not be adversely affected as they would retain at least 0.8 of the former value of their daylight distribution. There are however three cases where both VSC and daylight distribution losses would be slightly above the BRE guidance. As such, a ground floor kitchen and bedrooms at first and second floor level would experience VSC and daylight distribution losses of slightly above 20% of their former value. It should be noted that these rooms are all part of dwellings whose other rooms would not be adversely affected.

Lambfold House

9.114 Dwellings within the existing estate buildings would also in some cases be affected by the proposed development, in particular Lambfold House, given the relative proximity of proposed Block B. The results of the daylight assessment on this property are shown in the table below:

			Vertical Component Sky			No Sky Line (Daylight Distribution)		
Lambfold House	Room / Window	Room use	Existing (%)	Proposed (%)	Percentage reduction in VSC	Previous sq ft	Proposed sq ft	Percentage reduction Daylight Distribution
First Floor	R1/W2	Bedroom	33.7	33.68	N/A	12.88	12.88	0%
First Floor	R2/W3	Bedroom	33.11	33.09	N/A	13.94	13.94	0%
First Floor	R2/W4	Bedroom	29.42	24.85	16%			
First Floor	R5/W5	LKD	32.11	20.06	38%	32.42	32.42	0%
First Floor	R5/W6	LKD	35.43	24.5	31%			
First Floor	R5/W7	LKD	35.39	27.42	N/A			
First Floor	R6/W9	Kitchen	35.62	29.79	N/A	8.4	8.4	0%
First Floor	R7/W10	Living Room	35.54	29.85	N/A	22.83	22.83	0%

First Floor	R8/W11	Bedroom	33.23	21.76	35%	16.44	10.98	33%
First Floor	R9/W12	Living Room	32.21	21.06	35%	21.69	18.86	13%
First Floor	R10/W13	Kitchen	31.42	20.98	33%	9.13	5.41	41%
First Floor	R11/W14	Kitchen	30.45	20.77	32%	9.12	7.10	22%
First Floor	R12/W15	Living Room	29.09	20.25	30%	21.2	20.96	1%
First Floor	R13/W16	Living Room	27.12	19.67	27%	22.18	22.18	0%
First Floor	R14/W17	Kitchen	25.76	19.35	25%	9.19	9.16	0%
First Floor	R14/W18	Kitchen	15.07	14.98	1%			
First Floor	R15/W21	Bedroom	21.59	9.63	55%	13.61	13.61	0%
First Floor	R15/W22	Bedroom	34.06	31.48	N/A			
First Floor	R16/W23	Bedroom	34.16	32.62	N/A	12.91	12.91	0%



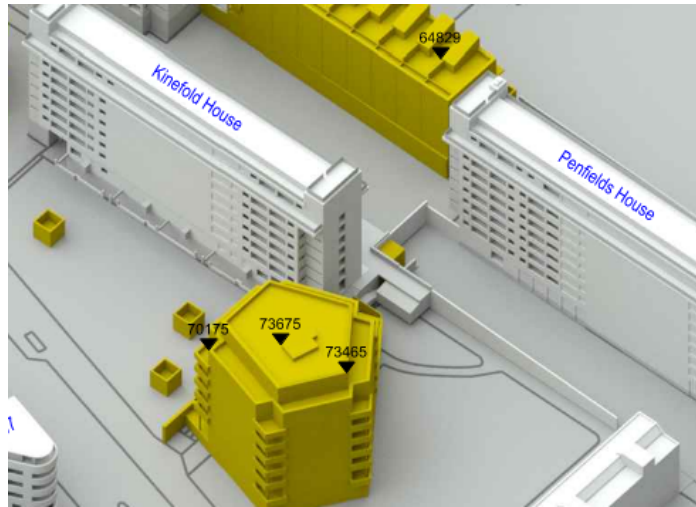
Lambfold House (Axonometric View)

9.115 The table above demonstrates that 3 rooms on the first floor of Lambfold House would be noticeably affected in terms of natural daylight with retained levels of VSC below 27% and both VSC and daylight distribution losses of more than 20%. One of these rooms is a bedroom, while the other two are small kitchens. As you move up the building the impacts are similar though understandably less the higher up you go until you get to the 4th floor at which point there are no noticeable impacts on daylight to any of the habitable rooms. The vast majority of windows at this level have retained levels of VSC above 27% and as such enough skylight is considered to be reaching the windows. The table below shows the impacts at 3rd floor for reference and comparison:

			Vertical Component		Sky	No Sky Line (Daylight Distribution)		
Lambfold House	Room / Window	Room use	Existing (%)	Proposed (%)	Percentage reduction in VSC	Previous sq ft	Proposed sq ft	Percentage reduction Daylight Distribution
Third Floor	R1/W2	Bedroom	37.28	37.27	N/A	12.24	12.24	0%
Third Floor	R2/W3	Bedroom	36.88	36.88	N/A	14.58	14.58	0%
Third Floor	R2/W4	Bedroom	33.41	29.73	N/A			
Third Floor	R4/W6	Kitchen	35.14	24.38	N/A	9.41	9.41	0%
Third Floor	R4/W7	Kitchen	37.39	27.88	N/A			
Third Floor	R5/W8	Living Room	37.35	30.60	N/A	21.70	21.70	0%
Third Floor	R6/W9	Kitchen	37.54	33.04	N/A	8.40	8.40	0%
Third Floor	R7/W10	Living Room	37.47	33.12	N/A	22.83	22.83	0%
Third Floor	R8/W11	Bedroom	35.46	26.30	26%	16.44	11.22	32%
Third Floor	R9/W12	Living Room	34.59	25.63	26%	21.69	19.05	12%
Third Floor	R10/W13	Kitchen	33.91	25.59	25%	9.12	6.16	32%
Third Floor	R11/W14	Kitchen	33.09	25.36	23%	9.13	7.65	16%
Third Floor	R12/W15	Living Room	31.91	24.83	22%	22.20	22.01	1%
Third Floor	R13/W16	Living Room	30.26	24.33	20%	22.18	22.18	0%
Third Floor	R14/W17	Kitchen	29.15	24.12	17%	9.19	9.19	0%
Third Floor	R14/W18	Kitchen	16.90	16.85	0%			
Third Floor	R17/W21	Bedroom	22.03	15.89	28%	13.61	13.61	0%
Third Floor	R17/W22	Bedroom	37.26	36.03	N/A			

Third Floor	R18/W23	Bedroom	37.37	36.69	N/A	12.91	12.91	0%
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9.116 Dwellings within Kinefold House would also be affected because of the proximity of proposed new Block C as well as proposed Block D which would impact on access to daylight as show in the image below.



Kinefold and Penfields House (Axonometric View)

9.117 Kinefold House has dwellings at ground floor level facing west as well as east towards Block D, so these would experience losses of daylight, as shown in the table below. The most affected windows and rooms are those facing east towards Block D.

			Vertical Component		Sky	No Sky Line (Daylight Distribution)		
Kinefold House	Room / Window	Room use	Existing (%)	Proposed (%)	Percentage reduction in VSC	Previous sq ft	Proposed sq ft	Percentage reduction Daylight Distribution
Ground Floor	R2/W3	Living Room	35.21	27.23	N/A	20.83	17.26	17%
Ground Floor	R5/W6	Living Room	29.67	23.11	22%	18.21	15.68	14%
Ground Floor	R7/W9	Bedroom	31.36	23.70	24%	13.65	7.71	44%
Ground Floor	R8/W10	Bedroom	31.76	23.78	25%	11.88	6.86	42%
Ground Floor	R9/W9	Bedroom	32.16	23.89	26%	14.51	7.53	48%
Ground Floor	R11/W14	Living Room	32.12	23.65	26%	18.44	11.58	37%
Ground Floor	R12/W15	Living Room	31.91	23.58	26%	18.92	10.93	42%

Ground Floor	R14/W18	Bedroom	31.00	23.38	25%	14.3	8.25	42%
Ground Floor	R15/W19	Bedroom	30.13	23.01	24%	10.97	7.51	32%
Ground Floor	R16/W20	Bedroom	29.40	22.71	23%	12.96	8.83	32%
Ground Floor	R18/W23	Living Room	27.01	21.44	21%	16.09	14.99	7%
Ground Floor	R21/W26	Living Room	34.90	33.50	N/A	20.82	20.45	2%
Ground Floor	R23/W29	Bedroom	35.08	33.73	N/A	10.16	10.16	0%

9.117 Despite relatively high retained levels of VSC, a total of 6 bedrooms and 2 living rooms would be noticeably affected in terms of loss of daylight. As you move up the building however, impacts become considerably less to the extent that only two galley kitchens and one bedroom would experience minor noticeable daylight impacts, while no habitable accommodation above 1st floor level would be noticeably affected by the proposal in terms of loss of daylight. Dwellings within Penfield House are least affected by the proposal given its position relative to proposed built form. A number of bedroom windows in this building would experience noticeable losses of daylight, however these are secondary windows in the building's flank elevation which serve bedrooms whose daylight distribution would not be affected by the proposal. Neither would any of the rooms or windows within Shepherd House be affected by loss of daylight.

9.118 In general the proposed built form is a sufficient distance from other surrounding residential properties, but there are a few isolated examples of daylight loss outside the estate on York Way. As such, the ground floor living rooms at 119-123 York Way would be adversely affected in terms of loss of daylight as a result of the proposed development. While none of the windows would result in significant losses of VSC, the rooms they serve would experience noticeable losses of daylight distribution as shown below:

York Way	Room / Window	Room use	Existing (%)	Proposed (%)	Percentage reduction in VSC	Previous sq ft	Proposed sq ft	Percentage reduction Daylight Distribution
No 119 Ground Floor	R1/W1	Living Room	29.72	24.57	17%	12.20	9.21	25%
No 121 Ground Floor	R1/W1	Living Room	30.10	24.56	18%	12.59	8.70	31%
No 123 Ground Floor	R1/W1	Living Room	30.42	24.88	18%	12.82	9.57	25%

9.119 No other residential properties in the surrounding area would experience noticeable adverse impacts in terms of loss of daylight as a result of the proposed development. The VSC test results show that in total 839 windows (92%) of the 912 surrounding windows tested would adhere to the BRE guidelines, whereas 631 (96%) of the 657 rooms tested would adhere to the BRE guidelines. It is considered that despite the significant built form proposed, the design and location of the proposed buildings is such that daylight impacts have been minimised.

Affects on Sunlight

- 9.120 Given the orientation of the buildings involved, in particular that the most-affected windows have a south-easterly orientation, one would expect sunlight losses to be of a similar magnitude. In fact 99% of the rooms, 330 out of a total of 332 rooms with south-facing windows, would pass the annual sunlight test, with 98% (327 rooms) meeting the winter sunlight test.
- 9.121 As can be seen from the table below, losses of greater than 20% of annual probable sunlight hours are experienced in two basement rooms. Moreover, in both cases the rooms would receive less than 25% annual probable sunlight hours with a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours. As such, both rooms are considered to experience adverse impacts as a result of the development in terms of loss of sunlight. All of the other rooms within 24 North Road would meet BRE guidelines in terms of loss of sunlight.

24 North Road (The Lion Pub)	Room Use	Annual (APSH)			Winter (WPSH)		
		Existing	Proposed	% Reduction	Existing	Proposed	% Reduction
Basement	Unknown	24	16	33%	2	0	100%
Basement	Bedroom	18	11	39%	0	0	0%
Ground Floor	KD	59	35	N/A	7	1	86%

- 9.122 Lambfold House is the only other building in which rooms would experience adverse losses of sunlight beyond the BRE guidelines. The results of the sunlight tests in the rooms that fail the test are shown below:

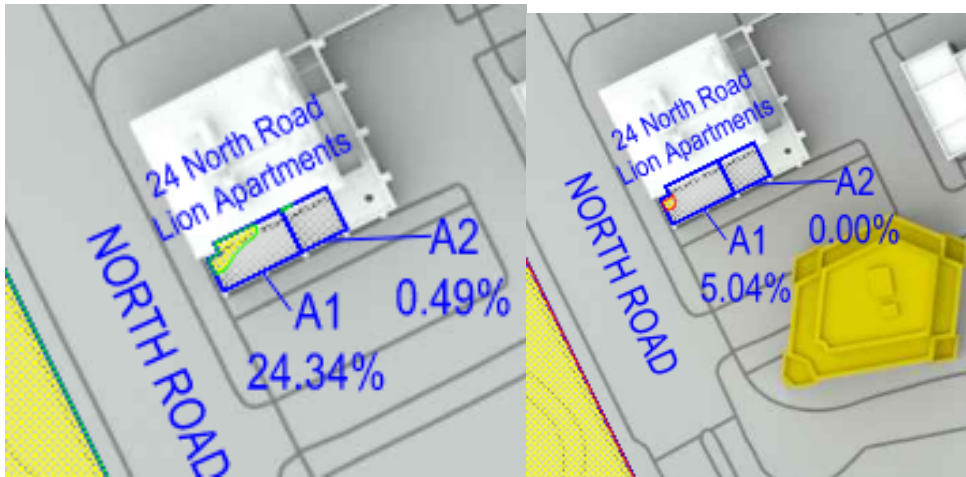
Lambfold House	Room Use	Annual (APSH)			Winter (WPSH)		
		Existing	Proposed	% Reduction	Existing	Proposed	% Reduction
1 st Floor	Bedroom	40	28	N/A	9	2	78%
2 nd Floor	Kitchen	41	31	N/A	9	1	89%

- 9.123 In both cases the rooms would retain good levels of annual sunlight hours, but the winter sunlight hours would be affected more considerably beyond BRE guidelines. All other rooms tested within the estate as well as in the surrounding area would meet BRE guidelines in terms of loss of sunlight.

Overshadowing

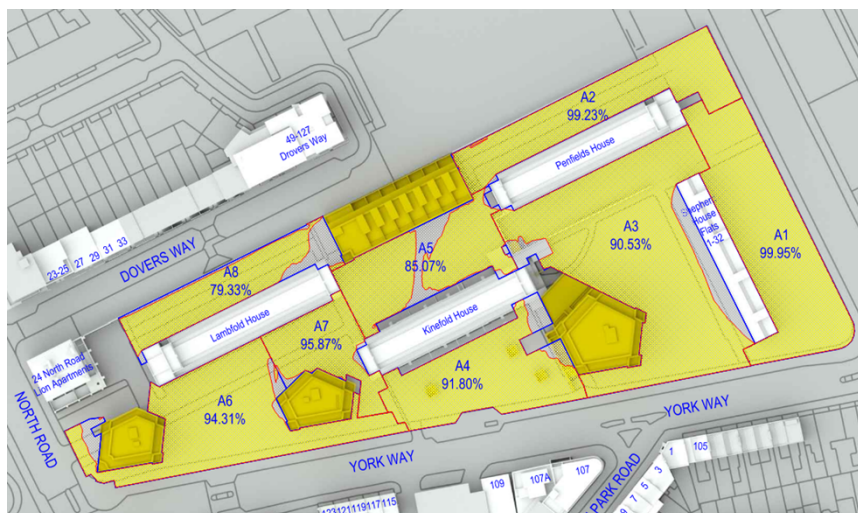
- 9.124 The proposal would result in the overshadowing of part of the external amenity space of 24 North Road, which also needs to be taken into consideration. The BRE guidance recommends applying the following test when assessing impacts on sunlight & overshadowing of gardens/amenity space:

“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 2 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 2 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 2 hours of sunlight on 21 March.”



Overshadowing of gardens on 21st March Existing and Proposed

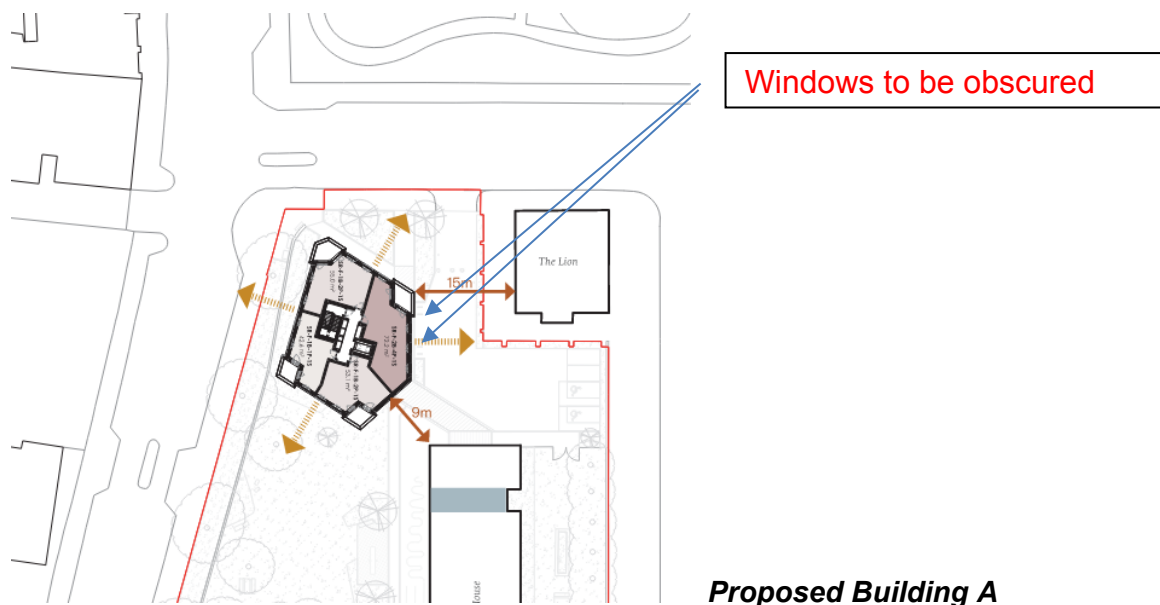
- 9.125 The two private amenity spaces shown above have been assessed for overshadowing using the two hour sun on ground test explained above. These rear yard spaces are behind relatively high walls and are partly overshadowed by the former Lion pub itself; as such, the amount of sunlight afforded to these private amenity areas is very modest in the existing situation. The site is located directly to the south-west of the gardens and as a result there would be some additional shadowing as a result of any form of redevelopment of the site. The area hatched in yellow is the area that would receive at least 2 hours of sunlight on the 21st March, existing on the left and proposed on the right.
- 9.126 In both cases, the area exposed to sunlight for more than 2 hours on the 21st March would be less than 0.8 of its former value, i.e. there would be a reduction of more than 20%. No other amenity spaces in surrounding properties would experience unacceptable overshadowing as a result of the proposed development. Nonetheless, the losses experienced at 24 North Road need to be fully considered when weighing up the planning balance for this planning application.
- 9.127 In terms of amenity space within the estate, the vast majority of the lawns and gardens would receive at least 2 hours of sunlight on the 21st March and would meet the BRE guidelines in this respect. The results of the sunlight / overshadowing assessment for the external spaces on the estate is shown below.



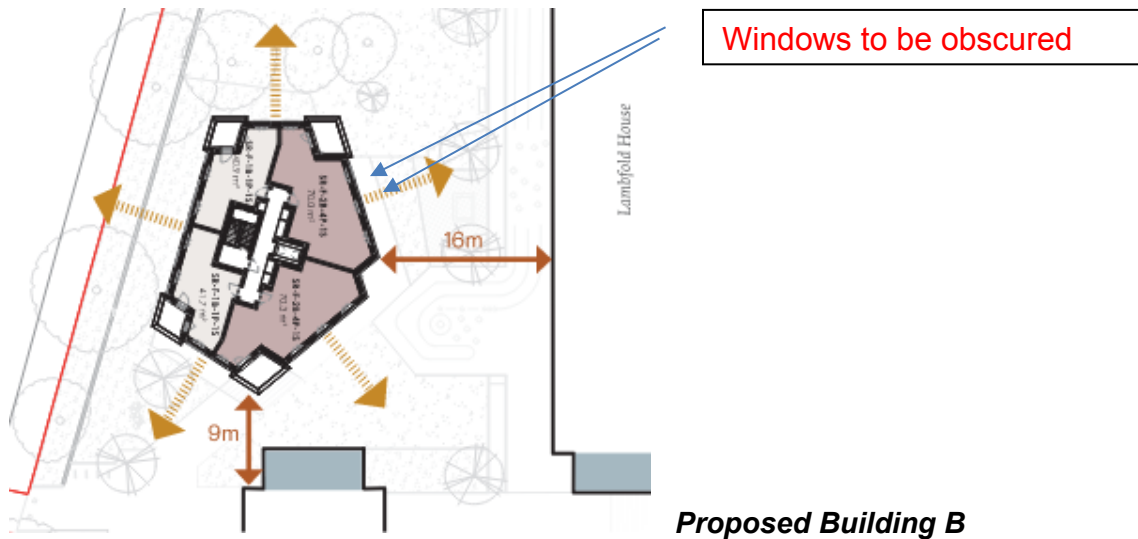
Sunlight/Overshadowing of Amenity Space

Overlooking

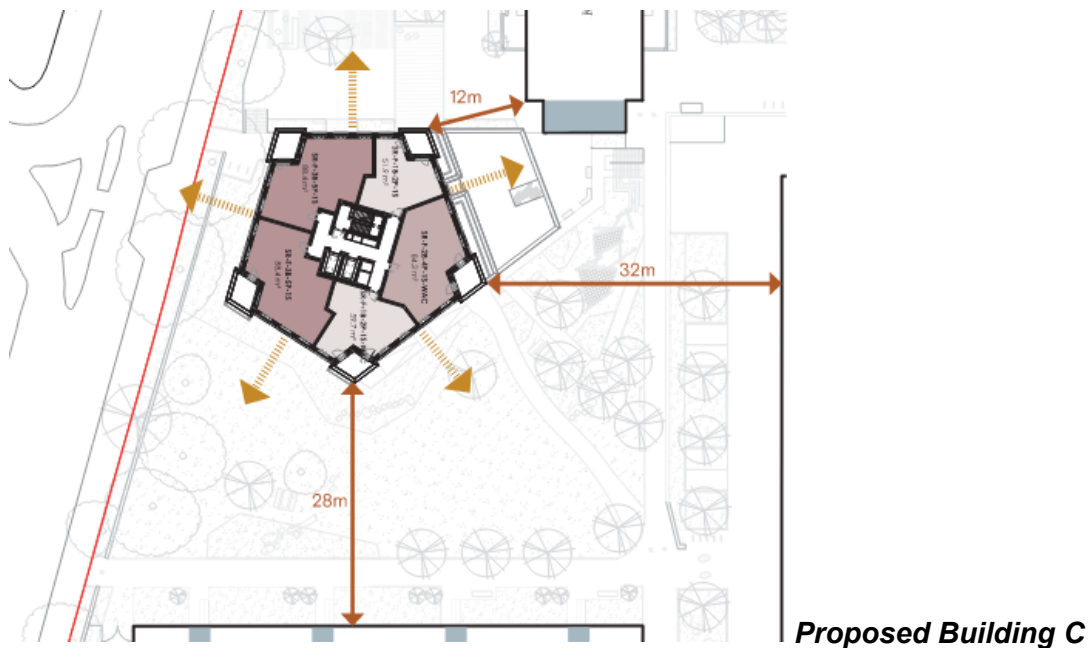
- 9.128 Development Management Policy 2.1 states that 'to protect privacy for residential developments and existing residential properties, there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway, overlooking across a public highway does not constitute an unacceptable loss of privacy'.
- 9.129 Each of the 5-sided buildings face onto York Way to the west and thus overlooking in this direction is not considered to be an issue. However, overlooking within the estate itself and to the residential properties in the old lion pub (24 North Road) needs to be fully considered. Proposed Block A faces adopted highway to the west and north and green space to the south, but looks onto existing dwellings to the east and south-east. The distance between Block A and 24 North Road is some 15 metres at its closest which could potentially give rise to unacceptable overlooking. In consideration of this, it is recommended that screening is installed on the eastern side of the balcony facing this neighbouring property across all floors above ground floor of Block A. Furthermore, it is recommended that two of the windows across all floors above ground floor on the building's eastern elevation, one of which serves a living room and one of which serves a bedroom, would be fitted with a form of obscured glazing to protect privacy. Details of this would be required by condition (32) in the event of planning permission being granted.



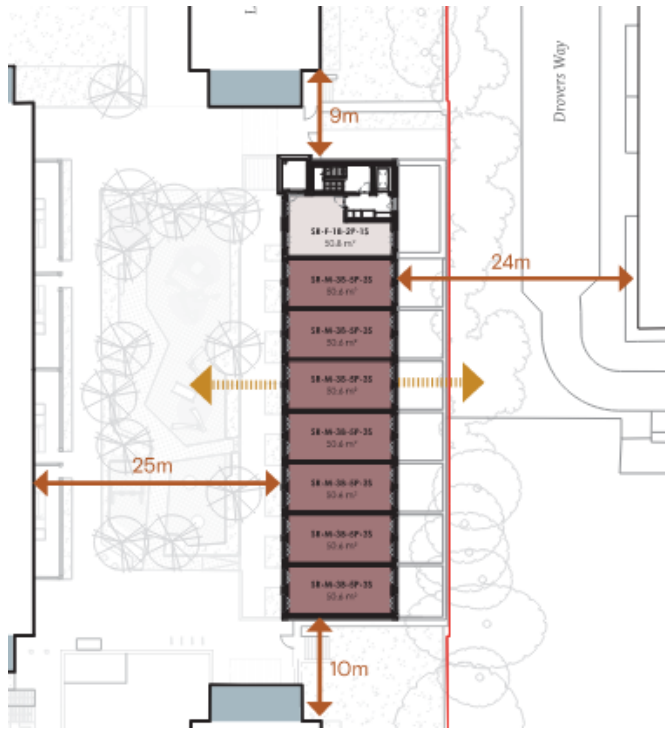
- 9.130 Building A is also in close proximity, a distance of only 9 metres, to the existing estate building of Lambfold House. The proposed building has been designed so that overlooking to this building is suitably reduced and none of the proposed windows would face this neighbouring building directly, though one kitchen window would do so at an acute angle. There is however a balcony in the southern corner of the proposed building that would need to be suitably screened across all upper floors to mitigate against overlooking. Details for this would be required by way of condition (32) in the event of planning permission being granted.
- 9.131 Proposed Building B is also situated within 18 metres of Lambfold House; as such privacy and overlooking needs to be fully examined. No windows or balconies are proposed at the building's closest point to Lambfold House, but the closest window-window distance is some 17 metres. Two bedroom windows on the building's eastern elevation would need to be suitably obscured to protect privacy as shown on the plan below. Similarly, one side of the building's southern balcony would need to be screened to protect against overlooking to a window in the side elevation of Kinefold House



9.132 With regard to proposed Block C, this is some 12 metres away from Kinefold House at its closest point. At this point, however, any proposed windows face the stair core of Kinefold House so no privacy issues would arise. Proposed windows within Block C are angled away from closest windows serving habitable accommodation within Kinefold House and are sufficiently far away from both Shepherd House and Penfield House. Nonetheless, one of the sides of the balconies in the north-eastern corner of this building would need to be suitably screened in order to protect the privacy of residents within Kinefold House. Further details would be required by condition (32) in the event of planning permission being granted.



9.133 In terms of Block D, this is located on the rear (eastern) boundary of the estate and is positioned at a suitable distance from both Kinefold House to the west and buildings on Drovers Way to the east. To the north and south, the proposed building is within the 18m minimum distance to Lambfold House and Penfield House respectively, but there are no windows in the flank elevations of existing or proposed buildings which would give rise to overlooking issues.



Proposed Block D

Noise & Disturbance

- 9.134 The application includes a comprehensive noise report which is informed by previous discussions with the Council at pre-application stage about noise issues. It includes reference to the relevant Acoustics, Ventilation and Overheating guidance as well as the ProPG (Professional Planning Guidance) guidance. To control external noise ingress for the proposed residential, condition 11 is advised. It should be noted that the design does include balconies facing onto York Way and these would be exposed to high noise levels, in excess of the WHO / BS8233 guidance. It is recommended that further details (*condition 14*) would be required of the balconies facing York Way so that they are designed in a way to maximise screening and absorption.
- 9.135 The report submitted with the application also highlights the noise from the existing lift plant on Kinefold House. This needs considerable work to reduce the noise at source to mitigate the impact for the residents of the proposed units. The report recommends further work in investigating the noise and condition 12 is advised to minimise the impacts for potential receptors.
- 9.136 The development has a community hub and estates office at ground floor with residential directly above the office and adjacent to both on the ground floor. The report assumes a maximum sound level within the space of 85dBA and outlines a potential sound insulation scheme with that figure. It is noted that this would mean amplified music for private hire events and parties would not be appropriate. The applicant is reminded of this and the subsequent management of the space in line with that. Condition 13 is recommended for this purpose.

Outlook

- 9.137 Outlook, sense of enclosure and over-dominance of buildings is often referred to and is in fact cited within Policy DM2.1 as a material consideration. Given the relatively open nature of much of the existing estate, the development of a series of 7-storey buildings along York Way and a further 4-storey building on the estate's eastern boundary would undoubtedly affect neighbours' outlook from their properties. However, the proposed buildings are considered to be sympathetic in terms of height and massing and relationship with surrounding townscape and their introduction is not considered in this respect to create an unusual or unreasonable relationship to surrounding properties in the estate or in the surrounding area.

Construction Impacts

- 9.138 While construction impacts arising from a development are not on the whole a material planning consideration, a number of residential occupiers residing in properties neighbouring the site have raised concerns about the impacts on their lives from the demolition and construction impacts.
- 9.139 It is not considered to be a particularly challenging site to construct on, given its 3 frontages onto adopted highway. Nonetheless, construction could indeed result in noise, disturbance, dust and vibration impacts among other things which can be minimised if managed properly. Moreover, this is a major development on the estate and there will be inevitable impacts from the construction. The submission includes a CMP but this needs further work and the contractor has not been confirmed yet. Again a CMP condition (5) and S106 CoPCS response document is recommended in the event of planning permission being granted.

Safety & Security

- 9.140 In terms of safety and security, the Designing out Crime Officer of the Metropolitan Police was consulted raising several issues that needed to be addressed. Concerns were raised about the proximity of ground floor windows to communal spaces. Defensible planting has proposed to all ground floor windows. In particular building D proposes a 1.7m zone which is considered to be sufficient and exceeds Islington's Local Plan 2019 requirement of 1.5m. Further details would be required by the landscaping condition (22) to ensure that the defensible space and planting is appropriate.
- 9.141 The community centre also needs careful consideration as the garden could be an attractive place to gather and cause anti-social behaviour out of office hours. This can be achieved by enclosing the space with fencing or, alternatively, having it completely open so that surveillance into the area is unrestricted. Currently the application proposes a 1m high fence to enclose the area should the space be used as a nursery, but low and permeable so that surveillance is not restricted. There are no hidden spaces. In any case, further details would be required through detailed landscaping condition.
- 9.142 Further security measures would be required to ensure that the safety of existing and future residents is protected. These include security entrance doors to all buildings, access control of the lifts and stairwells, security-rated glazing, encrypted fob access for the bike and bin stores, appropriate CCTV and security lighting. These elements would form part of the Secured by Design accreditation which would be required by condition (31) and additional lighting details would be required through condition (9).

Other impacts

- 9.143 The development has been designed for ground source heat pumps rather than a CHP/boiler and with no increase in parking it is advised as Air Quality Neutral. The predicted concentrations for the main pollutants for the site are below the AQ objectives and no further work is expressly required. The development includes the demolition of the MUGA and no direct replacement on the site. These areas can lead to complaints about noise and ASB and the lack of the re-provision is considered to address this.
- 9.144 The lighting report submitted with the application considers the impact of the current design. The report refers to relevant guidance and assessment and suggests compliance. The plan sets out luminaire type, number and position and is considered acceptable in principle subject to the assessment and consideration of further details through condition 9.
- 9.145 The ground investigation report includes sampling at the site with elevated levels of lead and PAHs found. This requires a full remediation strategy to be compiled for the site to deal with any potential pollution linkage and condition 16 is recommended for this purpose.

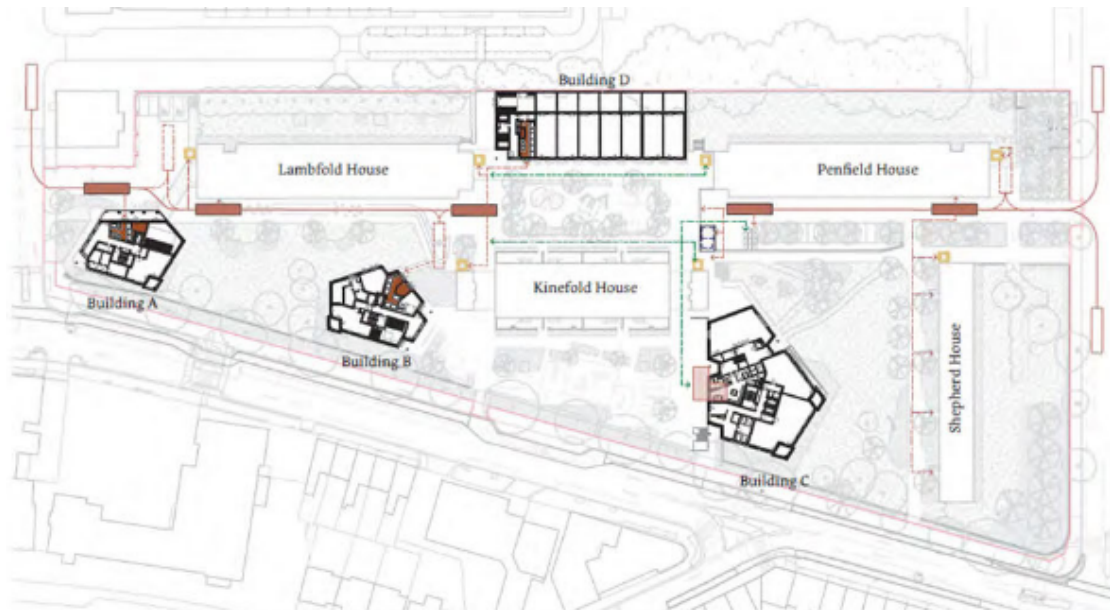
Conclusion

- 9.146 In conclusion, the proposed development is not considered to result in unacceptable impacts in terms of loss of daylight and sunlight, privacy, outlook, construction, noise and disturbance, subject to appropriate conditions to mitigate impacts as detailed in Appendix 1 of this report. As such, the application is considered to be acceptable in this regard and in accordance with relevant London Plan Policies and Islington Policy DM2.1 (Design).

Highways and Transportation

- 9.147 The site has a good PTAL (Public Transport Accessibility Level) of 4 and is served by several bus routes within walking distance on York Way, Market Road and York Road. Caledonian Road Underground station is also within walking distance. An east-west cycle route runs along the southern boundary of the site and one runs north-south along York Way. The site is well-connected by foot and bike and is considered to be accessible by public transport. The site is within the Holloway West CPZ with restricted parking during weekday working hours.
- 9.148 Vehicular entrance to the estate is from Market Road to the south, North Road to the north and a further emergency/delivery vehicle access point from York Way. There are several pedestrian entrances to the estate along each of the three street frontages. There are currently 205 car parking spaces and 30 garages on-site, of which 5 are used by the Estate for storage. The parking provision on-site is generally underused so that 102 parking spaces are currently used, with 60 let to residents on-site and 42 to private/commercial users.
- 9.149 Chapter 10 of the new London Plan (2021) sets out transport policies and locally, Core Strategy policies CS10 and CS18 and chapter 8 of the Development Management Policies set out the Council's transport policies with chapter 7 setting out transport policies in the emerging Local Plan Policies.
- 9.150 The application is accompanied by a Transport Assessment which provides details of the existing highways network and transport infrastructure as well as the existing and proposed delivery / servicing arrangement, car parking, cycle parking and pedestrian movements. The application is also accompanied by a Active Travel Zone audit with recommendations for improvements to the highway network following the principles of Health Streets Indicators. Some of these improvements, in particular those related to trips by bus and bike including benches and cycle parking stands outside of the site itself, would be delivered as part of this application and financed by the applicant through the section 106 agreement.
- 9.151 It is proposed to retain 30 garages and 100 car parking spaces for the existing development. There would be 92 parking spaces in the basement and 8 spaces at ground floor level for existing users, of which 4 are for maintenance vehicles and 4 for general users. A further 10 wheelchair accessible parking bays would be provided in the basement for the future occupiers of the wheelchair accessible (Category 3) housing. This is in accordance with relevant London Plan and Islington policies. A management plan would be required by condition (36) to demonstrate how vehicle use and car parking will be managed across the estate and the eligibility for new residents to apply for on-street parking permits would be removed through the legal agreement.
- 9.152 In terms of cycle parking, a total of 170 spaces (166 short-stay and 4 long-stay) would be provided across the development, in accordance with London Plan standards. A total of 34 cycle parking spaces would be accommodated at ground floor level in each of Block A and B. Block C is the largest of the proposed buildings would consequently accommodate 64 long-term spaces with a further 34 spaces proposed in Block D. In addition, there would be space for non-standard cycle spaces and 4 mobility scooter spaces in accordance with relevant guidance and policy.
- 9.153 Currently, a significant amount of the estate's refuse/recycling arrangements takes place off-site along York Way. The proposal would accommodate all refuse and recycling pick-up from within the

estate as shown on plan below. This has been discussed and agreed with the Council's Waste & Recycling Operations.



Proposed Servicing Strategy

- 9.154 In terms of servicing and delivery, the application is accompanied by a Delivery and Servicing Plan which outlines expected number of vehicles to and from the site as a result of the development. It is anticipated that the development would result in an additional 10 larger good vehicles movements on a daily basis. While the applicant has demonstrated how this could be accommodated on site, the Council's Highways Officer has raised some issues with the methodology and thus further details would be required through condition (20) to ensure that servicing and delivery does not prejudice highways and pedestrian safety.
- 9.155 The proposal is considered to be acceptable in terms of highways impacts and sustainable transport options, subject to conditions on cycle parking (8), servicing/delivery (20) and construction logistics/management (5). The application sets out adequate provision for waste storage, accessibility, cycling, collections and deliveries, and includes some measures to promote sustainable modes of transport. The Council's Highways / Transport Officers raised issues that have suitably addressed. The proposal would be acceptable in highways terms and would comply with Islington Core Strategy (2011) Policies CS11 and CS13; Islington Development Management Policies DM8.2, DM8.5 and 8.6. The proposal is therefore acceptable in terms of transport / highways subject to conditions and S106 contributions.

Inclusive design

- 9.156 London Plan Policy D5 (previously Policy 7.2) requires all new development to achieve the highest standards of accessible and inclusive design, and refers to the Mayor's Accessible London SPG. At the local level, Development Management Policy DM2.2 requires all developments to demonstrate that they i) provide for ease of and versatility in use; ii) deliver safe, legible and logical environments; iii) produce places and spaces that are convenient and enjoyable to use for everyone; and iv) bring together the design and management of a development from the outset and over its lifetime. Islington's Inclusive Design SPD provide details of how inclusive design principles should be met.
- 9.157 The applicant was involved at pre-application stage and a number of constructive meetings have taken place previously which has fed into the detail of the planning application. The development proposes 10 wheelchair accessible (Category 3) dwellings – focused on Building C - as well as 10 associated wheelchair accessible parking bays (condition 25) in accordance with adopted policy and guidance. In terms of cycle parking, this is provided at the entrance of each of the new blocks

except for Block C where it is provided in the basement which is accessible via a platform lift. Further details of the storage layout and types of rack would be required by condition (19) in the event of planning permission being granted.

- 9.158 The internal spaces, including corridor and door widths as well as bedroom and bathroom dimensions have been designed with inclusivity in mind and would meet relevant standards. The provision of the accessible kitchen, accessible toilet and separate baby changing unit in the community centre is welcomed. In terms of the bin stores, these must be accessible to all. As such, step-free access has been provided and the door specifications would be required by condition (19) to ensure they meet inclusive design principles. Block D includes duplex apartments over two levels with access provided by a staircase. These will need to include soft-spots for potential adaptation (*condition 19*) and would need to meet Category 2 Housing standards (*condition 15*).
- 9.159 In terms of outdoor spaces, the seating areas should provide choice and comfort; and as such, seating areas must provide options of back and arms rests which will be required by condition (22). The demarcation kerb along the play street is welcome and supported. The community planting area should incorporate at detailed design stage areas that are fully wheelchair accessible, with beds at different heights to be enjoyed by everyone, with further details required through the landscaping condition (22). The provision of fitness facilities on the podium is supported. Play provision should also comply with the inclusive landscape design SPD, details required by condition.
- 9.160 Further details are required to be submitted to demonstrate compliance with the requirements of Policy DM2.2 and the Inclusive Design SPD. Recommended conditions 19, 22 and 36 would secure these requirements.

Energy and Sustainability

- 9.161 The new London Plan Policy SI.2 stipulates for new developments to aim to be zero carbon with a requirement for a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy. Policy SI.2 also requires all development proposals to contribute towards climate change mitigation by reducing carbon dioxide emissions by 35% through the use of less energy (be lean), energy efficient design (be clean) and the incorporation of renewable energy (be green). Moreover, where it is clearly demonstrated that the zero carbon figure can not be achieved then any shortfall should be provided through a cash contribution towards the Council's carbon offset fund. The new London Plan has only recently been adopted so the applicant's energy strategy has focused on meeting adopted local policies, which are broadly in line with new London Plan Policies.
- 9.162 Policy SI.4 'Managing Heat Risk' of the new London Plan requires for development proposals to minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure. Policy SI.7 'Reducing waste' states that resource conservation, waste reduction, increases in material reuse and recycling, and reductions in waste going for disposal will be achieved by the Mayor, waste planning authorities and industry working in collaboration to promote a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest use for as long as possible.
- 9.163 Core Strategy Policy CS10 requires it to be demonstrated that new development has been designed to minimise onsite carbon dioxide emissions by maximising energy efficiency, supplying energy efficiently and using onsite renewable energy generation. Developments should achieve a total (regulated and unregulated) CO₂ emissions reduction of at least 27% relative to total emissions from a building which complies with Building Regulations 2013 (39% where connection to a Decentralised Heating Network is possible). Typically, all remaining CO₂ emissions should be offset through a financial contribution towards measures which reduce CO₂ emissions from the existing building stock.

BE LEAN (Energy efficiency standards)

- 9.164 Council's Environmental Design SPD states 'The highest possible standards of thermal insulation and air tightness and energy efficient lighting should be specified'. 'U values' are a measure of heat loss from a building and a low value indicates good insulation. The proposed U-values for the development are: external walls = $0.15 \text{ w/m}^2\text{k}$, roof = $0.1 \text{ w/m}^2\text{k}$, floors = $0.1 \text{ w/m}^2\text{k}$ and glazing = $0.8 \text{ w/m}^2\text{k}$. These U-values are consistent with (and improvements on) the values suggested in the Council's SPD. The air permeability would be $1.0^3/\text{m}^2/\text{hr}$ for the residential and $1.0^3/\text{m}^2/\text{hr}$ for the non-residential element.
- 9.165 Low-energy lighting is proposed throughout the development, with efficacies specified for the non-residential element alongside daylight sensors and presence detection. The residential element achieves energy efficiency savings on regulated emissions of 30.3% and the non-residential element achieves savings of 33.3%. Therefore, both elements achieve the GLA's targets of 10% for residential development and 15% for non-residential development.

BE CLEAN (Low-carbon Energy Supply)

- 9.166 Development Management Policy DM7.3(B) requires that proposals for major developments within 500m of an existing or planned District Energy Network (DEN) should be accompanied by a feasibility assessment of connection to that network, to determine whether connection is reasonably possible. The energy statement references connection to a heat network and the London Heat map, but implicitly rules this out. There is no existing or committed network within 500m of the development, so this is accepted.
- 9.167 The development is to be designed with a shared ambient loop, served by a closed-loop ground source heat pump system. This would also be linked to cooling coils within the MVHR system, allowing potential reuse of this waste heat. Individual water-to-water heat pumps would be installed into each residential unit, and these would upgrade the ambient heat to provide heating and hot water to each unit. For the non-residential element, it is proposed that heating and cooling is provided via a separate air source heat pump system. The proposed system is shared loop which includes a network of bore holes connected to each other and serving individual heat pumps in each dwelling with the advantage of comprehensive energy usage savings as well as no addition service charges for residents.

BE GREEN (Renewable Energy Supply)

- 9.168 The Energy Statement includes a review of biomass, solar thermal, ground source heat pumps and wind turbines which have been discounted for valid reasons. Biomass heating has been discounted due to the biomass/biofuel transportation impact. Adjacency to residential/commercial developments with consequent flue implications also represents a potential constraint. Stand-alone wind turbines and roof-mounted wind turbines have been discounted for valid reasons.
- 9.169 Ground and air source heat pumps are proposed, and these have been discussed above. Solar PV arrays are also proposed for the development. This seems to cover much of the available roof area and is supported. However, further information would need to be provided covering square metre coverage and the anticipated kWp and kWh/yr outputs. As such, in the event of planning permission being granted, further details would be required by condition (29) to demonstrate how solar PVs have been maximised.
- 9.170 Green Performance Plan: Islington Development Management Policy DM7.1 (Sustainable design and construction) part E requires provision of a Green Performance Plan (GPP) detailing measurable outputs for the occupied development, with respect to energy consumption, CO2 emissions and water use, and setting out arrangements for monitoring the plan over the first years of occupation.
- 9.171 An outline Green Performance Plan has been provided. The information provided so far is

considered satisfactory; however, more detail should be given as per the guidance in the Environmental Design SPD. In cases where information is not yet available, this should be provided in the final GPP. Numerical targets, based on the modelled energy data, should also be set.

- 9.172 It is recommended that the s106 legal agreement includes the requirement for the submission of a final GPP to include measurable water and energy targets and for a final post occupation Green Performance Plan to be submitted to the Local Planning Authority following an agreed monitoring period.
- 9.173 Carbon Emissions: Policy CS10A promotes zero carbon development by minimising on-site carbon dioxide emissions, promoting decentralised energy networks and by requiring development to offset all remaining CO2 emissions associated with the building through a financial contribution towards measures which reduce CO2 emissions from the existing building stock.
- 9.174 Paragraphs 2.0.8 – 2.0.10 detail the Council's energy hierarchy which should be followed in meeting the Council's CO2 emissions reduction target. The final stage of the hierarchy requires developers to:
- '...offset all remaining CO2 emissions (Policy CS10) through a financial contribution, secured via a Section 106 agreement, towards measures which reduce CO2 emissions from the existing building stock (e.g. through solid wall insulation of social housing). For all major developments the financial contribution shall be calculated based on an established price per tonne of CO2 for Islington. The price per annual tonne of carbon is currently set at £920, based on analysis of the costs and carbon savings of retrofit measures suitable for properties in Islington.'*
- 9.175 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. Based on SAP10 carbon factors, a regulated emissions saving of 55.1%, against a Part L 2013 baseline is predicted. This clearly exceeds the London Plan target. Based on SAP10 carbon factors, a saving of 41.0% is predicted for the development. This exceeds the Council target of 27%.
- 9.176 The energy statement quotes an offset contribution of £139,048. However, this calculation is based on the London Plan methodology. Islington's approach is not yet aligned with the London Plan (although this will happen shortly). Therefore, based on the current Islington approach (91 tonnes of total remaining emissions at £920 per tonne), the offset contribution will amount to **£83,812**.
- 9.177 Sustainability features: Through the incorporation of sustainable design and construction methods, energy, water and waste saving measures the proposed development is considered to be environmentally sustainable. The building has been designed to minimise the risk of overheating and the consequent reliance on cooling or mechanical ventilation. The ecology of the site will be enhanced through the protection of the most valuable ecological assets on site and the provision of new well-chosen biodiversity features.
- 9.178 The application includes objectives to minimise waste generated on site during demolition and construction and to maximise the use of recycled materials. Furthermore, building materials will be sourced locally to reduce transportation pollution and support the local community. Materials will be selected based on the environmental impacts as far as is practical (*condition 3*).
- 9.179 Overheating and Cooling: Policy DM7.5A requires developments to demonstrate that the proposed design has maximised passive design measures to control heat gain and deliver passive cooling, in order to avoid increased vulnerability against rising temperatures whilst minimising energy intensive cooling. Part B of the policy supports this approach, stating that the use of mechanical cooling shall not be supported unless evidence is provided to demonstrate that passive design measures cannot deliver sufficient heat control. Part C of the policy requires applicants to demonstrate that overheating has been effectively addressed by meeting standards in the latest

CIBSE (Chartered Institute of Building Service Engineers) guidance.

- 9.180 It is noted that Brecknock Primary School – immediately opposite the York Way Estate site – is likely to require its gas boilers to be replaced in the near future, and that the York Way development offers the possibility for the ground source system to be extended to serve the school. This would be subject to the system design and capacity and the technical challenge of bringing any connection across York Way. However, this represents a clear opportunity for a shared energy network and therefore, should be investigated thoroughly.
- 9.181 The applicants have confirmed however that the proposed development is part of the existing residential estate and has limited space for additional bore holes within the site without significantly impacting on site landscaping, attenuation and the basement level car park. There are some spare boreholes proposed to be provided for future expansion of the site however it is unlikely to be sufficient to serve the school as well. It is also considered that future connection of the school would unlikely meet the conditions or obligations test of being necessary, relevant to the proposals or reasonable in all other responses. A detailed heat balance and load review of the school's need and timings of the proposed works would be required to assess feasibility and is not currently available to the applicant.
- 9.182 Sustainable Urban Drainage System (SUDS): Policy DM6.6 is concerned with flood prevention and requires that schemes must be designed to reduce surface water run-off to a 'greenfield rate' (8 litre/sec/ha), where feasible. The London Plan requires that drainage run offs in new developments be reduced by 50% including an allowance for climate change. The proposed development will reduce the drainage run-off by use of a below-ground attenuation tank, permeable paving and blue roofs.
- 9.183 Further detail in relation to the Drainage Strategy will need to be provided in order to ensure that water-attenuation is maximised. In the event that planning permission is granted these details would be required through conditions (7, 16 and 22) requiring further details of green roofs, SUDS details and landscaping details to ensure water-retention is maximised.

Conclusion

- 9.184 The planning application includes a number of energy efficiency, renewable and green energy and sustainability measures that would deliver a sustainable form of development subject to planning conditions and appropriate planning obligations in accordance with London Plan Policies SI.2 and SI.4, Islington Core Strategy Policy CS10 and Development Management Policies DM6.6, DM7.1, DM7.3 and DM7.5.

Planning Obligations, Community Infrastructure Levy and local finance considerations

- 9.185 If the application is approved and the development is implemented, a liability to pay the Islington Community Infrastructure Levy (CIL) and Mayor of London CIL will arise, unless an exemption applies. CIL is intended to consolidate financial contributions towards the development's local infrastructure impacts, and additional separate contributions should not be sought towards the same infrastructure unless there is an exceptional and demonstrable need as a direct result of the proposed development. Any further planning obligations which are not covered by the CIL payment should be sought through a legal agreement under s.106 of the Town and Country Planning Act, (1990, amended) and need to comply with the statutory tests set out in the NPPF and CIL Regulations 2010 (amended) to avoid unjustified double counting.
- 9.186 Islington's CIL Regulation 123 infrastructure list (no longer in place, following recent legislative changes) specifically excluded measures that are required in order to mitigate the direct impacts of a particular development and if specific off-site measures are required to make the development acceptable these should be secured through a s.106 agreement.
- 9.187 In order for the development to mitigate its own direct impacts, and to be acceptable in planning

terms the following heads of terms are recommended, secured by a s.106 agreement.

- A bond/deposit to cover costs of repairs to the footway and for repairs to the highway. This ensures funds are available for the repair and re-instatement of the footways and highways adjoining the development (paid for by the developer). The bond must be paid before commencement of works. Any reinstatement works will be carried out by LBI Highways (and the cost met by the developer or from the bond). Conditions surveys may be required. If this bond/ deposit exceeds the cost of the works as finally determined, the balance will be refunded to the developer. Conversely, where the deposit is insufficient to meet costs then the developer will be required to pay the amount of the shortfall to the Council.
- 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 practice 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 15/04/19). 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: £1,788 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 works commencing.
- 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 is £83,812.
- Submission of a draft framework Travel Plan (for each building) 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 Oblgs SPD).
- The submission of a Green Performance Plan.
- 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.
- Removal of eligibility for parking permits.
- Contribution towards the improvements identified within the ATZ audit.
- The provision of 3 accessible parking bays or a contribution of £6,000 towards accessible transport measures.
- Council's legal fees in preparing the Section 106 agreement and officer's fees for the preparation, monitoring and implementation of the Section 106 agreement.

9.188 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.

10.0 SUMMARY AND CONCLUSION

Summary

- 10.1 The application is for full planning permission for the redevelopment of the site involving the demolition of existing community centre building and MUGA and the erection of four blocks of between four and seven storeys (Buildings A, B & C - part six and part seven storeys and Building D - four storeys) to provide a total of 91 x Class C3 units (17 x studios, 25 x 1-bed, 21 x 2-bed, 25 x 3-bed & 3 x 4-bed), a community centre and estate office, estate wide play space and landscaping. Alterations to vehicular, service and pedestrian access from North Road, York Way and Market Road, pedestrian footpaths and ramps, car and cycle parking and other associated works including landscaping; amenity space; and refuse storage.
- 10.2 The principle of the planning application, in delivering new residential accommodation for social rent, is supported. The re-provision of social infrastructure in the form of the new community centre is acceptable. The development involves building on existing green space, while also re-providing open space of an improved quality and biodiversity. As such, in land use terms, the proposed development is considered to be acceptable in principle and thus would be consistent with the aims and objectives of NPPF as well as London Plan Policies GG2, GG4, S1 and H1, Islington Core Strategy Policy CS12 and emerging Policies H1, G2 and SC1.
- 10.3 The proposal is considered to introduce well-designed and contextual buildings that would enhance the surrounding townscape. The development has been sensitively designed to conserve the setting of neighbouring heritage assets. Moreover, the proposal includes a well-considered landscape strategy that would increase the site's Urban Greening Factor. The application is thus considered to be acceptable in terms of design, appearance and heritage in accordance with Policies DM2.1, DM2.3, DM2.4 and DM2.5, Islington Core Strategy CS8 and CS9, London Plan Policies D1, D3, D4 and G5 as well as emerging Local Plan Policies G2, DH1, DH2 and DH3.
- 10.4 The proposed development is considered to have been designed to minimise impacts on residential amenity but would nonetheless result in some adverse impacts in terms of loss of daylight and sunlight on neighbouring residential properties, albeit the adverse impacts are considered to be outweighed by the overall benefits of the proposals. Other impacts on neighbouring amenity such as overlooking, outlook, sense of enclosure, noise / disturbance and transport impacts are considered to have been successfully mitigated and minimised, subject to appropriate conditions as detailed in Appendix 1. As such, the application is considered to be acceptable and in accordance with London Plan 2021 policies and Islington Policy DM2.1.
- 10.5 The proposal is considered to be a sustainable form of development on brownfield land in a sustainable location. The application proposes a number of energy efficiency measures, a reduction in carbon emissions and on-site renewable energy in accordance with adopted policy. Moreover, inclusive design measures have been incorporated into the scheme as well as landscape features and biodiversity measures, in accordance with planning policy.
- 10.6 Finally, the application includes a section 106 agreement with suitable planning obligations and financial contributions in order to mitigate the impacts of the development; thus, the planning application is considered to be acceptable and in accordance with adopted planning policy, subject to the planning conditions and planning obligations listed in Appendix 1.

Conclusion

- 10.7 The proposal is considered to comply with local, regional and national planning policy and guidance. It is recommended that planning permission be granted subject to conditions and s106 legal agreement heads of terms 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.

- A bond/deposit to cover costs of repairs to the footway and for repairs to the highway. This ensures funds are available for the repair and re-instatement of the footways and highways adjoining the development (paid for by the developer). The bond must be paid before commencement of works. Any reinstatement works will be carried out by LBI Highways (and the cost met by the developer or from the bond). Conditions surveys may be required. If this bond/ deposit exceeds the cost of the works as finally determined, the balance will be refunded to the developer. Conversely, where the deposit is insufficient to meet costs then the developer will be required to pay the amount of the shortfall to the Council.
- 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 practice 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 15/04/19). 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: £1,788 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 works commencing.
- 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 is £83,812.
- Submission of a draft framework Travel Plan (for each building) 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 Oblgs SPD).
- The submission of a Green Performance Plan.
- 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.
- Removal of eligibility for parking permits.
- Contribution towards the improvements identified within the ATZ audit.
- The provision of 3 accessible parking bays or a contribution of £6,000 towards accessible transport measures.

- Council's legal fees in preparing the Section 106 agreement and officer's fees for the preparation, monitoring and implementation of the Section 106 agreement.

That, should the **Section 106** Deed of Planning Obligation not be completed within 13 weeks from the date when the application was made valid or within the agreed extension of time, 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 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:

List of Conditions:

1	Commencement (compliance)
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list (compliance)
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans and documents:</p> <p>Existing Drawings 12199-MLUK-ZZ-ZZ-DR-A-900100; ZZ-DR-A-900110; ZZ-DR-A-900130; ZZ-DR-A-900131; 00-DR-A-900450; 12199-EREC-ZZ-ZZ-DR-L-900800; 900801; 900802; 900803; 900804; 900820; 900821; 900822.</p> <p>Proposed Drawings 12199-MLUK-ZZ-ZZ-DR-A-901010; 901030; 901031; 901010; 901099-P01; 90100-P01; 901101-P01; 901102-P01; 901103-P01; 901104-P01; 901105-P01; 901106-P01; 901107-P01; 901200-P01; 901201-P01; 901202-P01; 901203; 901210; 901211; 901212; 901213; 901219; 901220; 901221; 901222; 901223; 901224; 901225; 901226; 901227; 901230-P01; 901231-P01; 901232-P01; 902100; 902101; 902102; 903100; 903101-P01; 903102; 903110; 903111; 903112; 903120; 903121; 903122; 903123; 903124; 903130-P01; 903131-P01; 903132; 903200; 903201; 903202; 903203; 903204-P01; 903205; 903250; 903251; 903252; 903253; 903254-P01; 903255.</p> <p>12199-EREC-ZZ-ZZ-DR-L-901800; 902800; 902801; 902802; 902803; 902804; 902830; 902831; 902832; 902833; 902834; 902835; 902836; 902837; 903820; 903821; 903822.</p> <p>12199-MLMG-CX-RF-DR-ME-001500-P01-BLOCKC-LEVEL07 12199-MLMG-DX-04-ME-001500 P01 - BLOCK C - LEVEL 07 Accommodation Schedule 908001; Area Schedule 908002. Air Quality Assessment (March 2021) Arboricultural Impact Assessment and Method Statement (March 2021)</p>

	<p>Tree Protection Plan (Drwg PRI22947-03)</p> <p>Design and Access Statement (March 2021)</p> <p>Inclusive Design Statement (March 2021)</p> <p>Daylight & Sunlight - within Proposed Dwellings and Sunlight to Proposed Amenity Space (March 2021)</p> <p>Daylight & Sunlight - Properties Neighbouring the Proposed Development (March 2021)</p> <p>Preliminary Ecological Appraisal (March 2021)</p> <p>Energy Strategy (March 2021)</p> <p>Fire Strategy (March 2021)</p> <p>Flood Risk Assessment & Surface Water Management Strategy (March 2021)</p> <p>Detailed Unexploded Ordnance (UXO) Risk Assessment (July 2020)</p> <p>Tier 2 Geoenvironmental Assessment (January 2020)</p> <p>Health Impact Screening (March 2021)</p> <p>Heritage Statement (March 2021)</p> <p>External Lighting Statement (March 2021)</p> <p>Noise Impact Assessment Report (March 2021)</p> <p>Planning obligations statement (March 2021)</p> <p>Planning Statement (March 2021)</p> <p>Statement of Community Involvement (March 2021)</p> <p>Sustainability Statement and Green Performance Plan (March 2021)</p> <p>Healthy Streets Transport Assessment (March 2021)</p> <p>Delivery and Service Plan (March 2021)</p> <p>Construction Management Plan Proforma (March 2021)</p> <p>Active Travel Zone Report (March 2021)</p> <p>Underground Utility Survey (August 2020)</p> <p>Archaeological desk- based Assessment (August 2020)</p> <p>Planning Addendum 01 Report (June 2021)</p> <p>Drainage Strategy Note - TN001 (June 2021)</p> <p>Updated UGF calculation (June 2021)</p> <p>Thermal Comfort Report (Commercial) (June 2021)</p> <p>Overheating Report (June 2021)</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Materials and Samples (Compliance and Details)</p> <p>CONDITION: Detailed drawings and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant phase commencing on site. The details and samples shall include:</p> <ol style="list-style-type: none"> Plan, elevation and section drawings, including jambs, head and sill, of all external windows and doors at a scale of 1:10; Samples and manufacturer's details at a scale of 1:10, of all main facing materials including brickwork in both primary base bricks, accent bricks and brick clad soffits and architectural pre-cast concrete balcony slabs, columns, copings, soffits, ground floor sills and entrance signage; Samples and manufacturer's details of all metalwork including PPC aluminium window system, sills, canopies, ventilation grilles and soffits and rainwater goods and bronze PPC steel balustrades, gates, shutters, soffits and gallery access railings; A full scale sample bay panel should be erected on-site to show a typical window detail and should be approved by the Council before the relevant parts of the work are commenced. This should demonstrate the exact facing brick blend and detail demonstrating the proposed colours, texture, face-bond and pointing and include a junction with a window opening. The development shall be carried out in accordance with the approval given;

	<p>e. Details of the green roof system f. Green procurement plan; and g. g. Any other materials to be used.</p> <p>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.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard</p>
4	Plumbing (No pipes to outside of building) (Compliance)
	<p>CONDITION: Notwithstanding the plans hereby approved, no plumbing, down pipes, rainwater pipes or foul pipes other than those shown on the approved plans shall be located to the external elevations of buildings hereby approved without obtaining express planning consent unless submitted to and approved in writing by the local planning authority as part of discharging this condition.</p> <p>REASON: The Local Planning Authority considers that such plumbing and pipes would potentially detract from the appearance of the building and undermine the current assessment of the application.</p>
5	Construction Management Plan and Construction Logistics Plan (Details)
	<p>CONDITION: No construction works shall take place unless and until a Construction Management Plan (CMP) and a Construction Logistics Plan (CLP) have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The reports shall assess the impacts during the construction phase of the development on surrounding streets, along with nearby residential amenity and other occupiers together with means of mitigating any identified impacts. The CMP must refer to the new LBI Code of Practice for Construction Sites.</p> <p>The development shall be carried out strictly in accordance with the approved CMP and CLP throughout the construction period.</p> <p>REASON: In the interests of residential amenity, highway safety, and the free flow of traffic on streets, and to mitigate the impacts of the development.</p>
6	Impact Piling (Compliance)
	<p>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.</p> <p>REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.</p>
7	Sustainable Urban Drainage (Details and compliance)
	<p>CONDITION: Further details of SUDS features shall be submitted and approved in writing by the Local Planning Authority prior to superstructure works commencing on site. The details shall include:</p>

	<ul style="list-style-type: none"> • The calculation of the storm water storage required for the 1 in 100 year storm plus climate change allowance. The calculation shall include all catchment areas on the site and the surface water run-off rates for the entire site shall not be higher than 50l/s/ha; • The location and size of the attenuation tanks proposed to ensure the volume is sufficient; • A blue roof to Building C and details of blue roof design; • Incorporation of blue roofs combined with the green roofs to provide irrigation for the green roofs • Details of rain gardens in catchments 2 and 5. <p>The details approved shall be installed and operational prior to occupation of the development hereby approved and maintained as such thereafter.</p> <p>REASON: To ensure that sustainable management of water and minimise the potential for surface level flooding.</p>
8	<p>Cycle Parking Provision (Compliance)</p> <p>CONDITION: The bicycle storage areas, including the 166No. covered, secure and accessible bicycle spaces shall be provided prior to the first occupation of each of the buildings hereby approved.</p> <p>Details of long-term cycle parking spaces associated with the community centre shall be submitted and approved in writing by the Local Planning Authority prior to superstructure works commencing on site and shall be provided prior to the first occupation of the development hereby approved.</p> <p>All approved cycle parking spaces shall be maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
9	<p>Lighting (Details)</p> <p>CONDITION: Details of any general / security lighting measures shall be submitted to and approved in writing by the Local Planning Authority prior to the superstructure works commencing on site.</p> <p>The details shall:</p> <ul style="list-style-type: none"> - include the location and full specification of: all lamps; light levels/spill lamps and support structures where appropriate and hours of operation; - demonstrate how the ecology of the site would not be adversely affected by the proposed lighting. <p>The general lighting and security measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: To ensure that any resulting general or security lighting is appropriately located, designed to not adversely impact neighbouring residential amenity nor those with visual impairments, contributes towards safety and security, does not adversely impact biodiversity or ecology and is appropriate to the overall design of the building.</p>
10	<p>Refuse/Recycling Provided (Compliance)</p>

	<p>CONDITION: The dedicated refuse / recycling enclosure(s) shown on the approved plans shall be provided prior to the first occupation of each of the buildings hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>
11	<p>Sound Insulation (Compliance and Details)</p> <p>CONDITION: A scheme for sound insulation and noise control measures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The sound insulation and noise control measures shall achieve the following internal noise targets:</p> <p>Bedrooms (23.00-07.00 hrs) 30 dB $L_{Aeq, 8 \text{ hour}}$ and 45 dB $L_{max} \text{ (fast)}$ Living Rooms (07.00-23.00 hrs) 35 dB $L_{Aeq, 16 \text{ hour}}$ Dining rooms (07.00 –23.00 hrs) 40 dB $L_{Aeq, 16 \text{ hour}}$</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the amenity of residents is not adversely affected.</p>
12	<p>Noise from Lift (Compliance and Details)</p> <p>CONDITION: Prior to commencement of the superstructure for the development hereby permitted, an acoustic report, prepared by an appropriately experienced and competent person, which assesses the noise impact upon any nearby residential due to the Kinefold House mechanical plant and, where necessary, recommends further mitigation measures shall be submitted to and approved in writing by the Local Planning. Any further mitigation measures identified in the acoustic validation report shall be installed and permanently retained thereafter within two months of approval.</p> <p>REASON: To ensure that the amenity of residents is not adversely affected.</p>
13	<p>Noise from Community Space (Compliance and Details)</p> <p>CONDITION: Full particulars and details of a scheme for sound insulation between the proposed community hub and estates office and the residential use of the building shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</p> <p>The sound insulation and noise control and management measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the amenity of residents is not adversely affected.</p>
14	<p>Noise to Balconies (Details)</p> <p>CONDITION: Details of how balconies facing York Way in Blocks A, B and C hereby approved have been designed to maximise screening and absorption shall be submitted and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</p>

	<p>The balconies shall be built in accordance with details so approved, shall be implemented prior to first occupation and shall maintained as such thereafter.</p> <p>REASON: To ensure that the amenity of residents is not adversely affected.</p>
15	<p>Accessible Housing (Details)</p> <p>CONDITION: Notwithstanding the Design and Access Statement and plans hereby approved, 81 x of the residential units shall be constructed to Category 2 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (2) and 10 units shall be constructed to Category 3 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Wheelchair user dwellings' M4 (3).</p> <p>Building Regulations Approved Plans and Decision Advice Notice, confirming that these requirements will be achieved, shall be submitted to and approved in writing by LPA prior to any superstructure works beginning on site. The Approved Plans to show furniture, key dimensions and manoeuvring allowances, as set out in the provisions of the Approved Document M (Volume 1).</p> <p>The development shall be constructed strictly in accordance with the details so approved.</p> <p>Reason: To secure the provision of visitable, adaptable and wheelchair accessible homes appropriate to meet diverse and changing needs.</p>
16	<p>Land Contamination (Compliance and Details)</p> <p>CONDITION: Prior to the commencement of development the following assessment in response to the NPPF and in accordance with CLR11 and S10175:2011+A2:2017 shall be submitted to and approved in writing by the Local Planning Authority</p> <p>a) A remediation method statement of any necessary land contamination remediation works arising from the land contamination investigation.</p> <p>This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved site investigation. The development shall be carried out strictly in accordance with the investigation and any scheme of remedial works so approved and no change therefrom shall take place without the prior written approval of the Local Planning Authority. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing</p> <p>b) Following completion of measures identified in the approved remediation scheme a verification report, that demonstrates the effectiveness of the remediation carried out, must be produced which is subject to the approval in writing of the Local Planning Authority in accordance with part a). This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of</p>

	<p>Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.</p> <p>REASON: To minimise the potential impacts from land contamination.</p>
17	<p>Green/Brown Biodiversity Roofs (Details)</p> <p>CONDITION: Notwithstanding the plans hereby approved, green/brown roofs shall be maximised across the development, including the existing buildings. Details shall be submitted to and approved in writing to the Local Planning Authority prior to superstructure works commencing on site, demonstrating the following:</p> <ul style="list-style-type: none"> a) how the extent of green/brown roof has been maximised b) that the green/brown roofs are biodiversity based with extensive substrate base (depth 120 -150mm); and c) planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). <p>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be accessed for the purpose of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roofs shall be installed strictly in accordance with the details as approved, shall be laid out within 3 months or the next available appropriate planting season after completion of the external development works / first occupation, and shall be maintained as such thereafter.</p> <p>REASON: In order to ensure the development maximises opportunities to help boost biodiversity and minimise water run-off.</p>
18	<p>Energy Strategy (Compliance)</p> <p>CONDITION: The energy efficiency measures/features and renewable energy technology, as detailed within the revised 'Energy Strategy' shall be installed and operational prior to the first occupation of each of the buildings hereby approved.</p> <p>Should there be any change to the energy features/ measures within the approved Energy Strategy, a revised Energy Strategy shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the development.</p> <p>REASON: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets by energy efficient measures/features and renewable energy are met.</p>
19	<p>Inclusive Design (Compliance and Details)</p> <p>CONDITION: All inclusive design measures identified within the application submission shall be installed and operational prior to the first occupation of the development hereby approved.</p> <p>Further details on the following points shall be submitted and approved in writing by the Local Planning Authority prior to the completion of the development hereby approved:</p> <ul style="list-style-type: none"> - the accessibility of bike and bin stores; - details of the soft-spots in the duplex apartments; - confirmation that corridors and lobbies meet relevant standards within Islington's Inclusive Design SPD.

	<p>The inclusive design measures shall be retained as such in perpetuity.</p> <p>REASON: In order to facilitate and promote inclusive and sustainable communities.</p>
20	<p>Final Servicing and Delivery Plan (Compliance)</p> <p>CONDITION: A Delivery and Servicing Plan (DSP) detailing servicing arrangements including the location, times and frequency shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.</p> <p>The development shall be constructed and operated strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the resulting servicing arrangements are satisfactory in terms of their impact on highway safety and the free-flow of traffic.</p>
21	<p>Green Procurement Plan (Details and Compliance)</p> <p>CONDITION: Prior to the commencement of superstructure works, a Green Procurement Plan for sourcing the proposed materials shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The Green Procurement Plan shall include details of how the carbon emissions of the proposed materials has been minimised.</p> <p>REASON: In the interests of securing sustainable development and to minimise the environmental impacts of the development.</p>
22	<p>Landscaping (Details and Compliance)</p> <p>LANDSCAPING: Notwithstanding the submitted detail and the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site. The landscaping scheme shall include a minimum of 74No. new tree and the submission shall include the following details:</p> <ul style="list-style-type: none"> a. an updated Access Statement detailing routes through the landscape and the facilities it provides; b. a biodiversity statement detailing how the landscaping scheme maximises biodiversity; c. existing and proposed underground services and their relationship to both hard and soft landscaping; d. proposed trees: their location, species, size and section showing rooting area; to include trees planted below deck level with canopy to spread above podium level; e. soft planting: including all buffer planting areas to buildings A, B,C,D and Kinefold House, and the border to York Way, as well as to planters and all other grass and turf areas, shrub and herbaceous areas; f. topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; g. enclosures and boundary treatment: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; h. hard landscaping: kerbs, edges, steps, ridge and flexible paving, including patterned coloured paving 'entrance carpets' to all buildings, unit paving, wet pour play safety surfaces and furniture including bike racks, seating and planters; i. wayfinding and signage; j. phasing of landscaping and planting;

	<p>k.all play equipment and structures to include table tennis table, climbing features, all swings, fitness module, play sculptures, trampolines, slides and see saws; and</p> <p>l. any other landscaping feature(s) forming part of the scheme.</p> <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the relevant phase of the development hereby approved in accordance with the approved planting phase. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of biodiversity, sustainability, playspace and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
23	<p>Bird / Bat Boxes (Compliance)</p> <p>CONDITION: Details of bird and bat boxes across all new buildings shall be submitted and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</p> <p>The details so approved shall be implemented prior to occupation of the development and shall be maintained as such in perpetuity.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
24	<p>Biodiversity / Ecology (Compliance)</p> <p>CONDITION: Details of measures for ecological enhancement identified in the submitted Preliminary Ecological Appraisal shall be submitted and approved in writing by the Local Planning Authority.</p> <p>The development shall be constructed in accordance with the details 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.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
25	<p>Wheelchair Accessible Parking</p> <p>CONDITION: The ten (10) disabled parking bays hereby approved shall be constructed and available for use by eligible occupants of the wheelchair accessible units approved and existing blue badge holders within this development prior to the first occupation of the development and shall be appropriately line-marked and thereafter kept available for their intended use at all times if and when required.</p> <p>The wheelchair accessible parking spaces shall be installed prior to the occupation of units within Block C and retained as such permanently thereafter unless otherwise agreed in writing with the Local Planning Authority.</p> <p>REASON: To ensure that the design and construction of the disabled parking bays are appropriate and meet with the council's design criteria, furthermore that the new bays are designed to a suitable standard which ensures that they are eligible for adoption.</p>

26	Roof-Level Structures (Details and Compliance)
	<p>CONDITION: Details of any roof-level structures (including lift over-runs, flues/extracts and plant room) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details shall include a justification for the height and size of the roof-level structures, their location, height above roof level, specifications and cladding.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority. No roof-level structures shall be installed other than those approved.</p> <p>REASON: In the interests of good design and also to ensure that the Local Planning Authority may be satisfied that any roof-level structures do not have a harmful impact on the surrounding streetscene or the character and appearance of the area in accordance with policies 3.5, 7.4, 7.6 and 7.8 of the London Plan 2016, policies CS8 and CS9 of Islington's Core Strategy 2011, and policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013.</p>
27	Signage Details (Details and Compliance)
	<p>CONDITION: Details of all external signage for the development hereby approved shall be submitted and approved in writing by the Local Planning Authority.</p> <p>The agreed details shall be installed prior to the occupation of the development and shall be maintained as such thereafter unless otherwise agreed in writing.</p> <p>REASON: In the interests of visual amenity and to ensure that the entrance approach is both welcoming and inviting.</p>
28	Tree Protection (Compliance and Details)
	<p>CONDITION: Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Specific issues to be dealt with in the TPP and AMS:</p> <ol style="list-style-type: none"> Location and installation of services/ utilities/ drainage. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees. Details of construction within the RPA or that may impact on the retained trees. a full specification for the installation of boundary treatment works. a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them. Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses. A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.

	<p>h. a specification for scaffolding and ground protection within tree protection zones.</p> <p>i. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.</p> <p>j. details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.</p> <p>k. Boundary treatments within the RPA.</p> <p>l. Methodology and detailed assessment of root pruning</p> <p>m. Reporting of inspection and supervision</p> <p>n. Methods to improve the rooting environment for retained and proposed trees and landscaping</p> <p>o. Veteran and ancient tree protection and management</p> <p>The development thereafter shall be implemented in strict accordance with the approved details.</p> <p>REASON: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policy DM 6.5, policies 7.19 and 7.21 of the London Plan and pursuant to section 197 of the Town and Country Planning Act 1990.</p>
29	Solar PVs (Details and Compliance)
	<p>CONDITION: Prior to first occupation of the development hereby approved, details of the proposed Solar Photovoltaic Panels shall be submitted to and approved in writing by the Local Planning Authority. These submission shall demonstrate how Solar PVs have been maximised on site, and details shall include but not be limited to: location; area of panels; how the PV output has been maximised and design (including section drawings showing the angle of panels in-situ, and elevation plans).</p> <p>The solar photovoltaic panels as approved shall thereafter be installed prior to the first occupation of each of the buildings and retained as such permanently thereafter.</p> <p>REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard of design.</p>
30	Lifts (Compliance)
	<p>CONDITION: All lifts hereby approved shall be installed and operational prior to the first occupation of each of the buildings hereby approved.</p> <p>REASON: To ensure that inclusive and accessible routes are provided throughout the floorspace at all floors and also accessible routes through the site are provided to ensure no one is excluded from full use and enjoyment of the site.</p>
31	Secured by Design (Details and Compliance)
	<p>CONDITION: Prior to the commencement of superstructure works of the development hereby approved, a full and detailed scheme for the Secure by Design award scheme shall be accreditation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interests of safety and security.</p>
32	Obscure Glazing and Privacy Screens (Compliance and Details)

	<p>CONDITION: Notwithstanding the plans hereby approved, details of obscured glazing and privacy screens to prevent overlooking from proposed Blocks A, B and C to existing residential properties in 24 North Road, Lambfold House and Kinfold House shall be submitted and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</p> <p>The obscure glazing and privacy screens shall be installed prior to the occupation of the relevant units and retained as such permanently thereafter.</p> <p>REASON: In the interest of preventing undue overlooking between habitable rooms within the development itself, to protect the future amenity and privacy of residents.</p>
33	Hours of Operation (Compliance)
	<p>CONDITION: The community centre shall be operational only between the following hours</p> <p>8am to 10pm (Monday to Saturday) 11am to 5pm (Sundays)</p> <p>The restrictions shall be applied and permanently adhered to unless otherwise agreed with the Local Planning Authority.</p> <p>REASON: In the interests of protecting neighbouring residential amenity.</p>
34	Main Entrance Improvements (Details)
	<p>CONDITION: Notwithstanding the plans hereby approved, a programme of consultation with residents to agree improvement works to the main entrances to the existing buildings shall be submitted and approved in writing by the Local Planning Authority prior to superstructure works commencing on site. The programme should include details of all efforts to consult with residents, and a programme for submission of further details and implementation of the improvement works.</p> <p>The development shall be implemented in accordance with the details so approved and shall be maintained as such.</p> <p>REASON: In the interests of visual amenity and to ensure that the entrances to each of the existing buildings are inviting and visually sympathetic</p>
35	Garage doors (Details and Compliance)
	<p>CONDITION: Notwithstanding the plans hereby approved, details of visual improvements to the ground floor of Lambfold House, in particular the garage doors, shall be submitted to and approved in writing by the Planning Authority prior to superstructure works commencing on site.</p> <p>The improvement shall create an enhanced aesthetic that is more sympathetic to the surrounding landscaping and in particular the play street of which it forms a part.</p> <p>The details so approved shall be implemented prior to occupation, and shall be maintained as such thereafter.</p> <p>REASON: In the interests of visual amenity and to ensure a degree of visual integration between the approved landscaping and the existing buildings.</p>
36	Parking Management Plan (Details)
	<p>CONDITION: A Parking Management Plan detailing the parking arrangements across the site, including how drop-off points are properly controlled, how traffic will be suitably</p>

	<p>managed at the estate entrances and how future residents of the proposed dwellings would be prevented of using the existing car parking arrangements, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of traffic safety and traffic management in accordance with Islington Core Strategy Policy CS10.</p>
37	Urban Greening Factor (Compliance/details)
	<p>CONDITION: The development hereby permitted shall achieve an Urban Greening Factor of 0.4. Alternatively, a report shall be submitted to an approved in writing by the Local Planning Authority prior to first occupation of the development hereby permitted which satisfactorily demonstrates that an Urban Greening Factor of 0.4 cannot be achieved. The report shall give consideration to additional planting, intensive or semi-intensive green roofs, and consultation with residents regarding the addition of raingardens and planting.</p> <p>REASON: In the interest of biodiversity, sustainability and to ensure that green infrastructure is maximised on the site.</p>

List of Informatives:

1	Planning Obligations Agreement
	<p>SECTION 106 AGREEMENT</p> <p>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.</p>
2	Community Infrastructure Levy (CIL)
	<p>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 London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and 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 payable on commencement of the development.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed and the development will not benefit from the 60-day payment window.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/</p>

3	Superstructure
	<p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.</p>
4	Thames Water (Waste Comments)
	<p>The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB</p>
5	Thames Water (Mains Water Pressure)
	<p>Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>
6	Highways Requirements (1)
	<p>Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to "Precautions to be taken in doing certain works in or near streets or highways". This relates, to scaffolding, hoarding and so on. All licenses can be acquired through streetworks@islington.gov.uk. All agreements relating to the above need to be in place prior to works commencing.</p> <p>Compliance with section 174 of the Highways Act, 1980 - "Precautions to be taken by persons executing works in streets." Should a company/individual request to work on the public highway a Section 50 license is required. Can be gained through streetworks@islington.gov.uk. Section 50 license must be agreed prior to any works commencing.</p> <p>Compliance with section 140A of the Highways Act, 1980 – "Builders skips: charge for occupation of highway. Licenses can be gained through streetworks@islington.gov.uk. Compliance with sections 59 and 60 of the Highway Act, 1980 – "Recovery by highways authorities etc. of certain expenses incurred in maintaining highways". Haulage route to be agreed with streetworks officer. Contact streetworks@islington.gov.uk.</p>
7	Highways Requirements (2)
	<p>Joint condition survey required between Islington Council Highways and interested parties before commencement of building works to catalogue condition of streets and drainage gullies. Contact highways.maintenance@islington.gov.uk Approval of highways required and copy of findings and condition survey document to be sent to planning case officer for development in question.</p> <p>Temporary crossover licenses to be acquired from streetworks@islington.gov.uk. Heavy duty vehicles will not be permitted to access the site unless a temporary heavy duty crossover is in place.</p>

	<p>Highways re-instatement costing to be provided to recover expenses incurred for damage to the public highway directly by the build in accordance with sections 131 and 133 of the Highways Act, 1980.</p> <p>Before works commence on the public highway planning applicant must provide Islington Council's Highways Service with six month's notice to meet the requirements of the Traffic Management Act, 2004.</p> <p>Development will ensure that all new statutory services are complete prior to footway and/or carriageway works commencing.</p> <p>Works to the public highway will not commence until hoarding around the development has been removed. This is in accordance with current Health and Safety initiatives within contractual agreements with Islington Council's Highways contractors.</p>
8	<p>Highways Requirements (3)</p> <p>Alterations to road markings or parking layouts to be agreed with Islington Council Highways Service. Costs for the alterations of traffic management orders (TMO's) to be borne by developer.</p> <p>All lighting works to be conducted by Islington Council Highways Lighting. Any proposed changes to lighting layout must meet the approval of Islington Council Highways Lighting. NOTE: All lighting works are to be undertaken by the PFI contractor not a nominee of the developer. Consideration should be taken to protect the existing lighting equipment within and around the development site. Any costs for repairing or replacing damaged equipment as a result of construction works will be the responsibility of the developer, remedial works will be implemented by Islington's public lighting at cost to the developer. Contact streetlights@islington.gov.uk</p> <p>Any damage or blockages to drainage will be repaired at the cost of the developer. Works to be undertaken by Islington Council Highways Service. Section 100, Highways Act 1980. Water will not be permitted to flow onto the public highway in accordance with Section 163, Highways Act 1980 Public highway footway cross falls will not be permitted to drain water onto private land or private drainage.</p>
9	<p>Fire Brigade Requests</p> <p>The requirements of B5 of Approved Document B must be met in relation to access and water supply whilst in construction phase and compliance with the Building Regulations and the Regulatory Reform (Fire Safety) Order 2005 once built and occupied.</p> <p>If the building is taken over 18m the Fire Brigade would expect a fire fighting shaft is provided. If approval is granted, it's advised that a building control submission is carried out as early as possible, to ensure any issues found around fire safety are addressed sufficiently and quickly.</p> <p>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.</p>

	The London Fire Brigade promotes the installation of sprinkler suppression systems, as there is clear evidence that they are effective in suppressing and extinguishing fires; they can help reduce the numbers of deaths and injuries from fire, and the risk to firefighters.
10	Roller Shutters
	The scheme hereby approved does not suggest the installation of external roller shutters to any entrances or ground floor glazed shopfronts. The applicant is advised that the council would consider the installation of external roller shutters to be a material alteration to the scheme and therefore constitute development. Should external roller shutters be proposed, a new planning application must be submitted for the council's formal consideration.

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

The National Planning Policy Framework 2018 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 2021, Islington Core Strategy 2011, Development Management Policies 2013, The following policies of the Development Plan are considered relevant to this application:

The London Plan 2021 - Spatial Development Strategy for Greater London

Policy GG2 Making the best use of land
Policy D1 London's form, character and capacity for growth
Policy D2 Delivering Good Design
Policy D3 Optimising Site Capacity
Policy D4 Delivering good design
Policy D5 Inclusive design
Policy D7 Public Realm
Policy D9 Basement development
Policy D11 Fire safety
Policy D13 Noise
Policy H1 Increasing Housing Supply
Policy H4 Delivering Affordable Housing
Policy H6 Affordable Housing Tenure
Policy H10 Housing size mix
Policy S1 Delivery London's social infrastructure
Policy S4 Play and Informal Recreation

Policy HC1 Heritage and Growth
Policy G4 Open Space
Policy G5 Urban Greening
Policy G7 Trees and Woodlands
Policy SI2 Minimising greenhouse gas emissions
Policy SI4 Managing heat risk
Policy SI5 Water infrastructure
Policy SI7 Reducing waste/supporting the circular economy
Policy SI12 Flood risk management
Policy SI13 Sustainable drainage
Policy T2 Healthy Streets
Policy T4 Assessing/mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T7 Deliveries & servicing

Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

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

Infrastructure and Implementation

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

Development Management Policies 2013:

Policy DM2.1 (Design) Policy DM2.2 (Inclusive design) Policy DM2.3 (Heritage) Policy DM2.4 (Protected Views) Policy DM3.1 (Mix of housing sizes) Policy DM3.4 (Housing standards) Policy DM3.5 (Private outdoor space) Policy DM3.6 (Play space) Policy DM3.7 (Noise and Vibration) Policy DM4.12 (Social and strategic infrastructure and cultural facilities) Policy DM6.1 (Healthy development) Policy DM6.5 (Landscaping, trees & biodiversity) Policy DM6.6 (Flood prevention)	Policy DM7.1 (Sustainable design & construction) Policy DM7.3 (Decentralised Energy Networks) Policy DM7.4 (Sustainable design standards) Policy DM7.5 (Heating and cooling) Policy DM8.2 (Managing transport impacts) Policy DM8.4 (Walking and cycling) Policy DM8.5 (Vehicle parking) Policy DM8.6 (Delivery and servicing for new developments) Policy DM9.1 (Infrastructure) Policy DM9.2 (Planning obligations)
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Supplementary Planning Guidance (SPG) / Document (SPD)

Islington SPD

Environmental Design (Oct 2012)
Inclusive Design (Feb 2014)
Inclusive Landscape Design (Jan 2010)
Planning Obligations (S106) (Dec 2016)
Urban Design Guide (Jan 2015)

London Plan

Accessible London: Achieving an Inclusive Environment SPG (adopted October 2014)
Social Infrastructure SPG (May 2015)
Character and Context SPG (adopted June 2014)
Sustainable Design and Construction SPG (adopted April 2014)

Draft Islington Local Plan 2020

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 with the examination process in progress.

Policy H1 Thriving Communities Policy H2 New and existing conventional housing Policy H3 Genuinely affordable housing Policy H4 Delivering high quality housing Policy H5 Private outdoor space Policy SC1 Social and Community Infrastructure Policy SC3 Health Impact Assessments G2 Protecting Open Space G4 Biodiversity, Landscaping and Trees G5 Green Roofs and Vertical Greening Policy S1 Delivering sustainable design Policy S2 Sustainable design and construction	Policy S8 Flood risk management Policy S9 Integrated water management and sustainable design Policy T1 Enhancing the public realm and sustainable transport Policy T2 Sustainable transport choices Policy T3 Car-free development Policy T4 Public Realm Policy T5 Delivery, servicing and construction Policy DH1 Fostering innovation while protecting heritage Policy DH2 Heritage Assets Policy DH3 Building Heights Policy DH4 Basement Development Policy DH5 Agent of Change, noise and vibration
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Policy S3 Sustainable design standards Policy S4 Minimising greenhouse emissions Policy S6 Managing Heat Risk Policy S6 Improving Air Quality Policy S7 Flood Risk Management	Policy ST2 Waste Policy ST4 Water and wastewater infrastructure
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Islington's Draft Local Plan (2019) Site Allocations Schedule:

OIS27: York Way Estate: *Additional genuinely affordable housing can be accommodated on new blocks within the estate, improved play space provision, improvements to communal facilities and enhanced landscaping.*

APPENDIX 3: DRP REPORT RESPONSE



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Our ref: Q2020/1550/MJR

Date: 21st May 2021

Dear Jill,

ISLINGTON DESIGN REVIEW PANEL RE: YORK WAY ESTATE

Thank you for joining Islington's Design Review Panel meeting on 19th May 2021 for a fourth review of the above scheme. The proposed scheme under consideration is for an infill development proposal involving the creation of 91 new residential dwellings across 4 new housing blocks, demolition and re-provision of the community centre as well as extensive landscaping works.

Review Process

The Design Review Panel provides expert impartial design advice following the 10 key principles of design review established by Design Council/CABE. The scheme was reviewed by Dominic Papa (Chair), and Jonathan Ward on the morning of 19th May 2021. The review was undertaken via video-conference due to the constraints on normal working practices imposed by social distancing measures. The presentation by the design team was followed by questions and answers and panel discussion in accordance with the normal structure of physical design reviews sessions. The views summarised below are a reflection of the Panel's discussions as an independent advisory body to the council.

Panel's observations

Introduction

Following submission of a full detailed planning application, the focus of the review was to address the extent to which outstanding design concerns previously identified by the Panel had been addressed. These include the detailed resolution of the architecture, energy strategy and landscape design.

Height and massing

The panel remain of the view that, at seven storeys, block A at the north of the site is too high in relation to the adjacent listed former Lion public house on North Road. They consider that, even with one intermediate floor less than the other two proposed York Way buildings, the collective identity to the series of new buildings is clear whereas at seven storeys, the scale and massing of block A in relation to the listed building is of concern.



Landscape and public realm

The Panel identified several areas of concern raised previously regarding landscape and external works. These include neglecting to incorporate visual improvements to the utilitarian garage doors and to the imposing security fences to the rear of Penfield and Lambsfold. Whilst the Panel appreciate the budgetary constraints that funding rules impose on the design team, they are concerned that the benefits of investment to the wider estate will be undermined by the omission of such visually prominent elements of the public realm from the project remit.

The Panel also understand that the landscape proposals are still evolving and subject to further community consultation. They nonetheless reiterate the need to better define boundaries in key areas between public and private space to address security concerns and support residents in taking ownership of communal spaces. It is felt that the entrance and threshold space to homes on the ground floor of Block D should be designed to better support those residents in making use of the space and taking responsibility for its upkeep.

Concerns also remain about the sense of safety and legibility of the pedestrian experience in a key nodal point of the estate around the southern core and undercroft space of Kinefold, at the intersection of ramps up to the podium from the south. This is identified as a critical area of the estate that deserves careful thought and attention in the development of the hard landscape and lighting proposals. Improvements to the communal entrances of the existing buildings in general would also serve to improve legibility and would help to integrate the old with the new.

Architectural expression and detailed design

The panel were satisfied by the further development of the detailed architectural design and consider it to be generally well resolved and of high quality. In particular, it was felt that the design of the community centre has developed well to address the concern that its expression was too understated to fulfil its role as a welcoming focal point for the community. It was suggested that the design could be further improved by allowing a stronger connection between the inside space and the south facing external terrace through, for example, re-locating the proposed kitchen and providing it with a serving hatch linking interior and exterior.

The architecture of Block D was previously judged to be rather under-resolved. Despite the further development of the proposal, the expression of the upper level is still felt to give the rear elevation an overly weighty appearance. It was suggested that the stair enclosures serving the roof terraces might benefit from adopting a similar structurally lightweight language to the access balconies below.

Sustainability

The panel are disappointed to learn that units facing west onto York Way will require mechanical cooling. Alternative means of avoiding overheating are encouraged such as allowing for external blinds



to be fixed to balconies for shading. The concern was also expressed that the fenestration pattern neither reflects internal room function and nor has the modulation of window size been developed to support a passive cooling strategy. The elevation design of the block A south east facing units were identified for review because they are not dual aspect and should be re-designed to accommodate an additional window to optimise passive cross-ventilation.

The panel acknowledge that it is currently difficult to find alternatives to the use of concrete and that seeking to minimise its carbon content is a suitable carbon reduction target. Each different type of concrete could be separately targeted for carbon reduction. Consideration of embodied energy should also inform the selection of bricks given their extensive use within the proposal.

Summary

The further refinement of the architectural proposals since the last review was well received by the Panel. Both buildings and landscape promise to be of high quality although there is still further work to be done to bring the landscape proposals up to the same level of detailed resolution as presented in the architecture. An overriding concern remains that the comprehensiveness of the estate's renewal will be undermined if the project does not deliver landscape and public realm of a standard and quality to match that of the new buildings.

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.

Yours sincerely,

Frances Madders

Design Review Panel Coordinator

