

**ADDENDUM TO PLANNING
COMMITTEE REPORT**

 Development Management Services
 Planning and Development Division
 Community Wealth Buildings

PLANNING COMMITTEE		AGENDA ITEM NO:
Date:	6 th December 2022	NON-EXEMPT

Application number	P2022/1221/FUL
Application type	Full Planning Application
Ward	Junction Ward
Listed building	Adjacent to Locally Listed 32 Junction Road
Conservation area	Adjacent to St John's Grove Conservation Area
Development Plan Context	Archway Town Centre Archway Key Area Site Allocations 2013 – ARCH1 Draft Site Allocations 2021 – ARCH1 Article 4 Direction – B1 to C3 (4 Vorley Road) Article 4 Direction – A1 to A2 Article 4 Direction - A1, B1, D1 to temporary 'flexible uses' London Underground Zone of Interest (Tunnels)
Licensing Implications	N/A
Site Address	Vorley Road Bus Stand & 4 Vorley Road, London N19 5JH
Proposal	Demolition of 620.9sqm community use part 1 / part 2 storey building; the construction of 72 new dwellings with associated private amenity space for affordable and private homes, provided in three blocks of 13 storeys, 8 storeys, and 2 to 6 storeys, improvements to the public realm, the provision of a Medical Centre (775sqm) and a library (766sqm), associated bicycle parking, mobility scooter stores, refuse stores and improvements to the public realm.

Case Officer	Brett McAllister
Applicant	London Borough of Islington - New Build
Agent	Sarah Eley - HTA Design

1. RECOMMENDATION

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

1. For the reasons for approval;
2. Subject to the conditions set out in Appendix 1 (Recommendation B);
3. Subject to the prior completion of a Director's Letter securing the heads of terms as set out in Appendix 1 (Recommendation A);
4. Subject to any direction by the Mayor of London to refuse the application or for it to be called in for the determination by the Mayor of London.

2. REASON FOR DEFERRAL

- 2.1 Planning application P2022/1067/FUL was published on the Agenda for the Planning Committee on 8th November 2022. However, prior to the Planning Committee, it was identified that the application had not been advertised as a departure from the development plan, which is required under Part 3, Article 15 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.
- 2.2 The previous Committee Report is appended as **Appendix 3**.

3. CONSULTATION

- 3.1 Further to the previous consultation, the application was re-consulted upon, noting that it represented a departure from the development plan. Letters were sent to occupants of 2,922 adjoining and nearby properties on 8th November 2022. A site notice and press advert were displayed on 10th November 2022. The public consultation of the application therefore expires on 1st December 2022. It is acknowledged that the expiry of the consultation period is after the date of publication for this addendum report. However, in any case, it is the Council's practice to continue to consider representations made up until the date of a decision. As such, should any representations be received after the publication date of this report, and up to the date of a decision, these will be given full consideration, reported to the Committee and where necessary an update provided regarding the assessment.
- 3.2 At the time of drafting the report, **2** additional representations had been received since the previous report was drafted. This results in a total of **26** objections and **2** letters of support. The issues raised are summarised below:
- The proposed development would place additional pressure on community infrastructure including nursery provision, parking, medical facilities and schools and would lead to congestion (*See paragraphs 11.2 to 11.34, 11.231 to 11.233 and 11.386 of Committee Report at Appendix 3*)
 - How many of the 72 dwellings will be affordable housing? and what is considered 'affordable'? (*See paragraphs 11.374 to 11.384 of Committee Report at Appendix 3*)

4. DEPARTURE FROM DEVELOPMENT PLAN

- 4.1 The application proposal represents a tall building, being over 30 metres in height. Islington Development Management Policy DM2.1 details that *'the only locations in Islington where tall buildings may be suitable are set out in the Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell)*'. The application site is not located within the area covered by the Finsbury Local Plan and therefore represents a departure from the adopted development plan.
- 4.2 However, Draft Islington Local Plan policy DH3, as modified in the Main Modifications for Consultation (June 2022), details that buildings of more than 30 metres are only acceptable in-principle on sites identified as potentially suitable for tall building under this policy and must not exceed the maximum building heights for that specific tall building location, as set out in the site allocation. The application site forms Site Allocation ARCH1 in the Draft Islington Local Plan – Site Allocations (September 2019), where specific reference is made to the suitability of a building of up to 15 storeys (46 metres). Given the advanced stage of the draft plan and the conformity of the emerging policies with the Framework it is considered that policies can be afforded moderate to significant weight depending on the significance of objections to main modifications.
- 4.3 While the height of proposed Building B is 45.575 metres to the parapet, being just under the 46 metre maximum height stated in the draft Site Allocation and draft Local Plan, the proposed rooftop

plant enclosure takes the height of the building to total of 47.625 metres. As such, the proposal would also represent a departure from the draft Local Plan.

5. UPDATED ASSESSMENT

5.1 Since the previous Committee Agenda, the applicant has submitted an updated application form and Planning Statement to ensure that these include the height of the development. No material changes have been made to the application proposal since the previously published report. As stated above, the principal massing of Building B to the parapet would be 45.575 metres in accordance with the draft Site Allocation. The rooftop plant enclosure is comprised of two elements. The main centrally located pump room would exceed the 46m maximum height by 1.625 metres and the acoustic screening for the Air Source Heat Pumps, adjacent to the west, would exceed the maximum height by 0.475 metres (see Figure 1 below).

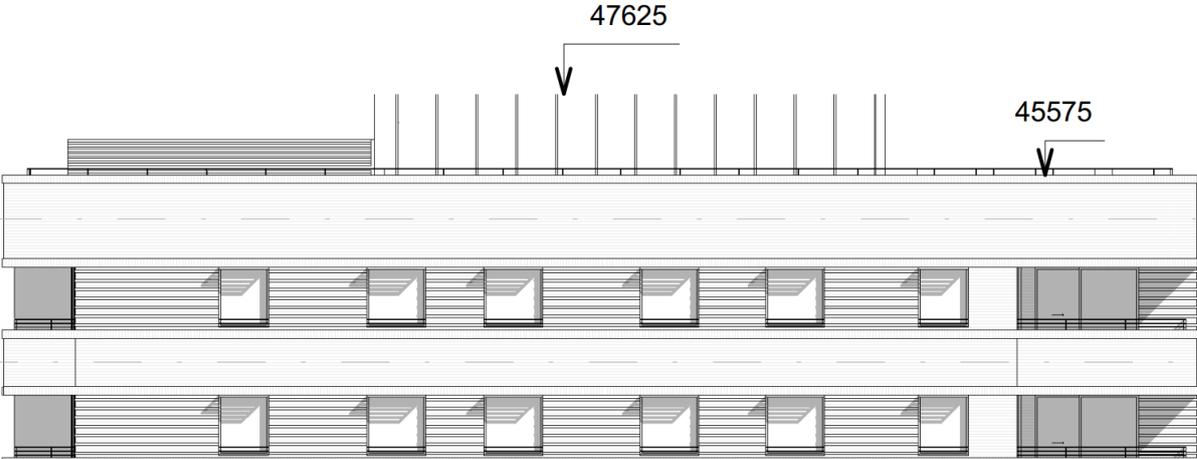


Figure 1 - Top of Building B – South Elevation

5.2 It can be seen from the roof plan below (Figure 2) that these elements would have a set back from the parapet on all sides, making it less visible, particularly from street level (see Figure 3 and 4 below). However, to further reduce its visibility, a condition is recommended relating to material finishes (11), requiring final details of the rooftop plant enclosure to be submitted to and approved in writing by the local planning authority. This will ensure that the roof plant screening has a lightweight and less solid appearance than is currently proposed.

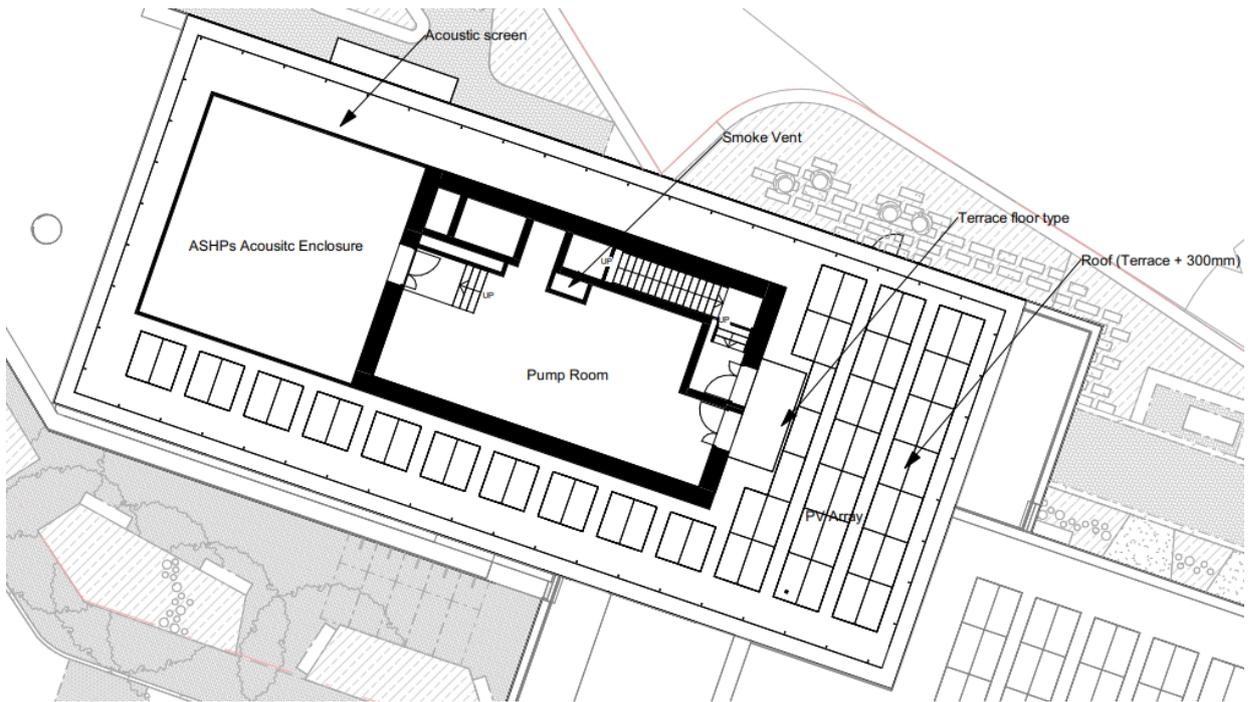


Figure 2 - Roof Plan – Building B



Figure 3 – View from Junction Road



Figure 4 – View from Junction Road (moving north)

- 5.3 While the additional projection above the stated site allocation heights would be visible in some longer views, particularly at higher ground levels to the northwest and west, given the limited extent of the plant area projection above the parapet, together with the setbacks, appropriate materiality that would be secure by condition and its setting, whereby it would be generally viewed in the context of the two higher buildings within the Archway Town Centre, the proposed limited projection of the plant above the site allocation height limit is considered, on balance, to be acceptable in this case.

6. PLANNING BALANCE AND REASON FOR APPROVAL

- 6.1 Following the deferral of the application prior to the 8th November 2022 Committee meeting officers have reconsulted on the application to note that the proposals represent a departure from the development plan.
- 6.2 The proposed new library, medical centre and housing would deliver on the draft Site Allocation for providing a residential-led development with community uses that includes a tall building forming part of an Archway cluster of tall buildings. The scale, form, materiality, elevation design and layout is well-considered and results in a scheme of high quality design that is sensitive to the local and wider context. The community uses would create a civic hub on Vorley Road that would support the vitality of Archway Town Centre. Although there would be instances of amenity and heritage impacts these are limited and must be weighed against the considerable public benefits, which in this case comprise the delivery of over 50% of onsite affordable housing, contribution of high-quality housing, the delivery of two new community uses and the delivery of an exemplary scheme regarding sustainability and energy efficiency.

6.3 For the reasons noted above and within the previous Committee report detailed at **Appendix 3**, it is considered that on balance, the harm created by the proposal, inclusive of the tall building exceeding the maximum stated height in the site allocation, which represents a departure from the development plan, is outweighed by the scheme benefits, notably the provision of new social rented housing, high quality new homes, new community facilities and the exemplar sustainability and energy efficiency measures.

7. **CONCLUSION AND RECOMMENDATION**

7.1 It is recommended that planning permission be granted subject to conditions and Director's Letter Heads of Terms as set out in **Appendix 1 - RECOMMENDATIONS** of this report.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the Committee resolve to GRANT planning permission subject to any direction by The Mayor to refuse the application or for it to be called in for determination by the Mayor of London. Therefore, following the Council's resolution to determine the application, the application shall then be referred to the Mayor of London in accordance with Article 5 of the Town and Country Planning (Mayor of London) Order 2008 – allowing him 14 days to decide whether to:

- A. allow the draft decision to proceed unchanged; or
- B. direct the Council under Article 6 to refuse the application; or
- C. issue a direction under Article 7 that he is to act as the Local Planning Authority for the purpose of determining the application.

And

That planning permission be granted for the reasons given in paragraph no. 6.1 to 6.3 and subject to the prior completion of a Directors' Letter 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:

- On-site provision of affordable housing: 37 social rented units
- A financial contribution of £260,000 for Girdlestone Park play space upgrades.
- Construction Management Plan and Monitoring: in adherence to the Council's Code of Practice for Construction Sites, the provision of a Construction Management Plan, and a monitoring contribution of £17,400 (calculated at 72 residential units x £200, and 1561sqm of community floorspace – rounded to 1500sqm – calculated at 15 x £200)
- Compliance with the Code of Employment and Training.
- Compliance with the Code of Local Procurement.
- Compliance with the Code of Construction Practice, including a monitoring fee TBC and submission of site-specific response document to the Code of Construction Practice for approval of LBI Public Protection.
- The provision of 7 accessible parking bays or a contribution of £14,000 (£2,000 cost per bay) towards bays or other accessible transport initiatives.
- Highways Reinstatement: agreement from the developer to cover the cost of reinstating any highway damaged by the developer during the construction works
- Carbon Offset: A financial contribution of £57,542 towards offsetting any projected residual CO2 emissions of the development (63 tonnes and the standard offset rate of £920 per tonne)
- Green Performance Plan: to be submitted and approved prior to the proposed use being occupied
- Car free development- Removal of eligibility for residents' parking permits.
- Submission of 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.

- Council's legal fees in preparing the Directors' agreement and officer's fees for the preparation, monitoring and implementation of the Directors agreement.
- All payments to the Council would be index-linked from the date of Committee and would be due upon implementation of the planning permission.

If the Committee resolve to grant, resolution will include provision to provide flexibility to officers to negotiate and finalise s106 on behalf of the Committee.

That, should the Directors' Letter 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 Directors' Letter 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, and that there is delegated to each of the following: the Head of Development Management the Team Leader Major Applications and the Team Leader Planning Applications to make minor changes (additions removals or amendments) to the conditions:

1	Commencement
	<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 and documents list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans and documents:</p> <p><u>Plans:</u></p> <p><i>Existing:</i></p> <p>3468A-LB-XX-00-DP-A-1010-2 – Site Location Plan 3468A-LB-XX-00-DP-A-1020-1 – Existing Site Plan 3468A-LB-ZZ-XX-DE-A-1040-1 – Existing Site Elevations 3468A-LB-ZZ-XX-DE-A-1041-1 – Existing South Elevation 3468A-LB-ZZ-XX-DE-A-1042-1 – Existing North Elevation 3468A-LB-BB-XX-DS-A-1050-1 – Existing Sections</p> <p><i>Proposed:</i></p> <p>3468A-LB-ZZ-00-DP-A-1600-1 – Demolition Plan 3468A-LB-ZZ-G1-DP-A-1099-17 – Layout Basement 3468A-LB-ZZ-00-DP-A-1100-25 – Layout GF 3468A-LB-ZZ-01-DP-A-1101-18 - Layout Level 01 3468A-LB-ZZ-02-DP-A-1102-17 - Layout Level 02</p>

3468A-LB-ZZ-03-DP-A-1103-16 - Layout Level 03
 3468A-LB-ZZ-04-DP-A-1104-15 - Layout Level 04
 3468A-LB-ZZ-05-DP-A-1105-15 - Layout Level 05
 3468A-LB-ZZ-06-DP-A-1106-15 - Layout Level 06
 3468A-LB-ZZ-07-DP-A-1107-15 - Layout Level 07
 3468A-LB-ZZ-08-DP-A-1108-15 - Layout Level 08
 3468A-LB-ZZ-09-DP-A-1109-15 - Layout Level 09
 3468A-LB-ZZ-10-DP-A-1110-15 - Layout Level 10
 3468A-LB-ZZ-11-DP-A-1111-15 - Layout Level 11
 3468A-LB-ZZ-12-DP-A-1112-15 - Layout Level 12
 3468A-LB-ZZ-13-DP-A-1113-17 - Layout Level 13
 3468A-LB-ZZ-14-DP-A-1114-5 - Layout Roof Plan
 3468A-LB-ZZ-XX-DE-A-1300-15 – North Elevation
 3468A-LB-ZZ-XX-DE-A-1301-15 – South Elevation
 3468A-LB-ZZ-XX-DE-A-1302-15 – East/West Elevations
 3468A-LB-BA-XX-DS-A-1400-14 – Section A
 3468A-LB-BB-XX-DS-A-1401-14 – Section B
 3468A-LB-BC-XX-DS-A-1402-14 – Section C
 3468A-LB-BB-XX-DS-A-1404-11 – Site Sections
 3468A-LB-ZZ-XX-DE-A-1405-10 – Site Elevations
 3468A-LB-BA-XX-DS-A-1406-7 – Section A East Elevation
 3468A-LB-BB-XX-DS-A-1407-7 – Section B West Elevation
 3468A-LB-BC-XX-DS-A-1408-7 – Section C West Elevation
 3468A-LB-ZZ-XX-DS-A-1409-7 – Section C East Elevation
 3468A-LB-ZZ-ZZ-DS-A-1450-1 – Covered Entrance Section West
 3468A-LB-ZZ-ZZ-DS-A-1451-1 – Covered Entrance Section East
 3468A-LB-ZZ-ZZ-DE-A-3310-3 - A&B Gated Entrance
 3468A-LB-ZZ-ZZ-DE-A-350020-2 – Library Façade Bay Study
 3468A-LB-BC-ZZ-DE-A-350030-2 – Medical Centre bay Study
 3468A-LB-ZZ-ZZ-DD-A-3520-3 – Typical Window Detail
 3468A-LB-XX-ZZ-DD-A-3530-2 – Typical Parapet Details
 3468A-LB-XX-XX-DT-A-3540-1 – Louvre Types
 3468A-LB-XX-00-DD-A-3541-1 - Entrance gate & Bin Store Detail
 3468A-LB-ZZ-ZZ-DD-A-3800-3 – Balcony Detail
 3468-LB-ZZ-XX-SA-A-5001-7 – Tenure Plans
 3468A-LB-ZZ-XX-DR-L-6000 – Landscape Hardwork Plan
 3468A-LB-ZZ-XX-DR-L-6002 – Landscape Softwork Plan

Documents:

Application and CIL Forms, HTA Design, dated 04/04/2022
 Design & Access Statement, Levitt Bernstein, dated 29/03/22
 Planning Statement including Affordable Housing Statement and Health Impact Assessment, HTA Design, dated 04/04/2022
 Statement of Community Involvement; HTA Design, dated 04/04/2022
 Townscape Heritage and Visual Impact Assessment, KMHeritage, dated 03/2022
 Ecological Impact Assessment, P4106.2.2, agb Environmental P4106.2.2, dated 27/04/2022
 Biodiversity Net Gain Report, agb Environmental, P4106.3.3, dated 13/07/2022
 Daylight and Sunlight Report-June 2022, Waterslade, Rev 3, dated 28/06/2022
 Sustainable Design and Construction Statement, Etude, Rev 3, dated 03/22
 Green Performance Plan, Etude, Rev B, dated 09/21
 Circular Economy Statement, Etude, Rev D, dated 09/21
 Flood Risk Assessment and Drainage strategy, calfordseaden Rev. B, dated 23/08/2022
 Arboricultural Report: Arboricultural Impact Assessment and Arboricultural Method Statement, David Clarke, dated 03/2022
 Air Quality Assessment, Air Quality Consultants, (J4478A/1/F5)1, dated 09/2021

	<p>Noise and Vibration Impact Assessment, MaxFordham, Rev E 09, dated 06/2022 Healthy Street Transport Assessment (including CLP), Lime Transport, 20073 D2g, dated 23/10/2022 Fire Statement Form, Affinity Fire Engineering, Rev 12 – 07/09/2022 Vorley Road Structural Comments for Stage 3 Report, Calford Seaden, Rev B, dated 04/04/2022 Wind Microclimate Assessment; BRE, Issue 6, dated 16/03/2022 Draft Construction Management Plan, Calfordseaden, v3, dated 31/03/2022 BREEAM excellent tracker for Vorley Library, Ingleton Wood, dated 03/2022 Stage 2 BREEAM Options Appraisal Executive Summary, Ingleton Wood, dated 04/2022 Vorley Road Library BREEAM 2018, Ingleton Wood, dated 06/2021 Vorley Road Medical Centre BREEAM 2018, Ingleton Wood, dated 06/2021 Landscape UGF Calculation 3468A-LB-ZZ-XX-DR-L-6001, Levitt Bernstein 05/04/2022 Basement plant room layout, Ingleton Wood Rev.2, dated 04/2022 SK_16_External Services Layout, Ingleton Wood P02, dated 04/2022 UKPN Grid layout and connection details, dated 04/02/2021</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>Construction Management Plan and Construction Logistics Plan - (Details)</p>
	<p>CONDITION: A Construction Management Plan (CMP) and a Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority as follows:</p> <p>a) Prior to demolition works: a Demolition Management and Logistics Plan</p> <p>b) Prior to construction works: a Construction Management and Logistics Plan</p> <p>The reports shall assess the impacts 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 documents during demolition and construction, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In the interests of residential amenity, highway safety, and the free flow of traffic on streets, and to mitigate the impacts of the development.</p>
4	<p>Air Quality and Dust Management Plan (Details)</p>
	<p>CONDITION: An Air Quality and Dust Management Plan (AQDMP) shall be submitted to, and approved in writing by, the Local Planning Authority as follows:</p> <p>a) Prior to demolition works and relating to the demolition</p> <p>b) Prior to construction works and relating to the construction</p> <p>The development shall be carried out strictly in accordance with the approved details and maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure adequate air quality</p>
5	<p>Tree Protection (Details)</p>

	<p>CONDITION: Prior to the commencement of works, 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> <ul style="list-style-type: none"> a. Location and installation of services/ utilities/ drainage. b. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees. c. Details of construction within the RPA or that may impact on the retained trees. d. A full specification for the installation of boundary treatment works. e. 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. f. 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. g. A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing. h. A specification for scaffolding and ground protection within tree protection zones. i. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area. 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 k. Boundary treatments within the RPA l. Methodology and detailed assessment of root pruning m. Reporting of inspection and supervision n. Methods to improve the rooting environment for retained and proposed trees and landscaping o. Veteran and ancient tree protection and management <p>The development thereafter shall be implemented in strict accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.</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.</p>
6	<p>Land Contamination (Details)</p> <p>CONDITION: Prior to the commencement of works, the following assessment in response to the NPPF and in accordance with Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) and BS10175:2011+A2:2017 shall be submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> a) A land contamination investigation for all of the site excluding the existing footprint of 4 Vorley Road. <p>No above ground works shall commence until the following assessment in response to the NPPF and in accordance with Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) and BS10175:2011+A2:2017 have been submitted to and approved in writing by the Local Planning Authority:</p>

	<p>b) A land contamination investigation, following demolition, covering the area previously occupied by 4 Vorley Road.</p> <p>The investigations (a & b) shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater.</p> <p>Following the agreement to details relating to points a) and b); no above ground works shall commence until details of the following works have been submitted to, and approved in writing by, the Local Planning Authority:</p> <p>c) A remediation method statement of any necessary land contamination remediation works arising from the land contamination investigation.</p> <p>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.</p> <p>Following the agreement to details relating to point c); no above ground works shall commence until details of the following report has been submitted to, and approved in writing by, the Local Planning Authority:</p> <p>d) A verification report, that demonstrates the effectiveness of the remediation carried out.</p> <p>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.</p> <p>Each part of this condition must be carried out in compliance with and by a competent person who conforms to Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) or the current UK requirements for sampling and testing.</p> <p>REASON: To ensure the land is safe for development and minimise any potential impacts from land contamination.</p>
7	Piling Method Statement (Details)
	<p>CONDITION: No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and 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.</p> <p>Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>REASON: The proposed works will be close to underground sewerage and water utility infrastructure. Piling has the potential to significantly impact / cause failure to local underground sewerage utility infrastructure and local underground water utility infrastructure.</p>
8	Whole Life Carbon (Details)

	<p>CONDITION: An updated Whole Life Carbon Assessment shall be submitted to, and approved in writing by, the Local Planning Authority as follows:</p> <p>a) Prior to demolition works and relating to the demolition phase; and</p> <p>b) Prior to construction works</p> <p>The updated assessment shall include/address:</p> <ul style="list-style-type: none"> - Further carbon reduction quantification through the detailed design stage material selection and specification; - Completed GLA Whole Life-Cycle Carbon Assessment - Details of how opportunities for retaining and refurbishing/re-purposing existing buildings, materials and other resources on site have been maximised to reduce the need for new materials; - Details of life cycle of embodied carbon and finite resources relating to the enabling works stage and end of life approach; - Details of the applicant's Principals of Sustainable Procurement and details of specific measures being taken on the site for specification and sourcing of materials; - Consideration of end of life de-construction; - Cost premiums, supply chain limits and structural constraints for the proposal and Implications of Key Performance Indicators not being met; and - Updated targets for Bill of Materials <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom unless otherwise specified in writing by the Local Planning Authority.</p> <p>REASON: The revised and updated details and designs will ensure that the embodied carbon emissions associated with the proposed development, taking into account the materials quantities and loads, operational energy consumption of the built scheme, with total emissions estimated and compared to the GLA benchmarks are reduced to their lowest possible levels, having regard to GLA benchmarks in accordance with policy S4 of the London Plan.</p>
9	Circular Economy (Details)
	<p>CONDITION: An updated Circular Economy Statement shall be submitted to, and approved in writing by, the Local Planning Authority as follows:</p> <p>c) Prior to demolition works and relating to the demolition phase; and</p> <p>d) Prior to construction works</p> <p>The updated statement shall include outstanding information including the reporting of key metrics and commitments to London Plan policy targets.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom unless otherwise specified in writing by the Local Planning Authority.</p> <p>REASON: The revised and updated details and designs will ensure that the embodied carbon emissions associated with the proposed development, taking into account the materials quantities and loads, operational energy consumption of the built scheme, with total emissions estimated and compared to the GLA benchmarks are reduced to their lowest possible levels, having regard to GLA benchmarks in accordance with policy S4 of the London Plan.</p>
10	Facing Materials (Details)

	<p>CONDITION: No above ground works shall commence until detailed drawings and samples of all facing materials are submitted to and approved in writing by the Local Planning Authority.</p> <p>The details and samples shall include:</p> <ol style="list-style-type: none"> a. Plan, elevation and section drawings, including jambs, head and sill, of all external windows and doors at a scale of 1:10; b. 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; c. 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; d. A full scale sample 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; e. Details of the green roof system f. Green Procurement Plan; and g. Any other materials to be used. <p>The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter, unless otherwise approved in writing by 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>
11	Architectural Finish (Details)
	<p>CONDITION: No above ground works shall commence until detailed specifications including drawings (plan/section/elevation) at a minimum scale of 1:20 of the following details have been submitted to, and approved in writing by, the Local Planning Authority.</p> <ol style="list-style-type: none"> a) Projecting corduroy brick banding on Building B b) Plant enclosure on Building B c) Balconies including privacy screens, balustrading and soffits d) Brise soleil e) Parapets f) Rainwater pipes, gutters g) Windows including sills and lintels h) Doors including individual, communal and refuse store entrances. <p>The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: High quality and well-considered detailing is fundamental to the success of the development and must be considered and approved by the Local Planning Authority prior to above ground works occurring</p>
12	Landscaping (Details)
	<p>LANDSCAPING: No above ground works shall commence until a detailed landscaping scheme has been submitted to, and approved in writing by, the Local Planning Authority.</p>

	<p>The landscaping scheme shall comprise the following details:</p> <ol 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; 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; 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 l. any other landscaping feature(s) forming part of the scheme. <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the relevant phase of the development hereby approved in accordance with the approved planting phase. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. 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>
13	Bird Boxes (Details)
	<p>CONDITION: No above ground works shall commence until details of bird boxes across all new buildings have been submitted and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</p> <p>The development shall be carried out strictly in accordance with the approved details and maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
14	Sound Insulation (Details)
	<p>CONDITION: No above ground works shall commence until a scheme for sound insulation and noise control measures has been submitted to, and approved in writing by, the Local Planning Authority. The sound insulation and noise control measures shall achieve the following internal noise targets:</p>

	<ul style="list-style-type: none"> - Bedrooms (23.00-07.00 hrs) 30 dB LAeq,8 hour and 45 dB Lmax (fast) - Living Rooms (07.00-23.00 hrs) 35 dB LAeq, 16 hour - Dining rooms (07.00 –23.00 hrs) 40 dB LAeq, 16 hour <p>The sound insulation and noise control measures shall be implemented prior to the first occupation of the development hereby approved and carried out strictly in accordance with the details so approved and maintained as such permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that an appropriate standard of accommodation is provided.</p>
15	Sound Insulation Strategy – Community Uses and Residential Uses (Details)
	<p>CONDITION: No above ground works shall commence until full particulars and details of a scheme for sound insulation between the proposed community uses (library and medical centre) and residential use of the building have been submitted to, and approved in writing by, the Local Planning Authority.</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, and maintained as such permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that an appropriate standard of accommodation is provided.</p>
16	Standby Generator (Details)
	<p>CONDITION: No above ground works shall commence until a written code for the management of noise from emergency plant and equipment is submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The management code shall identify measures to reduce the impact of the noise and vibration on the community and shall include details of equipment testing. The code shall be fully implemented and operated at all times in strict accordance with the approved details and maintained permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the operation of the generator does not impact on residential amenity.</p>
17	Cycle Parking (Details)
	<p>CONDITION: Notwithstanding the plans hereby approved, details of 132 long-stay resident's cycle parking spaces, 7 residential visitor cycle parking spaces, 9 staff cycle parking spaces and 24 visitor cycle parking spaces (for the library and medical uses), inclusive of the provision of accessible parking spaces, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The approved cycle storage shall be provided prior to the first occupation of the relevant part of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure adequate and suitable bicycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
18	Secure by Design (Details)
	<p>CONDITION: No above ground works shall commence until details have been submitted to, and approved in writing, by the Local Planning Authority to demonstrate that the development can achieve 'Secured by Design' accreditation.</p>

	<p>The development shall be constructed and operated strictly in accordance with the approved details and maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In the interest of creating safer, sustainable communities.</p>
19	<p>Accessible Housing (Compliance and Details)</p> <p>CONDITION: Notwithstanding the plans hereby approved, 65 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 7 x residential 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>No above ground works shall commence until Building Regulations Approved Plans and Decision Advice Notice, confirming that these requirements will be achieved, shall be submitted to and approved in writing by the Local Planning Authority. 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 carried out strictly in accordance with the approved details and permanently maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To secure the provision of visitable, adaptable and wheelchair user accessible homes appropriate to meet diverse and changing needs.</p>
20	<p>Green/Blue Roof Details and Maintenance Plan (Details)</p> <p>CONDITION: Prior to the commencement of relevant works, details of the biodiversity green and blue roofs within the scheme as shown on plan C(0)1003 Rev. D within the revised Flood Risk and Drainage Strategy, dated 23/08/22 shall be submitted to, and approved in writing by, the Local Planning Authority. The biodiversity (green) roofs shall be:</p> <ul style="list-style-type: none"> A) biodiversity based with extensive substrate base (depth 80-150mm); and B) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). C) Details of the irrigation and maintenance regime for the proposed green roofs shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. D) The biodiversity (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. <p>The biodiversity roofs shall be carried out strictly in accordance with the details so approved and shall be maintained permanently as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
21	<p>Delivery and Servicing Plan (Details)</p>

	<p>CONDITION: Prior to the first occupation of the development hereby approved, a detailed Delivery and Servicing Plan (DSP) shall be submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The development shall be constructed and operated strictly in accordance with the details so approved and shall be maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In order to secure highway safety and free flow of traffic, local residential amenity and to mitigate the impacts of the development.</p>
22	Parking Design and Management Plan (Details)
	<p>CONDITION: Prior to the first occupation of the development hereby approved, a Parking Design and Management Plan shall be submitted to and approved by the Local Planning Authority.</p> <p>The plan must set out the parking arrangements across the site, including how drop-off points are properly controlled, how traffic will be suitably managed and how each wheelchair accessible unit can be provided with a designated accessible parking space in future should there be demand.</p> <p>The approved details shall be installed prior to the occupation of the development and shall be maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In the interest of traffic safety and traffic management in accordance with Islington Core Strategy Policy CS10.</p>
23	Energy Statement (Details)
	<p>CONDITION: The energy efficiency measures/features and renewable energy technology, as detailed within the 'Energy Strategy' (ref no: Sustainable Design and Construction Statement prepared by Edute and dated March 2022) shall be installed and operational prior to the first occupation 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>
24	BREEAM Excellent – Residential (Details)
	<p>CONDITION: Prior to the first occupation of the residential element of the development, evidence to show that the development will achieve four a four-star rating (as a minimum) under the BRE Home Quality Mark scheme shall be submitted to, and approved in writing, by the Local Planning Authority.</p> <p>Within 6 months of first occupation of the relevant building, certification confirming that the development achieves a four-star rating (as a minimum) under the BRE Home Quality Mark scheme. shall be submitted to, and approved in writing, by the Local Planning Authority.</p> <p>REASON: In the interest of energy efficiency and sustainability.</p>
25	BREEAM Excellent – Non-Residential (Details)

	<p>CONDITION: The library and medical centre element of the development shall achieve a BREEAM rating of no less than 'Excellent', unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
26	Photovoltaic Panel Installation (Details)
	<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.</p> <p>This 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 be installed prior to the first occupation of each of the buildings and maintained as such permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.</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>
27	Lighting (Details)
	<p>CONDITION: Prior to the first occupation of the development hereby permitted details of any general / security lighting measures shall be submitted to, and approved in writing by, the Local Planning Authority.</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 permanently maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</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>
28	External Signage (Details)
	<p>CONDITION: Prior to occupation of the development hereby approved, details of all external signage shall be submitted to, 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 permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.</p>

	REASON: In the interests of visual amenity and to ensure that the entrance approach is both welcoming and inviting.
29	Inclusive Design (Details)
	<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; - Provision of accessible cycle parking spaces; - details on appropriate seating within the public realm, - audio loop systems, - medical garden accessibility - medical garden accessible play - 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 unless otherwise approved in writing by the Local Planning Authority</p> <p>REASON: In order to facilitate and promote inclusive and sustainable communities.</p>
30	Obscure Glazing and Privacy Screens (Details)
	<p>CONDITION: Prior to the first occupation of Building B, details of obscured glazing and privacy screens to prevent potential overlooking from proposed Building B to the land to the north shall be submitted to, and approved in writing by, the Local Planning Authority.</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, unless otherwise approved in writing by the Local Planning Authority.</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>
31	Management Plan – Library (Details)
	<p>Prior to the first occupation of the library, a management plan for any private hire of the space shall be submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the approved plan, unless otherwise approved in writing by the Local Planning Authority.</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>
32	Management Plan – Medical Centre (Details)
	<p>Prior to the first occupation of the medical centre, a management plan for any private hire of the medical centre shall be submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the approved plan, unless otherwise approved in writing by the Local Planning Authority.</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	Whole Life Carbon Post-Construction Assessment Report (Details)
	<p>CONDITION: Within 3 months of practical completion of the development hereby approved, a whole life carbon post-construction assessment report shall be submitted to approved by the Local Planning Authority.</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>
34	Circular Economy Post-Construction Report (Details)
	<p>CONDITION: Within 3 months of practical completion of the development hereby approved, a post-construction circular economy report shall be submitted to the Local Planning Authority for approval in writing.</p> <p>REASON: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that circular economy principles have been incorporated into the design, construction and management of the approved development in accordance with London Plan Policy SI7.</p>
35	Fire Strategy (Compliance)
	<p>CONDITION: The details and measures set out in the Fire Strategy Report, by Affinity Fire Engineering – Rev. 12, dated 07.09.2022 shall be implemented in accordance with the approved document, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Should any subsequent change(s) be required to secure compliance with the submitted fire strategy, a revised fire strategy shall be submitted to and approved by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the Fire Strategy under this condition and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.</p>
36	Basement Excavation (Compliance)
	<p>CONDITION: The development shall be constructed in accordance with the approved 'Structural Method Assessment – Revision P2 – Dated: May 2021 – prepared by: ads consultancy' unless otherwise agreed in writing.</p> <p>The certifying professional that endorsed the Structural Method Statement (or a suitably qualified Chartered Civil Engineer (MICE) or a Chartered Structural Engineer (MIStruct.E) with relevant experience shall be appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with Council's Basement Development SPD.</p> <p>REASON: To ensure that structural stability has been evaluated by a suitably qualified and experienced professional.</p>
37	Refuse and Recycling (Compliance)
	<p>CONDITION: Prior to the first occupation of the development hereby approved the dedicated refuse / recycling enclosure(s) shown on the approved plan - Layout Ground Floor – drawing number: 3468A-LB-ZZ-00-DP-A-1100-25 – Layout GF – dated: 11.10.2022 - shall be provided and shall be maintained as such permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.</p>

	REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.
38	Lifts (Compliance)
	CONDITION: All lifts hereby approved shall be installed and operational prior to the first occupation of each of the buildings hereby approved. 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.
39	Plumbing (No pipes to outside of building) (Compliance)
	CONDITION: No plumbing, down pipes, rainwater pipes or foul pipes shall be located to the external elevations of the development hereby approved, unless otherwise approved in writing by the Local Planning Authority as part of discharging this condition. 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.
40	Biodiversity Mitigation (compliance)
	CONDITION: The proposal hereby approved shall implement the biodiversity enhancement measures as outlined in approved document Ecological Impact Assessment by AGB Environmental Limited – dated 27/04/2022. The biodiversity enhancement measures shall be installed prior to the occupation of the development and maintained as such permanently thereafter, unless otherwise approved in writing by the Local Planning Authority. REASON: In the interests of improving on-site biodiversity.
41	Plant Emissions (Compliance)
	CONDITION: On-site plant and machinery must comply with the London Non-Road Mobile Machinery (NRMM) Low Emission Zone standards (London Plan Policy SI 1 (D)). REASON: To ensure adequate air quality.
42	Fixed Plant (Compliance)
	CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014+A1:2019. REASON: To ensure that an appropriate standard of accommodation is provided.
43	Hours of Operation – Medical Centre (Compliance)
	CONDITION: The medical centre shall be operational only between the following hours <ul style="list-style-type: none"> - 8am to 10pm (Monday to Saturday) - 11am to 5pm (Sundays) The restrictions shall be applied and permanently adhered to unless otherwise agreed with the Local Planning Authority.

	REASON: In the interests of protecting neighbouring residential amenity.
44	Hours of Operation – Library (Compliance)
	<p>CONDITION: The library shall be operational only between the following hours</p> <ul style="list-style-type: none"> - 8am to 10pm (Monday to Saturday) - 11am to 5pm (Sundays) <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>
45	Sustainable Urban Drainage (Compliance)
	<p>CONDITION: The details and measures set out in the Flood Risk Assessment and Drainage strategy by Calford Seaden Rev. B, dated 23/08/2022 shall be implemented in accordance with the approved document, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that sustainable management of water and minimise the potential for surface level flooding.</p>
46	Restriction of Use (Compliance)
	<p>CONDITION: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or the provisions of any Order revoking and re-enacting that Order, no change of use of the 735 sqm (GIA) of approved E(e) floorspace and 826sqm (GIA) of approved F1(d) floorspace to any other use within Class E and Class F of the Schedule to the Town and Country Planning (Use Class) Order 1987 as amended 2005 (or the equivalent use within any amended/updated subsequent Order) or any other uses within any other use Class, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To safeguard the amenities of the adjoining residential units and the area generally and in the interest of securing the specific community uses.</p>
47	Restriction of PD Rights - Class E to residential (Compliance)
	<p>CONDITION: Notwithstanding the provisions of Schedule 2, Part 3, Class MA the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modifications), no change of use from Class E (commercial, business and service) to a use falling within Class C3 (dwellinghouses) shall take place without obtaining the express planning permission from the Local Planning Authority.</p> <p>REASON: For the avoidance of doubt and to ensure that the Local Planning Authority can restrict the use of the building to this specific use only, in order to protect the supply of office and commercial floorspace in this location.</p>

INFORMATIVES

List of Informatives:

1	<p>Working with the applicant</p> <p>In dealing with this application, Islington Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies in the relevant constituent parts of the Local Plan and London Plan, Supplementary Planning documents, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably.</p>
2	<p>Director's Letter</p> <p>You are advised that this permission has been granted subject to a Director's Letter.</p>
3	<p>Superstructure</p> <p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>Some 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	<p>Community Infrastructure Levy (CIL) (Granting Consent)</p> <p>INFORMATIVE: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</p> <p>Pre-Commencement Conditions: These conditions are identified with an 'asterix' * in front of the short description. These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of these unidentified pre-commencement conditions have been discharged.</p>
5	<p>Car-Free Development</p> <p>INFORMATIVE: (Car-Free Development) All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.</p>
6	<p>Groundwater Risk Permit</p> <p>A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act</p>

	1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk . Please refer to the Wholesale; Business customers; Groundwater discharges section.
7	Working Near Water Mains
	There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-nearour-pipes
8	Water Pressure
	Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
9	Management Code – Noise from emergency plant and equipment
	The Management code shall include measures to address the following matters: <ol style="list-style-type: none"> 1. The testing of equipment not to take place between the hours of 1800 and 0800 on any day, and not at any time on Sundays, Bank Holidays or after 1300 on a Saturday. 2. The duration of the testing to be commensurate with the test requirements and not to exceed one hour. 3. A list of potential residential receptors to be drawn up and those receptors to be given advance written notification of the time and date of the test. 4. The acoustic design and control of the fixed plant and equipment to meet a criterion of a rating level, measured or calculated at 1m from the façade of the nearest noise sensitive premises, of not more than 5dB(A) above the existing background noise level (L_{A90}). The rating level to be determined as per the guidance provided in BS4142:2014. 5. A report to be commissioned by the applicant, using an appropriately experienced & competent person, to assess the noise from the plant and machinery. The report is to be submitted to, and approved in writing by the Local Planning Authority, and any noise mitigation measures shall be installed before the commencement of the use hereby permitted and permanently retained thereafter.”

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 (July 2021) seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

2. Development Plan

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

A) The London Plan - Spatial Development Strategy for Greater London (March 2021)

- Policy GG1 Building strong and inclusive communities
- Policy GG2 Making the best use of land
- Policy GG3 Creating a healthy city
- Policy GG4 Delivering the homes Londoners need
- Policy GG5 Growing a good economy
- Policy GG6 Increasing efficiency and resilience
- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D7 Accessible housing
- Policy D8 Public realm
- Policy D9 Tall Buildings
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H4 Delivering affordable housing
- Policy H5 Threshold approach to applications
- Policy H6 Affordable housing tenure
- Policy H10 Housing size mix
- Policy S4 Play and informal recreation
- Policy E1 Offices
- Policy E7 Industrial intensification, co-location and substitution
- Policy E11 Skills and opportunities for all
- Policy HC1 Heritage conservation and growth
- Policy HC3 Strategic and local views
- Policy G1 Green infrastructure
- Policy G4 Open space
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI1 Improving air quality

Policy SI2 Minimising greenhouse gas emissions
 Policy SI3 Energy infrastructure
 Policy SI4 Managing heat risk
 Policy SI5 Water infrastructure
 Policy SI7 Reducing waste and supporting the circular economy
 Policy SI12 Flood risk management
 Policy SI13 Sustainable drainage
 Policy T1 Strategic approach to transport
 Policy T2 Healthy streets
 Policy T3 Transport capacity, connectivity and safeguarding
 Policy T4 Assessing and mitigating transport impacts
 Policy T5 Cycling
 Policy T6 Car parking
 Policy T6.1 Residential parking
 Policy T7 Deliveries, servicing and construction
 Policy T8 Funding transport infrastructure through planning

B) Islington Core Strategy 2011

Spatial Strategy	Policy CS13 (Employment Spaces)
Policy CS2 (Finsbury Park)	Policy CS14 (Retail and Services)
Policy CS3 (Nag's Head and Upper Holloway Road)	Policy CS15 (Open Space and Green Infrastructure)
Policy CS4 (Highbury Corner and Holloway Road)	Policy CS16 (Play Space)
Policy CS5 (Angel and Upper Street)	Policy CS17 (Sports and Recreation Provision)
Policy CS6 (King's Cross)	Infrastructure and Implementation
Policy CS7 (Bunhill and Clerkenwell)	Policy CS18 (Delivery and Infrastructure)
Policy CS8 (Enhancing Islington's Character)	Policy CS19 (Health Impact Assessments)
Strategic Policies	Policy CS20 (Partnership Working)
Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)	
Policy CS10 (Sustainable Design)	
Policy CS11 (Waste)	
Policy CS12 (Meeting the Housing Challenge)	

C) Development Management Policies June 2013

Design and Heritage

- DM2.1 Design
- DM2.2 Inclusive Design
- DM2.3 Heritage
- DM2.4 Protected Views

Housing

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

Health and open space

- DM6.1 Healthy development
- DM6.2 New and improved public open space
- DM6.3 Protecting open space
- DM6.4 Sport and recreation
- DM6.5 Landscaping, trees and biodiversity
- DM6.6 Flood prevention

Energy and Environmental Standards

- DM7.1 Sustainable design and construction statements
- DM7.2 Energy efficiency and carbon reduction in minor schemes
- DM7.3 Decentralised energy networks
- DM7.4 Sustainable design standards
- DM7.5 Heating and cooling

Transport

- DM8.1 Movement hierarchy
- DM8.2 Managing transport impacts
- DM8.3 Public transport
- DM8.4 Walking and cycling
- DM8.5 Vehicle parking
- DM8.6 Delivery and servicing for new developments

Infrastructure

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

Emerging policy: draft Islington Local Plan 2019

1. 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 now in progress. As part of the examination consultation on pre-hearing modifications took place between 19 March to and 9 May 2021. The Matters and Issues have now been published and hearings took place between 13 September to 5 October 2021.

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).

Emerging policies that are relevant to this application are set out below in Appendix 2. The emerging policies are considered to be consistent with the current policies.

Emerging Islington Local Plan (2019)

Policy PLAN1: Site appraisal, design principles and process
Policy SP7: Archway

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 SC2: Play Space
 Policy SC3: Health Impact Assessment
 Policy SC4: Promoting Social Value
 Policy B5: Jobs and training opportunities
 Policy R3: Islington's Town Centres
 Policy G1: Green Infrastructure
 Policy G4: Biodiversity, landscape design and trees
 Policy 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 gas emissions
 Policy S5: Energy infrastructure
 Policy S6: Managing heat risk
 Policy S7: Improving air quality
 Policy S8: Flood risk management
 Policy S9: Integrated water management and sustainable drainage
 Policy S10: Circular economy and adaptive design
 Policy T1: Enhancing the public realm and sustainable transport
 Policy T2: Sustainable travel choices
 Policy T3: Car-free development
 Policy T4: Public Realm
 Policy T5: Delivering, servicing and construction
 Policy DH1: Fostering innovation and conserving and enhancing the historic environment
 Policy DH2: Heritage assets
 Policy DH3: Building heights
 Policy DH4: Basement development
 Policy DH5: Agent of change, noise and vibration

Islington Draft Local Plan Site Allocation (September 2019)

ARCH1: Vorley Road/Archway Bus Station

5. Designations

The site has the following designations under the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Archway Town Centre
- Archway Key Area
- Site Allocations 2013 – ARCH1
- Draft Site Allocations 2021 – ARCH1
- Article 4 Direction – B1 to C3 (4 Vorley Road)
- Article 4 Direction – A1 to A2
- Article 4 Direction - A1, B1, D1 to temporary 'flexible uses'
- London Underground Zone of Interest (Tunnels)

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

The following SPGs and/or SPDs are relevant:

- | | |
|---------------------------------------|---|
| Islington Local Development Plan | London Plan |
| - Student Bursaries | - Accessible London: Achieving and Inclusive Environment |
| - Environmental Design | - Housing |
| - Small Sites Contribution | - Sustainable Design & Construction |
| - Accessible Housing in Islington | - Providing for Children and Young Peoples Play and Informal Recreation |
| - Conservation Area Design Guidelines | - Planning for Equality and Diversity in London |
| - Inclusive Landscape Design | |
| - Planning Obligations and S106 | |
| - Urban Design Guide | |

Register of Locally Listed Buildings and Locally Significant Shopfronts (April 2010)

APPENDIX 3 – PLANNING COMMITTEE REPORT



PLANNING COMMITTEE REPORT

Development Management Services
 Planning and Development Division
 Community Wealth Buildings

PLANNING COMMITTEE		AGENDA ITEM NO:
Date:	8 th November 2022	NON-EXEMPT

Application number	P2022/1221/FUL
Application type	Full Planning Application
Ward	Junction Ward
Listed building	Adjacent to Locally Listed 32 Junction Road
Conservation area	Adjacent to St John's Grove Conservation Area
Development Plan Context	Archway Town Centre Archway Key Area Site Allocations 2013 – ARCH1 Draft Site Allocations 2021 – ARCH1 Article 4 Direction – B1 to C3 (4 Vorley Road) Article 4 Direction – A1 to A2 Article 4 Direction - A1, B1, D1 to temporary 'flexible uses' London Underground Zone of Interest (Tunnels)
Licensing Implications	N/A
Site Address	Vorley Road Bus Stand & 4 Vorley Road, London N19 5JH
Proposal	Demolition of 620.9sqm community use part 1 / part 2 storey building; the construction of 72 new dwellings with associated private amenity space for affordable and private homes, provided in three blocks of 13 storeys, 8 storeys, and 2 to 6 storeys, improvements to the public realm, the provision of a Medical Centre (775sqm) and a library (766sqm), associated bicycle parking, mobility scooter stores, refuse stores and improvements to the public realm.

Case Officer	Brett McAllister
Applicant	London Borough of Islington - New Build
Agent	Sarah Eley - HTA Design

1. RECOMMENDATION

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

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

2. SITE PLAN (site outlined in red)

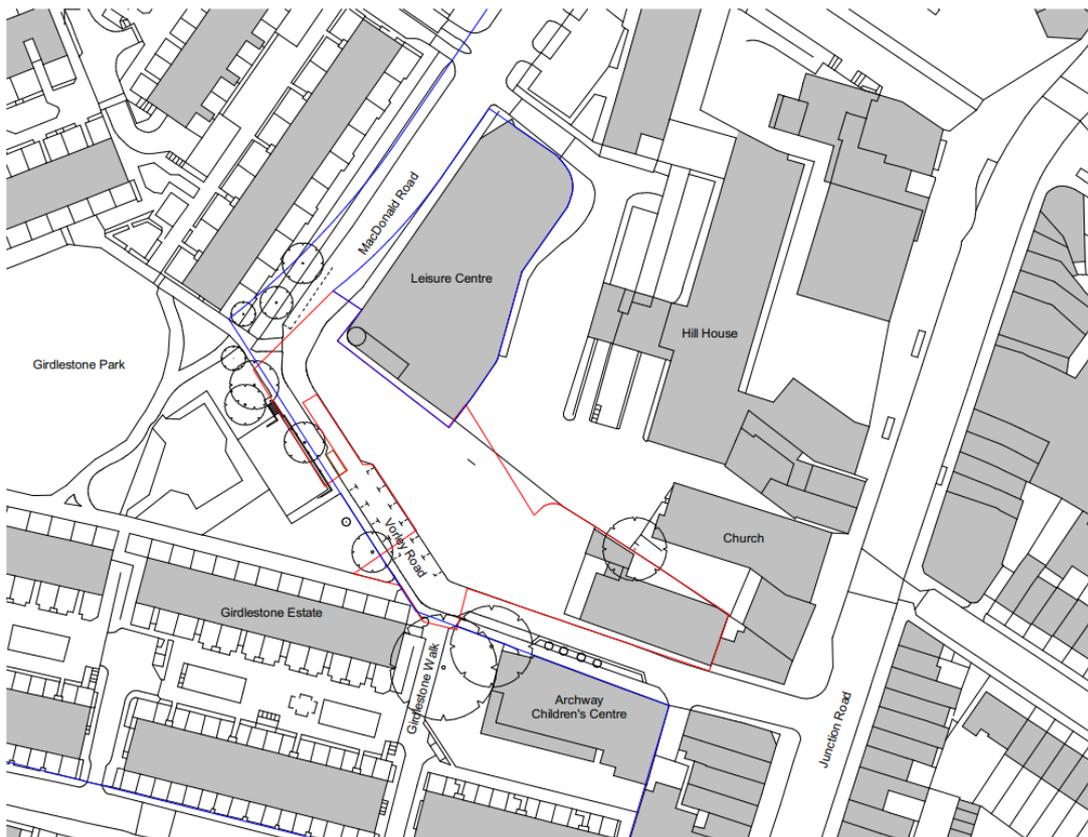


Figure 3 - Site Plan

3. PHOTOS OF SITE/STREET



Figure 4 - Aerial view from south



Figure 5 – Site looking east from midway point along Vorley Road



Figure 6 - Site looking west from midway point along Vorley Road



Figure 7 - Site looking east from western end of Vorley Road

4. SUMMARY

- 4.1 The application seeks planning permission for the demolition of 620.9sqm of vacant former adult integrated services community use part 1 / part 2 storey building and the construction of 72 new dwellings with associated private amenity space for affordable and private homes, provided in three blocks of 13 storeys, 8 storeys, and 2 to 6 storeys, improvements to the public realm, the provision of a Medical Centre (775sqm) and a library (766sqm), associated bicycle parking, mobility scooter stores, refuse stores and improvements to the public realm.
- 4.2 The 72 residential units would consist of 25 x one bedroom, 36 x two bedroom and 11 x three bedroom units. The proposal would deliver 37 social rented units (51% by unit and 58% by habitable room).
- 4.3 The site is currently occupied by a part one part two storey building which represents an under-development of the site. The proposal would deliver a library and medical centre on the lower floors and three residential buildings of 8 storeys, 13 storeys and part 6 part 2 storeys. This represents an optimisation of the site's capacity in this town centre location that is in accordance with the draft Local Plan Site Allocation for a residential-led development with social and community infrastructure uses.
- 4.4 The Site Allocation also sets out the site's capacity to include a landmark tall building forming part of an Archway cluster alongside Hamlyn House, Hill House and Archway Tower. The proposed development is considered to be acceptable in regard to its height, bulk, scale, massing, design and external finish, responding positively to its context. Some harm is identified to heritage assets but this is considered less than substantial and is outweighed by the benefits of the proposal.
- 4.5 Although there are reductions to daylight and sunlight receipt to neighbouring properties, these are considered acceptable on balance. Due consideration has been given to the proposal's impact on outlook, privacy, potential for noise and disturbance. Overall, neighbouring amenity is not considered to be unduly harmed by the development.

- 4.6 The proposal would be passivhaus certified and highly energy efficient resulting in a limited carbon offset figure of £57,542 for a scheme of this size.
- 4.7 The proposal would be a car-free development. No significant transport and parking impacts are posed by the scheme having regard to access, servicing, parking, trip generation, potential public transport impact, promotion of sustainable transport behaviour and potential impacts during the demolition and construction period.
- 4.8 All other matters relevant to planning are considered to be acceptable.
- 4.9 As such, the proposal is considered to be acceptable and is recommended for approval subject to conditions and a legal agreement.

5. SITE AND SURROUNDING

- 5.1 The application site is located on the north side of Vorley Road, just west of the junction with Junction Road and opposite Girdlestone Park.
- 5.2 The site spans nearly the entire southern side of the 'Archway Island' with only 2 Vorley Road/34 Junction Road to the east. To the west, the majority of the site comprises a vacant bus depot which is surrounded by hoardings and currently being used for storage of building materials. To the east is 4 Vorley Road a part-one part-two storey building that is the vacant Islington Adult Integrated Community Services Building. The site does not lie within a conservation area and is not listed.
- 5.3 The surrounding area provides a variety of building forms, styles, scales and ages. Immediately to the east of the site is 2 Vorley Road/34 Junction Road, a recently redeveloped part-three part-five storey block, on the corner of Junction Road, comprising a commercial unit at ground floor level (currently occupied by a Crisis charity shop) and residential on the upper floors. 32 Junction Road, a five-storey Edwardian mansion block to the north of this is locally listed.
- 5.4 Much of Junction Road is characterised by consistent three-storey Victorian terraced properties with commercial uses on the ground floor and residential/office above and forms part of St John's Grove Conservation Area.
- 5.5 Immediately to the north, moving from west to east there is the Archway leisure centre, a vacant backland site to the rear of the leisure centre currently being used for car parking and the storage of materials, another vacant site and then further to the east of this is a small car park and the rear of 30/28 Junction Road (a church).
- 5.6 Beyond these to the north is the rest of the Archway Island. This is comprised of a 1960s complex of three taller blocks – Hill House (15 storeys), Vantage Point (18 storeys) and Premier Inn (10 storeys) arranged in an orthogonal grid of volumes sliding past one another. Hill House and Vantage Point are connected by plinth of 3-4 stories that runs north-south. Between this and Junction Road is a plaza with shops. The complex is characterised by different levels and ramps, with the Archway Library under the Premier Inn (to be relocated to the application site under this proposal).
- 5.7 To the west of the site, on the other side of Vorley Road, is Girdlestone Park, a designated public open space with a number of trees that serves the Girdlestone estate that surrounds it to the north, west and south; a post-war housing estate of four-storey linear blocks. To the south of the site, on the other side of Vorley Road is the part two part single storey Archway children's centre.
- 5.8 In terms of the local policy context, the site is located within the Archway Key Area and within Archway Town Centre. 4 Vorley Road is within the primary shopping area in the draft Local Plan. The site is within the ARCH1 site allocation in the adopted Local Plan which includes the wider Archway island. The site is within ARCH1 site allocation in the draft Local Plan which solely comprises the application site and seeks residential-led development with social and community

infrastructure uses on the site and establishes the principle of a tall building of up to fifteen-storeys. The site has no listed buildings and is not within a Conservation Area although the site is adjacent to a St John's Grove Conservation Area to the east. Vorley Road is a designated clean air route.

6. PROPOSAL (IN DETAIL)

Demolition

6.1 The scheme proposed to demolish the existing part one- part two-storey 4 Vorley Road.

Residential

6.2 The scheme proposes the construction of 72 dwellings (Use Class C3), all of which would be flats, provided in the upper floors of three blocks which range in height from two storeys to thirteen storeys; the ground and much of the first floor of these blocks would form a plinth within which the non-residential development is located.

6.3 The massing of the blocks would be arranged with Building B, the tallest building of 13 storeys in the centre. This would be flanked by two lower buildings: 8-storey Building A to the west closest to MacDonald Road and 6-storey Building C to the east closest to Junction Road.

6.4 A total of 37 units would be social rent, and 35 units would be private sale.

6.5 There would be two entrances for the residents, a centrally located entrance to access Buildings A and B; and a separate entrance at the eastern end of the site to access Building C.

6.6 Below is an extract from the submitted Proposed Ground Floor Plan (drawing ref: 3468A-LB-ZZ-00-DP-A-110) which shows the proposed site layout: the footprint of the blocks would occupy the majority of the site.

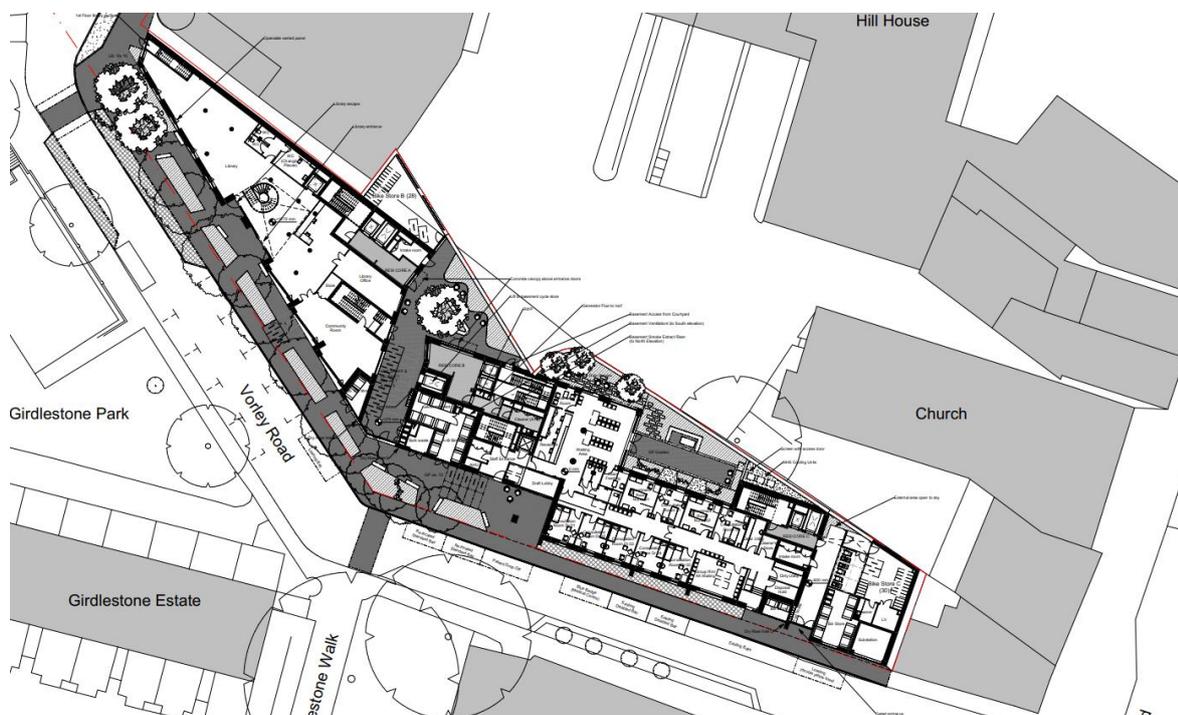


Figure 8 - Proposed Ground Floor Plan

Community Uses

- 6.7 Two community uses are proposed which would sit within the plinth: a Medical Centre (Use Class E) and a Library (Use Class F1), which would replace the existing Archway Library to the north of the site.

Medical Centre

- 6.8 The Medical Centre (Use Class E) would be located in the ground and first floor of Building B as well as the ground floor of Building C. The design and layout have been developed through discussions with a local practice which would relocate to the new premises, and NHS guidance notes.
- 6.9 Public access to the medical centre would be at ground floor from Vorley Road, at the junction of Building B and Building C. An ambulance drop-off bay and duty doctor's parking bay would be located along Vorley Road outside the public entrance. There would be a staff entrance point, located further east along Vorley Road.
- 6.10 To the rear of the new medical centre, a courtyard is proposed which will be greened and planted, providing amenity space for the staff and service users of the medical centre.

Library

- 6.11 Archway Library is currently located at sub-ground level of Hamlyn House to the north of the Archway Island. As the current space is leased from a private landlord, and it does not occupy a prominent location within Archway, discussions have been undertaken with Library Services to relocate the library to the Vorley Road site.
- 6.12 The proposed library (Use Class F1) would be located at ground and first floor of Building A. It would have a prominent street presence with a 50m façade facing Girdlestone Park, and an entrance at ground level on Vorley Road.

Landscaping, Play Space and Public Realm

- 6.13 Public realm upgrades are proposed along the front elevation of the blocks on Vorley Road. In addition to this it is proposed to fund a significant upgrade of the children's play area in Girdlestone Park which lies immediately opposite to the south west of the proposal site with a financial contribution of £260,000.
- 6.14 To the north of the proposed blocks are two landscaped courtyards; the eastern one is for the users of the residents of Buildings A and B; the western one is for the use by Medical Centre users.

Revisions

- 6.16 Over the course of the application a number of revisions to both plans and documents have been undertaken. These include:
- Updated Fire Strategy Report and associated plans to improve fire safety including a separate lift and stair to the basement and separation of residential staircores from areas of higher fire risk
 - Extension of corduroy brick banding to the north elevation of Block B
 - Additional CGIs and verified views
 - Updated Flood Risk and Sustainable Drainage to include blue roof
 - Biodiversity Net Gain Report
 - Updated Daylight and Sunlight Report to address latest BRE Guidance
 - Updated Circular Economy Statement in response to GLA comments

- Updated Noise and Vibration Impact Assessment to address noise from leisure centre

7. RELEVANT PLANNING HISTORY:

7.1 The applications relevant to the application site are as follows:

871400 – 4 Vorley Road - Construction of two-storey extension to Neighbourhood Office – Approved with conditions 05/10/1987.

P030644 – 2 Vorley Road – Change of use from offices on first to third floors to three residential units. – Approve with conditions 20/05/2003.

P102627 – 34 Junction Road – The conversion of the 1st, 2nd and 3rd floors from Taxicab Office to residential (Use Class C3) to provide 6 self-contained residential units with retail at ground floor. External alterations to building and the three-storey extension, an additional single storey extension to shopfront. – Approve with conditions 23/03/2011.

P2016/1360/EIA - Archway Gyratory (the site for the highways works covered a wide areas including Vorley Road - Request for a screening opinion under the town and country planning (Environmental Impact Assessment) regulations 2011 (as amended) as to whether the proposals constitute environmental impact assessment (EIA) development - Environmental statement not required 11/10/2016.

P2021/1615/EIA - Vorley Road/Archway Bus Station – Screening opinion for the proposed development in this application – Environmental Statement not required 12/10/2022.

Hill House

P2014/0332/PRA - Prior Approval application in relation to the following considerations arising from the change of use of the building of floors 1 to 4 and 6 to 12 to residential use (C3) use class creating 141 residential units: a) transport and highways impacts of the development b) contamination risks on the site; and c) flooding risks on the site - Prior approval required - approved 20/03/2014.

P2017/2795/PRA - Prior approval application in relation to the change of use of the ground to 4th and 6th to 11th floors (inclusive) from B1(a) office to C3 residential creating 150 residential units. Prior approval required - approved with conditions 11/09/2017

34 Junction Road

P102627 - The conversion of the 1st, 2nd and 3rd floors from Taxicab Office to residential (C3) to provide 6 self-contained residential units with retail at ground floor. External alterations to building and the three storey extension, an additional single storey extension to shopfront - Approve with conditions 23/03/2011

8. PRE-APPLICATION ADVICE

8.1 Pre-application advice was sought under the reference: **Q2016/0711/MJR**. Key points of response 23/01/20: -

Islington Pre-Applications

8.2 The pre-application was subject to ongoing discussions. Key points of response 17/06/2020: -

- The position, orientation and massing of the tower now corresponds appropriately with the Archway complex. Notwithstanding this townscape/views, heritage, overshadowing and micro-

climate assessments (particularly wind testing) need to be undertaken as a priority to inform the design of the tower.

- The proposed green lobby/link from Vorley Road between Building A and B to the Archway complex is supported.
- The proposed library and medical centre uses are strongly supported for the site creating a civic hub along Vorley Road. It is considered that these social and community town centre uses could justifiably replace the commercial element sought for the site.
- The residential provision, now exclusively on the upper floors, is strongly supported.
- Further work needs to be done to ensure that the amenity and safety of future and neighbouring residents would be of a high quality.
- An exploration of how to provide on-site child play space on this very tight site should be undertaken.
- Details of how delivery and servicing will be undertaken at the site needs to be provided as a priority.
- The scheme should be presented at DRP and at Members Pre-Application Forum as soon as possible.

GLA Pre-Application

8.3 Key Points from GLA Pre-Application: -

- The optimisation of this brownfield site by way of a residential-led mixed-use development including a 50% affordable housing offer is strongly supported in principle, subject to confirmation from the Council that the site is no longer required for its initial social infrastructure use.
- the draft site allocation specifically states that the site has the potential to accommodate a local landmark building of up to 15 storeys
- Approach to playspace may be acceptable given the proximity of the park to the site. The applicant should confirm details of the contribution towards the park improvements and the contribution must be secured via s106 agreement.
- The scheme does not bear any of the hallmarks of overdevelopment
- The alignment of the tallest element of the scheme with the two existing towers on the wider site, Archway Tower and Hill House, stepping down from Highgate Hill towards Girdlestone Park would create a clear visual hierarchy and foster a sense of cohesion within the wider site and positive relationship with the park across Vorley Road.
- The eight-storey element mediates the step change between the scale of the development and the lower rise residential west of the site.

Design Review Panels

8.4 The proposal has two full panel Design Reviews and a chair's review.

8.5 Key points from second Design Review Panel 09/02/2021:

- The proposed massing and layout are generally supported however relationship of the apartments in Block A to Girdlestone Park could be improved
- Defensiveness and relative lack of generosity resulting from the ratio of solid to void and rather austere materiality. These design choices should be reviewed from the perspective of whether they are sufficiently open and welcoming to express public buildings.
- Further design development is required to bring greater nuance and sophistication to the architectural expression and form of the buildings, both individually and as a collective composition of elements within the townscape.
- High embodied carbon of brick, the main facing material, was noted, and efforts encouraged to reduce the impact of this choice. All other finishes and materials must further contribute to minimising embodied carbon wherever possible, such as screeds and mortars.

- Replacing basement bike storage with provision at upper levels and in apartment lobby spaces facilitated by adequately sized lifts suggested.
- Suggested that the green or blue roof could extend to block B to help achieve the urban greening factor and SUDS targets and is compatible with the proposed PV and plant. Integrating PV on the roofs of blocks A and B was also encouraged

8.6 Key points from third Design Review Panel 13/10/2022 restricted to materiality of elevations:

- the two tones of brickwork (dark for lower building, light for taller) works well. The rationale for the lighter tones reducing impact to the long views and differentiates the taller built form from the historic fabric as an interesting commentary and works well.
- A 25mm projection of brick overhangs is considered enough to create a textured effect.
- There were strong concerns over the plant room. The appearance at the moment is too solid and appears part of the sculptural piece of the main body of the building but is not in terms of form and plan. It was not considered to work well as a crown or top to the building as proposed. A more ephemeral effect was desired, such as a transparent screen of fretted metal, to transition better into the sky.
- A suggestion was put forward for the approach of using rustication as a datum becoming less shadowed and phasing out as you ascend the building, such as larger gaps between the banding with no banding at the top.

8.7 The application has developed in response to the DRP's recommendations over the history of the scheme with further refinement to massing and elevations, provisions of CGIs, verified views provided, clarification on materiality, agreement to redesign the plant enclose cladding on Block B.

9. CONSULTATION

Public Consultation

9.1 Letters were sent to occupants of 2,922 adjoining and nearby properties on 10th May 2022. A site notice and press advert were displayed on 12th May 2022. The public consultation of the application therefore expired on 5th June 2022, however, it is the Council's practice to continue to consider representations made up until the date of a decision.

9.2 At the time of the writing of this report 26 representations had been received from the public with regard to the application; **24** objecting and **2** in support. The issues raised are summarised below:

Objections

Principle of Development

- Strain on local services
- A masterplan for the District Centre and wider area is needed before any development can go ahead
- Proposals don't do much to address the increasing level of poverty and deprivation in London or provide homes and facilities for existing local families
- Economically risky to build tall building aimed at investors given the economic climate
- Will there be sufficient local services/social and community infrastructure to cater for the increase in population of this and other surrounding schemes - What will the relationship be between the proposed health centre and the Whittington Hospital less than 200 yards away? Will additional school places be required or are the flats intended solely for people without children?
- It should be a community centre instead
- No policy justification for tall building
(See paragraph 11.2 to 11.34)

Design

- Too tall, height would set a precedent for other tall buildings in Archway, building should be scaled back would tower over housing estates – lead to decline in the social fabric and lives of its inhabitants – should be more human scale - An eye sore to have 13 storey building in the middle of low rise estate 5.
- Islington Tall Building Study has no consideration of conservation areas and listed buildings in other boroughs such as setting of Highgate Conservation Area (Haringey and Camden), Dartmouth Park Conservation Area (Camden)
- No views of the development from Hampstead Heath, Highgate Hill, Highgate High Street, Waterlow Park and other parts of Camden and Haringey which might be adversely affected.
- Has the City of London, Dartmouth Park CAAC been made aware?
- Would block the view of Highgate coming up Holloway Road. This appears to be contrary to pages 75-76 of The Tall Building Study
- Would negatively influence views of and from Highgate.
- Adversely impact the Highgate Conservation Area
- Impact on nearby parts of Camden and Haringey, Hampstead Heath etc has been largely ignored.
- Harm listed buildings and conservation areas
(See *paragraph 11.34 to 11.97*)

Amenity

- Overshadowing
- Worsen wind conditions
- Loss of daylight/sunlight, impacts on Hill House
- Impact on wind – there should be no downdraught from new blocks on Navigator Square
- Increase overlooking/loss of privacy
- Reduce outlook – loom over nursery
- Insufficient amenity/play/communal space
- Please provide details of the amount of amenity space required for the residents of Girdlestone Estate under the London Plan compared with the proposed shared use of that space with the residents of the proposed buildings.
- Noise
- Wind report's focus is too narrow – doesn't consider nearby surrounding properties
- Not good for mental health
- Noise and disturbance from use
(See *paragraphs 11.98 to 11.134 and paragraphs 11.145 to 11.217*)

Housing/Viability

- Social and market housing could be more integrated
- Changed work and living patterns from the pandemic should be considered in the design
- Archway already too dense, shouldn't provide private units
- Poky flats are not suitable for young families
- Already lots of new flat developments in the area
- Given the changes to work practices is there working from home space built into the units?
- area does not need such a demand for 1-2 bedroom properties and the amount proposed does not reflect the current housing demand.
- High maintenance costs
- Already flats being built just off Chester Road
- Too many flats built in London
- Too many small flats in the area (1 and 2 bedroom) – low demand for these. Lots of unsold flats in recent development in the area including Hill House
- The council itself has identified that Islington need more low-density, family homes with gardens
- Will struggle to sell private units in the current economic climate
- Expensive maintenance costs for tall buildings
- How the building is cost effective against alternatives hasn't been provided
- Won't be able to sell the private units and Council risks losing money and cutting services

- Loss of value for surrounding properties
- Should be a higher proportion of affordable units
(See paragraphs 11.135-11.144 and paragraphs 11.374-11.385)

Highways/Traffic

- Impact on parking, parking will be made harder on Vorley Road
- Overcrowding of Archway underground from new residents
- TfL and Islington Council should revise the arrangement of bus stops around Archway so that the problems caused by the separation of the 210, 143, 271 (and/or any replacement buses) are rectified.
- the redesign of the pavement and public realm around the Archway Tower and outside of the existing library is of paramount importance, which may include a part redesign of Archway underground station
- There is no new internal route through the Archway Centre complex to connect with Junction Road
- Delivery vans servicing flats in the proposed Vorley Road development will hinder buses and other traffic
- Is there adequate loading/drop off facilities for deliveries and taxis?
- The extension of the gyratory via Vorley Road should be reassessed. Ideally the 210 should be rerouted via the same bus stop on the northern side of Navigator Square as the 271 and 143.
- Congestion- including on public transport
- Parking problems
(See paragraphs 11.218 11.253)

Safety/Security

- Fire risk from high-density design
- Council should mitigate ASB in the surrounding area
- Increase in anti-social behaviour
- Relocation of current library will reduce activity and passive surveillance from this already threatening area in Archway. Vacant unit in that area will be unlettable.
(See paragraph 11.349-11.366)

Trees/Biodiversity/Drainage/Sustainability

- Will mature tree at back of leisure centre be removed/lose all its light?
- Loss of trees
- There should be far more planting and open areas of earth and other permeable surfaces which will contribute to lessening runoff, flood risk and climate change, both here and elsewhere around Archway
- Towers are not sustainable
- Ecology report overlooks the local presence of swifts - greater suitability of swift bricks to this site compared to general and sparrow nestboxes
- request that a significant number of integrated swift nestbox bricks - Biodiverse roofs, native planting and integrated bat boxes would further enhance biodiversity
(See paragraph 11.254 to 11.301 and paragraphs 11.311-11.337)

Construction

- Any building work should only be carried out by those in the Considerate Constructor's scheme and during working hours. Any breach should be enforced.
- Construction noise/dust/air pollution
(See paragraph 11.250 to 11.253)

Support

- Scheme delivers new housing
- Scheme delivers new affordable housing

(See paragraphs 11.135-11.144 and paragraphs 11.374-11.385)

External Consultees

9.3 GLA Stage 1:

Land Use: Principle of optimisation of the site within town centre for residential-led redevelopment including medical centre and library is strongly supported.

Housing: Level of affordable housing meets policy for publicly owned land. Tenure and unit mix supported.

Child Play Space: Proposed approach to child play space provision could be accepted given the immediate proximity to the park and the constraints of the site but appropriate financial contribution towards the park improvements must be robustly secured.

Tall Building Visual Impacts: Principle of tall building supported. The tallest element appears slightly austere in its character. In terms of Cores A and C greater contrast to Core B could be considered. Balconies and private terraces could also benefit from additional green infrastructure to soften the visual impact. Brise Soleil 1 feels institutional whereas the other two types result in a positive contribution to the façade composition.

Tall Building Functional Impacts: Ensure that any aviation or telecommunication impacts arising from the development are suitably addressed and that no significant detrimental effect on solar energy generation on adjoining buildings would result. Needs to be ensured that there will not be any building management issues from Core B being shared between private and social rented homes.

Tall Building Environmental Impacts: The proposal demonstrates consideration of potential impacts on the future site to the north which may come forward.

Layout & Public Realm: It is accepted that accommodating Library and Medical Centre compromised the ability to provide a new pedestrian route through the site. Additional activation around the entrances to Core A and B could be achieved, as bin and bulky waste stores sit either side.

Residential Quality: Reference should be made to Housing Design Standards LPG. Minimal building separation between dwellings of Core A and the Leisure Centre. The applicant must ensure that the operations of the adjacent Leisure Centre do not impact negatively on amenity of the proposed uses following the Agent of Change principles.

Fire Safety: The applicant should refer to the draft Fire Safety Guidance when formulating the Fire Statement.

Inclusive Design: 7 M4(3) wheelchair user units, all within social rent tenure, is accepted in this instance. Recommended to secure M4(2) and M4(3) requirements by condition. The library and medical centre would offer improved services within the community with a number of design measures to ensure excellent accessibility and an improvement from both of the current premises.

Digital Connectivity: Must ensure ducting space for full fibre connectivity infrastructure is provided to all end users within the development.

Heritage: There would be less than substantial harm resulting to the setting of the St John's Grove Conservation Area and a low level of harm to the significance of the locally listed building at 32 Junction Road, albeit at the lower end of this scale, which would need to be weighed against the public benefits of the proposal.

Transport: Public realm improvements welcomed. Suggested improvements to the surrounding highways have been recommended as part of the Active Travel Zone Assessment which should be secured by planning obligation or 278 agreement as appropriate. Operations parking for Medical Centre not supported. The applicant encouraged go over and above the cycle parking requirements also needs to set out further detail over access to the cycle parking.

Sustainable Development: Net Zero and passivhaus aspirations welcomed and strongly encouraged. Further details required for energy strategy. Excel version of Whole Life Carbon (WLC) assessment must be submitted. Outstanding matters identified in the GLA WLC Memo should be resolved. A condition should be secured requiring the applicant to submit a post-construction assessment to report on the development's actual WLC emissions. The Circular Economy (CE) Statement does not yet comply and should be updated. A condition should be secured requiring the applicant to submit a post-construction CE report.

Environmental Issues: The applicant has calculated the UGF of the proposed development as 0.55, which exceeds the target set by Policy G5 of the London Plan, demonstrating that urban greening has been embedded as a fundamental element of site and building design. The proposed planting includes eight trees, resulting in a net gain of five trees on site. A net biodiversity gain should be secured. No strategic concerns in relation to flood risk or drainage. The proposed development is air quality neutral and would not result in unacceptable risk of high levels of exposure to poor air quality. Conditions should be secured for 1. On-site plant and machinery must comply with the London Non-Road Mobile Machinery (NRMM) Low Emission Zone standards (London Plan Policy SI 1 (D)). And 2. Air Quality and Dust Management Plan (AQDMP)

9.4 **Historic England:**

Significance: Site adjacent to St John's Grove Conservation Area (CA), which is currently placed on the Heritage at Risk Register. The conservation area is characterised by low rise mid-19th century housing, with the Grade II* St John's Church designed by Charles Barry in 1828 as its crowning feature. Neighbouring tall buildings; Hill House, Vantage Point and Premier Inn, reaching up to 18 storeys in height are at odds with the prevailing low rise character of the area and considered to have a detrimental impact on local and wider London views. To the west of the site lies Parliament Hill which provides views of London's landmarks and tall building clusters and how they relate to each other.

9.5 **Impact: Block B (tallest element) would impact heritage assets located some distance from the site.**

Parliament Hill: The site is not situated within the protected view from Parliament Hill (LVMF 2B.1). The proposals would be visible from Parliament Hill appearing on the general skyline amongst the existing tall buildings within Archway, adding additional bulk and massing to this part of the vista. The scale of development and its relative closeness to Parliament Hill is considered to result in a prominent/dominant position in the wider view and affect townscape legibility that makes this viewpoint so important.

9.6 **St John's Conservation Area: Rendered images show the proposals would be visible in local views from St John's Grove Conservation Area appearing significantly taller than the prevailing streetscape and considered to erode the legibility of Archway as a 19th Century suburb to some extent.**

9.7 **Position: Historic England encourage the applicant to address these concerns, with the aim of negotiating a scheme that avoids significant impacts on this view. At the very least, the impacts on this view would need to be weighed in the planning balance in determining the scheme. Further work recommended to be undertaken to fully assess the impact of the proposals on the setting of the surrounding heritage assets and particularly on the Grade II* listed St John's Church and seek to mitigate those impacts wherever possible.**

9.8 Health and Safety Executive (HSE):

Initial concerns relating to there being a single staircase and lift in Block B serving dwellings which descended to the basement; this single staircase also being connected with areas of higher fire risk or other non-residential occupancies; a basement smoke vent directly below a window in the single staircase; and there being a basement smoke vent embedded within the building.

Following revisions to the plans and Fire Strategy Report HSE confirmed that they were satisfied with the information provided with the application.

9.9 Secure by Design - Metropolitan Police:

Range of security measures required: including compartmentalisation, secure lobbies, audio visual control access points, Gerder boxes, security rated door sets, use of self-closing and self-locking bins, spyholes for front doors, specification standards for communal doors and windows.

Condition to be attached requiring proposal to meet Secure by Design Certification.

9.10 Transport for London:

Scheme considered acceptable in terms of highways works, wayfinding, agent of change, blue-badge parking, car-free for residents, ambulance drop off bay, trip generation, cycle parking quantum and servicing.

The applicant should specify access to the cycle parking is London Cycling Design Guidance (LCDS) compliant.

Medical Centre Staff Parking: Following robust justification three staff car spaces within Girdlestone estate are deemed acceptable for duty doctor, duty nurse and duty manager roles.

A final Travel Plan requested to be secured as planning obligation. A final Construction Logistics Management Plan requested to be secured by condition.

9.11 Transport for London – London Underground/DLR Infrastructure Protection: No objections.

9.12 Thames Water: No objection subject to conditions relating to Piling Method Statement and informative regarding minimum water pressure.

9.13 London Borough of Camden: No comments received,

9.14 City of London: No comments received,

9.15 London Borough of Haringey: LBI Haringey's Design and transportation Officers raise no objections to this proposal. Officers request that an objection from the Highgate Conservation Area Advisory Committee is taken into account.

Internal Consultees

9.16 Affordable Workspace: No comments to make

9.17 Biodiversity Officer:

Agree with Ecological Impact Assessment (EIA) that the site has very low existing value for ecology. For any of the mature trees that are going to be felled then methodology to protect nesting birds and roosting bats must be followed (the approach for bat protection is outlined in the report).

Agree with the EIA reports recommendations for biodiversity enhancements regarding green roofing, general use bird boxes and planting a diverse range of native plant species including small trees and shrubs.

A lighting scheme which is sensitive to ecology should be put in place. Integrated swift bricks are preferred to swift boxes or sparrow terraces.

9.18 **Energy:**

Requested further evidence covering:

No objections following receipt of GLA emissions spreadsheet / tables / Unregulated emissions, review of active cooling within the non-residential elements, minor clarifications regarding heating strategies and amendments to Draft Green Performance Plan

Recommend a revised Energy Statement with appended feasibility studies is submitted.

9.19 **Environmental Health - Air Quality:**

The application achieves air quality neutral in terms of transport and building emissions. All the residential units will be provided with fresh air, via mechanical ventilation and heat recovery (MVHR) systems, which should be filtered/drawn from cleaner façade/height.

The scheme proposes Air Source Heat Pumps (ASHPs) and no combustion sources except for an emergency standby diesel generator.

It is essential that the flues associated with standby generator are situated at height and well away from air intakes, balconies, roof terraces and openable windows. Islington's Environmental Protection team will require the applicant to justify its purpose and complete a HMIP Technical Guidance TGND D1 "Guidelines on discharge stack heights for polluting emissions" calculation to ensure that the flue will not cause an amenity problem in adjacent areas.

It is requested construction air quality & dust impacts are covered in the Construction Management Plan (CMP) and/or Air Quality and Dust Management Plan (AQDMP).

9.20 **Environmental Health - Contamination:**

No objection subject to request condition securing submission of a land contamination investigation, remediation method statement of any necessary land contamination remediation works arising from the land contamination investigation and a verification report.

9.21 **Environmental Pollution – Noise:**

Leisure Centre: There is significant mechanical plant to serve the leisure centre which is close to the development site. The noise impact of this plant was included within a revised Noise Impact Assessment and was found to be acceptable. However, a condition is requested sound insulation and noise control measures.

Community Uses: Libraries were traditionally quiet spaces but are increasingly used for a wider range of uses which can be higher noise generating and the space includes a community room. A condition is requested ensuring that there is a higher standard of sound insulation between the ground floor community uses and the residential on the upper floors.

Plant: There is significant plant proposed for the basement, ground floor and roof areas, with ASHPs to be used for the residential units. A condition is requested to minimise the impacts of plant noise for proposed and existing receptors:

A condition and informative is requested for a written code for the management of noise from the standby generator.

9.22 **Highways and Traffic:**

Following tracking studies and amendments to the loading bay on Vorley Road moving this further west there are no objections.

There is the Girdlestone Nursery opposite the development and all vehicular movements and loading and unloading should take this into consideration. Including delivery times.

A financial contribution should be secured in the Director's Letter and section 278 agreement for public realm works, including a commuted sum if non-Islington standard materials are used such as permeable paving as proposed.

9.23 **Inclusive Design Officer:**

No objections following receipt of revised plans and subject condition to secure high quality wheelchair user homes and a condition securing the submission of details on appropriate seating and the provision of Sheffield cycle stands within the public realm, audio loop systems, medical garden accessibility, medical garden accessible play.

9.24 **Sustainability:**

Drainage: Proposed runoff rate of 2 l/s/ha and proposed drainage design are acceptable. The Etude Sustainable Design and Construction Statement states that blue roof storage is proposed which is supported. The Flood Risk Assessment and Drainage Strategy states, however, that the storage will be sub-surface tanks. Clarification on this was requested.

Urban Greening: UGF calculation – score of 0.56 is welcomed and exceeds policy requirement for 0.4 target. Proposed green roofs should be wildflower based with no more than a maximum of 25% sedum.

Biodiversity: The Sustainable Design and Construction Statement and Ecological Impact Assessment mention bird boxes for house sparrow and starling. There should also be an appropriate number of swift bricks as advised by an ecologist and in accordance with best practice guidance, including being placed in groups of at least three bricks.

Circular Economy: The commitments set out in the Circular Economy Statement are welcomed. This should be developed further in accordance with the GLA Circular Economy Statement Guidance.

9.25 **Trees Preservation Officer:**

No objections. The proximity of the trees along Vorley Road to the building line would necessitate regular pruning (repeated every few years) and concern was raised that the proximity could result in post-development pressure to excessively prune or remove trees to a detriment of public amenity and eco-system service provision.

9.26 **Urban Design & Conservation:**

Recommend approval. No objections raised in terms of scale and massing, landscaping, appearance, quality of accommodation, heritage impact. Concern is raised regarding bin stores being on both sides of Building C entrance.

Conditions are recommended to ensure high quality materials, cladding for roof plant, signage, location of bin stores.

10. RELEVANT POLICIES

- 10.1 Islington Council (Planning Committee), in determining the planning application has the main following statutory duties to perform:
- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
 - To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance.)
 - As the development is within or adjacent to a conservation area(s), the Council has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area (s72(1)).
- 10.2 National Planning Policy Framework 2021 (NPPF): Paragraph 10 states: "at the heart of the NPPF is a presumption in favour of sustainable development.
- 10.3 The National Planning Policy Framework 2021 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
- 10.4 Since March 2014 Planning Practice Guidance for England has been published online.
- 10.5 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
- 10.6 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:
- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
 - Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 10.7 Members of the Planning Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.
- 10.8 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications.

In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

10.9 In line with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special regard has been given to the desirability of preserving the Conservation Area, its setting and any of its features of special architectural or historic interest.

10.10 In line with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the desirability of preserving the adjoining listed buildings, their setting and any of their features of special architectural or historic interest.

Development Plan

10.11 The Development Plan is comprised of the London Plan (March 2021), Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Emerging policy: draft Islington Local Plan

10.12 The Regulation 19 draft of the Local Plan was approved at Full Council on 27 June 2019 for consultation, with consultation on the Regulation 19 draft taking place from 5 September 2019 to 18 October 2019. The Draft Local Plan was subsequently submitted to the Secretary of State for Independent Examination in February 2020. The Examination Hearings took place between 13 September and 1 October 2021, with consultation on Main Modifications running from 24 June to 30 October.

10.13 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).

10.14 Given the advance stage of the draft plan and the conformity of the emerging policies with the Framework it is considered that policies can be afforded moderate to significant weight depending on the significance of objections to main modifications.

10.15 Emerging policies that are relevant to this application are set out in Appendix 2. The emerging policies are considered to be consistent with the current policies.

Designations

10.16 The site has the following designations under the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Archway Town Centre (Adopted Plan)
- Archway Town Centre (4 Vorley Road - Emerging Plan)

- Archway Key Area
- Site Allocations 2013 – ARCH1
- Draft Site Allocations 2021 – ARCH1
- Article 4 Direction – B1 to C3 (4 Vorley Road)
- Article 4 Direction – A1 to A2
- Article 4 Direction - A1, B1, D1 to temporary 'flexible uses'
- London Underground Zone of Interest (Tunnels)

Supplementary Planning Guidance (SPG) / Document (SPD)

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

11. ASSESSMENT

11.1 The main issues arising from this proposal relate to:

- Land Use
- Design, Conservation & Heritage Considerations
- Accessibility & Inclusive Design
- Quality of Accommodation
- Dwelling Mix
- Neighbouring Amenity
- Transport and Highways
- Energy & Sustainability
- Waste Management
- Biodiversity
- Trees
- Urban Greening Factor
- Air Quality
- Fire Safety
- Crime Prevention
- Flood Risk & Sustainable Drainage
- Land Contamination
- Affordable Housing & Viability
- Planning Obligations, CIL and Local Finance Considerations.

Land-Use

11.2 The key areas to assess are; the principle of the loss of the existing use: vacant bus depot and vacant community centre and the principle of the proposed uses: residential, medical centre and library. The principle of a tall building in this location is discussed in the Design & Conservation section.

Site Allocations

11.3 In the current Islington Local Plan: Site Allocations (2013), the application site forms part of a broad site allocation covering Archway Tower and Island site (ARCH1). In the Draft Islington Local Plan Site Allocations, the wider site allocation has been amended to include on this application site (ARCH1).

11.4 The existing, broader site allocation is for mixed-use development including residential. The key development considerations set out relating to this proposal are: -

- “the relocation of the library to a more prominent and accessible location, possibly integrated with other retail/community uses. A relocated library providing an improved facility would require circa 1,000sqm of floorspace.”
- enhanced pedestrian routes across the site
- active ground floor frontages to promote surveillance along Vorley Road
- “the Vorley Road bus stand will be considered as part of development proposals to contribute to the wider regeneration of the area. Proposals for this part of the site will involve consultation with Transport for London.”
- Consideration of St Johns Conservation Area

11.5 The Draft Local Plan Site Allocation now just encompasses the current application site at Vorley Road. Following the submission of the Islington Site Allocations to the Planning Inspectorate for Examination in February 2020, the text of the proposed modifications were published in March 2021. The allocation and justification of the Site Allocation ARCH1 was amended with the latest text is as follows:

“Residential-led development with social and community infrastructure uses. There may also be potential for an element of business floorspace including affordable workspace and space suitable for SMEs”

11.6 The key development considerations are: -

- “Archway Community Care Centre is located within the site at 4 Vorley Road. This use should be retained in line with policy SC1, or, where loss of the facility is proposed, justification must be provided in line with the policy.”
- “The Islington Tall Buildings Study suggests that the northern part of this site has the potential to accommodate a local landmark building of up to 15 storeys (46m), forming part of an Archway cluster of tall buildings alongside Hamlyn House, Hill House and Archway Tower.
- “The building should assist overlooking of and wayfinding from the adjacent open space, and mark a new entrance and internal route through the Archway Centre complex to connect with Junction Road.”

11.7 This more recent allocation, which has recently been reviewed and amended by the Planning Inspectorate, establishes the principle for residential-led development with social and community infrastructure uses on the site in addition to the principle of a fifteen-storey tall building.

Loss of Existing Uses

11.8 The site is comprised of a vacant community building (4 Vorley Road) and bus depot.

Loss of Community Building

11.9 The proposal would result in the demolition of the currently vacant Islington Adult Integrated Community Services Building (620.9sqm), a part one/part two storey building occupying the eastern end of the site.

11.10 Policy DM4.12 of the Development Management Policies (2013) states that “The council will not permit any loss or reduction in social infrastructure uses unless:

- i) a replacement facility is provided on site which would, in the council’s view, meet the need of the local population for the specific use; or

- ii) the specific use is no longer required on site. In such circumstances, the applicant must provide evidence demonstrating:
 - a) that the proposal would not lead to a shortfall in provision for the specific use within the local catchment;
 - b) that there is either no demand for another suitable social infrastructure use on site, or that the site/premises is no longer appropriate for social infrastructure uses;
 - c) any replacement/relocated facilities for the specific use provide a level of accessibility and standard of provision at least equal to that of the existing facility.

11.11 Draft Local Plan Policy SC1 states that “the Council will not permit any loss of social and community infrastructure uses unless:

- i) a replacement facility is provided on-site. Any facility must be of at least equivalent quality, quantity and accessibility to that of the existing facility, and must be consistent with Part G. It 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; or
- ii) the existing use or another social and community infrastructure use is not required on site, demonstrated through:
 - a) provision of marketing and vacancy evidence to assess continued demand for the existing use and all other suitable social and community infrastructure uses that could be accommodated on site. Evidence must be provided for a period of at least 12 months, in line with Appendix 1; and
 - b) provision of a Community Needs Assessment detailing why the site cannot support social and community infrastructure uses and why the existing use is no longer required on-site as well as demonstrating that the needs of service users have been considered before making recommendations/submitting proposals involving replacement or relocation or consolidation of services; or
- iii) The proposal involves the loss/reduction/relocation of social and community infrastructure uses as part of a rationalisation of a recognised public sector body’s estates programme. The applicant will be required to provide a Community Needs Assessment demonstrating details of rationalisation, including that they have considered the needs of service users as part of any rationalisation strategy.”

11.12 As the Community Centre is proposed to be demolished, in accordance with Policy SC1 a Community Needs Assessment has been included within the Planning Statement.

11.13 This states that the site has been vacant since 2019 and was formerly occupied by the North Locality Community Team (social workers and support staff) and the Whittington Health Intermediate Care Team (a community rehabilitation service for adults with healthcare needs). These teams were relocated to Newington Barrow Way as part of an internal reorganisation to bring adult community services together under one roof, meaning that the service they provide has not been lost. The teams primarily provide their services in the community and therefore it is considered the change in location is unlikely to have had a detrimental effect on service users.

11.14 Both adopted policy DM4.12 part A and draft policy SC1 part D state that the council will not permit any loss of social and community infrastructure unless it can be demonstrated that the site is not suitable for the existing use or any alternative social and community infrastructure uses. In this case it is proposed that alternative social and community infrastructure uses will be accommodated on the site in the form of the relocated Archway Library (826sqm) and Archway Medical Centre (735sqm).

11.15 The demolition of the vacant Community Building is considered acceptable as the services formerly provided on the site have been relocated rather than lost and continue to serve the same user group to the same level. Furthermore, alternative social and community infrastructure will be provided at the site in accordance with the site allocation resulting in a significant uplift in community floorspace on the site of 940sqm.

Bus Depot

11.16 The former Archway bus depot (sui generis use class) that comprises the western part of the site has been vacant for a number years. It no longer serves any current or longer-term strategic need of TfL who raised no objection to its loss. As set out above the site has been part of or solely allocated site for a residential mixed-use redevelopment. The loss of the bus depot use is considered acceptable.

Proposed Community Use Floorspace

- 11.17 Part (C) of adopted Policy DM4.12 states that new social infrastructure and cultural facilities, including extensions to existing infrastructure must:
- 11.18 Be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes, including walking, cycling and public transport;
- 11.19 Provide buildings that are inclusive, accessible, flexible, sustainable and which provide design and space standards which meet the needs of intended occupants;
- 11.20 Be sited to maximise shared use of the facility, particularly for sports, recreational and community uses; and (iv) Complement existing uses and the character of the area, and avoid adverse impacts on the amenity of surrounding uses.
- 11.21 In considering the provision of a social or community infrastructure use, Draft Local Plan Policy SC1 repeats these requirements, noting in Part G at criteria (ii) that the building must also be sustainable; and a new criteria is introduced which requires that appropriate drop-off / pick-up facilities for disabled people.
- 11.22 The proposal includes the provision of a new library and a medical centre, to which existing facilities located in Archway will relocate. The application site is within Archway Town Centre and is considered to be an optimal location for social infrastructure uses. The proposed uses would sit between existing social and community facilities with Archway Leisure Centre adjacent to the north west, Girdlestone Park/playground/ball court opposite to the south west and Archway Children's Centre opposite at the eastern end Vorley Road, creating a civic focus to Vorley Road/MacDonald Road for the local community which would support the continued vitality of Archway Town Centre.
- 11.23 In accordance with Policy DM4.12 above the location of the new facilities would be convenient for the local community they would serve being highly accessible by public transport. The proposed public realm upgrades would also improve the pedestrian and cycling experience on Vorley Road, a designated 'clean air route', and improve links between all of the community uses.

Library

11.24 The existing Archway Library is located at 23 Highgate Hill. Due to the level changes in the Archway Island, the facility is located at lower ground level, and it is accessible by steps and ramp from Highgate Hill. The facility is accessed by double doors and located under a raised walkway which

reduces the amount of natural light in the building. These aspects reduce the visibility and sense of security of the existing library.

- 11.25 The proposed new library on Vorley Road would be located in Building A at ground and first floor, within the 'plinth' of the development. Islington Library Services have been involved in the pre-application stages directing the floorspace and layout of the new library. It has been designed to ensure high standards of inclusivity and accessibility. Islington's Inclusive Design officer was consulted on the application and further refinements to this have been incorporated within revised plans with other elements recommended to be secured by condition (29). The spaces provided would meet the needs of intended occupants. In terms of maximising shared use of the facilities, the library would include a community room which can be let for training courses, yoga classes and parent toddler groups etc. At first floor level there would be quieter reading areas, study zones, an IT suite, flexible meeting rooms and a soundproofed music practice room.

Medical Centre

- 11.26 The existing Archway Medical Centre is located at 652 Holloway Road, Archway, within a four storey terraced building which is accessible only by stairs leading up from the street. The proposed new medical centre has been designed in consultation with the practice managers and support staff. It would be located in a unit that occupies ground and first floor of Building B and ground floor of Building C within the plinth of the development. It has been designed to ensure high standards of inclusivity and accessibility. Islington's Inclusive Design officer was consulted on the application and further refinements to this have been incorporated within revised plans with other elements recommended to be secured by condition (29).
- 11.27 The proposal would be in accordance with the draft Site Allocation which seeks a 'residential-led development with social and community infrastructure uses.'
- 11.28 The principle of a proposed new library and medical centre is therefore supported. Libraries and medical centres formerly fell within the D1 use class however a library is now within the F1 use class and a medical centre is within the E use class. To ensure ongoing social and community infrastructure use of the site in accordance with adopted policy DM4.12 and emerging policy SC1, the library (F1 use sub-class F1(d)) and the medical centre use (E use sub-class E(e)) would be secured through a planning condition (46).

Proposed Residential Floorspace

- 11.29 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.
- 11.30 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.
- 11.31 Islington's Core Strategy supports the provision of high quality, inclusive and affordable homes, seeking to meet and exceed the borough housing targets (set by the Mayor of London). Whilst this Policy CS12 refers to following and not exceeding the densities level set in the London Plan, these measures have since been deleted from the current London Plan.
- 11.32 The draft Local Plan Policy H1 states that high quality new homes are integral to achieving the aim of making the most efficient use of land and improving quality of life of residents. Furthermore, this policy states that Islington is committed to meeting and exceeding the boroughs minimum housing delivery target as set out in the London Plan.

- 11.33 The proposal would be in accordance with the draft site allocation which seeks a 'residential-led development with social and community infrastructure uses'. The principle of a residential use on this site is therefore supported.

Land Use Conclusion

- 11.34 The loss of the existing vacant community building and bus depot, and proposed replacement with a library, medical centre and residential use, inclusive of affordable housing support the delivery of the draft Site Allocation and would support Archway Town Centre. The proposed land uses are acceptable in principle.

Design, Conservation and Heritage Considerations

Urban Design

- 11.35 Quality of design lies at the heart of the planning system and is stressed at Chapter 12 of the NPPF (Achieving well-designed places). It states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The NPPF requires that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Further it states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 11.36 The London Plan, throughout Chapter 3 (Design) sets out its support for high quality architecture and public realm, which responds to local context by delivering buildings that are positioned and of a scale, appearance and form that response to the identify and character of the locality.
- 11.37 London Plan Policy D3 sets out the design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. Where these locations have existing areas of high-density buildings, expansion of the areas should be positively considered by Boroughs where appropriate.
- 11.38 London Plan Policy D3 also sets out criteria relating to appropriate form, layout, experience, quality and character which will be addressed in this section. Following this there will be further design scrutiny of the tall building within the scheme in accordance with London Plan Policy D9 and draft Local Plan Policy DH3 which both set stringent criteria for tall buildings.
- 11.39 Draft Local Plan Policy DH3 states that tall buildings must be high quality in accordance with policy PLAN1. The design of tall buildings must consider the individual and cumulative visual, functional, and environmental impacts, avoid negative impacts through good design, and mitigate any remaining negative impacts as far as possible.
- 11.40 At the local level, policy CS9 of Islington's Core Strategy (2011) sets out an aim for new buildings to be sympathetic in scale and appearance and to be complementary to local identity.
- 11.41 Development Management (2013) Policy DM2.1 states all forms of development are required to be of high quality, incorporate inclusive design principles and make a positive contribution to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics. Permission will be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

- 11.42 Draft Local Plan Policy PLAN1 states that all forms of development are required to be of a high quality and make a positive contribution to local character, legibility and distinctiveness, based upon an up-to-date understanding and evaluation of the defining characteristics of an area. This policy outlines the high-quality design expectations which proposals will need to meet.
- 11.43 London Plan Policy D9 states that buildings should only be developed in locations that are identified as suitable in Development Plans and sets out a range of visual, functional, environmental and cumulative considerations to assess tall buildings.

Height and Massing

- 11.44 The site forms the southern boundary of the 'Archway Island', much of which is comprised of a 1960s complex of three orthogonally arranged tower blocks with four-storey plinth and a series of level changes, ramps and walkways at lower levels. The proposed tower element (Building B) would correspond logically to the existing Archway tower cluster in its orientation, scale and form. It would be a similar simple rectangular block layout to Hill House and Hamlyn House. Positioned parallel to Hill House and Archway Tower it would slot into the existing orthogonal arrangement. Moreover, as you move from Archway Tower (18 storeys) to Hill House (15 storeys) to the proposal (13 storeys), the towers would also incrementally reduce in width and step down in height. The proposed height would be a mediating step to the smallest of the existing towers Hamlyn House (10 storeys). As such the scale, massing and form of Building B respond positively to the Archway island cluster, reinforcing a coherent identity for this part of Archway Town Centre.

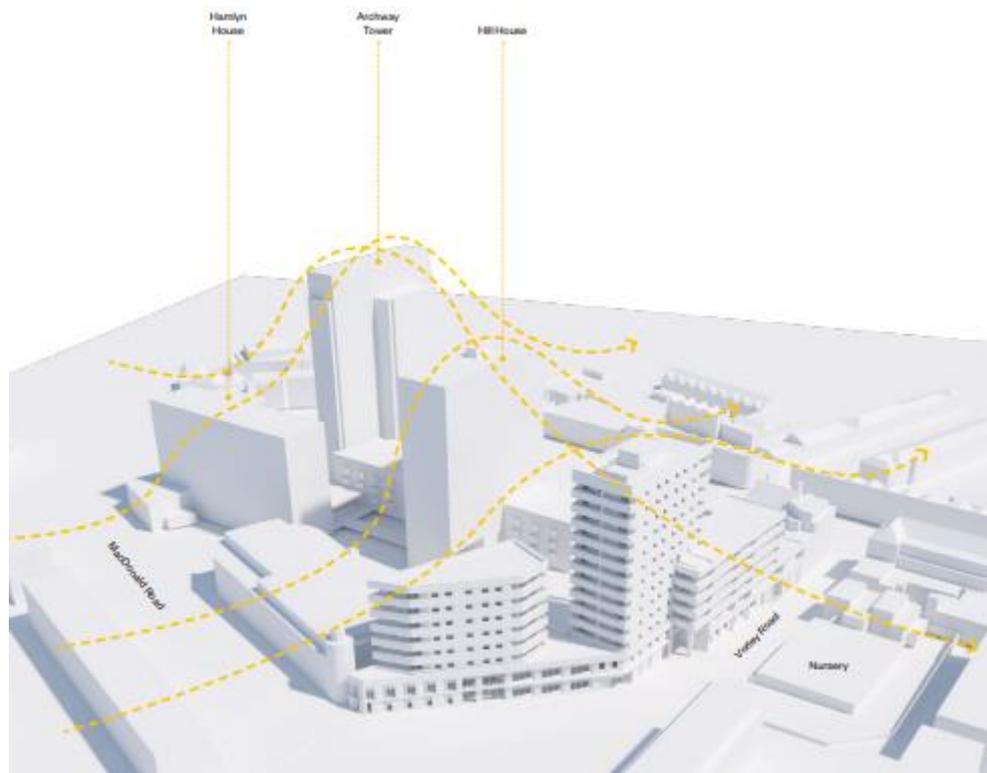


Figure 9 - Stepped massing is subservient to Archway Island cluster

- 11.45 The Girdlestone Estate is located to the south and west of the site, and is characterised by consistent four-storey blocks. Junction Road to the east is varied in its architecture and scale with a the two, three and four storey buildings. On the south side of Vorley Road is the Archway Children's Centre, a single storey building. The lower blocks either side of the tower element (Building A and C) would be eight and part six, part two storeys in height respectively. These are considered successful further steps down to the surrounding scale outside of Archway island. Building A is considered to have greater capacity for more height given its location opposite and

addressing the open space of Girdlestone Park, while the main six storeys and then two storeys of Block C where the site meets 2 Vorley Road/34 Junction Road is considered to respect the scale in this location, providing a transition down to the largely lower scale of Junction Road.

- 11.46 As an aspiring net-zero carbon scheme, the design has been guided by this goal. The shape of the buildings have been kept simple, which together with the proposed solid to void ratios and materiality would support the delivery of a high energy efficient development.
- 11.47 The form of each building is considered to define each building while clearly being a family of buildings. The form of Building A is guided by the tapering site to create a multi-angled façade, Building B and C both have a regular block form, albeit with Building B clearly reading as the tower element and Building C incorporating a more horizontal emphasis. The two-storey civic plinth would provide a unifying base and human-scale where the scheme meets the ground. The plinth is considered to enables the key functions of the building to be read, whilst also addressing the neighbouring community uses and park.
- 11.48 At the most recent DRP Chair's Review (13th October 2022), the panel raised concern regarding the overly solid detailing of the plant on Building B, which is the highest element of the proposal. A requirement to submit details of the plant enclosure on Block has been included in the architectural finish condition (11) with the aim of ensuring this element of the scheme is lighter and less prominent.

Elevational Design

Materials

- 11.49 The two lower buildings (A and C) would have dark brick elevations with matching dark window frames, while a light brick would be used for Building B. The plinth would incorporate exposed structural concrete elements to clearly break up and delineate the massing of the civic element from the residential buildings above.



Figure 10 – Use of dark and light bricks

- 11.50 The range of materials is considered durable with tones and textures that complement each as a family across the scheme. The range of materials doesn't vary widely for this reason as well as optimising energy performance.
- 11.51 The material palette responds appropriately to the surrounding context of Girdlestone Estate, Junction Road and the Archway Island. The use of brick as the main external material would

contrast with the commercial style glazing of neighbouring towers. The use of brick is considered to clearly state that the building is residential and mediates between this commercial aesthetic and the surrounding brickwork/concrete lintels of Girdlestone Estate to the south and west. The use of a dark brick for the lower elements corresponds to Girdlestone Estate and Junction Road. The use of a light brick for Building B distinguishes, emphasises and lightens the tower element. The use of board-marked concrete on the lower levels with a timber texture would help to soften the robust facade and ties in with the woodland setting of the park opposite. As stated above the overly solid appearance of the Building B plant enclosure is a concern and a lighter, more ephemeral cladding would be secured within condition (11).

- 11.52 As an aspiring net-zero carbon scheme the choice of materials and specification of components is of paramount importance in achieving that goal. The scale of the scheme limits the use of many sustainable material choices and brick does have a relatively high embodied carbon however it is excellent in terms of appearance and durability. The amount of solid balustrade has been reduced where possible to reduce the amount of materials required and render would be used underneath the balconies instead of metal soffits.

Brick Projections

- 11.53 The scheme proposes to use projecting brick detailing to add texture and depth to the elevations, which would provide further visual interest. The textural brick work would be at varying depths. A soldier course on the upper and lower side of the balconies and running across the width of the buildings would project 25mm. In between there would be rustication projecting 15mm of stretcher course bands in a corduroy effect in line with the windows. This brick detail does not require extra ties or fixing therefore limits compromise to the thermal performance of the building fabric. It also provides visual interest across all floors of the building. In response to Islington Urban Design and Conservation and Historic England's comments the brick banding was extended to the north elevation of Building B.

Fenestration and Balconies

- 11.54 The proposal would have an orderly grid arrangement for the windows across the development. Other than onto balconies, the windows are somewhat small and the overall level of glazing is modest although it varies across each of the elevations. The scheme balances overheating, energy performance and high quality design in terms of the extent of glazing which has been reduced during design development. Low energy buildings tend to require low levels of glazing, the southern aspect is sensitive to solar heat gain and in this case the northern aspect is sensitive in terms of overlooking to the adjacent site.
- 11.55 The southern, eastern and western elevations of the scheme are considered to have a good extent of windows that activate these principal elevations. The northern elevations of the scheme has a particularly high solid-to-void ratio in order to mitigate overlooking and the effects of heat loss in accordance with passivhaus principles. The windows on these elevations are limited to cross ventilation and daylight for some bedrooms as well as incidental light to some living areas. Lighter pre-cast concrete panels have been used within the soldier coursing band between windows to create a sense of larger openings and lighten areas of brickwork. The angled windows used on the north and east elevations are also considered to add visual interest to these elevations.



Figure 11 - North elevation Block B (left) and east elevation of Block A (right)

- 11.56 Different types of brise soleil are proposed across the south facing elevations to manage overheating and sunlight. Building A and the library would have vertical brise soleil to manage sunlight coming at a lower angle from the west. The louvres to the windows in building A are positioned above head height to ensure views out are not obscured. Building B would have horizontal brise soleil to manage sunlight from higher in the sky from the south. As well as serving these useful functions they are considered to add visual interest and aid in differentiating between the respective proposed buildings. They have been designed as an integral part of the window, fixed to the underside of the lintels. This ensures they are a robust, enduring elevational detail.
- 11.57 The inset balconies across the scheme appear as a carved feature into the main form, with the brick facing material and detailing running inside them. The balconies along the front of Building C also act as solar shading, allowing for generous amounts of glazing to the living areas opening out on to them.



Figure 12 - Windows, balconies and brise soleil (from left to right: Library, Building A, Building B, Balconies to Building B and Building C)

11.58 The varying design constraints and sustainability aspirations of the project are acknowledged, and the proposed materiality, brickwork detailing, fenestration, brise soleil, balconies are considered to present high-quality elevation design. The proposed materials palette are suitably robust and contextual. To ensure the quality and sustainability of the materials and architectural detailing of the proposal conditions (10 & 11) are recommended securing details and samples of the facing materials and architectural finish including a specific requirement relating to the brick projections and plant enclosure of Building B.

Layout

11.59 The draft site allocation ARCH1 seeks a 'a new entrance and internal route through the Archway Centre complex to connect with Junction Road.' The proposed ground floor layout does not provide a route through to the site to the north. This was considered during pre-application stage and ruled out following more detailed site investigations. The quality of a link was questioned given the convoluted arrangement and level changes of the Archway complex as well as how necessary this would be given there are relatively easy alternative routes around the Archway island. Furthermore, there isn't sufficient space on the application site to provide the required floorspace for the library, medical centre and a link. The provision of both these new community facilities was considered to outweigh the additional permeability of a link through the site.

11.60 The lower floors of the development would be a plinth comprising the library to the west and medical centre to the east. The entire south/south western elevation would address Vorley Road. It would comprise the active frontages and entrances of the two community facilities, entrances to the residential above, doors to bin stores and a substation. The proposal is considered to engage effectively with Vorley Road, clearly distinguishing between the public community and social uses and private entrances to the residential cores.

11.61 As stated previously, the proposal would create a continuous frontage of social and community infrastructure lending Vorley Road a civic focus that supports the vitality of Archway town centre. Moving from MacDonolad Road to Junction Road this would comprise a leisure centre, library,

park, playground, ball court, medical centre and children's centre, linked by enhanced public realm on Vorley Road which has a clean air walk designation.

- 11.62 The location of the library and medical centre at their respective ends of the site is considered to tie-in most effectively with the existing social and community facilities. The library would be located to the west of the site overlooking Girdlestone Park. As well as providing passive surveillance with large windows on the elevation which look out across the park, the library would benefit from views towards the mature trees. The medical centre has been located on the east of the site opposite the children's nursery. The similarly sensitive uses are considered to provide a more protected frontage to the busier end of Vorley Road towards Junction Road. The links to the existing and new uses is made easier and safer with the introduction of raised tables on Vorley Road as part of the public realm improvements.

Library

- 11.63 The new location for Archway library will be easily accessed at grade from the newly improved public realm along Vorley Road. Currently the library is situated below the Premier Inn (formerly Hamlyn House) via a series of ramps and steps. The library has been developed in consultation with Islington library services. Creating over 700sqm of library space would allow new facilities and services to be included in a more accessible and inclusive space. Accessed from the improved public realm there would be level access throughout and a platform lift.



Figure 13 – Library facade

- 11.64 The library's facade has been designed to encourage both views out and in with the chamfered reveals in the board-marked concrete and angling of the windows. The southerly aspect would be mediated with solar shading angled to the west to mitigate overheating. There would also be integrated opening panels to the side of each window for natural ventilation. The area of open-able panels has been developed in conjunction with the environmental and acoustic consultant to ensure a balance between comfort levels of the interior and noise from passing traffic. The chamfers to the bottom of each window in a smoother pre-cast concrete finish would be angled to avoid birds perching as well as an element of self-cleaning with rainfall.
- 11.65 On the ground floor a reception area would greet you from the main entrance. The reception area maintains good sightlines to the children's area on the far side and is also located to be in easy reach of the library staff office and new community room which can be let for training courses, yoga

classes and parent toddler groups etc. At first floor level the would be quieter reading areas, study zones, an IT suite, flexible meeting rooms and a soundproofed music practice room.

Medical Centre

- 11.66 The proposal has been designed in consultation with both the practice's designated healthcare planner and with several meetings with the practice managers and support staff. The entrance to the new facility would be located at the junction between Buildings B and C where a wider area of pedestrian public realm would be created and column and sheltered space is proposed. This is considered to create a high-quality entrance that aids in wayfinding with some cover from the elements.



Figure 14 - Entrance to Buildings A & B (left) and Medical Centre (right)

- 11.67 The new facility has step free access throughout with all patient-accessed areas located on the ground floor. There is a platform lift for staff use to the first-floor support areas. Level access is maintained out to the garden.
- 11.68 The new premises would expand on the services provided by the existing practice. Consultation and treatment rooms front Vorley Road with the main entrance located off the new generous area of public realm. The waiting room for patients has been located adjacent to the new medical garden area with generous glazing providing views and light. The first floor houses staff and support areas including meeting rooms and administrative offices.

Residential Cores

- 11.69 Both residential entrances end with a view to greenery. Buildings A and B would benefit from a green courtyard which the core of Building B would overlook.
- 11.70 The fact the scheme would only have one principle street-facing elevation means that all entrances, community use facades and servicing requirements must be located/undertaken along it. This constraint has resulted in bin stores being located on both side of both residential entrances and concern has been raised by Islington's Urban Design team in terms of creating a welcoming and active entrances. This is acknowledged however with no option to locate bin stores in less visible parts of the scheme or breaking up the library or medical centre facades this arrangement is considered optimal. High quality material treatment of the bin stores and entrances would be considered to mitigate this.

Landscaping

- 11.71 The proposal occupies the vast majority of the site. At the rear of the site there would be the green lobby and medical centre garden. To the front, public realm enhancements are proposed including the creation of two shared surface raised tables across Vorley Road. All proposed hard and soft landscaping outside of the site boundary, on highways land, has been designed to an adoptable standard and would be secured by S278 agreement.
- 11.72 The Vorley Road streetscape has been designed to create a leafy entrance for the new medical centre, library and residents' courtyards. It would have a series of low-level species rich planting incorporating SUDS features, with seating underneath the existing trees as not to obstruct sight lines and movement, with new trees providing year-round interest. The proposed bigger planters would also provide an informal play opportunity. The hard landscaping would use high quality robust materials and be secured by condition (12). The proposed lighting strategy would focus on safety and security while being wildlife friendly and would be secured by condition (27).
- 11.73 The proposal would create two shared surface raised tables across Vorley Road. One would convert an existing crossing at the western end of Vorley Road before it turns north and becomes MacDonald Road. The other would be a new crossing at the bend midway along Vorley Road that would be opposite the entrance to Building A and B. These would improve safe pedestrian links to and from the children's centre and Girdlestone park to the new development, aid in slowing down traffic and give it a much more pedestrian and cycle friendly emphasis. Tactile and contrast paving would be used to delineate the shared surface to support pedestrians with visual impairments.
- 11.74 The new streetscape is considered to reflect the design principles set out in the TFL 10 Healthy Streets Indicators.
- 11.75 The communal courtyard would be a small gated outdoor amenity space at the end of the entrance corridor to Building A and B accessible to all tenures within these two buildings. The courtyard would feature some loose tables and chairs, planting, 1.8m high gabion boundary walls and a central raised gabion planter with timber slate above for growing herbs and herbaceous planting.
- 11.76 The medical centre garden would be an outdoor amenity space for the patients, staff, and visitors. The courtyard is designed to be a flexible and tranquil space for patients. It would have a 2.5m wide central paved area with informal play through planting and a U-shaped raised seating area. The 1.8m high gabion wall would have climber growing over to provide visual amenity and wildlife value.

Conservation and Heritage

- 11.77 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') requires decision makers to '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' when determining applications which affect a listed building or its setting. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a Conservation Area to pay 'special attention... to the desirability of preserving or enhancing the character or appearance of that area'.
- 11.78 Chapter 16 of the National Planning Policy Framework 2021 (NPPF) deals with heritage assets. Paragraph 189 describes them as 'an irreplaceable resource' that 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (paragraph 189).
- 11.79 Paragraph 200 of the NPPF states that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'

- 11.80 Paragraph 201 of the NPPF states that ‘where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss’.
- 11.81 Paragraph 202 of the NPPF states that ‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.
- 11.82 Policy DM2.3 of the Development Management Policies states that ‘Islington’s historic environment is an irreplaceable resource and the council will ensure that the borough’s heritage assets are conserved and enhanced in a manner appropriate to their significance. Development that makes a positive contribution to Islington’s local character and distinctiveness will be encouraged.’
- 11.83 Policy DH1 (B) of the draft Local Plan states that ‘Islington is a diverse place of many different areas which give the borough its character. Development can be accommodated throughout the borough, but the scale of development is dependent on a number of considerations, including design and heritage.’
- 11.84 Policy DH1(C) of the draft Local Plan states that ‘development should protect or enhance the London View Management Framework views and Local Views (identified on the Policies Map).’
- 11.85 Policy DH1(F) of the draft Local Plan states ‘site potential for development and site density levels must be fully optimised, in order to make the best use of the scarce land resource in the borough.’

The Existing Site and Proposal

- 11.86 The site at present is unsightly and diminishes the experience of townscape locally especially when looking west along Vorley Road from the St John’s Grove Conservation Area towards Girdlestone Park.
- 11.87 The site’s location within Archway Town Centre and on the southern side of the Archway Island adjacent to an existing tall building cluster presents an opportunity for significant density of development which, as the Design section above sets out, the scheme is considered to optimise in a sensitive way. The scheme has evolved through careful assessment of the existing context, including examination of heritage assets, and within the constraints of high sustainability aspirations.

Impact on Heritage Significance

- 11.88 The proposal site has no heritage designations. There are no statutory or locally listed buildings on the site and it is not located in a Conservation Area. The site does not lie within a strategic or locally protected viewing corridor. The site is adjacent to 32 Junction Road, a locally listed building in St John’s Conservation Area which extends up Junction Road from larger expanses further south and east. Holborn Union Infirmary Conservation Area is north of the Archway island.
- 11.89 The applicant submitted a Townscape, Heritage and Visual Impact Assessment, by KMHeritage dated March 2022 and the full views assessment. It is considered that the visual effect as experienced by the pedestrian in the surrounding area would be to perceive the tallest part of the scheme rising above the surrounding roofscape with the lower parts only glimpsed, and the tower logically forming part of the Archway cluster in an ordered, stepped manner.
- 11.90 From the south, the tallest part of the development will be seen above the rooftops of the St John’s Grove Conservation Area and the locally listed buildings within that conservation area and on Junction Road, but only where longer views can be obtained. While the development will be seen as one moves north along Junction Road, the setting of locally listed houses on St John’s Grove

would be affected only where the development is seen through gaps between the locally listed buildings on the north side and across, for instance, the site of the parking garages next to St John's Grove, behind St John's Tavern.

- 11.91 In terms of impact, Historic England note that the proposal would be *'visible in local views from St John's Grove Conservation Area, appearing significantly taller than the prevailing streetscape, somewhat eroding the legibility of Archway as a 19th Century suburb.'* The GLA in their Stage 1 response concur stating that the development would impact the setting of the locally listed buildings at 32 Junction Road, 9 Junction Road and the former Red Lion Pub at 1 Junction Road. The reduction in height and massing towards the east of the site mitigates the visual impact of the proposal and assists with the integration of the proposal with the lower scale development to the east and south on Vorley Road and Junction Road. However, GLA officers consider that some harm would still result to the Conservation Area and the locally listed heritage asset at 32 Junction Road when viewed from the north-east where the proposal would distract from the lower-scale, 19th century terraced character of the buildings on Junction Road. The harm to the Conservation Area, however, is considered to be at the lower end of the 'less than substantial' in this instance.'
- 11.92 The fact that the scheme would be visible would not, by itself, mean it is harmful. As discussed above, the proposal design is considered to be of sufficiently high quality that it would be a significant improvement to the empty and underdeveloped site there presently. The significance of surrounding heritage assets considered does not inherently rely on there being no change occurring in their setting, nor is it necessarily harmed by the presence of new development in their setting that is highly visible. In terms of View 4 and 1 Junction Road the proposal is considered to complete the higher rise Archway island townscape in a well-considered way. However further south along Junction Road the increased height and massing would be a notable addition of the roofline and interfere somewhat from the lower scale of 32 Junction Road and this part of St John's Conservation Area, and some minor harm is considered to result.
- 11.93 The development would be seen along MacDonald Road from the Holborn Union Infirmary Conservation Area from the north. Views of the site from the north would be less expansive by virtue of the presence of Archway Tower, Hill House and Hamlyn House, seen in glimpsed views. The building's appearance would not be considered to harm the view from the Holborn Union Infirmary Conservation Area and could be considered an enhancement to the townscape by completing the southern end of Archway Island with a high-quality building of sympathetic scale, form and design. It would not be considered to harm the setting of the nearby listed or locally listed buildings. The effect on other heritage assets further afield would be considerably less by virtue of the lack of intervisibility or the degree of separation from the site and therefore no harm would be caused to heritage significance.
- 11.94 In consultation, English Heritage raised concerns regarding the impact of the proposal on views from Parliament Hill by adding additional bulk and massing that would be dominant in the wider view, affect townscape legibility and the ability to understand the urban composition and character of London.
- 11.95 As acknowledged in English Heritage's comments, the site does not fall within the designated viewing corridor from Parliament Hill. The proposal would be approximately 1.7km to the north east of the viewing point and a viewer would have to turn more than 90 degrees left away from the protected view (*LVMF 2B.1*) to see the building cluster within which the proposed new building would sit. In the wider panorama, the proposed new building would not be considered dominant, but rather subservient to the other towers in the Archway cluster. The proposed treatment of its elevations using light coloured materials for the tall element would allow it to recede into the skyline more successfully than its existing neighbours, helping to mitigate the cumulative massing effect.
- 11.96 It is therefore considered that the proposed development would not result in harm to a protected view. However, there would be less than substantial harm resulting to the setting of St John's Grove Conservation Area and the significance of the locally listed building at 32 Junction Road, albeit at

the lower end of this scale, which would need to be weighed against the public benefits of the proposal. The public benefits of much needed new housing, including a significant contribution of affordable housing, a library, a medical centre, public realm upgrades and improvements to Girdlestone Park are significant and are considered to outweigh the low level of harm to these heritage assets.

Design, Conservation and Heritage Conclusion

11.97 In accordance with Policy D9 of the London Plan tall buildings should only be developed in locations that are identified as suitable in Development Plans. The development would deliver on the draft Local Plan Site Allocation for a tall building of up to 15 storeys (46 metres). The proposal is considered to be of exemplary design responding appropriately to the varied context of the development in terms of scale, form, materiality and elevational design. The development would complete this southern end of the Archway Island tall building cluster in a sensitive way that does not compete with the existing tall buildings but sits comfortably alongside them. Harm to heritage assets would be considered limited and localised, being outweighed by the significant public benefits of the scheme.

Accessibility and Inclusive Design

11.98 London Plan Policy D7: Accessible housing requires that proposals provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:

- 1) at least 10% of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'
- 2) all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

11.99 Policy DM2.2 of the Islington Development Management Policies requires all development to demonstrate that they produce places and spaces that are convenient and enjoyable to use for everyone and bring together the design and management of development from the outset and over its lifetime.

11.100 To achieve this the proposal should be designed in accordance with Islington's Inclusive Design in Islington (2014) SPD.

11.101 The proposal would provide 7 wheelchair accessible units that meeting Building Regulations Part M4(3), which equates to 10% of the total number of units. All others would be accessible and adaptable units – M4(2) meeting the above policy and ensuring step-free access to all units and throughout the scheme.

11.102 Development Management Policy DM3.4 and London Plan Policy D7 requires wheelchair user M4(3) units to be distributed throughout the development to provide choice within a development. All of the proposed M4(3) units would be provided in Block C as it was agreed early on in the proposal's development with the Housing Options Team to provide all of the wheelchair user units within social rented tenures to meet an acute local need. It was also stated that larger homes were needed most, and of the two social rented buildings Building C provides the best opportunity to layout larger M4(3) homes given the width of the site in this location and the rectilinear massing this allows. Building C is also adjacent to the location of the existing accessible parking bays, currently ascribed to the Islington community services building but which would be used as Blue Badge car parking bays from the outset of this development. The tapered and angled form of Building A meant it would be difficult to provide the necessary larger wheelchair homes in any

efficient layout that optimises the number of units for the development. The location of the wheelchair user units within Building C is therefore considered acceptable.

11.103 Block C would also include a storage room and charging for three mobility scooters adjacent to the Block C entrance.

Medical Centre

11.104 The new facility has step free access throughout with all patient-accessed areas located on the ground floor. There is a platform lift for staff use to the first-floor support areas. Level access is maintained out to the garden to the rear which acts as an outdoor waiting room.

Library

11.105 The library would be accessed at grade from the improved public realm. It is proposed to provide a 'Changing Places' WC. The nearest facility of this type in the borough is at the Emirates Stadium, a new location here would help to make Archway and the surrounding social and community infrastructure more accessible. A platform lift would also been included to ensure both floors of the library are fully accessible for all users.

11.106 The Inclusive Design Officer commented on a range of detailed aspects of the scheme and found it acceptable following receipt of revised plans and subject to a condition (29) securing the submission of details on appropriate seating and the provision of Sheffield cycle stands within the public realm, audio loop systems, medical garden accessibility, medical garden accessible play. The requirement to provide the above stated level of M4(3) units and M4(2) units and the detailed design of M4(3) units would be secured by condition (19).

Quality of Residential Accommodation

11.107 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.

11.108 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.

11.109 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.

Private Internal Space

11.110 Standard 24 of the Mayoral Housing SPG, policy D6 of the London Plan (2019) and table 3.2 of the Islington Development Management Policies describe minimum standards of private internal space for new developments.

11.111 Accommodation Schedule Rev. N was submitted by the applicant. All proposed units provide a compliant level of internal floor area and built-in storage area. The floor areas and widths of the bedrooms are also compliant.

Private Amenity Space

- 11.112 Policy D6 (Housing quality and standards) states that in relation to private outside space: 'a minimum of 5sqm. of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m'.
- 11.113 This minimum private outside space requirement is also reflected in standards 26 & 27 of the London Housing SPG; Development Management Policies DPD Policy DM3.5; and Draft Local Plan Policy H5. There are some additional requirements for ground floor units in the local policies but these are not relevant to the scheme as none are proposed.
- 11.114 All residential units would have access to private amenity space in the form of balconies. Many of these would be generous, well exceeding the minimum standards. This would be particularly so for the two social rented blocks (A and C), as can be seen in the tables below.

Daylight & Sunlight within the Proposed Development

- 11.115 The submitted Daylight & Sunlight Report shows that the vast majority of rooms in the proposal would achieve their respective room Lux targets as set in the BRE Guidelines with a compliance rate of 94%. It is noted that whilst there are seven combined living/kitchen/dining rooms (LKDs) that would not achieve the 200 Lux target for a kitchen and therefore not counted as compliant, they would all achieve the living room target of 150 Lux over 50% of their area.
- 11.116 In addition to the seven LKDs, two bedrooms on levels two, three, four and five on the north side of Building B would also fail to reach their target level (100 Lux). These would have smaller windows that have been angled to prevent privacy issues and not prejudice development to the north. However, in these flats the main living space would receive good daylight levels.
- 11.117 In relation to sunlight, the Sunlight Exposure has been calculated for each living room. The updated BRE guidelines (2022) refer to BS EN 17037 and state that a 'space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions.' All living rooms or LKDS would meet this target.
- 11.118 For new developments, the BRE guidance suggest that dwellings should be orientated so that at least one main window wall faces within 90 degrees of due south. This would be achieved by the proposal.
- 11.119 Each flat would comfortably exceed the BRE target level for sunlight.
- 11.120 For the above reasons the proposal would be considered to provide acceptable levels of daylight and sunlight.

Other Quality Considerations

Dual Aspect

- 11.121 London Plan Policy D6 states: 'that housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings.'
- 11.122 Draft Local Plan Policy H4 states: 'that all new residential units should be dual aspect, unless provision of dual aspect is demonstrated to be impossible or unfavourable.'
- 11.123 All units would be at least dual aspect and some would be triple aspect, meeting the above policy.

Floor-to-ceiling heights

11.124 Development Management Policies DPD Policy DM3.4 and requires that in new housing development all habitable rooms are required to have a minimum floor to ceiling height of 2.6m (between finished floor level and finished ceiling level).

11.125 Floor-to-ceiling heights would be 2.6m, meeting the above policy.

Children's Play Space

11.126 London Plan Policy S4 states that 'development proposals for schemes that are likely to be used by children and young people should:

1) increase opportunities for play and informal recreation and enable children and young people to be independently mobile

2) for residential developments, incorporate good-quality, accessible play provision for all ages. At least 10 sqm of playspace should be provided per child.'

11.127 Development Management Policies DPD Policy DM3.6 requires all housing developments of more than 10 dwellings to make provision of play based on anticipated child yield. Adopted Islington policy sets a reduced standard of 5 sqm private / informal play space per child, including private outdoor space.

11.128 The draft Local Plan Policy SC2 requires at Part (C) states 'all major residential development must make appropriate on-site provision for free to-use publicly accessible play space, which is suitable for children and young people of all ages and abilities. Provision must be proportionate to the anticipated increase in child population as a result of development proposals. All proposed provision of new play space within development sites must be designed in partnership with Islington Council, in line with any relevant best practice standards.'

11.129 Paragraph 3.167 notes in the supporting text for Policy SC2 that 'the Council will take into consideration the London Plan benchmark for 10sqm of play space to be provided per child as a starting point but it is recognised that in Islington's context, delivery at this level may not always be feasible.'

11.130 Using the GLA population yield calculator the number of children that are expected to live at the development is 49. Therefore, 490sqm of play space is required to be delivered by the development. This is set out in the table below, with the breakdown in age groups:

Children's Age Range	Anticipated no. of children
0-4	22
5-11	16
12-16	7
16-17	4
Total	49

11.131 To optimise the amount of development on what is a constrained site it is proposed to provide a financial contribution of £260,000, secured by planning obligation, to upgrade the nearby playground in Girdlestone Park.

Although not 'on-site' provision as specified by policy, the playground is directly opposite Vorley Road on the western end of the site. The proposed public realm improvements including raised tables across Vorley Road would enhance safe pedestrian movement to and from Girdlestone Park. The existing playground (755 sqm) is dated and of relatively low quality. The financial contribution has been agreed by the Islington Park's Department who noted that: 'The current play area offers low play value, and the focus of the financial contribution should be on a significant increase in play value of playground. This will provide significant benefit to the wider community as well as the new families that will move into the development.'

11.132 The GLA stated that proposed approach to children's play space provision could be accepted given the immediate proximity to the park and the constraints of the site but appropriate financial contribution towards the park improvements must be robustly secured.

11.133 It is considered that the proposed financial contribution, secured in the Directors' Letter, to deliver a high-quality upgrade of the 755 sqm playground would meet the development's requirement for children's play space, while also providing an improvement for existing residents of Girdlestone Estate. Opportunities for incidental play on the southern boundary of the site would also be provided through the proposed planting beds and informal seating.

11.134 The Design and Access Statement submitted with the application provides details on an indicative layout for the playground to give an idea of what could be delivered on the site. This indicative proposal is subject to further design detail and public consultation which would be undertaken by Islington Parks Department.

Dwelling Mix

11.135 The NPPF speaks of the importance of ensuring that the size and type of new housing meets local need. London Plan Policy H10 states that schemes should generally consist of a range of unit sizes, having regard to local evidence of need, the requirement to deliver mixed and inclusive neighbourhoods, the need to deliver a range of unit types at different price points across London, the mix of uses in the scheme, the range of tenures in the scheme, the nature and location of the site, the aim to optimise housing potential on sites, the ability of new development to reduce pressure on conversion, sub-division and amalgamation of existing stock and the need for additional family housing and the role of one and two bed units in freeing up existing family housing.

11.136 Islington Core Strategy Policy CS 12 Meeting the housing challenge Islington will meet its housing challenge, to provide more high quality, inclusive and affordable homes by:

11.137 Requiring a range of unit sizes within each housing proposal to meet needs in the borough, including maximising the proportion of family accommodation in both affordable and market housing, and resisting the loss of existing units that are appropriate for the accommodation of families.

11.138 Islington's Local Plan: Development Management Policies DPD - Policy DM3.1 states that:

A. All sites should provide a good mix of housing sizes.

B. To ensure the range of housing sizes needed in the borough is provided, the housing mix required on all residential developments will be based on Islington's Local Housing Needs Assessment, and the requirements of any updated housing needs surveys and/or assessments prepared by or on behalf of the council.

Tenure	1-bed	2-bed	3-bed	4-bed or more	Total
Market	10%	75%	15%	0%	100%
Intermediate	65%	35%	0%	0%	100%
Social Rented	0%	20%	30%	50%	100%

Table 1 - Housing size mix required for each housing tenure (adopted Local Plan)

Tenure	Studio/bedsit	1-bed	2-bed	3-bed	4-bed
Social rented	None	Low/Medium	High	Medium	Low
Intermediate rent – at London Living Rent levels (or rents akin to social rent)	None	Medium	High	Medium	Low
Intermediate rent – other Discounted Market Rent products	None	High	Medium	None	None
Intermediate – shared ownership	None	High	Medium	None	None
Market	None	Low	High	Medium	Low

Table 2 - Housing size mix priorities for each housing tenure (draft Local Plan)

11.139 The draft Local Plan recognises that it may be necessary for affordable housing schemes to require a different affordable housing mix in order to address short term changes in need / demand as a result of specific policy interventions. Policy H2 states that all development proposals for residential dwellings must provide a good mix of unit sizes which contribute to the meeting of the Council's housing size mix priorities. For social rented housing, the highest priority is for 2 bedroom homes, followed by 3 bedroom and then 1 bedroom homes.

11.140 Development Management Policies document paragraph 3.14 states that 'the mix of dwelling sizes that is appropriate to specific developments should be considered in relation to the character of the development, the site and the area'. Furthermore, the Mayor's Housing SPG states that 'boroughs should consider applying local policies on unit size mix flexibly in town centre and edge of centre sites where there is good accessibility, recognising the particular suitability of these locations for 1 and 2 bedroom units. Boroughs may also wish to take into account the potential net benefits which can arise as a result of the provision of smaller units in relation to the existing stock of family sized homes, including the extent to which the provision of smaller accessible and adaptable units may encourage downsizing, freeing up larger homes for occupation by families.'

11.141 Table 3 below sets out the proposed housing mix:

	1 bed	2 bed	3 bed	total
Social rent				
<i>Number</i>	7	19	11	37
<i>Percentage</i>	19%	51%	30%	100%
Private				
<i>Number</i>	18	17		35
<i>Percentage</i>	51%	49%		100%
Total				
<i>Number</i>	25	36	11	72
<i>Percentage</i>	35%	50%	15%	100%

Table 3 - Proposed Housing Mix (tenure and size)

- 11.142 It is proposed that of the total 72 new homes, 35% will be one-bedroom homes, the majority of which will be for private sale. Of the total number of new homes, two-bedroom homes are the predominant type: a total of 50% are two bedroom, with an almost equal split between affordable, and private sale. One and two-bedroom homes represent the highest proportion of unit types, which are identified as most in need in the locality and are suited to the Town Centre location.
- 11.143 The smallest proportion of homes (15%) are three bed units, which are all social rent: 10No. 3B5P units, and one wheelchair accessible 3B6P unit are provided.
- 11.144 The provision of 37 affordable homes would be a valuable contribution to local and strategic housing objectives. The proposed housing mix is considered appropriate given the location of the proposal site, and would meet local demand and need.

Neighbouring Amenity

- 11.145 Chapter 12 of the NPPF details that new development should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. With specific regard to daylight and sunlight, the NPPF states that 'when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)'.
- 11.146 London Plan Policy D1 states that development design should deliver appropriate outlook, privacy and amenity. London Plan Policy D6 states that the design of development should provide sufficient daylight and sunlight for new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outdoor space. London Plan Policy D13 seeks to reduce, manage and mitigate noise to improve health and quality of life.

Daylight and Sunlight: Assessment Guidelines

- 11.147 In general, for assessing the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. In accordance with both local and national policies, consideration has to be given to the context of the site, the more efficient and effective use of valuable urban land and the degree of material impact on neighbours.

11.148 The starting point must be an assessment against the BRE guidelines and from there a real understanding of impacts can be understood. Knowing very clearly what the actual impacts are in the first instance is consistent with the judgement made in 'Rainbird vs Tower Hamlets [2018]'.

11.149 Once the transgressions against the BRE guidelines are highlighted, consideration of other matters can take place.

11.150 The 'Effective Use of Land' section in the Government's Planning Practice Guidance (PPG), confirms that consideration is to be given as to whether a proposed development would have an unreasonable impact on the daylight and sunlight levels enjoyed by neighbouring occupiers, setting out that all development should maintain acceptable living standards, although what will be appropriate will depend to some extent on the context. The Guidance cites city centre locations where tall modern buildings predominate is an area where lower daylight levels at some windows may be appropriate if new development is to be in keeping with the general form of its surroundings and optimise the use of land.

11.151 Whilst BRE guidelines are predominantly intended to assess the impact on residential properties, paragraph 2.2.2 (of the BRE guidelines) confirms that they may also be applied to existing non-domestic buildings where occupants have a reasonable expectation of daylight such as schools and some offices.

Daylight Guidance

11.152 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." (Daylight Distribution)."*

11.153 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. This value of VSC typically supplies enough daylight to a standard room when combined with a window of normal dimensions, with glass area around 10% or more of the floor area. Any reduction below this level should be kept to a minimum. If the VSC, with the new development in place, is both less than 27% and less than 0.80 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 gloomier, and electric lighting will be needed more of the time."

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

11.155 At paragraph 2.2.10 of the BRE Guidelines state:

11.156 "Where room layouts are known (for example if they are available on the local authority's planning portal), the impact on the daylighting distribution in the existing building should 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. In non-domestic buildings each main room where daylight is expected should be investigated. The no sky line divides points on the working plane which can and cannot see the sky."

11.157 Paragraph 2.2.13 considers the impact of balconies on existing windows:

“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.80 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.”

Sunlight Guidance

11.158 The BRE Guidelines state in relation to sunlight at paragraph 3.2.13:

“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 and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period;*
- *and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.*

The BRE Guidelines consider orientation at paragraph 3.1.6:

“A south-facing window will, in general, receive most sunlight, while a north-facing one will only receive it on a handful of occasions (early morning and late evening in summer). East- and west-facing windows will receive sunlight only at certain times of the day. A dwelling with no main window wall within 90° of due south is likely to be perceived as insufficiently sunlit.

The BRE Guidelines go on to state at paragraph 3.2.3:

11.159 “... it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.”.

Overshadowing Guidance

11.160 The BRE Guidelines state at paragraph 3.3.1:

“Good site layout planning for daylight and sunlight should not limit itself to providing good natural lighting inside buildings. Sunlight in the spaces between and around buildings has an important impact on the overall appearance and ambience of a development.”

11.161 The open spaces where the availability of sunlight should be checked is listed at paragraph 3.3.3 including gardens, parks and playgrounds.

11.162 The test for adequate sunlight of these spaces is set out at paragraph 3.3.17:

“It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area that can receive two hours of sun on 21 March is less than 0.80 times its former value, then the loss of

sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.”

BRE Guidance Flexibility

11.163 Where the above guidelines are exceeded then daylight, sunlight or overshadowing will be adversely affected. However, light is just one among many important aspects of a successful development and must be weighed in the planning balance. Paragraph 1.6 states:

“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 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.”

Daylight and Sunlight: Assessment

11.164 The applicant submitted a daylight and sunlight assessment prepared by Waterslade, dated: June 2022. This report updated the submission of a March 2022 version to considers the impacts of the proposed development on the residential neighbours against the latest BRE Guidelines released in June 2022.

11.165 The report considers the impact on all the surrounding residential windows facing the application site. The following properties were assessed:

- 71-106 Girdlestone Walk
- 25-64 Annesley Walk
- Hill House, 17 Highgate Hill
- 24 Junction Road
- 26 Junction Road
- 32 Junction Road
- 34 Junction Road
- Archways Children Early Years Centre
- 1-30 Girdlestone Walk
- 31-70 Girdlestone Walk

11.166 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.

		Vertical Sky Component			No Skyline (Daylight Distribution)		
Room/ Window	Room Use	Existing (%)	Proposed (%)	Reduction (%)	Previous (sqm)	Proposed (sqm)	Reduction (%)
71-106 Girdlestone Walk							
Ground							
GND R1/10 W1/10	Bed	32.0	19.4	39%	116.5	110.9	5%
GND R2/10 W2/10	Bed	29.7	17.6	41%	108.6	93.7	14%
GND R3/10 W3/10	Bed	30.2	21.6	28%	111.3	103.4	7%
GND R4/10 W4/10	Bed	32.2	22.3	31%	112.9	103.0	7%
GND R5/10 W5/10	Bed	32.3	22.5	30%	113.7	105.7	10%
GND R6/10 W6/10	Bed	30.1	20.7	31%	109.5	99.0	7%
GND R8/10 W8/10	Bed	29.5	22.4	24%	113.2	84.7	25%
GND R10/10 W10/10	Bed	30.5	23.7	22%	109.1	90.1	17%
First							
1 ST R1/11 W1/11	Living	20.7	11.0	47%	164.8	158.7	4%
1 ST R2/11 W2/11	Bed	11.6	5.3	55%	56.1	33.9	40%
1 ST R3/11 W4/11	Living	21.3	12.7	40%	163.2	151.8	7%
1 ST R4/11 W3/11	Bed	11.7	6.0	49%	64.4	50.2	22%
1 ST R5/11 W5/11	Living	21.4	13.5	37%	163.2	161.2	1%
1 ST R6/11 W8/11	Bed	21.7	15.0	31%	163.2	118.0	28%
1 ST R7/11 W7/11	Living	12.0	7.2	40%	64.0	57.6	10%
1 ST R8/11 W6/11	Bed	11.9	6.4	46%	59.9	35.8	40%
1 ST R9/11 W9/11	Living	21.8	15.8	28%	163.2	161.8	1%
1 ST R10/11 W10/11	Bed	12.3	8.0	35%	61.3	34.3	44%
1 ST R11/11 W11/11	Living	12.3	9.0	27%	64.1	64.1	0%
1 ST R12/11 W12/11	Living	21.9	17.3	21%	163.2	142.9	12%
1 ST R14/11 W15/11	Bed	12.7	9.9	22%	63.5	45.7	28%
Second							
2 nd R1/12 W1/12	Kitchen	22.6	12.3	45%	50.6	40.7	20%
2 nd R2/12 W2/12	Living	29.9	18.7	38%	157.2	143.5	9%

2 nd R3/12 W3/12	Living	30.1	20.0	34%	159.2	159.1	0%
2 nd R4/12 W4/12	Kitchen	22.9	14.4	37%	46.9	28.9	38%
2 nd R5/12 W5/12	Kitchen	23.0	15.1	34%	49.1	42.0	14%
2 nd R6/12 W6/12	Living	30.3	21.6	29%	159.7	146.3	5%
2 nd R7/12 W7/12	Living	30.4	22.8	25%	157.9	146.3	7%
2 nd R8/12 W8/12	Kitchen	23.2	16.8	28%	49.1	27.7	44%
2 nd R9/12 W9/12	Kitchen	23.4	17.4	25%	49.9	49.4	1%
2 nd R12/12 W12/12	Kitchen	23.4	19.1	18%	51.4	36.9	28%
Third							
3 rd R1/13 W1/13	Bed	35.8	24.3	32%	122.1	118.6	3%
3 rd R2/13 W2/13	Bed	35.8	25.1	30%	71.1	55.2	22%
3 rd R3/13 W2/13	Bed	35.8	25.9	28%	71.4	62.6	12%
3 rd R4/13 W2/13	Bed	35.9	26.6	26%	120.1	115.4	4%
Fourth							
4 th R1/14 W1/12	Living	36.1	26.1	28%	200.3	197.7	1%

Table 4 - 71-109 Girdlestone Walk - VSC & DD Transgressions

Ground Floor

11.168 Eight ground floor windows would see noticeable VCS reductions. However, bar one room, the corresponding daylight distribution of the rooms that they serve would not result in noticeable losses of daylight. The one room experiencing VSC and NSL transgression would experience a noticeable loss with 25% reduction to NSL, which is marginally over the 20% threshold set out in the BRE.

First Floor

11.169 Thirteen first floor windows would see transgressions against the BRE Guidelines for VSC reductions. As shown in Figure 8, the windows at first floor level are recessed under balconies and as a result have lower existing VSC values of 11.6-21.9%, which would be reduced to 5.3-17.3% in the proposed situation. Six would experience transgressions against the BRE Guidelines for NSL in the rooms that they serve (22-44%).

11.170 BRE guidelines state that because balconies or overhangs cut out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this is to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. This was calculated and improved the number of VSC transgressions to eight. Of these eight the proportional reductions would be significantly less and the retained VSCs would be considered marginal transgressions (21.7-26.7%).

Second Floor

11.171 Nine second floor windows would see transgressions over and above the BRE Guidelines for VSC. Three of these windows would also transgress guidelines for NSL levels in the room that they serve, while one window would meet the VSC target but have reductions to NSL in excess of the BRE Guidelines. Again, these are recessed under an overhang of the third floor. Calculated without the

overhang the VSC transgressions would be improved to six and the retained VSC would be much improved bringing all up to marginal transgressions (22.9-26.4%).

Third and Fourth Floor

11.172 Four third floor windows and one fourth floor windows would see VSC transgressions and one of these would experience NSL losses in excess of BRE Guidelines in the room that they serve. Despite the noticeable proportional reductions, the retained VSCs would only be marginally below the 27% target (24.3-26.6%).

11.173 As demonstrated above, the proposal would result in losses to daylight in excess of the BRE Guidelines to the properties at 71-106 Girdlestone Walk. However, for the reasons set out above, these transgressions are in the most part marginally below the BRE Guidelines and/or when the existing overhangs are omitted are vastly improved. It is also important to note that any reasonable residential led development of this currently open site, in a town centre location and with excellent transport links would be likely to result in some reductions to daylight and sunlight to these properties.

Hill House, 17 Highgate Hill

11.174 Hill House is a residential tower, converted from office use under permitted development rights, located to the north of the site. The flats here are single aspect with some instances of projecting balconies above windows. The figures are presented in Table 5 below.

		Vertical Sky Component			No Skyline (Daylight Distribution)		
Room/ Window	Room Use	Existing (%)	Proposed (%)	Reduction (%)	Previous (sqm)	Proposed (sqm)	Reduction (%)
Hill House, 17 Highgate Hill							
First	<i>*NS – Not Stated</i>						
1 st R1/21 W1/21	LKD	30.4	20.2	33%	359.6	358.5	0%
1 st R1/21 W2/21	LKD	26.1	17.1	35%	359.6	358.5	0%
1 st R2/21 W3/21	Bed	21.1	12.9	39%	112.3	112.3	0%
1 st R3/21 W4/21	Bed	15.8	9.1	42%	135.2	131.7	3%
1 st R4/21 W5/21	NS*	16.0	12.7	21%	235.6	235.5	0%
1 st R4/21 W6/21	NS	16.1	11.0	32%	235.6	235.5	0%
1 st R5/21 W8/21	NS	18.9	12.6	33%	237.9	237.9	0%
1 st R6/21 W10/21	NS	21.6	13.5	38%	287.9	287.9	0%
Second							
2 nd R1/22 W3/22	NS	37.1	25.5	31%	287.9	287.9	0%
2 nd R1/22 W4/22	NS	36.9	25.6	30%	287.9	287.9	0%
2 nd R2/22	NS	36.6	25.6	30%	140.7	140.7	0%

W5/22							
2 nd R3/22 W6/22	NS	35.3	25.0	29%	271.5	267.5	1%
2 nd R4/22 W7/22	NS	33.8	24.1	29%	115.6	107.8	7%
2 nd R5/22 W8/22	NS	30.0	21.3	29%	329.1	329.1	0%
2 nd R5/22 W9/22	NS	24.4	16.5	32%	329.1	329.1	0%
2 nd R6/22 W10/22	NS	18.2	11.8	35%	199.5	166.8	16%
2 nd R7/22 W12/22	NS	14.8	9.8	34%	235.6	235.6	0%
2 nd R8/22 W14/22	NS	17.4	11.3	35%	237.0	237.0	0%
2 nd R9/22 W16/22	NS	19.6	12.1	38%	237.9	237.8	0%
Third							
3 rd R5/23 W9/23	NS	31.4	23.6	25%	329.5	329.5	0%
3 rd R6/23 W10/22	NS	23.5	16.3	31%	195.5	167.6	16%
3 rd R7/23 W11/22	NS	22.0	17.5	21%	236.2	236.2	0%
3 rd R7/23 W12/22	NS	24.0	19.0	21%	236.2	236.2	0%
3 rd R8/23 W13/22	NS	26.8	21.3	21%	237.9	237.9	0%
3 rd R8/23 W14/22	NS	28.3	22.2	21%	237.9	237.9	0%
3 rd R9/23 W15/22	NS	30.6	23.8	22%	238.5	238.5	0%
3 rd R9/23 W16/22	NS	31.6	24.1	24%	238.5	238.5	0%

Table 5 – Hill House – VSC and DD Transgressions

11.175 The lowest floor would generally see the highest relative VSC reductions. Eight first floor windows would see VSC reductions between 21-42%. Eleven second floor windows would see VSC reductions between 29-38%. Eight third floor windows would see VSC reductions of 21-31%, which are considered marginal transgressions. However, none would see losses to NSL in excess of the BRE Guidelines for the rooms that they serve.

11.176 The lowest floor would generally see the lowest retained VSCs and factors such as balconies and the windows at the corner where the tower meets the plinth are particularly important in determining the retained VSC figures. These features of the building design already have the effect of restricting the existing VSC levels. Of the 27 transgressions on this residential block, 14 windows would retain VSC levels between 19.0% and 25.6%, which although transgressions are on the more marginal end. Thirteen windows, however, would see retained VSC levels of 9.1-17.5% which represent more significant transgressions. Three of these windows would be in this lower range owing to balconies overhead and most would be on the lowest floor and/or positioned towards the corner.

11.177 Again, it is important to note that any reasonable development of this currently low level, partly empty site, in a town centre location would have impacts to the lower floors and corner of this building. The design of this conversion of a former commercial building is also questioned in which habitable rooms of single aspect flats have been placed in constrained locations such as this internal corner, although it is noted that those flats on the tower elevation would have floor-to-ceiling windows giving an open aspect. Although significant they are considered relatively isolated and unavoidable impacts given the appropriate scale of development within this dense, urban location.

The remaining windows across the wider façades of Hill House would retain excellent levels of daylight.

32 & 34 Junction Road

11.178 32 & 34 Junction Road are five storey buildings fronting Junction Road, backing onto the east of the site. They have commercial uses on the lower floor/floors and residential above. Nine windows across the residential upper floors of the buildings, highlighted in Figure 15 below, would see noticeable VSC reductions. The figures are presented in Table 6 below.

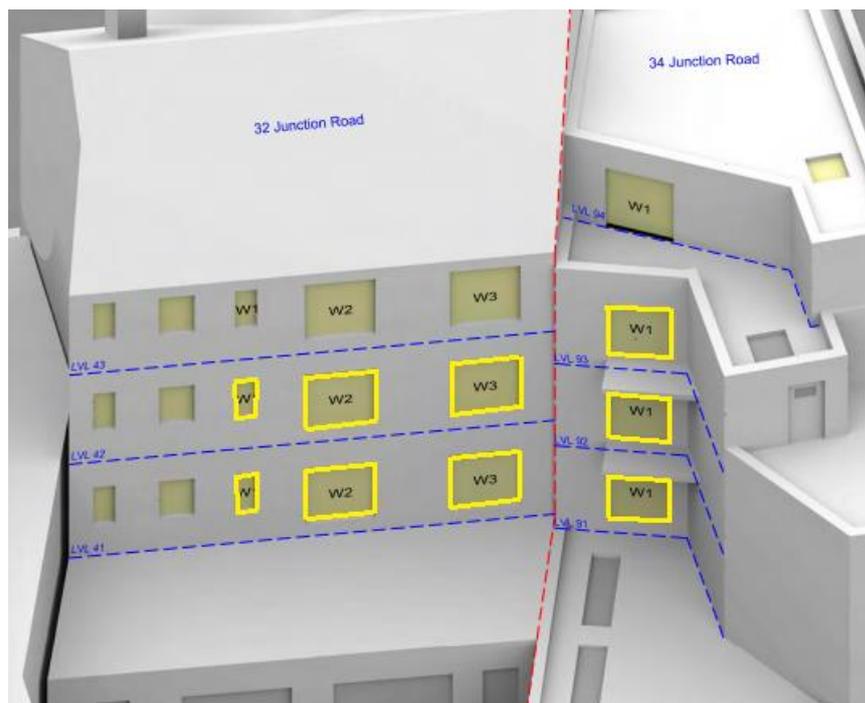


Figure 17 - 32 & 34 Junction Road – Windows affected by daylight transgressions

Room/ Window	Room Use	Vertical Sky Component			No Skyline (Daylight Distribution)		
		Existing (%)	Proposed (%)	Reduction (%)	Previous (sqm)	Proposed (sqm)	Reduction (%)
32 Junction Road							
First	<i>*NS – Not Stated</i>						
1 st R1/41 W3/41	NS*	28.3	20.1	29%	141.9	129.6	9%
1 st R2/41 W1/41	NS	31.8	22.8	28%	173.0	170.4	2%
1 st R2/41 W1241	NS	31.1	22.1	29%	173.0	170.4	2%
Second							
2 nd R1/42 W3/42	NS	32.2	24.4	24%	144.0	142.2	1%
2 nd R1/42 W1/42	NS	34.0	26.4	22%	170.6	170.6	0%
2 nd R1/42 W1/42	NS	33.7	25.9	23%	170.6	170.6	0%

34 Junction Road							
First							
R1/91 W1/91	Bed	18.2	10.4	43%	89.0	68.4	23%
Second							
R1/92 W1/92	Bed	21.9	13.0	41%	125.9	101.1	20%
Third							
R1/93 W1/93	Bed	29.1	21.9	25%	122.6	122.6	0%

Table 6 – 32 & 34 Junction Road - VSC and DD Transgressions

- 11.179 In terms of 32 Junction Road, six windows across the second and third floors would see reductions in VSC between 23 and 29%. However, none of the rooms these windows serve would see reductions in NSL below BRE Guidelines. The retained VSCs, although transgressions would also be considered more marginal (20.1-26.4%).
- 11.180 Three windows on the first, second and third floors of 34 Junction Road would have reductions to VSC beyond the BRE guidelines. The window on the third floor would see a more marginal VSC reduction of 25% but the lower two windows would see significant reductions (second floor, 41% and first floor, 43%). Of these, the first floor window would see a reduction in NSL to the room marginally below BRE Guidelines (at 23%).
- 11.181 Again, the impact of the design of the units are an important factor in both the relative reductions and retained VSC figures. All three of these windows would be adjacent to a large protruding element of the building and the two lower windows that would be significantly impacted are positioned below balconies. However, discounting the effect of the balcony the windows would still experience transgressions against BRE guidelines to daylighting.
- 11.182 The daylight and sunlight impact to these properties has been carefully considered during the design development with the massing cut back to the east at two storeys to minimise the amenity impact whilst optimising the development potential of the site. Although a negative impact of the scheme, these isolated impacts would be considered difficult to avoid given the design of the building and a reasonable expectation of the site's development potential. It should also be noted that the layouts for these properties show that the principal habitable living spaces in these units are on the opposite side of the building and this elevation would be unaffected by the proposed development.

1-30 Girdlestone Walk

11.183 1-30 Girdlestone Walk is located to the south of the site, south of Archways Children Centre. The figures are presented in Table 7 below.

Room/ Window	Room Use	Vertical Sky Component			No Skyline (Daylight Distribution)		
		Existing (%)	Proposed (%)	Reduction (%)	Previous (sqm)	Proposed (sqm)	Reduction (%)

1-30 Girdlestone Walk							
Ground							
GND R10/60 W10/60	Bed	25.2	20.9	17%	109.9	82.4	25%
GND R18/60 W18/60	Bed	25.8	20.3	21%	109.9	93.4	15%

Table 7 – 1-30 Girdlestone Walk – VSC and DD Transgressions

11.184 Two ground floor bedroom windows would experience reductions in VSC marginally in excess of the BRE Guidelines (21% and 25%). These impacts are considered minor, and isolated. All other windows in this building would retain good levels of daylight.

Archway Children’s Centre

11.185 Archway Children’s Centre is positioned immediately south of the site on the opposite side of Vorley Road. All twenty one windows on the north elevation, highlighted in Figure 17 below, would see transgressions in VSC against BRE Guidelines. The figures are presented in Table 8 below.

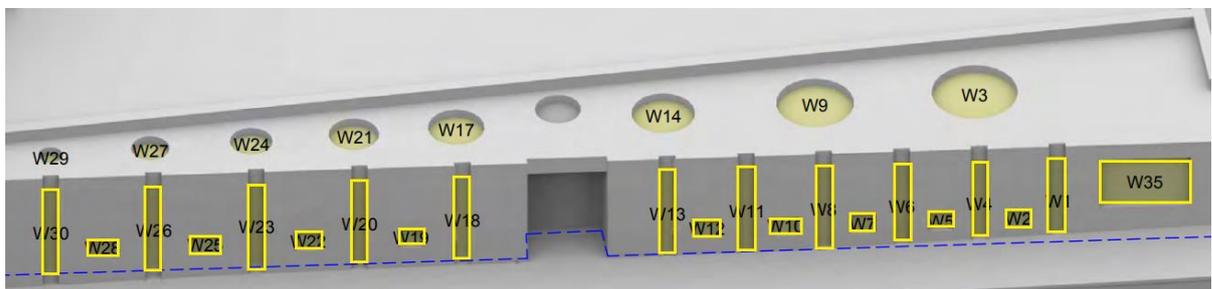


Figure 18 - Archway children's centre - Windows affected by daylight transgressions

Room/ Window	Room Use	Vertical Sky Component			No Skyline (Daylight Distribution)		
		Existing (%)	Proposed (%)	Reduction (%)	Previous (sqm)	Proposed (sqm)	Reduction (%)
Archway Children's Centre							
Ground							
GND R1/80 W1/80	Child room	30.7	8.8	71%	517.8	517.8	0%
GND R1/80 W2/80		30.5	8.5	72%	517.8	517.8	0%
GND R1/80 W4/80		30.7	8.6	72%	517.8	517.8	0%
GND R1/80 W5/80		30.3	8.4	72%	517.8	517.8	0%
GND R1/80 W6/80		30.6	8.5	72%	517.8	517.8	0%
GND R1/80 W7/80		30.2	8.3	72%	517.8	517.8	0%
GND R1/80 W8/80		30.5	8.5	72%	517.8	517.8	0%
GND R1/80 W10/80		30.2	8.3	72%	517.8	517.8	0%
GND R1/80 W11/80		30.5	8.6	72%	517.8	517.8	0%
GND R1/80 W12/80		30.1	8.4	72%	517.8	517.8	0%
GND R1/80 W13/80		30.4	8.6	72%	517.8	517.8	0%
GND R3/80 W18/80	Child room	30.0	9.0	70%	234.9	234.9	0%
GND R3/80 W19/80		29.5	8.9	70%	234.9	234.9	0%
GND R3/80 W20/80		29.8	9.4	69%	234.9	234.9	0%
GND R3/80 W22/80		29.1	9.3	68%	234.9	234.9	0%
GND R3/80 W23/80		29.4	9.8	67%	234.9	234.9	0%
GND R3/80 W25/80		28.7	9.9	65%	234.9	234.9	0%
GND R3/80 W26/80		29.2	10.5	64%	234.9	234.9	0%
GND R3/80 W28/80		28.5	10.6	63%	234.9	234.9	0%
GND R3/80 W30/80		29.9	11.3	61%	234.9	234.9	0%
GND R5/80 W34/80	Parent room	7.9	2.1	73%	571.9	133.7	77%

Table 8 – Archway Children's Centre – VSC and DD Transgressions

11.186 The 21 windows on the north elevation would see VSC reductions of between 61-63%. However, all bar a parent room would not see noticeable reductions to NSL although this room would see a significant reduction (77%). The retained VSCs would also be very low (8.8-11.3%).

11.187 There are several domed rooflights which will continue to provide ample daylight into the children’s room and the impact in relation to NSL is negligible. The parent’s room is not served by a rooflight hence the large NSL reduction. The daylight/sunlight impact on a use such as a nursery is given less significant in the BRE guidelines although it is still a consideration. It can be seen that it would still receive good daylight and retains external spaces which would not be unduly overshadowed, as covered below.

Sunlight Impacts

Hill House

11.188 In relation to sunlight, whilst there would be nine transgressions to Hill House, six of these would be marginal (20-25%). There would be more significant impacts to three windows located in the internal corner which lose almost all winter sunlight, however, the retained annual APSH values of between 21% and 37% are considered acceptable. The majority of windows would retain very good APSH values, over double the target BRE guidelines.

25-64 Annesley Walk

11.189 25-64 Annesley Walk is located to the north-west of the site. There would be minimal reductions in sunlight to this block with all windows retaining very good APSH values of over double the target BRE guidelines.

Overshadowing

11.190 Neighbouring amenity areas including Girdlestone Park, Annesley Walk, 26 & 24 Junction Road, and Archway Children’s Centre were tested. It can be seen from figure 18 that the overshadowing impact to all neighbouring amenity areas would be minimal and fully compliant with the BRE guidelines with all amenity areas retaining well over half their area receiving at least two hours of sunlight on 21 March.



Figure 19 – Two Hour Overshadowing Assessment - 21st March

Daylight & Sunlight to Neighbouring Properties Conclusion

11.191 While the impacts of the proposal on daylight levels to several neighbouring properties are acknowledged to be significant, harmful and a notable negative of the proposal, on balance this is not considered to outweigh the benefits of optimising an under-developed site to provide much needed additional housing, a library and a medical centre within Archway town centre at a scale of development that is contextual and takes advantage of the excellent transport accessibility.

Overlooking and Outlook

11.192 In the supporting text of Development Management Policy DM2.1 paragraph 2.14 and draft Local Plan Policy PLAN1 paragraph 1.67 and it 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.

11.193 The Mayor's Housing SPG introduces some flexibility to this stating that 'in the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18 – 21m between facing homes (between habitable room and habitable room as opposed to between balconies or terraces or between habitable rooms and balconies/terraces). These can still be useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density.'

11.194 In the assessment of privacy, consideration must be given also to the nature of views between windows of the development and neighbouring habitable rooms. For instance, where the views between habitable rooms are oblique because of angles or height difference between windows, there may be no harm.

11.195 Existing residential properties that surround the proposal site are either located at distance of more than 18 metres or are separated by a public highway. Windows of units that are on the northern elevation of the blocks, facing the servicing yard at the rear of the proposal site, have angled windows, or are secondary windows with the main aspect not facing the service yard.

11.196 The windows and doors of units on the eastern side of proposed Building A onto the balcony (southern elevation) and the windows of units on the western elevation of Building B (western elevation) would be 12 to 16 metres apart at the closest window to window relationships however these are positioned at near 90 degrees to each other and therefore are considered not to compromise privacy for these units within the development.

11.197 In terms of outlook impacts, the most sensitive end of the development is to the east of the site where the proposal approaches 2 Vorley Road/34 Junction Road and 32 Junction Road. Although there would be an impact to sense of enclosure to these buildings from the introduction of the increased massing, Building C has been cut back at the second floor upwards to allow for an separation distance to these buildings and Building B is still further. This relationship is considered not to result in an unacceptable outlook nor sense of enclosure.

Development Site to the North

11.198 Recognising that the land to the north of the site, which is currently largely vacant, has development potential of a scale and use that reflects its town centre location, the northern elevation has been designed to mitigate overlooking towards this neighbouring site.

11.199 The majority of the plans on the north side for the individual buildings would be comprised of non-habitable rooms, thus reducing the requirement for large windows.

- 11.200 A typical residential floor in Building A on the northern elevation would be comprised of servicing requirements such as ASHP rooms, buffer tank and bike stores with windows limited to the stairwell and angled windows on the western end. In any case the north elevation overlooks the flank of the Leisure Centre.
- 11.201 On levels 2-5 of Building B, clear glass windows of habitable rooms are angled away from the site to the north, while windows facing the site would be obscured.
- 11.202 On floors 06 – 13 of Building B, windows use translucent and clear glass; the latter is angled away from the adjacent site to ensure that opportunities for overlooking are reduced. The obscured glass windows that serve Living / Kitchen / Dining Rooms would be for additional light and cross ventilation, rather than providing views out.
- 11.203 Some small kitchen windows of flats in Building C would be 11 metres from the boundary however these would be across the gallery access and not principle windows for these flats which are orientated to their main southern aspect.
- 11.204 For the above reasons the development site to the north would not be considered to be unduly prejudiced by the proposed development.

Wind Microclimate

- 11.205 A Wind Microclimate Assessment by BRE dated 16th March was submitted with the application which presented findings from a wind tunnel study to assess the pedestrian level wind microclimate resulting from the proposed development.
- 11.206 The report found that in summer the wind conditions are the same as the existing wind conditions but in winter the conditions would be marginally slightly. Nevertheless, the majority of the test locations have wind conditions that are suitable for any pedestrian activity, including long-term sitting, entrance door usage, strolling and other more strenuous pedestrian activities. Eight windier test locations are identified that have wind conditions that are suitable for strolling and other more strenuous pedestrian activities. Many of these locations are sited on roadways or locations where pedestrians are likely to be walking and the assessed wind conditions are suitable for these activities along Vorley Road. All entrances were found to have suitable wind conditions.
- 11.207 It is therefore considered that the impact on wind microclimate conditions would be limited and acceptable.

11.208 Noise and Disturbance

- 11.209 Development Management Policy DM3.7 states that residential developments should be adequately separated from major sources of noise, such as road, rail and certain types of development. Mitigation will be required where the noise environment necessitates this.
- 11.210 The emerging Local Plan Policy states that all development proposals which have the potential to cause or exacerbate unacceptable noise and vibration impacts on land uses and occupiers in the locality must fully assess such impacts. Where noise and/or vibration impacts are identified suitable mitigation measures must be put in place to reduce these impacts to acceptable levels.
- 11.211 An updated Noise and Vibration Impact Assessment prepared by Max Fordham Ltd. – dated 9th June 2022 was submitted that included assessment of a significant plant equipment serving the adjacent Archway Leisure Centre which had previously been missing, in addition to noise impacts from road traffic around the site.
- 11.212 In terms of noise from the Archway Leisure Centre main Air Handling Unit serving the pools and the Electrical Substation, both located on the south end adjacent to the proposed development, the

report found that internal noise levels and noise levels at the external amenity spaces comfortably comply with the maximum noise levels allowed at these spaces.

- 11.213 In terms of traffic noise, the sound insulation performance of the facade glazing elements have been specified such that LBI internal noise targets in residential units would be met. The noise levels meet the guidelines in the vast majority of external amenity spaces except for four Block C 1st floors balconies facing Vorley Road where the noise levels are expected to be marginally above guidelines (up to 57 dB LAeq whereas the guidelines recommend 55 dB LAeq). This is a very minor exceedance (limited to four balconies) and is not expected to result in any significant reduction of the quality and usability of the amenity space.
- 11.214 When bedrooms and living rooms windows are 30% open for overheating control all residential units of the proposed development meet both the overheating criteria (TM59) and the internal noise levels guidelines published in the AVOG documentation.
- 11.215 In terms of plant on the site (twenty-six ASHP and seventy-seven MVHR units and two chillers) impacting neighbouring development, the noise levels generated by these units meet LBI targets at the nearest sensitive receptor. The noise level emitted by the emergency generator (to be installed in the basement of Block B) has been specified not to exceed 10 dB above background noise levels at the 1m from the façade of the nearest premises (GP Surgery staff entrance). This target applies when the equipment is being tested. Details of sound insulation and noise control measures to achieve internal targets, appropriate sound insulation between the proposed ground floor library and medical centre uses and upper floors residential use of the buildings as well as controls from plant noise and standby generator would be secured by conditions (14, 15, 16 & 42).
- 11.216 Vibration levels at the proposed development would also comfortably meet planning requirements for both day-time and night-time periods.

Impact on Neighbouring Amenity: Conclusion

- 11.217 The proposal would result in the development of a currently under-developed site. As such, the proposal would deliver a notable increase in massing and building height on site, which would in turn have a greater impact on neighbouring amenities when compared to the existing built form. It is acknowledged that especially in terms of daylight there are significant negative impacts however the level of impact is considered to not present an unacceptable impact.

Transport and Highways

- 11.218 The NPPF Chapter 9 emphasises the role transport policies have to play in achieving sustainable development and that people should have real choice in how they travel. Developments should be located and designed to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities, and consider the needs of people with disabilities and reduced mobility.
- 11.219 London Plan Policies T1, T2, T3, T4, T5, T6 and T6.1 seek for all new development to identify opportunities to improve the balance of space given to people to dwell, walk, cycle, and travel on public transport and in essential vehicles, so space is used more efficiently and streets are greener and more pleasant. Adding to this, policies also set out requirements for levels of on-site vehicle parking, cycle parking and for servicing.
- 11.220 London Plan Policy T6 states that car-free development should be the starting point for all development proposals in places that are well-connected by public transport, but with provision made for disabled persons parking bays.
- 11.221 London Plan Policy T6.1 states that disabled persons parking should be provided for new residential developments. Residential development proposals delivering ten or more units must, as a minimum:

1) ensure that for three per cent of dwellings, at least one designated disabled persons parking bay per dwelling is available from the outset

2) demonstrate as part of the Parking Design and Management Plan, how an additional seven per cent of dwellings could be provided with one designated disabled persons parking space per dwelling in future upon request as soon as existing provision is insufficient.

11.222 London Plan Policy T7 states that seeks to ensure that development proposals facilitate safe, clean and efficient deliveries and servicing.

11.223 Development Management Policy DM8.2 requires that proposals meet the transport needs of the development and address its transport impacts in a sustainable manner and in accordance with best practice.

11.224 Draft Local Plan Policy T1: Enhancing the public realm and sustainable transportation requires that applicants must provide appropriate information to allow proper assessment of transport impacts and show how these impacts can be addressed. This policy goes on to state that all new development will be car-free, which will contribute to the strategic aim for a modal shift to sustainable transport modes.

11.225 The application site has a PTAL of 6a, which is considered 'excellent', due to the proximity to Archway Underground station and the numerous bus links from Archway.

11.226 The application site is located within a Controlled Parking Zone (CPZ) 'Zone P', which operates weekdays between 08:30 – 18:30 and on Saturdays between 08:30 – 13:30.

Servicing, Deliveries and Refuse collection

11.227 It is not proposed to provide any vehicle access into the site, and all deliveries, refuse collection and emergency vehicle access will all be undertaken on-street from Vorley Road (for Medical Centre and residential uses) and MacDonald Road (for the Library and residential uses) as well as double yellow lines near the substation which would allow deliveries for up to 40 minutes.

11.228 The Vorley Road loading bay was moved further west following tracking which showed that the carriageway width in the original position was too tight for buses to pass safely and might lead to vehicles mounting the pavement affecting pedestrian safety and movement. It is now in a safe and acceptable location.

11.229 LB Islington Highways/Traffic and accept the proposed delivery and servicing arrangements on Vorley Road.

11.230 Concerning the hours of delivery, a condition (21) would be attached requiring details of a final Delivery and Servicing Plan, including hours, frequency, location and size of vehicles to be submitted to and approved in writing by the Local Planning Authority.

Vehicle Parking

Residents

11.231 The proposal would be a car-free development, which would be secured by planning obligation that restricts future residents, with the exception of blue badge holders, from applying for parking permits.

11.232 There would be 2 blue badge spaces provided for the development from the outset. These would be located on-street along Vorley Road. The remaining 5 wheelchair accessible units (7% of total units) could be provided with one space per dwelling when required, provided through the conversion of existing on-street parking bays on Vorley Road. There are sufficient bays (total 16)

along Vorley Road within 70m access to the development to provide the required number of wheelchair accessible parking bays should there be demand. A Parking Design and Management Plan would also be secured by condition (22) to demonstrate the location of these bays and how the process of converting them to Blue Badge bays by request would be managed. A financial contribution is proposed to be secured in the Directors' Agreement for the provision of these spaces, or where they cannot be delivered to provide a contribution towards other accessible transport initiatives.

Medical Centre

11.233 The medical centre would have an ambulance drop-off bay directly outside of the entrance on Vorley Road. There would also be a doctors bay next to the ambulance drop-off bay for the duty doctor. Two business parking permits granted that allow parking within the CPZ. For service users there would be an additional accessible parking bay provided on Vorley Road next to the two residents' accessible bays. These are proposed to be secured within the Directors' Letter.

Cycle Parking

11.234 The draft Local Plan Policy T2 states that all new developments must provide cycle parking, and associated circulation space for ease of use of cycle parking, in accordance with the minimum cycle parking standards set out in Appendix 4 Table A4.1. These standards are either in line or exceed the London Plan standards.

11.235 It states that 20% of spaces must be for accessible cycle parking (2 sqm) to provide for non-standard cycles and ambulant disabled cyclists using regular cycle. The Council will prioritise cycle parking that is practically useful for the majority of people, which is secure and allows convenient ease of access and avoids the risk of personal injury when manoeuvring a bicycle; Sheffield stands in particular are supported.

Residents

11.236 The London Plan and draft Local Plan and guidance in the London Cycling Design Standards require; One long-stay space per studio or one-bedroom (one-person) dwelling; One and a half long-stay spaces per one-bedroom (two-person) dwelling; and Two long-stay spaces per two or more bedroom dwelling. The application requirements are set out below:

Flat Type	No. Flats	Bike Spaces required per Flat	Bike Spaces Required
1B2P	25	1.5	37.5
2B3P, 2B3P, 3B5P and 3B6P	47	2	94
			132

11.237 For residents of Building A there would be cycle stores adjacent to the stair/lift core on each of the six residential levels (02-07) accessed by a lift big enough for bikes. There would be 36 spaces in total within Building A (6 semi-vertical on each floor). In addition to this there would be 2 Sheffield cycle spaces in the covered, gated entrance between Building A and B.

11.238 Residents of Building B would have access to two stores. There would a ground floor store at the rear of the site accessed from the courtyard between Building A and B providing 28 spaces (24 in double stacked and 4 Sheffield) and basement store in Building B providing 32 spaces (all double stacked) with access from a bike lift directly from the entrance between Building A and B.

11.239 A ground floor store in Building C, adjacent to the stair core providing 30 more spaces (4 Sheffield, 10 semi-vertical and 16 double stacked).

11.240 This would provide a total of 128 long-stay residents' cycle spaces falling marginally short of the draft Local Plan policy requirement of 132 and the adopted Local Plan requirement of 130. It is noted that there would be an imbalance across the stores with more spaces than the policy requirement for Building A (+14) and less for Building B (-3) and Building C (-15).

11.241 For visitor cycle parking, the draft Local Plan cycle standards (which exceed the London Plan's requirements) state that residential development should provide 5 short-stay visitor cycle spaces for the first 40 dwellings and 1 space per 40 dwellings thereafter. At just under 80 dwellings 6 is considered the policy requirement. 7 visitor cycle spaces are provided in the covered, gated entrance between Building A and B, exceeding policy, and include some

11.242 It should be noted that in accordance with the London Cycling Design Standards (LCDS), 5% of cycle parking spaces for residents should be suitable for larger, accessible and cargo bikes. A total of six accessible cycle parking spaces would be spread across the scheme with two spaces in each of the three main stores. This is equivalent to 4.5% falling marginally under the 5% target. In addition, three mobility scooter spaces would be provided in Block C.

Medical Centre

11.243 The draft Local Plan and London Plan require 1 long-stay cycle space per 5 staff for health facilities and 1 visitor space per 3 staff. The proposed medical centre is projected to have up to 40 staff. Therefore, the policy requirement is to have 8 staff cycle spaces and 13 visitor spaces. 8 staff cycle spaces are provided in the covered, gated entrance between Building A and B. 14 visitor cycle spaces are provided on the pavement outside the development along Vorley Road, exceeding policy.

Library

11.244 The draft Local Plan and London Plan require 1 long-stay staff cycle space per 8 staff for libraries and 1 visitor space per 100sqm. The proposed library is projected to have up to 8 staff and is 826 sqm. Therefore, the policy requirement is to have 1 staff space and 8 visitor spaces. 1 staff cycle space is provided in the covered, gated entrance between Building A and B and 10 visitor spaces are provided on the pavement outside the development along Vorley Road, exceeding policy.

Cycle Numbers Conclusion

11.245 It is acknowledged that applicant has met, or very nearly met in the case of the residential use, the overall numbers of spaces for long-stay and visitor cycle parking spaces. However, the distribution of spaces across the residential long-stay stores is somewhat imbalanced and also falls short of the number of accessible parking spaces. It is acknowledged that the site is working hard to deliver two high-quality new community facilities on the lower floors, both with rigid space requirements, and that further pressure was also put on the scheme from enhanced fire safety measures adopted during the application in response to HSE which reduced the size of the Building B basement cycle store. The imbalance across the residential stores is accepted on balance owing to these constraints but the cycle parking strategy must meet the minimum policy requirements for total numbers and accessible cycle parking. Therefore, a condition (17) to secure minimum cycle parking details would be attached.

Trip Generation

11.246 The projected trip generation is set out in detail within the Transport Statement dated 21st October 2022 setting out a range of measures to encourage active and sustainable travel.

11.247 TfL reviewed this and stated 'that the approach to trip generation is acceptable and is not considered to result in an unacceptable impact on the highway network. The trip generation predicts 15 and 8 two-way vehicle trips, including servicing, in the AM and PM peaks respectively. On this basis, the number of vehicle trips is unlikely to generate any significant impacts on the road network but on-going monitoring by the LB of Islington is required to ensure that vehicle trips and associated security measures are accommodated safely and efficiently without causing delay to other road users including pedestrians and cyclists. Officers consider that given the excellent PTAL of the location, 6a on a scale of 1 to 6b being the best the largest proportion of trips to be carried out would be via public transport and active travel.' The Transport Statement demonstrates that there would be minimal impact on vehicle trips and sustainable modes would be the overwhelming way to get to and from the site. As an area with excellent public transport connectivity, the public transport network would be comfortably able to absorb the trips generated from the scheme.

Travel Plan

11.248 An outline Travel Plan was submitted by the applicant at appendix G of the Transport Statement, dated 30th March 2022 setting out a range of measures to encourage active and sustainable travel.

11.249 It highlights the wide range of public transport and active travel facilities surrounding the site. TfL stated initially raised concerns that there were no details regarding mode share targets as part of the plan but these have since been included in the updated Travel Plan, dated 21st October 2022 and TfL are now satisfied in this regard. This final travel plan and monitoring would be secured within the Directors' Agreement.

Construction

11.250 An outline Construction Management Plan (CMP) dated 31st March 2022 was submitted with the application that sets out the initial construction programme, vehicles, routing and how construction impacts will be minimised. It relates to both on site activity and the transport arrangements for vehicles servicing the site.

11.251 The CMP has been reviewed by Islington Highways and Traffic who stated that they were happy with the route plan as set out but highlighted a new School Street restriction on Hargrave Park and Bredgar Road and a 7.5tn weight restriction for all streets between Junction Road and Dartmouth Park Hill. These restrictions would need to be borne in mind for the detailed CMP that would be secured by condition (3).

11.252 The CMP was also reviewed by TfL who initially raised concern regarding potential impacts to the bus stand on MacDonald Road. TfL would not support any closure of Vorley Road during construction as this would cause disruption to the existing bus stands and bus routes on MacDonald Road. Following this it is confirmed that full closure of Vorley Road would not occur during the hours of operation of bus services and TfL are now satisfied in this regard.

11.253 A final Construction Logistics Plan is recommended to be secured by condition (3).

Energy and Sustainability

11.254 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and policies relevant to sustainability are set out throughout the NPPF.

11.255 The Council requires all developments to meet the highest standards of sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change. Developments must demonstrate that they achieve a significant and measurable reduction in carbon dioxide emissions, following the London Plan energy hierarchy. All developments will be expected to demonstrate that energy efficiency has been maximised and that their heating, cooling and power systems have been selected to minimise carbon dioxide emissions.

- 11.256 Islington's Core Strategy policy CS10 (part A) states that all developments should maximise on-site reduction in total (regulated and unregulated) carbon dioxide emissions. The Core Strategy also requires developments to address a number of other sustainability criteria such as climate change adaptation, sustainable transport, sustainable construction and the enhancement of biodiversity.
- 11.257 Development Management Policy DM7.1 requires development proposals to integrate best practice sustainable design standards and states that the council will support the development of renewable energy technologies, subject to meeting wider policy requirements. Details are provided within Islington's Environmental Design SPD, which is underpinned by the Mayor's Sustainable Design and Construction Statement SPG.
- 11.258 Draft Local Plan Policy S3 outlines that all non-residential and mixed-use developments proposing 500sqm or more net additional floorspace are required to achieve a final (post-construction stage) certified rating of Excellent as part of a fully fitted assessment within BREEAM New Construction 2018 (or equivalent scheme), and must make reasonable endeavours to achieve an Outstanding rating. A 'verification stage' certification at post occupancy stage must also be achieved, unless it can be demonstrated that this is not feasible.
- 11.259 An Energy and Sustainability Statement prepared by Etude – dated March 2022 was submitted with the application.

Carbon Emissions

- 11.260 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 86.7% against a Part L 2013 baseline is predicted, well exceeding the policy target.
- 11.261 Core Strategy Policy CS10 requires onsite total CO2 reduction targets (regulated and unregulated) against Building Regulations 2010 of 40% where connection to a decentralised energy network is possible, and 30% where not possible. Draft Local Plan Policy S4 adjusts this for Building Regulations 2013 to reductions of 39% where connection to a decentralised energy network is possible, and 27% where not possible. Based on SAP10 carbon factors, a saving of 56% is predicted for the entire development, well exceeding the 27% policy target.
- 11.262 A further breakdown of the unregulated emissions was provided which predicts a saving of 57.9% across all emissions.
- 11.263 The Environmental Design SPD states "after minimising CO2 emissions onsite, developments are required to offset all remaining CO2 emissions (Policy CS10) through a financial contribution". All in this regard means both regulated and unregulated emissions. Based on remaining total emissions of 63 tonnes and the standard offset rate of £920 per tonne, an offset financial contribution of £57,542 would be secured by planning obligation.

Sustainability Design Standards

- 11.264 Development Management Policy DM7.4 states major non-residential developments are required to achieve 'Excellent' under the relevant BREEAM or equivalent scheme and make reasonable endeavours to achieve 'Outstanding'.
- 11.265 The council's Environmental Design Guide states schemes are required to demonstrate that they will achieve the required level of the CSH/BREEAM via a pre-assessment as part of any application and subsequently via certification.

11.266 BREEAM pre-assessments have been provided for both the Library and Medical Centre elements of the development. This indicates that both the non-residential elements are expected to achieve 'Excellent' ratings, with overall scores of 74.10% for the Library and 72.57% for the Medical Centre.

Energy Demand Reduction (Be Lean) and minimising overheating

Energy Reduction Measures & the Cooling Hierarchy

11.267 Development Management Policy DM 7.1 states "Development proposals are required to integrate best practice sustainable design standards (as set out in the Environmental Design SPD), during design, construction and operation of the development."

11.268 Development Management Policy DM7.5 states that "developments are required to demonstrate how the proposed design has maximised incorporation of passive design measures to control heat gain and to deliver passive cooling, following the sequential cooling hierarchy".

11.269 The proposed U-values for the residential areas are walls = 0.14, roof = 0.10, floor = 0.15 & 0.20 and windows = 0.8. An air permeability of 0.6m³/hr/m² is proposed across the development. Mechanical ventilation with heat recovery is proposed for all areas, and this is considered to be an appropriate value.

11.270 Low-energy lighting is proposed throughout the development, with daylight sensors and presence detection controls in the non-residential areas.

11.271 London Plan Policy SI 2 sets a target of 10% reduction for residential development, and 15% for non-residential developments through energy efficiency measures. The residential element achieves energy efficiency savings on regulated emissions of 34.5% and the non-residential element achieves savings of 19.0%, exceeding this policy target.

11.272 Passivhaus standard is sought in the residential elements, which is welcomed.

Dynamic thermal modelling

11.273 Draft Local Plan Policy S6 states that applications for major developments are required to include details of internal temperature modelling under projected increased future summer temperatures to demonstrate that the risk of overheating has been addressed.

11.274 Dynamic thermal modelling using CIBSE TM59 methodology has been carried out for the residential element, via a representative sample of 13 units. All the underlying assumptions used are considered to be reasonable. The results from this show that the vast majority of the rooms tested pass the overheating criteria, with a handful of cases failing. The overheating analysis proposes that this small number of failures is resolved via allowing the windows to open to a greater threshold. As such active cooling is not proposed for the residential element.

11.275 A TM52 overheating assessment was also undertaken for the non-residential element, covering the library and health centre. This showed the non-residential elements to meet the overheating criteria.

Active Cooling

11.276 Council policy states "Use of technologies from lower levels of the hierarchy shall not be supported unless evidence is provided to demonstrate that technologies from higher levels of the hierarchy cannot deliver sufficient heat control".

11.277 Discussion of the cooling hierarchy is provided in the Overheating Assessment and the wider SDCS. This covers approaches including thermal mass and ceiling heights, external shading via balconies, and natural and mechanical ventilation via MVHR.

11.278 Active cooling is not proposed for the residential units but is proposed for the non-residential areas. This is justified for the library owing to limitations on window opening, and for the medical centre, because the subdivision of the space would reduce opportunities for cross-ventilation and potential trapping heat. As such some use of active cooling is accepted, on balance, in this instance. However, it should be ensured that all lower levels of the cooling hierarchy are maximised in these non-residential areas, in order to minimise active cooling demands.

Low Carbon Energy Supply (Be Clean)

Energy (heating and cooling) supply strategy

11.279 In terms of the residential element, heating and hot water to Building A would be provided via individual air source heat pumps. For Buildings B and C, these would be provided via a separate communal air source heat pump system, with heating and hot water delivered to the via HIUs within the individual properties.

11.280 Radiators would be used in the residential properties. The library and medical centre ASHPs are currently envisaged to each have standalone units – but a connection to the residential system is also being considered.

District heating and cooling networks

11.281 Development Management Policy DM7.3 states all major developments within 500 metres of an existing or planned DEN... are required to submit a feasibility assessment of connection to that network, to determine whether connection is reasonably possible.

11.282 The submitted SDCS does not address future-proofing for connection to a heat network. It is confirmed that there is not an existing or committed network within 500m of the site. Therefore, it would not be expected that the development would connect to a network in the short to medium term. However, the proposed communal air source heat pump should be future-proofed for connection, as far as reasonably possible.

Shared energy networks

11.283 Development Management Policy DM7.3 states where connection to an existing or future DEN is not possible, major developments should develop and/or connect to a Shared Heating Network (SHN) linking neighbouring developments and/or existing buildings, unless it can be demonstrated that this is not reasonably possible.”

11.284 Islington’s Energy Team are not aware of feasible opportunities within the immediate area and therefore are not seeking for the development to connect to a shared heat network.

11.285 CHP/CCHP or alternative low carbon on-site plant

11.286 The Council’s Environmental Design Guide (page 12) states “Combined Heat and Power (CHP) should be incorporated wherever technically feasible and viable. Large schemes of 50 units or more, or 10,000sqm floorspace or more, should provide detailed evidence in the form of an hourly heating profile (and details of electrical baseload) where the applicant considers that CHP is not viable; simpler evidence will be accepted on smaller schemes.”

11.287 On-site CHP is not proposed, on grounds of carbon factors and air quality, among other reasons. Given this, and the current GLA position on CHP, this is accepted.

Renewable Energy Supply (Be Green)

11.288 The Mayor’s Sustainable Design & Construction SPD states although the final element of the Mayor’s energy hierarchy, major developments should make a further reduction in their carbon

dioxide emissions through the incorporation of renewable energy technologies to minimise overall carbon dioxide emissions, where feasible.

11.289 The Council's Environmental Design SPD (page 12) states the use of renewable energy should be maximised to enable achievement of relevant CO2 reduction targets.

11.290 Air source heat pumps have been discussed above. Solar PV is also proposed for the development. This is to be spread across two principal arrays, with a total output of 106kWp, and cover a large portion of the available roof area, which is supported.

Draft Green Performance Plan

11.291 Development Management Policy DM7.1 states "applications for major developments are required to include a Green Performance Plan (GPP) detailing measurable outputs for the occupied building, particularly for energy consumption, CO2 emissions and water use, and should set out arrangements for monitoring the progress of the plan over the first years of occupancy." The council's Environmental Design SPD provides detailed guidance and a contents check-list for a Green Performance Plan.

11.292 A draft Green Performance Plan has been submitted and Islington Energy team are content with the information provided. It is recommended that the GPP is updated to also include targets/measures of performance for covering renewable technologies – such as kWh consumption, heat output and CoP for the heat pump systems, and kWh output for the solar PV. The applicant has stated that these updates would be made at the next stage of the GPP process which is considered acceptable.

11.293 The submitted Energy Statement is recommended to be secured by condition (23).

Whole Life-Cycle Carbon

11.294 London Plan Policy SI2 states that 'all major development proposals must calculate whole life-cycle carbon emissions through a nationally recognised whole life-cycle carbon assessment and demonstrate actions taken to reduce life-cycle carbon emissions.'

11.295 Draft Local Plan policy S4 states that 'all major development proposals must calculate whole life-cycle carbon emissions through a nationally recognised whole life-cycle carbon assessment and demonstrate actions taken to reduce life-cycle carbon emissions (WLC).'

11.296 The applicant submitted a Sustainable Design and Construction Statement, by Etude dated March 2022 which includes a WLC section. The GLA reviewed this and note that it covers much of the assessment requirements including structure, façade, services, landscaping and low carbon options, however an Excel version to the GLA WLC template must also be submitted to allow a full review to be completed against the relevant GLA guidance. The applicant is required to submit a WLC assessment template in full. This is important to allow results to be recorded and tracked through to the post-construction stages, and to allow a proper review of the results against material quantities and other assumptions made. Final WLC details would be secured by pre-commencement condition (8) in addition to a WLC post-construction report (33) to ensure that CO2 emission reduction targets by energy efficient measures/features and renewable energy are met.

Circular Economy

11.297 London Plan Policy SI7 states that 'referable applications should promote circular economy outcomes and aim to be net zero-waste. A Circular Economy Statement should be submitted, to demonstrate:

- 1) how all materials arising from demolition and remediation works will be re-used and/or recycled
- 2) how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life
- 3) opportunities for managing as much waste as possible on site
- 4) adequate and easily accessible storage space and collection systems to support recycling and re-use
- 5) how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy 6) how performance will be monitored and reported.

11.298 Draft Local Plan Policy S2 states that all development proposals are required to submit a Sustainable Design and Construction Statement which must demonstrate that the proposal meets all relevant sustainable design policies. The Sustainable Design and Construction Statement must show how sustainable design has been considered holistically from the start of the design process and is integrated throughout the construction and operation of the development.

11.299 The applicant has submitted a Circular Economy Statement (CES) dated September 2021.

11.300 The GLA reviewed the CES and noted that it refers to previous guidance version (Draft for Consultation (October 2020)) rather than the adopted London Plan Guidance: Circular Economy Statements (2022). They noted that there is significantly more information and exploration required from the applicant with respect to the Circular Economy. The outstanding information includes the reporting of key metrics and commitments to London Plan policy targets. The applicant is required to provide a more in-depth exploration of the circular economy measures to be implemented with specific reference to the principles of the Circular Economy. Final CE details would be secured by pre-commencement condition (9) in addition to a CE post-construction report (34) to ensure that CO2 emission reduction targets by energy efficient measures/features and renewable energy are met.

Energy & Sustainability Conclusion

11.301 The passivhaus principles and high standard of energy efficiency of the scheme are exemplary. Subject to conditions, the energy and sustainability aspects of the scheme are considered acceptable.

Waste Management

11.302 Islington's Core Strategy Policy CS11 states that sufficient waste storage facilities should be provided in order to fit current and future collection practices and targets. Facilities must be accessible to all in accordance with.

11.303 Development Management Policy DM8.6 states that, for major developments, details of refuse and recycling collection must be submitted, indicating locations for collection vehicles to wait and locations of refuse and recycling bin stores.

11.304 Draft Local Plan Policy ST2 states that development proposals must provide waste and recycling facilities which: (i) fit current and future collection practices and targets; (ii) are accessible to all; (iii) are designed to provide convenient access for all people, helping to support people to recycle; and (iv) provide high quality storage and collection systems in line with Council guidance.

11.305 Vehicular collection is proposed from communal refuse stores along Vorley Road. The bin stores have been grouped so that there would be two locations where collection can be made for all 4 bin stores.

- 11.306 The library bin store would be located to the right of the shared gated entrance to building A and B. A bulky waste store and bin store for Buildings A and B would be located to the right of this entrance.
- 11.307 The medical centre bin store would be located to the left of Building C's entrance. The bin store for Building C would be located to the right of this entrance.
- 11.308 The number of bins provided would be in accordance Islington's Waste Guidelines. The split of refuse and recycling bins would be 50/50. Each bin store would contain clearly marked refuse and recycling wheelie bins. The quantity of waste capacity for the medical centre was specified by the health care planner.
- 11.309 The proposed flats would have built-in recycling and waste storage areas.
- 11.310 The location and provision for refuse and recycling is considered acceptable and it should be in place prior to occupation of the development. This would be secured by condition (37).

Biodiversity

- 11.311 Chapter 15 of the NPPF states opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
- 11.312 London Plan Policy G6 states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.
- 11.313 Core Strategy Policy CS15 outlines the requirement to protect and enhance biodiversity across the borough and address deficiencies in access to nature.
- 11.314 Development Management Policies Policy DM6.5 states that developments must protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting connectivity between habitats. Developments are required to maximise the provision of soft landscaping, including trees, shrubs and other vegetation, and maximise biodiversity benefits, including through the incorporation of wildlife habitats that complement surrounding habitats and support the council's Biodiversity Action Plan.
- 11.315 Emerging Local Plan Policy G4 states that all developments must protect, enhance and contribute to the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting and enhancing connectivity between habitats.
- 11.316 An Ecological Impact Assessment prepared by AGB Environmental Ltd. - dated 27th April 2022 was submitted with the application.
- 11.317 This report identifies that the existing site contains hardstanding, scattered trees and tall ruderal vegetation. The site is situated within an urban location and surrounded by buildings to the north, south and east, and parkland to the west. The wider area comprises urban settlement, transport infrastructure, urban green spaces and waterbodies.
- 11.318 The site was considered to be of negligible importance due to the management of its habitats, high levels of disturbance, poor plant diversity and the extensive use of artificial lighting.
- 11.319 The report sets out 'General Avoidance and Mitigation Measures' for protecting and preserving biodiversity on site to comply with national and local planning policy, current legislation and best practice.

- 11.320 In terms of potential bat roosts, a precautionary approach using 'soft' felling techniques would be used when it comes to removing the two trees on site. If any bats are discovered at any point, then all work must immediately cease until a suitably experienced ecologist has been contacted for advice and works within the vicinity should be halted.
- 11.321 In terms of nesting birds, Woody vegetation and buildings would be cleared between September and February (inclusive) to avoid the main breeding bird season. Alternatively, an ecologist will check potential nesting habitat immediately before clearance if it is scheduled during the main breeding season (March to August inclusive). Any active nests identified will be retained in situ with a suitable buffer until the ecologist has confirmed that the chicks have fledged and the nest is no longer active.
- 11.322 In terms of retained trees, these would be protected in line with best practice. In terms of nocturnal animals, any trenches, holes or deep pits would be covered before nightfall, or secured planks would be used to allow any animals that fall in to escape during construction or leave a sloping end in the trench.
- 11.323 The report stated that biodiversity net-gain would be achieved with green roofs, general use bird boxes, sparrow terraces for house sparrow and planting a diverse range of native plant species including small trees and shrubs.
- 11.324 The Ecological Impact Assessment was reviewed by Islington's Nature Conservation Team who agree with the report's recommendations for biodiversity enhancements but request swift boxes instead of sparrow terraces. They also request a lighting scheme that is sensitive to ecology is also put in place.
- 11.325 Conditions (40 & 13) are recommended to be attached requiring that the above recommendations are carried out to ensure any on-site biodiversity is enhanced and requesting further details of bird boxes/swift bricks.
- 11.326 Islington's Sustainability team stated that the green roof green roofs should be wildflower based with no more than a maximum of 25% sedum.
- 11.327 A condition would also be attached requiring that details of green roof are submitted to and approved by the Local Planning Authority alongside a maintenance plan. This is to ensure that the green roof will be of good quality, will make a meaningful contribution to on-site biodiversity and greening and will be maintained in the future.

Protection of Trees

- 11.328 Development Management Policies Policy DM6.5 states that developments are required to minimise any impacts on trees, shrubs and other significant vegetation. Any loss of or damage to trees, or adverse effects on their growing conditions, will only be permitted where there are over-riding planning benefits, must be agreed with the council and suitably re-provided.
- 11.329 Emerging Local Plan Policy G4 states any loss of or damage to trees or other significant planting, or adverse effects on their growing conditions or survival, will only be permitted where it is demonstrably unavoidable in order to meet other relevant Local Plan policy requirements (as agreed with the Council). In such circumstances, suitable high-quality re-provision of equal value must be provided on-site. Where on-site re-provision is demonstrably not possible (as agreed with the Council), a financial contribution of the full cost of appropriate re-provision will be required.
- 11.330 There are 14 ash trees (G1) running along the southern boundary of the site within the highway, a further good quality sycamore (T1) is located just outside the northern boundary, a poor-quality ash (T2) is also just outside the northern boundary and an ornamental plum (T3) located at the eastern end of the site. None of the trees on, or adjacent to the site are protected by a Tree Preservation Order (TPO) or are located within a Conservation Area.

11.331 The sycamore (T1) is Category B1 and would be retained. The ash (T2) is Category U and is recommended for removal with the consent of the landowner as it is poor quality and in an awkward location up against the site boundary. The ornamental plum is Category C1 and would also be removed to allow Block C to be built.

11.332 Two of the ash trees in G1 would be removed (G1ii and G1iv) due to their proximity to the proposed development. Islington Tree Protection Officer was consulted on the scheme and would not be considered to have a significant impact on the visual amenity of the road due to the remaining 12 ash trees to be retained. However, concern was raised that the proximity of the Building A façade could result in post-development pressure to excessively prune or remove trees to the detriment of public amenity and eco-system service provision. A condition (5) is recommended securing the Tree Protection Plan and Arboricultural Method Statement and would incorporate the requirement to ensure the ongoing retention and appropriate pruning of the 12 ash trees to ensure no undue detriment to visual amenity or biodiversity.

11.333 Three new trees are proposed, one in the green lobby area and two in the medical centre garden. This would result in an uplift in trees and canopy cover over the existing situation.

Urban Greening Factor

11.334 London Plan Policy G5 sets out the expectation 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. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments.

11.335 The UGF should be based on the factors set out in Table 8.2 of the London Plan, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses).

11.336 Emerging Local Plan Policy G1 requires that Islington major developments are required to conduct an Urban Greening Factor (UGF) assessment in accordance with the methodology in the London Plan. Schemes must achieve an UGF score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.

11.337 Through the measures set out in the Biodiversity and Trees sections above the proposal would achieve a UGF score of 0.56 well exceeding the policy target.

Air Quality

11.338 NPPF Chapter 15 requires that planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

11.339 In accordance with Development Management Policies Policy DM6.1 developments in locations of poor air quality should be designed to mitigate the impact of poor air quality to within acceptable limits.

11.340 Emerging Local Plan Policy S1: Delivering Sustainable Design states that all new development must be designed, constructed and operated to limit contribution to air pollution and to improve air quality as far as possible, as well as reducing exposure to poor air quality, especially among vulnerable people.

11.341 The whole of the borough of Islington has been designated by the council as an Air Quality Management Area.

- 11.342 An Air Quality Assessment prepared by Air Quality Consultants - dated 16th September 2021 was submitted with the application.
- 11.343 In terms of construction works, which have the potential to generate dust, a suit of mitigation measures will need to be applied to minimise dust emissions. Details of this are recommended to be secured by condition (4) requesting a detailed Demolition and Construction Management Plan (DCMP) assessing the environmental impacts (including in relation to air quality, dust, smoke and odour).
- 11.344 In terms of the impact on future occupants, the assessment determined that pollutant concentrations at the application site would be below the relevant air quality objectives, thus future occupants would experience acceptable air quality. PM2.5 concentrations would exceed the WHO guidelines, however this is common throughout Greater London. All residents would be provided with fresh air from mechanical ventilation with heat recovery units (MVHR) units.
- 11.345 The additional traffic generated by the proposed development will be below published screening thresholds, and heating and hot water demand will be provided by ASHPs and PVs. Therefore, the operational effects of the proposed development on existing sensitive receptors will be insignificant.
- 11.346 In terms of operational impacts, the assessment finds that the additional traffic generated by the proposed development would be below published screening thresholds, and heating and hot water demand would be provided by ASHPs and PVs. Therefore, the operational effects of the proposed development on existing sensitive receptors will be insignificant.
- 11.347 With low building and transport related emissions it would comply with the requirement that all new developments in London should be at least air quality neutral.
- 11.348 Further, emissions from non-road mobile machinery would also need to be addressed in submissions made pursuant to condition (41).

Fire Safety

- 11.349 London Plan Policy D12 states that 'all major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

The statement should detail how the development proposal will function in terms of:

- 1) the building's construction: methods, products and materials used, including manufacturers' details
- 2) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
- 3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- 4) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
- 5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
- 6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

11.350 A Fire Strategy Report was submitted with the application, by Affinity Fire Engineering, dated 4th April 2022.

11.351 Islington Building Control, HSE and the London Fire Brigade were consulted on the proposal. The London Fire Brigade had 'no further observations to make'. The HSE initially objected to the scheme raising concerns relating to the following:

- there being a single staircase and lift in Building B serving dwellings which both descended to the basement;
- the single staircores in Building B and C being connected with areas of higher fire risk or other non-residential occupancies;
- a basement smoke vent directly below a window serving the Building B staircase;
- a basement smoke vent embedded within the building
- The locations of the dry rising main inlets and outlets and use of horizontal fire mains

11.352 In response to the concerns from HSE, and questions raised by Islington Building Control, a revised Fire Strategy Report dated 7th September 2022 and updated plans were submitted.

11.353 Principally, the latest plans show that a separate lift and staircase is now provided to serve the basement in Building B and the staircore of Building B and Building C would now be separated from areas of higher fire risk. The roof level pump room on Building B would be accessed via the roof terrace and there is no direct connection from the stair to the pump room. The staircore of Building C would be separated from the buggy store and bike store which are now accessed via an external area that is open to air and the intake room would also lobbied from the external undercroft that serves Core C.

11.354 Following revisions to the plans and Fire Strategy Report HSE confirmed that they were satisfied with the information provided with the application.

11.355 It is noted that the author of the submitted Fire Statement is a qualified person with expertise in fire safety and engineered solutions, and as such, the applicant has used the relevant expertise to consider the fire safety of the development as part of the overall scheme.

11.356 Planning and Building Control Officers have undertaken a review of the Fire Statement in accordance with the requirements of policy D12(B). The submitted information is specific and relevant to the proposal and the Fire Statement references BS 9999. For the purposes of compliance with Policy D12 (B) it is considered that sufficient information has been provided to demonstrate that the fire safety of the development has been considered comprehensively and address all six criteria set out in this policy. Relating to part 5), how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building, it is demonstrated how fire vehicles would have appropriate access via Vorley Road. Should there be a need for further alterations of the building or Fire Strategy Report to meet building regulations the applicant would need to make further applications to amend this current proposal. A condition is recommended (35) to ensure that the development should only be occupied and managed in accordance with the submitted Fire Strategy Report.

Crime Prevention

11.357 London Plan Policy D11 state that 'boroughs should work with their local Metropolitan Police Service 'Design Out Crime' officers and planning teams, whilst also working with other agencies such as the London Fire Commissioner, the City of London Police and the British Transport Police to identify the community safety needs, policies and sites required for their area to support provision

of necessary infrastructure to maintain a safe and secure environment and reduce the fear of crime.'

- 11.358 The supporting text of Development Management Policy DPD Policy DM2.1 states at paragraph 2.8 that 'developments must meet the principles set out in Safer Places (2004) and Secured by Design through consultation with Islington's crime prevention design advisor.'
- 11.359 Paragraph 1.41 within Objective 3 of the draft Local Plan states that 'designing out crime is a key planning principle, which incorporates a number of design techniques to limit incidences of crime; this includes increases in natural surveillance and designing space, so it is conducive to positive behaviour.'
- 11.360 Secured by Design principles have been considered throughout the design development. Discussions with the Metropolitan Police in Designing Out Crime Group took place on 8th July 2021 to discuss and review the scheme.
- 11.361 The new residential cores and ground floor uses would be accessed from the public areas along the Vorley Road street frontage. The design of the 'plinth' uses is specifically designed to overlook the street and park beyond. As such the development would increase street activity and promote passive surveillance along the Vorley Road frontage. All homes would be dual or treble aspect and provide good surveillance throughout. There would be no blank flank walls without windows mitigating the risk of vandalism or other anti-social behaviour.
- 11.362 The perimeter public areas would be well-lit and appropriately sign posted. Banks of planting would be utilised to dissuade people from approaching the façades at ground floor level. The walls and railings, planting and tactile barriers of materials would all provide physical protection to the private defensible spaces that face on to the public areas. The selection of building materials for accessible parts of all buildings have been chosen with resistance to graffiti in mind, and ease of maintenance.
- 11.363 Post boxes would be located behind access-controlled gates, jointly for cores A&B and then for core C. This would ensure delivery personnel won't require access to the lobbies of each individual core.
- 11.364 Secure doors and access control would be provided throughout including enclosed lockable bin stores within the footprint of the building.
- 11.365 The proposal was reviewed by a Metropolitan Police Designing Out Crime Officer who recommended a range of security measures: including compartmentalisation, secure lobbies, audio visual control access points, Gerder boxes, security rated door sets, use of self-closing and self-locking bins, spyholes for front doors, specification standards for communal doors and windows. They requested a condition (18) be attached to ensure the proposal gains Secure by Design Certification.
- 11.366 As such the proposal is considered to have been designed in accordance Secure by Design principles and would enhance safety and security in the area.

Flood Risk and Sustainable Drainage

- 11.367 Policy DM6.6 is concerned with flood prevention and requires that schemes must be designed to reduce surface water runoff to a 'greenfield rate' (8 litre/sec/ha), where feasible.
- 11.368 The London Plan requires that drainage run offs in new developments be reduced by 50% including an allowance for climate change.
- 11.369 A Flood Risk Assessment & Drainage Strategy (FRAD) Rev. C was submitted with the application, by Calford Seadon dated 30th March 2022. The proposed development is in Flood Zone 1 and therefore at low risk of flooding. It is proposed to use a combination of sustainable drainage (SuDS)

measures to control surface water runoff, including pervious pavements and sub-surface storage tanks. Islington Sustainability Officer requested the inclusion of blue roofs which have since been incorporated above the Block A cycle store in an updated Flood Risk Assessment & Drainage Statement Rev. D, dated 23rd August 2022.

11.370 The above FRAD and details on the blue roofs are recommended to be secured by conditions (45 & 20).

Land Contamination

11.371 Development Management Policy DM6.1 states that the council will require adequate treatment of any contaminated land before development can commence.

11.372 Emerging Local Plan Policy S9 states the development of land affected by contamination must not create unacceptable risks to human health and the wider environment, including local water resources. Assessment and adequate treatment of any contaminated land must be carried out before any development commences on site.

11.373 A Phase 1 Contaminated Land Assessment prepared by Lustre Consulting Ltd. – dated 22nd March 2022 was submitted with the application. This found that it is possible that contamination is present on site in a circumstance which could lead to unacceptable risks. As such a full investigation is required and likely a remediation strategy. This was reviewed by Islington's Environmental Protection team who recommended a condition (6) to be attached securing this.

Affordable Housing and Financial Viability

11.374 London Plan Policy H4 identifies a strategic target for 50% of all new homes to be built as genuinely affordable homes. The policy notes that on public sector land, as is the case here, proposals should deliver at least 50% affordable housing.

11.375 Islington Core Strategy (2011) Policy CS 12 sets out that the Council will seek the: "maximum reasonable amount of affordable housing, especially social rented housing..... taking into account the overall borough wide strategic target. It is expected that many sites will deliver at least 50% of units as affordable subject to a financial viability assessment, the availability of public subsidy and individual circumstances of the site."

11.376 This policy then further seeks to increase delivery of affordable housing from other sources, such as 100% affordable housing schemes by Registered Providers and building affordable homes on the council's own land.

11.377 Policy H3 of the Draft Islington Local Plan requires that "a minimum of 50% of the total net additional conventional housing built in the borough over the plan period must be genuinely affordable". With regard to land which is currently or has been in public sector ownership, as is the case here, the development must provide 50% on-site affordable housing (by net additional unit) without public subsidy and demonstrate how all public subsidy options for maximising the delivery of on-site affordable housing in excess of 50% (by net additional unit) have been utilised, and demonstrate additional delivered using any and all forms of public subsidy.

11.378 Affordable Housing Officer: The proposal would provide: 37 social rent dwellings (124 habitable rooms) and 35 private dwellings (89 habitable rooms), which equates to 51% social rented dwellings and 49% private dwellings. In terms of habitable rooms, there will be 124 habitable rooms for social rent (58%) and 89 habitable rooms for private sale (42%).

11.379 Within an affordable housing provision, the existing and draft Local Plan policy is a requirement to provide 70% of the affordable units as social rented and 30% of the units as intermediate/shared ownership. While the proposal does not include any intermediate/shared ownership units, it is considered that the delivery of 51% of the units in social rent makes a significant contribution to the

delivery of genuinely affordable housing in the borough and addressed the Planning Policy which encourages the delivery of social rented units.

- 11.380 Noting that the proposal would not provide the aspiration of 100% affordable housing on Council own land as set out in Core Strategy Policy CS12 and the requirements of Draft Local Plan Policy H3, which requires applicants to demonstrate how delivery of affordable housing above 50% has been maximised on site, the applicant has submitted a financial viability assessment.
- 11.381 In order to properly and thoroughly assesses the Financial Viability Assessment, the Council engaged an independent viability assessor, BPS Chartered Surveyors, to undertake a detailed review of the submission.
- 11.382 While the submitted Financial Viability Assessment demonstrated that the scheme would have a deficit, and therefore further affordable housing provision could not be delivered on site, the assessment did not include standardised commercial inputs and assessments.
- 11.383 Noting this, the Council's appointed Financial Viability Assessor undertook a detailed review of the proposals and updated the assumptions/inputs to accord with relevant policy and guidance. This assessment determined that the proposal would have a deficit of £2.8 million and therefore it was not commercially viable, and therefore cannot deliver any additional affordable housing.
- 11.384 It should also be noted that the proposal includes the delivery of both a library and a medical centre, which, as set out above, represent benefits of the proposal but also incur cost within the viability assessment.
- 11.385 As such, it is considered that the proposal has demonstrated that the proposed affordable housing offer, which is inclusive of grant funding, is the maximum viable at the site. The proposal therefore meets Islington Core Strategy Policy CS12, Draft Local Plan Policy H3 and London Plan Policy H4.

Planning Obligations, Community Infrastructure Levy and local finance considerations

- 11.386 Part 11 of the Community Infrastructure Levy (CIL) Regulations 2010 introduced the requirement that planning obligations under Section 106 must meet 3 statutory tests, i.e. that they are (i) necessary to make the development acceptable in planning terms, (ii) directly related to the development, and (iii) fairly and reasonably related in scale and kind to the development. 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) would be chargeable on the proposed development on grant of planning permission. This is calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014.
- 11.387 A Section 106 legal agreement including relevant Heads of Terms would be necessary in order to mitigate the impacts of the proposed development. The necessary Heads of Terms are:
- On-site provision of affordable housing: 37 social rented units
 - A financial contribution of £260,000 for Girdlestone Park play space upgrades.
 - Construction Management Plan and Monitoring: in adherence to the Council's Code of Practice for Construction Sites, the provision of a Construction Management Plan, and a monitoring contribution of £17,400 (calculated at 72 residential units x £200, and 1561sqm of community floorspace – rounded to 1500sqm – calculated at 15 x £200)
 - Compliance with the Code of Employment and Training.
 - Compliance with the Code of Local Procurement.

- Compliance with the Code of Construction Practice, including a monitoring fee TBC and submission of site-specific response document to the Code of Construction Practice for approval of LBI Public Protection.
- The provision of 7 accessible parking bays or a contribution of £14,000 (£2,000 cost per bay) towards bays or other accessible transport initiatives.
- Highways Reinstatement: agreement from the developer to cover the cost of reinstating any highway damaged by the developer during the construction works
- Carbon Offset: A financial contribution of £57,542 towards offsetting any projected residual CO2 emissions of the development (63 tonnes and the standard offset rate of £920 per tonne)
- Green Performance Plan: to be submitted and approved prior to the proposed use being occupied
- Car free development- Removal of eligibility for residents' parking permits.
- Submission of 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.
- Council's legal fees in preparing the Directors' agreement and officer's fees for the preparation, monitoring and implementation of the Directors agreement.
- All payments to the Council would be index-linked from the date of Committee and would be due upon implementation of the planning permission.

12. SUMMARY AND CONCLUSION

- 12.1 The proposed new library, medical centre and housing would deliver on the draft Site Allocation for a proposal providing a residential-led development with community uses that includes a tall building forming part of an Archway cluster of tall buildings. The scale, form, materiality, elevation design and layout is well-considered and results in a scheme of high quality design that is sensitive to the local and wider context. The community uses would create a civic hub on Vorley Road that would support the vitality of Archway Town Centre. Although there would be some amenity and heritage impacts these are limited and must be weighed against the considerable public benefits, which in this case comprise the delivery of over 50% of onsite affordable housing, contribution of high-quality housing, the delivery of two new community uses and the delivery of an exemplary scheme with regard to sustainability and energy efficiency.
- 12.2 The proposal is considered acceptable in planning terms and it is recommended that planning permission be granted subject to conditions and completion of a legal agreement securing relevant planning obligations.
- 12.3 It is recommended that planning permission be granted subject to conditions and s106 legal agreement heads of terms for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between the Council and all persons with an interest in the land (including mortgagees) in order to secure the following planning obligations to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service:

- On-site provision of affordable housing: 37 social rented units
- A financial contribution of £260,000 for Girdlestone Park play space upgrades.
- Construction Management Plan and Monitoring: in adherence to the Council's Code of Practice for Construction Sites, the provision of a Construction Management Plan, and a monitoring contribution of £17,400 (calculated at 72 residential units x £200, and 1561sqm of community floorspace – rounded to 1500sqm – calculated at 15 x £200)
- Compliance with the Code of Employment and Training.
- Compliance with the Code of Local Procurement.
- Compliance with the Code of Construction Practice, including a monitoring fee TBC and submission of site-specific response document to the Code of Construction Practice for approval of LBI Public Protection.
- The provision of 7 accessible parking bays or a contribution of £14,000 (£2,000 cost per bay) towards bays or other accessible transport initiatives.
- Highways Reinstatement: agreement from the developer to cover the cost of reinstating any highway damaged by the developer during the construction works
- Carbon Offset: A financial contribution of £57,542 towards offsetting any projected residual CO2 emissions of the development (63 tonnes and the standard offset rate of £920 per tonne)
- Green Performance Plan: to be submitted and approved prior to the proposed use being occupied
- Car free development- Removal of eligibility for residents' parking permits.
- Submission of 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.
- Council's legal fees in preparing the Directors' agreement and officer's fees for the preparation, monitoring and implementation of the Directors agreement.
- All payments to the Council would be index-linked from the date of Committee and would be due upon implementation of the planning permission.

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

1	Commencement
	<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 and documents list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans and documents:</p> <p><u>Plans:</u></p> <p><i>Existing:</i></p> <p>3468A-LB-XX-00-DP-A-1010-2 – Site Location Plan 3468A-LB-XX-00-DP-A-1020-1 – Existing Site Plan 3468A-LB-ZZ-XX-DE-A-1040-1 – Existing Site Elevations 3468A-LB-ZZ-XX-DE-A-1041-1 – Existing South Elevation 3468A-LB-ZZ-XX-DE-A-1042-1 – Existing North Elevation 3468A-LB-BB-XX-DS-A-1050-1 – Existing Sections</p> <p><i>Proposed:</i></p> <p>3468A-LB-ZZ-00-DP-A-1600-1 – Demolition Plan 3468A-LB-ZZ-G1-DP-A-1099-17 – Layout Basement 3468A-LB-ZZ-00-DP-A-1100-25 – Layout GF 3468A-LB-ZZ-01-DP-A-1101-18 - Layout Level 01 3468A-LB-ZZ-02-DP-A-1102-17 - Layout Level 02 3468A-LB-ZZ-03-DP-A-1103-16 - Layout Level 03 3468A-LB-ZZ-04-DP-A-1104-15 - Layout Level 04 3468A-LB-ZZ-05-DP-A-1105-15 - Layout Level 05 3468A-LB-ZZ-06-DP-A-1106-15 - Layout Level 06 3468A-LB-ZZ-07-DP-A-1107-15 - Layout Level 07 3468A-LB-ZZ-08-DP-A-1108-15 - Layout Level 08 3468A-LB-ZZ-09-DP-A-1109-15 - Layout Level 09 3468A-LB-ZZ-10-DP-A-1110-15 - Layout Level 10 3468A-LB-ZZ-11-DP-A-1111-15 - Layout Level 11 3468A-LB-ZZ-12-DP-A-1112-15 - Layout Level 12 3468A-LB-ZZ-13-DP-A-1113-17 - Layout Level 13 3468A-LB-ZZ-14-DP-A-1114-5 - Layout Roof Plan 3468A-LB-ZZ-XX-DE-A-1300-15 – North Elevation 3468A-LB-ZZ-XX-DE-A-1301-15 – South Elevation 3468A-LB-ZZ-XX-DE-A-1302-15 – East/West Elevations</p>

3468A-LB-BA-XX-DS-A-1400-14 – Section A
3468A-LB-BB-XX-DS-A-1401-14 – Section B
3468A-LB-BC-XX-DS-A-1402-14 – Section C
3468A-LB-BB-XX-DS-A-1404-11 – Site Sections
3468A-LB-ZZ-XX-DE-A-1405-10 – Site Elevations
3468A-LB-BA-XX-DS-A-1406-7 – Section A East Elevation
3468A-LB-BB-XX-DS-A-1407-7 – Section B West Elevation
3468A-LB-BC-XX-DS-A-1408-7 – Section C West Elevation
3468A-LB-ZZ-XX-DS-A-1409-7 – Section C East Elevation
3468A-LB-ZZ-ZZ-DS-A-1450-1 – Covered Entrance Section West
3468A-LB-ZZ-ZZ-DS-A-1451-1 – Covered Entrance Section East
3468A-LB-ZZ-ZZ-DE-A-3310-3 - A&B Gated Entrance
3468A-LB-ZZ-ZZ-DE-A-350020-2 – Library Façade Bay Study
3468A-LB-BC-ZZ-DE-A-350030-2 – Medical Centre bay Study
3468A-LB-ZZ-ZZ-DD-A-3520-3 – Typical Window Detail
3468A-LB-XX-ZZ-DD-A-3530-2 – Typical Parapet Details
3468A-LB-XX-XX-DT-A-3540-1 – Louvre Types
3468A-LB-XX-00-DD-A-3541-1 - Entrance gate & Bin Store Detail
3468A-LB-ZZ-ZZ-DD-A-3800-3 – Balcony Detail
3468-LB-ZZ-XX-SA-A-5001-7 – Tenure Plans
3468A-LB-ZZ-XX-DR-L-6000 – Landscape Hardwork Plan
3468A-LB-ZZ-XX-DR-L-6002 – Landscape Softwork Plan

Documents:

Application and CIL Forms, HTA Design, dated 04/04/2022
Design & Access Statement, Levitt Bernstein, dated 29/03/22
Planning Statement including Affordable Housing Statement and Health Impact Assessment, HTA Design, dated 04/04/2022
Statement of Community Involvement; HTA Design, dated 04/04/2022
Townscape Heritage and Visual Impact Assessment, KMHeritage, dated 03/2022
Ecological Impact Assessment, P4106.2.2, agb Environmental P4106.2.2, dated 27/04/2022
Biodiversity Net Gain Report, agb Environmental, P4106.3.3, dated 13/07/2022
Daylight and Sunlight Report-June 2022, Waterslade, Rev 3, dated 28/06/2022
Sustainable Design and Construction Statement, Etude, Rev 3, dated 03/22
Green Performance Plan, Etude, Rev B, dated 09/21
Circular Economy Statement, Etude, Rev D, dated 09/21
Flood Risk Assessment and Drainage strategy, calfordseaden Rev. B, dated 23/08/2022
Arboricultural Report: Arboricultural Impact Assessment and Arboricultural Method Statement, David Clarke, dated 03/2022
Air Quality Assessment, Air Quality Consultants, (J4478A/1/F5)1, dated 09/2021
Noise and Vibration Impact Assessment, MaxFordham, Rev E 09, dated 06/2022
Healthy Street Transport Assessment (including CLP), Lime Transport, 20073 D2g, dated 23/10/2022
Fire Statement Form, Affinity Fire Engineering, Rev 12 – 07/09/2022
Vorley Road Structural Comments for Stage 3 Report, Calford Seaden, Rev B, dated 04/04/2022
Wind Microclimate Assessment; BRE, Issue 6, dated 16/03/2022
Draft Construction Management Plan, Calfordseaden, v3, dated 31/03/2022
BREEAM excellent tracker for Vorley Library, Ingleton Wood, dated 03/2022
Stage 2 BREEAM Options Appraisal Executive Summary, Ingleton Wood, dated 04/2022
Vorley Road Library BREEAM 2018, Ingleton Wood, dated 06/2021
Vorley Road Medical Centre BREEAM 2018, Ingleton Wood, dated 06/2021
Landscape UGF Calculation 3468A-LB-ZZ-XX-DR-L-6001, Levitt Bernstein 05/04/2022
Basement plant room layout, Ingleton Wood Rev.2, dated 04/2022
SK_16_External Services Layout, Ingleton Wood P02, dated 04/2022

	<p>UKPN Grid layout and connection details, dated 04/02/2021</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>Construction Management Plan and Construction Logistics Plan - (Details)</p> <p>CONDITION: A Construction Management Plan (CMP) and a Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority as follows:</p> <p>a) Prior to demolition works: a Demolition Management and Logistics Plan</p> <p>b) Prior to construction works: a Construction Management and Logistics Plan</p> <p>The reports shall assess the impacts 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 documents during demolition and construction, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In the interests of residential amenity, highway safety, and the free flow of traffic on streets, and to mitigate the impacts of the development.</p>
4	<p>Air Quality and Dust Management Plan (Details)</p> <p>CONDITION: An Air Quality and Dust Management Plan (AQDMP) shall be submitted to, and approved in writing by, the Local Planning Authority as follows:</p> <p>c) Prior to demolition works and relating to the demolition</p> <p>d) Prior to construction works and relating to the construction</p> <p>The development shall be carried out strictly in accordance with the approved details and maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure adequate air quality</p>
5	<p>Tree Protection (Details)</p> <p>CONDITION: Prior to the commencement of works, 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> <p>p. Location and installation of services/ utilities/ drainage.</p> <p>q. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.</p> <p>r. Details of construction within the RPA or that may impact on the retained trees.</p> <p>s. A full specification for the installation of boundary treatment works.</p> <p>t. 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,</p>

	<p>parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.</p> <ul style="list-style-type: none"> u. 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. v. A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing. w. A specification for scaffolding and ground protection within tree protection zones. x. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area. y. 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 z. Boundary treatments within the RPA <ul style="list-style-type: none"> aa. Methodology and detailed assessment of root pruning bb. Reporting of inspection and supervision cc. Methods to improve the rooting environment for retained and proposed trees and landscaping dd. Veteran and ancient tree protection and management <p>The development thereafter shall be implemented in strict accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.</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.</p>
6	Land Contamination (Details)
	<p>CONDITION: Prior to the commencement of works, the following assessment in response to the NPPF and in accordance with Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) and BS10175:2011+A2:2017 shall be submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> e) A land contamination investigation for all of the site excluding the existing footprint of 4 Vorley Road. <p>No above ground works shall commence until the following assessment in response to the NPPF and in accordance with Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) and BS10175:2011+A2:2017 have been submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> f) A land contamination investigation, following demolition, covering the area previously occupied by 4 Vorley Road. <p>The investigations (a & b) shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater.</p> <p>Following the agreement to details relating to points a) and b); no above ground works shall commence until details of the following works have been submitted to, and approved in writing by, the Local Planning Authority:</p> <ul style="list-style-type: none"> g) A remediation method statement of any necessary land contamination remediation works arising from the land contamination investigation.

	<p>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.</p> <p>Following the agreement to details relating to point c); no above ground works shall commence until details of the following report has been submitted to, and approved in writing by, the Local Planning Authority:</p> <p>h) A verification report, that demonstrates the effectiveness of the remediation carried out.</p> <p>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.</p> <p>Each part of this condition must be carried out in compliance with and by a competent person who conforms to Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) or the current UK requirements for sampling and testing.</p> <p>REASON: To ensure the land is safe for development and minimise any potential impacts from land contamination.</p>
7	<p>Piling Method Statement (Details)</p>
	<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.</p> <p>Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>REASON: The proposed works will be close to underground sewerage and water utility infrastructure. Piling has the potential to significantly impact / cause failure to local underground sewerage utility infrastructure and local underground water utility infrastructure.</p>
8	<p>Whole Life Carbon (Details)</p>
	<p>CONDITION: An updated Whole Life Carbon Assessment shall be submitted to, and approved in writing by, the Local Planning Authority as follows:</p> <p>e) Prior to demolition works and relating to the demolition phase; and</p> <p>f) Prior to construction works</p> <p>The updated assessment shall include/address:</p> <ul style="list-style-type: none"> - Further carbon reduction quantification through the detailed design stage material selection and specification; - Completed GLA Whole Life-Cycle Carbon Assessment - Details of how opportunities for retaining and refurbishing/re-purposing existing buildings, materials and other resources on site have been maximised to reduce the need for new materials;

	<ul style="list-style-type: none"> - Details of life cycle of embodied carbon and finite resources relating to the enabling works stage and end of life approach; - Details of the applicant's Principals of Sustainable Procurement and details of specific measures being taken on the site for specification and sourcing of materials; - Consideration of end of life de-construction; - Cost premiums, supply chain limits and structural constraints for the proposal and Implications of Key Performance Indicators not being met; and - Updated targets for Bill of Materials <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom unless otherwise specified in writing by the Local Planning Authority.</p> <p>REASON: The revised and updated details and designs will ensure that the embodied carbon emissions associated with the proposed development, taking into account the materials quantities and loads, operational energy consumption of the built scheme, with total emissions estimated and compared to the GLA benchmarks are reduced to their lowest possible levels, having regard to GLA benchmarks in accordance with policy S4 of the London Plan.</p>
9	<p>Circular Economy (Details)</p> <p>CONDITION: An updated Circular Economy Statement shall be submitted to, and approved in writing by, the Local Planning Authority as follows:</p> <ul style="list-style-type: none"> g) Prior to demolition works and relating to the demolition phase; and h) Prior to construction works <p>The updated statement shall include outstanding information including the reporting of key metrics and commitments to London Plan policy targets.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom unless otherwise specified in writing by the Local Planning Authority.</p> <p>REASON: The revised and updated details and designs will ensure that the embodied carbon emissions associated with the proposed development, taking into account the materials quantities and loads, operational energy consumption of the built scheme, with total emissions estimated and compared to the GLA benchmarks are reduced to their lowest possible levels, having regard to GLA benchmarks in accordance with policy S4 of the London Plan.</p>
10	<p>Facing Materials (Details)</p> <p>CONDITION: No above ground works shall commence until detailed drawings and samples of all facing materials are submitted to and approved in writing by the Local Planning Authority.</p> <p>The details and samples shall include:</p> <ul style="list-style-type: none"> h. Plan, elevation and section drawings, including jambs, head and sill, of all external windows and doors at a scale of 1:10; i. 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; j. 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;

	<p>k. A full scale sample 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;</p> <p>l. Details of the green roof system</p> <p>m. Green Procurement Plan; and</p> <p>n. 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, unless otherwise approved in writing by 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>
11	Architectural Finish (Details)
	<p>CONDITION: No above ground works shall commence until detailed specifications including drawings (plan/section/elevation) at a minimum scale of 1:20 of the following details have been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>i) Projecting corduroy brick banding on Building B</p> <p>j) Plant enclosure on Building B</p> <p>k) Balconies including privacy screens, balustrading and soffits</p> <p>l) Brise soleil</p> <p>m) Parapets</p> <p>n) Rainwater pipes, gutters</p> <p>o) Windows including sills and lintels</p> <p>p) Doors including individual, communal and refuse store entrances.</p> <p>The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: High quality and well-considered detailing is fundamental to the success of the development and must be considered and approved by the Local Planning Authority prior to above ground works occurring</p>
12	Landscaping (Details)
	<p>LANDSCAPING: No above ground works shall commence until a detailed landscaping scheme has been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The landscaping scheme shall comprise the following details:</p> <p>m. an updated Access Statement detailing routes through the landscape and the facilities it provides;</p> <p>n. a biodiversity statement detailing how the landscaping scheme maximises biodiversity;</p> <p>o. existing and proposed underground services and their relationship to both hard and soft landscaping;</p> <p>p. 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;</p> <p>q. soft planting;</p> <p>r. topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;</p> <p>s. enclosures and boundary treatment: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;</p>

	<p>t. 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;</p> <p>u. wayfinding and signage;</p> <p>v. phasing of landscaping and planting;</p> <p>w. 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>x. 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>
13	<p>Bird Boxes (Details)</p>
	<p>CONDITION: No above ground works shall commence until details of bird boxes across all new buildings have been submitted and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</p> <p>The development shall be carried out strictly in accordance with the approved details and maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
14	<p>Sound Insulation (Details)</p>
	<p>CONDITION: No above ground works shall commence until a scheme for sound insulation and noise control measures has been submitted to, and approved in writing by, the Local Planning Authority. The sound insulation and noise control measures shall achieve the following internal noise targets:</p> <ul style="list-style-type: none"> - Bedrooms (23.00-07.00 hrs) 30 dB LAeq,8 hour and 45 dB Lmax (fast) - Living Rooms (07.00-23.00 hrs) 35 dB LAeq, 16 hour - Dining rooms (07.00 –23.00 hrs) 40 dB LAeq, 16 hour <p>The sound insulation and noise control measures shall be implemented prior to the first occupation of the development hereby approved and carried out strictly in accordance with the details so approved and maintained as such permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that an appropriate standard of accommodation is provided.</p>
15	<p>Sound Insulation Strategy – Community Uses and Residential Uses (Details)</p>
	<p>CONDITION: No above ground works shall commence until full particulars and details of a scheme for sound insulation between the proposed community uses (library and medical</p>

	<p>centre) and residential use of the building have been submitted to, and approved in writing by, the Local Planning Authority.</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, and maintained as such permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that an appropriate standard of accommodation is provided.</p>
16	Standby Generator (Details)
	<p>CONDITION: No above ground works shall commence until a written code for the management of noise from emergency plant and equipment is submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The management code shall identify measures to reduce the impact of the noise and vibration on the community and shall include details of equipment testing. The code shall be fully implemented and operated at all times in strict accordance with the approved details and maintained permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the operation of the generator does not impact on residential amenity.</p>
17	Cycle Parking (Details)
	<p>CONDITION: Notwithstanding the plans hereby approved, details of 132 long-stay resident's cycle parking spaces, 7 residential visitor cycle parking spaces, 9 staff cycle parking spaces and 24 visitor cycle parking spaces (for the library and medical uses), inclusive of the provision of accessible parking spaces, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The approved cycle storage shall be provided prior to the first occupation of the relevant part of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure adequate and suitable bicycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
18	Secure by Design (Details)
	<p>CONDITION: No above ground works shall commence until details have been submitted to, and approved in writing, by the Local Planning Authority to demonstrate that the development can achieve 'Secured by Design' accreditation.</p> <p>The development shall be constructed and operated strictly in accordance with the approved details and maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In the interest of creating safer, sustainable communities.</p>
19	Accessible Housing (Compliance and Details)
	<p>CONDITION: Notwithstanding the plans hereby approved, 65 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 7 x residential 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>No above ground works shall commence until Building Regulations Approved Plans and Decision Advice Notice, confirming that these requirements will be achieved, shall be submitted to and approved in writing by the Local Planning Authority. 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 carried out strictly in accordance with the approved details and permanently maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To secure the provision of visitable, adaptable and wheelchair user accessible homes appropriate to meet diverse and changing needs.</p>
20	Green/Blue Roof Details and Maintenance Plan (Details)
	<p>CONDITION: Prior to the commencement of relevant works, details of the biodiversity green and blue roofs within the scheme as shown on plan C(0)1003 Rev. D within the revised Flood Risk and Drainage Strategy, dated 23/08/22 shall be submitted to, and approved in writing by, the Local Planning Authority. The biodiversity (green) roofs shall be:</p> <ul style="list-style-type: none"> E) biodiversity based with extensive substrate base (depth 80-150mm); and F) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). G) Details of the irrigation and maintenance regime for the proposed green roofs shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. H) The biodiversity (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. <p>The biodiversity roofs shall be carried out strictly in accordance with the details so approved and shall be maintained permanently as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
21	Delivery and Servicing Plan (Details)
	<p>CONDITION: Prior to the first occupation of the development hereby approved, a detailed Delivery and Servicing Plan (DSP) shall be submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The development shall be constructed and operated strictly in accordance with the details so approved and shall be maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In order to secure highway safety and free flow of traffic, local residential amenity and to mitigate the impacts of the development.</p>
22	Parking Design and Management Plan (Details)
	<p>CONDITION: Prior to the first occupation of the development hereby approved, a Parking Design and Management Plan shall be submitted to and approved by the Local Planning Authority.</p>

	<p>The plan must set out the parking arrangements across the site, including how drop-off points are properly controlled, how traffic will be suitably managed and how each wheelchair accessible unit can be provided with a designated accessible parking space in future should there be demand.</p> <p>The approved details shall be installed prior to the occupation of the development and shall be maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In the interest of traffic safety and traffic management in accordance with Islington Core Strategy Policy CS10.</p>
23	Energy Statement (Details)
	<p>CONDITION: The energy efficiency measures/features and renewable energy technology, as detailed within the 'Energy Strategy' (ref no: Sustainable Design and Construction Statement prepared by Edute and dated March 2022) shall be installed and operational prior to the first occupation 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>
24	BREEAM Excellent – Residential (Details)
	<p>CONDITION: Prior to the first occupation of the residential element of the development, evidence to show that the development will achieve four a four-star rating (as a minimum) under the BRE Home Quality Mark scheme shall be submitted to, and approved in writing, by the Local Planning Authority.</p> <p>Within 6 months of first occupation of the relevant building, certification confirming that the development achieves a four-star rating (as a minimum) under the BRE Home Quality Mark scheme. shall be submitted to, and approved in writing, by the Local Planning Authority.</p> <p>REASON: In the interest of energy efficiency and sustainability.</p>
25	BREEAM Excellent – Non-Residential (Details)
	<p>CONDITION: The library and medical centre element of the development shall achieve a BREEAM rating of no less than 'Excellent', unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
26	Photovoltaic Panel Installation (Details)
	<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.</p> <p>This 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</p>

	<p>elevation plans).</p> <p>The solar photovoltaic panels as approved shall be installed prior to the first occupation of each of the buildings and maintained as such permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.</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>
27	Lighting (Details)
	<p>CONDITION: Prior to the first occupation of the development hereby permitted details of any general / security lighting measures shall be submitted to, and approved in writing by, the Local Planning Authority.</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 permanently maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</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>
28	External Signage (Details)
	<p>CONDITION: Prior to occupation of the development hereby approved, details of all external signage shall be submitted to, 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 permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In the interests of visual amenity and to ensure that the entrance approach is both welcoming and inviting.</p>
29	Inclusive Design (Details)
	<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; - Provision of accessible cycle parking spaces; - details on appropriate seating within the public realm, - audio loop systems, - medical garden accessibility - medical garden accessible play

	<p>- confirmation that corridors and lobbies meet relevant standards within Islington's Inclusive Design SPD.</p> <p>The inclusive design measures shall be retained as such in perpetuity unless otherwise approved in writing by the Local Planning Authority</p> <p>REASON: In order to facilitate and promote inclusive and sustainable communities.</p>
30	Obscure Glazing and Privacy Screens (Details)
	<p>CONDITION: Prior to the first occupation of Building B, details of obscured glazing and privacy screens to prevent potential overlooking from proposed Building B to the land to the north shall be submitted to, and approved in writing by, the Local Planning Authority.</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, unless otherwise approved in writing by the Local Planning Authority.</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>
31	Management Plan – Library (Details)
	<p>Prior to the first occupation of the library, a management plan for any private hire of the space shall be submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the approved plan, unless otherwise approved in writing by the Local Planning Authority.</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>
32	Management Plan – Medical Centre (Details)
	<p>Prior to the first occupation of the medical centre, a management plan for any private hire of the medical centre shall be submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the approved plan, unless otherwise approved in writing by the Local Planning Authority.</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	Whole Life Carbon Post-Construction Assessment Report (Details)
	<p>CONDITION: Within 3 months of practical completion of the development hereby approved, a whole life carbon post-construction assessment report shall be submitted to approved by the Local Planning Authority.</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>
34	Circular Economy Post-Construction Report (Details)
	<p>CONDITION: Within 3 months of practical completion of the development hereby approved, a post-construction circular economy report shall be submitted to the Local Planning Authority for approval in writing.</p>

	<p>REASON: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that circular economy principles have been incorporated into the design, construction and management of the approved development in accordance with London Plan Policy SI7.</p>
35	<p>Fire Strategy (Compliance)</p> <p>CONDITION: The details and measures set out in the Fire Strategy Report, by Affinity Fire Engineering – Rev. 12, dated 07.09.2022 shall be implemented in accordance with the approved document, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Should any subsequent change(s) be required to secure compliance with the submitted fire strategy, a revised fire strategy shall be submitted to and approved by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the Fire Strategy under this condition and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.</p>
36	<p>Basement Excavation (Compliance)</p> <p>CONDITION: The development shall be constructed in accordance with the approved 'Structural Method Assessment – Revision P2 – Dated: May 2021 – prepared by: ads consultancy' unless otherwise agreed in writing.</p> <p>The certifying professional that endorsed the Structural Method Statement (or a suitably qualified Chartered Civil Engineer (MICE) or a Chartered Structural Engineer (MIStruct.E) with relevant experience shall be appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with Council's Basement Development SPD.</p> <p>REASON: To ensure that structural stability has been evaluated by a suitably qualified and experienced professional.</p>
37	<p>Refuse and Recycling (Compliance)</p> <p>CONDITION: Prior to the first occupation of the development hereby approved the dedicated refuse / recycling enclosure(s) shown on the approved plan - Layout Ground Floor – drawing number: 3468A-LB-ZZ-00-DP-A-1100-25 – Layout GF – dated: 11.10.2022 - shall be provided and shall be maintained as such permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.</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>
38	<p>Lifts (Compliance)</p> <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>
39	<p>Plumbing (No pipes to outside of building) (Compliance)</p> <p>CONDITION: No plumbing, down pipes, rainwater pipes or foul pipes shall be located to the external elevations of the development hereby approved, unless otherwise 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>
40	<p>Biodiversity Mitigation (compliance)</p> <p>CONDITION: The proposal hereby approved shall implement the biodiversity enhancement measures as outlined in approved document Ecological Impact Assessment by AGB Environmental Limited – dated 27/04/2022.</p> <p>The biodiversity enhancement measures shall be installed prior to the occupation of the development and maintained as such permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In the interests of improving on-site biodiversity.</p>
41	<p>Plant Emissions (Compliance)</p> <p>CONDITION: On-site plant and machinery must comply with the London Non-Road Mobile Machinery (NRMM) Low Emission Zone standards (London Plan Policy SI 1 (D)).</p> <p>REASON: To ensure adequate air quality.</p>
42	<p>Fixed Plant (Compliance)</p> <p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014+A1:2019.</p> <p>REASON: To ensure that an appropriate standard of accommodation is provided.</p>
43	<p>Hours of Operation – Medical Centre (Compliance)</p> <p>CONDITION: The medical centre shall be operational only between the following hours</p> <ul style="list-style-type: none"> - 8am to 10pm (Monday to Saturday) - 11am to 5pm (Sundays) <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>
44	<p>Hours of Operation – Library (Compliance)</p> <p>CONDITION: The library shall be operational only between the following hours</p> <ul style="list-style-type: none"> - 8am to 10pm (Monday to Saturday) - 11am to 5pm (Sundays) <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>
45	<p>Sustainable Urban Drainage (Compliance)</p>

	<p>CONDITION: The details and measures set out in the Flood Risk Assessment and Drainage strategy by Calford Seaden Rev. B, dated 23/08/2022 shall be implemented in accordance with the approved document, unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that sustainable management of water and minimise the potential for surface level flooding.</p>
46	Restriction of Use (Compliance)
	<p>CONDITION: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or the provisions of any Order revoking and re-enacting that Order, no change of use of the 735 sqm (GIA) of approved E(e) floorspace and 826sqm (GIA) of approved F1(d) floorspace to any other use within Class E and Class F of the Schedule to the Town and Country Planning (Use Class) Order 1987 as amended 2005 (or the equivalent use within any amended/updated subsequent Order) or any other uses within any other use Class, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To safeguard the amenities of the adjoining residential units and the area generally and in the interest of securing the specific community uses.</p>
47	Restriction of PD Rights - Class E to residential (Compliance)
	<p>CONDITION: Notwithstanding the provisions of Schedule 2, Part 3, Class MA the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modifications), no change of use from Class E (commercial, business and service) to a use falling within Class C3 (dwellinghouses) shall take place without obtaining the express planning permission from the Local Planning Authority.</p> <p>REASON: For the avoidance of doubt and to ensure that the Local Planning Authority can restrict the use of the building to this specific use only, in order to protect the supply of office and commercial floorspace in this location.</p>

INFORMATIVES

List of Informatives:

1	Working with the applicant
	<p>In dealing with this application, Islington Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies in the relevant constituent parts of the Local Plan and London Plan, Supplementary Planning documents, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably.</p>
2	Director's Letter
	<p>You are advised that this permission has been granted subject to a Director's Letter.</p>

3	<p>Superstructure</p> <p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>Some 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	<p>Community Infrastructure Levy (CIL) (Granting Consent)</p> <p>INFORMATIVE: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</p> <p>Pre-Commencement Conditions: These conditions are identified with an 'asterix' * in front of the short description. These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of these unidentified pre-commencement conditions have been discharged.</p>
5	<p>Car-Free Development</p> <p>INFORMATIVE: (Car-Free Development) All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.</p>
6	<p>Groundwater Risk Permit</p> <p>A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.</p>
7	<p>Working Near Water Mains</p> <p>There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-nearour-pipes</p>

8	Water Pressure
	Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
9	Management Code – Noise from emergency plant and equipment
	<p>The Management code shall include measures to address the following matters:</p> <ol style="list-style-type: none"> 6. The testing of equipment not to take place between the hours of 1800 and 0800 on any day, and not at any time on Sundays, Bank Holidays or after 1300 on a Saturday. 7. The duration of the testing to be commensurate with the test requirements and not to exceed one hour. 8. A list of potential residential receptors to be drawn up and those receptors to be given advance written notification of the time and date of the test. 9. The acoustic design and control of the fixed plant and equipment to meet a criterion of a rating level, measured or calculated at 1m from the façade of the nearest noise sensitive premises, of not more than 5dB(A) above the existing background noise level (L_{A90}). The rating level to be determined as per the guidance provided in BS4142:2014. 10. A report to be commissioned by the applicant, using an appropriately experienced & competent person, to assess the noise from the plant and machinery. The report is to be submitted to, and approved in writing by the Local Planning Authority, and any noise mitigation measures shall be installed before the commencement of the use hereby permitted and permanently retained thereafter.”

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 (July 2021) seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

2. Development Plan

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

A) The London Plan - Spatial Development Strategy for Greater London (March 2021)

- Policy GG1 Building strong and inclusive communities
- Policy GG2 Making the best use of land
- Policy GG3 Creating a healthy city
- Policy GG4 Delivering the homes Londoners need
- Policy GG5 Growing a good economy
- Policy GG6 Increasing efficiency and resilience
- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D7 Accessible housing
- Policy D8 Public realm
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H4 Delivering affordable housing
- Policy H5 Threshold approach to applications
- Policy H6 Affordable housing tenure
- Policy H10 Housing size mix
- Policy S4 Play and informal recreation
- Policy E1 Offices
- Policy E7 Industrial intensification, co-location and substitution
- Policy E11 Skills and opportunities for all
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G4 Open space
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI1 Improving air quality
- Policy SI2 Minimising greenhouse gas emissions
- Policy SI3 Energy infrastructure
- Policy SI4 Managing heat risk

Policy SI5 Water infrastructure
Policy SI7 Reducing waste and supporting the circular economy
Policy SI12 Flood risk management
Policy SI13 Sustainable drainage
Policy T1 Strategic approach to transport
Policy T2 Healthy streets
Policy T3 Transport capacity, connectivity and safeguarding
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T6.1 Residential parking
Policy T7 Deliveries, servicing and construction
Policy T8 Funding transport infrastructure through planning

B) Islington Core Strategy 2011

Spatial Strategy	Policy CS13 (Employment Spaces)
Policy CS2 (Finsbury Park)	Policy CS14 (Retail and Services)
Policy CS3 (Nag's Head and Upper Holloway Road)	Policy CS15 (Open Space and Green Infrastructure)
Policy CS4 (Highbury Corner and Holloway Road)	Policy CS16 (Play Space)
Policy CS5 (Angel and Upper Street)	Policy CS17 (Sports and Recreation Provision)
Policy CS6 (King's Cross)	
Policy CS7 (Bunhill and Clerkenwell)	Infrastructure and Implementation
Policy CS8 (Enhancing Islington's Character)	Policy CS18 (Delivery and Infrastructure)
	Policy CS19 (Health Impact Assessments)
Strategic Policies	Policy CS20 (Partnership Working)
Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)	
Policy CS10 (Sustainable Design)	
Policy CS11 (Waste)	
Policy CS12 (Meeting the Housing Challenge)	

C) Development Management Policies June 2013

Design and Heritage

- DM2.1 Design
- DM2.2 Inclusive Design
- DM2.3 Heritage

Housing

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

Employment

- DM5.1 New business floorspace
- DM5.2 Loss of existing business floorspace
- DM5.4 Size and affordability of workspace

Health and open space

- DM6.1 Healthy development
- DM6.2 New and improved public open space
- DM6.3 Protecting open space
- DM6.4 Sport and recreation
- DM6.5 Landscaping, trees and biodiversity
- DM6.6 Flood prevention

Energy and Environmental Standards

- DM7.1 Sustainable design and construction statements
- DM7.2 Energy efficiency and carbon reduction in minor schemes
- DM7.3 Decentralised energy networks
- DM7.4 Sustainable design standards
- DM7.5 Heating and cooling

Transport

- DM8.1 Movement hierarchy
- DM8.2 Managing transport impacts
- DM8.3 Public transport
- DM8.4 Walking and cycling
- DM8.5 Vehicle parking
- DM8.6 Delivery and servicing for new developments

Infrastructure

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

Emerging policy: draft Islington Local Plan 2019

2. 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 now in progress. As part of the examination consultation on pre-hearing modifications took place between 19 March to and 9 May 2021. The Matters and Issues have now been published and hearings took place between 13 September to 5 October 2021.

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).

Emerging policies that are relevant to this application are set out below in Appendix 2. The emerging policies are considered to be consistent with the current policies.

Emerging Islington Local Plan (2019)

Policy PLAN1: Site appraisal, design principles and process

Policy SP2: King's Cross and Pentonville Road

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 B1: Delivering business floorspace

Policy B2: New business floorspace

Policy B3: Existing business floorspace

Policy B5: Jobs and training opportunities

Policy G1: Green Infrastructure

Policy G4: Biodiversity, landscape design and trees

Policy G5: Green roofs and vertical greening

Policy S1: Delivering sustainable design

Policy S2: Sustainable design and construction

Policy S3: Sustainable design standards

Policy T1: Enhancing the public realm and sustainable transport

Policy T3: Car-free development

Policy T5: Delivering, servicing and construction

Policy DH4: Basement development

5. Designations

The site has the following designations under the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Central Activities Zone (CAZ)
- Kings Cross & Pentonville Road Key Area (Core Strategy policy CS9)
- Employment Growth Area (Northdown Street EGA)
- Article 4 Direction – B1a (office) to C3 (residential)
- Article 4 Direction – A1 (Retail) to A2 (Professional and Financial Services)
- Article 4 Direction – B1c (Light Industrial) to C3 (Residential)
- CrossRail 2 Safeguarding Zone
- London Underground Zone of Interest (Tunnels)

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

The following SPGs and/or SPDs are relevant:

- | | |
|---------------------------------------|---|
| Islington Local Development Plan | London Plan |
| - Student Bursaries | - Accessible London: Achieving and Inclusive Environment |
| - Environmental Design | - Housing |
| - Small Sites Contribution | - Sustainable Design & Construction |
| - Accessible Housing in Islington | - Providing for Children and Young Peoples Play and Informal Recreation |
| - Conservation Area Design Guidelines | - Planning for Equality and Diversity in London |
| - Inclusive Landscape Design | |

- Planning Obligations and S106
- Urban Design Guide

Register of Locally Listed Buildings and Locally Significant Shopfronts (April 2010)