

East PLANNING COMMITTEE 31-Mar-2008	AGENDA ITEM NO:	B1
Six Acres Estate: land bounded by Pooles Park, Playford Road, Whadcoat Street, Biggerstaff Street, Lennox Road, Durham Road and rear of nos. 80-164 (even) Fonhill Road (including: Churnfield, Stonefield, Fallowfield, Dellafield, Millfield, Brookfield,		

LIBRARY (holding copy of application)	CENTRAL LIBRARY, 2 Fieldway Crescent, N5
WARD	East Area - Finsbury Park Ward
APPLICATION NUMBER	P072153
NAME OF APPLICANT	Homes for Islington & Comm.Housing Group
NAME OF AGENT	Savills inc Hephher Dixon
TYPE OF APPLICATION	Council's Own Development (Full) apln
APPLICATION RECEIVED	17-Aug-2007
APPLICATION COMPLETED	08-Nov-2007
AREA TEAM	MAJORS
CASE OFFICER	Matthew Rosel
HERITAGE INFORMATION:	Not in a Conservation Area Building is not listed, GLASS consult - Archaeological Area

Fyfield, Honeyfield, Monksfield, Clifton Court and Haden Court, LONDON N4 3PL

Demolition of Churnfield House (72 dwellings), adjacent car-parks including the felling of trees and erection of part 2 to part 5 storey buildings providing for 164 dwellings. Provision of outdoor recreation space; hard and soft landscaping; trees, play equipment and reconfiguration and increase in open spaces. Creation of new roads and 148 car-parking spaces. Refurbishment of existing buildings including re-cladding and glazing, new entrances, external lift columns to Fyfield House, entrance canopies, security doors, ground floor railings and refuse enclosures.

Applicants Plan Nos.: Aboricultural Impact Assessment & Generic Method Statement Aug '07; Air Quality Aug '07; Archaeological Assessment Aug '07; Contaminated Land Desk Study Aug '07; Design and Access Statement Aug '07; Daylight and Sunlight Study Aug '07; Ecological Appraisal Aug '07; Environmental Noise Assessment Aug '07; Flood Risk Assessment Aug '07; Preliminary Ecohomes Assessment – Fifth Issue Aug '07; Renewable Energy Feasibility Study – Rev E Aug '07; Town Planning Statement Aug '07; Transport Impact Assessment Aug '07; G10057 ARCH 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012; 013; 014; 015; 016; 017; 018; 019; 020; 021; 022; 023; 024; 025; 026; 027; 028; 029; 030; 031; 032; 033; 034; 035; 036; 040; 041; 042; 100; 101; 102; 103; 104; 105; 106; 06-975 PL01; PL02; PL03; PL04; PL05; PL06; PL16; PL32; PL33 [LBI reg: 21531]; Sustainability Statement – Fifth Draft Aug 07 [LBI reg: 21532]; 06-975 PL07; PL08a; PL09a; PL10a; PL11a; PL12a; PL13a; PL14a; PL15a; PL17a; PL18a; PL19a; PL20; PL22a; PL23a; PL24a; PL25a; PL26a; PL27a; PL28a; PL29a; PL30a; PL31a; G10057 ARCH 107; 108; 111 and 113 [LBI reg: 21533].

RECOMMENDATION: Approve subject to Section 106

1. **CONDITION:** The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).

2. **CONDITION:** Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 no additional windows, extensions or alterations to the dwelling houses hereby approved shall be carried out or constructed without express planning permission.

REASON: To ensure that the Local Planning Authority has control over future extensions to the resulting dwelling houses in view of the limited space within the site available for such alterations and the impact such extensions may have on residential amenity and the overall good design of the scheme.

3. **CONDITION:** Details and samples of the facing materials shall be submitted to and approved in writing by the Local Planning Authority before any superstructure work is commenced on site. The samples and details shall include:

New Buildings:

- a) brickwork (including brick panels and mortar courses) and render;
- b) rain screen panelling;
- c) window treatment (including sections and reveals);
- d) roofing materials; and
- e) balustrading and balcony treatment (including sections);

Refurbished Buildings:

- f) render;
- g) glass blocks;
- h) canopies;
- i) balustrading and railing treatment (including sections);

The development shall be carried out strictly in accordance with the details so approved, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the Authority may be satisfied with the external appearance of the building.

4. **CONDITION:** Notwithstanding the plans hereby approved, full details of the ground floor residential entrances and refuse/cycle enclosures including: doors, sections, elevational and threshold treatments (to a scale of 1:50) shall be submitted to and approved in writing by the Local Planning Authority before any superstructure work is commenced on site.

The development shall be carried out strictly in accordance with the details so approved, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the Authority may be satisfied with access arrangements and the external appearance of the buildings.

5. **CONDITION:** Notwithstanding the plans hereby approved the proposed flats shall meet Lifetime Homes Standards (excluding the requirement for a lift) and amended plans showing compliance together with a Lifetime Homes schedule detailing the characteristics of each unit shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The development shall be carried out strictly in accordance with the details so approved, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure the flats are flexible and adaptable.

6. **CONDITION:** The wheelchair / wheelchair adaptable housing and disabled parking spaces shown on drawing no. 06-975 PL07a hereby approved shall be provided prior to the first occupation of the buildings and the disabled parking bays shall be appropriately line-marked and thereafter kept available for the parking of vehicles at all times.

REASON: In the interest of ensuring the provision of appropriate wheelchair housing and disabled parking spaces.

7. **CONDITION:** Details of any ramps to footways and landscaped areas within the public realm shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on that aspect of the scheme. All ramped areas shall be provided prior to the first occupation of the development hereby approved.

The development shall be carried out strictly in accordance with the details so approved, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that any proposed ramped areas are appropriately designed.

8. **CONDITION:** Details of the proposed external ramp to Stonefield shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on that aspect of the scheme and the new ramps created within the ground floor entrances of the existing Estate blocks shall not have a gradient steeper than 1:12.

The development shall be carried out strictly in accordance with the details so approved, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the resulting ramps have an appropriate gradient for use by disabled and less ambulant people.

9. CONDITION: All new ground floor entrances shall have a level access.

REASON: To ensure that all units are accessible to those with mobility difficulties.

10. CONDITION: Details of the proposed security doors to the existing Estate blocks shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The security doors shall include zones of visibility between 500 and 1500mm above finished floor level.

The development shall be carried out strictly in accordance with the details so approved, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the Authority may be satisfied with the external appearance of the building.

11. CONDITION: All security entry systems shall have tactile controls and tonally contrast with its surrounds.

REASON: To ensure that the security entry systems are able to be used by all residents and visitors with disabilities.

12. CONDITION: Notwithstanding the plans hereby approved, the security door entrance post to the rear elevations of the refurbished Estate blocks (front elevation to Fyfield) which operate the outward swinging doors shall be relocated a sufficient distance away from the swing of the door to prevent contact with any future able-bodied or wheelchair user. The details shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

The development shall be carried out strictly in accordance with the details so approved, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure the appropriate ease of accessibility to the blocks and in the interest of resident and visitor safety.

13. CONDITION: All windows shown on the plans hereby approved as being angled or obscurely glazed shall be provided as such prior to the first occupation of the

development and all obscurely glazed windows shall be fixed shut.

The development shall be carried out strictly in accordance with the details so approved, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interest of protecting neighbouring residential amenity.

14. **CONDITION:** Notwithstanding the plans hereby approved the first floor east facing window of Block E6 shall be obscurely glazed and fixed shut prior to the first occupation of that dwelling house.

The development shall be carried out strictly in accordance with the details so approved, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interest of protecting neighbouring residential amenity to properties fronting Fonthill Road.

15. **CONDITION:** Notwithstanding the plans hereby approved the first and second floor west facing window of Block E5 and all south facing windows to Block D shall prior to the first occupation of those dwellings be either:

- a) obscurely glazed and fixed shut; or
- b) angled so not to face neighbouring habitable room windows; or
- c) treated in such a way to prevent overlooking.

The development shall be carried out strictly in accordance with the details so approved, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interest of protecting neighbouring residential amenity to Fyfield and properties fronting Playford Road.

16. **CONDITION:** The planters located at the rear 4th floor communal walkway of Blocks A1 and C1 outside habitable room windows shall be provided prior to the first occupation of those dwellings.

The development shall be carried out strictly in accordance with the details so approved, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interest of securing a suitable amount of defensible space to those habitable room windows.

17. **CONDITION:** Notwithstanding the plans hereby approved the 4th floor flat roof area of Block C1, which is adjacent to Brookfield shall only be used for maintenance purposes or in the case of emergency. It shall not be used as an amenity or sitting out space of any kind whatsoever.

REASON: In the interest of protecting the neighbouring residential amenity of Brooksfeld.

18. CONDITION: Notwithstanding the plans hereby approved details of the exact location and design of all visual screens to the balconies hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and installed, prior to the first occupation of the development hereby approved.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that there is no oblique or backwards overlooking of resulting future habitable room windows.

19. CONDITION Details of any scheme of CCTV and general / security lighting shall be submitted to and approved in writing by the Local Planning Authority and installed prior to the first occupation of the development. The details shall include the location and full specification of all luminaries, cameras (detailing view paths), lamps, expected lux levels and spill and any support structures.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the any resulting security lighting and cameras are appropriately located and designed and in the interest of protecting neighbouring residential amenity and the overall design of the building.

20. CONDITION: Details of the use, design, enclosure and management of the outdoor informal sports/recreation facility located adjacent to Lennox Road hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interest of neighbouring residential amenity,

21. CONDITION: The outdoor sports/recreation facility shall not operate later than 22:00 on any given day.

REASON: To ensure that the proposed development does not prejudice the enjoyment by neighbours of their premises.

22. **CONDITION:** A scheme for sound insulation and noise control measures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The sound insulation and noise control measures shall achieve the following internal noise targets (in line with BS 8233:1999):

Bedrooms (23.00-07.00 hrs) 30 dB LAeq, and 45 dB Lmax (fast)
Living Rooms (07.00-23.00 hrs) 30 dB LAeq,
Kitchens, bathrooms, WC compartments and utility rooms
(07.00 -23.00 hrs) 45 dB LAeq

The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interest of securing an appropriate internal environment.

23. **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 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: 1997.

REASON: To ensure that the operation of fixed plant does not impact on residential amenity.

24. **CONDITION:** Prior to the first occupation of the Fyfield lift hereby approved sound insulation shall be installed to the lift shaft sufficient to ensure that the noise level within adjoining residential dwellings does not exceed NR25(Leq) 23:00 - 07:00 (bedrooms) and NR30 (Leq. 1hr) 07:00 - 23:00 (living rooms) and a level of +5NR on those levels for the hours of 07:00 - 23:00.

REASON: To secure an appropriate future residential environment.

25. **CONDITION:** Full detail of any substation including its location, radiation, acoustic specifications, cladding/facing shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interest of protecting the residential amenity and health of existing or future occupants and to ensure that the Authority may be satisfied that any proposed substation does not have a harmful impact on the character

and appearance of the buildings approved or the existing/proposed streetscenes.

26. **CONDITION:** Full details of the road layout/network hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to any road works commencing on site and the new roads shall be constructed prior to the first occupation of the development hereby approved.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To secure and maintain an acceptable road layout/network and to ensure vehicle and pedestrian safety and free-flow of traffic.

27. **CONDITION:** Details of the provision of underground infrastructure to allow for the future installation of vehicle electric charging points shall be submitted to and approved in writing by the Local Planning Authority prior to any road works commencing onsite. The infrastructure shall be installed prior to the practical completion of the road works hereby approved.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interest of sustainable development and to ensure that the infrastructure exists to allow the future provision of electric charging points.

28. **CONDITION:** The bicycle storage areas for the new buildings, which shall provide for no less than 164 cycle spaces shall be installed prior to the first occupation of the buildings hereby approved.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.

29. **CONDITION:** The dedicated refuse / recycling enclosures integrated within the ground floor of the new buildings shall be provided prior to the first occupation of the development hereby approved. The development shall be carried out strictly in accordance with the plans approved and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure satisfactory refuse/recycling facilities are provided.

30. **CONDITION:** Plans and elevations showing the exact location and resulting design of the new refuse enclosures for the refurbished Estate blocks shall be submitted to and approved in writing by the Local Planning Authority prior to practical completion of the refurbishment works of the Estate blocks to which this permission relates.

The development shall be carried out strictly in accordance with the details so approved, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: So that the Local Planning Authority may be satisfied with the external appearance and location of the enclosures and in the interest of maintaining residential amenity.

31. **CONDITION:** A Code of Construction response report assessing the environmental impacts (e.g. noise, air quality including dust and odour) of the development and a construction traffic management plan shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The reports shall assess impacts:
- a) during the construction phase of the development on nearby residents and other occupiers together with means of mitigating any identified impacts; and
 - b) during the operational phase of the development on the proposed occupiers of the development together with nearby residents and the relevant mitigation measures.

The development shall be carried out strictly in accordance with the details so approved and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the development does not adversely impact on neighbouring residential amenity due to its construction and operation.

32. **CONDITION:** A phasing plan for the development of buildings and roads shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interest of protecting residential amenity.

33. **CONDITION:** Studies confirming that the development achieves a BREEAM Eco-Homes rating of no less than an 'Excellent' standard shall be submitted to and approved in writing by the Local Planning Authority. Two (2) studies shall be provided:
- a) Study no. 1: A preliminary study shall be submitted at pre-construction stage prior to commencement of works on site; and
 - b) Study no. 2: A post-construction study supported by a BRE accreditation certificate, shall be submitted following the practical completion of the

development, 6 months following the first occupation.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development.

34. CONDITION: The renewable energy technologies (i.e. solar hot water and ground source heat pumps) shall provide for no less than 20% carbon reduction for the new residential buildings hereby approved and shall be installed and operational prior to the first occupation of the development. The following specific details shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the buildings hereby approved:
- a) Solar hot water panel location, design and height above roof level, their specification and operational details; and
 - b) A revised scheme of renewable energy provision should, following further investigation, the ground source heat pumps prove not to be a viable option. Any revised scheme shall be installed and operation prior to the first occupation of the development.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that the 20% target is met.

35. CONDITION: Details of the green roofs to Millfield, Fallowfield, Dellafield, Brookfield and Honeyfield, which shall cover an area between 2,500sqm and 2,700sqm shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the buildings hereby approved. The green roofs shall be:
- a) biodiversity based with extensive substrate base (depth 30-100mm);
 - b) laid out in accordance with plan G10057 111a hereby approved; and
 - c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.

36. CONDITION: Details of all proposed boundary treatment, fencing and gates shall be submitted to and approved in writing by the Local Planning Authority and installed prior to the first occupation of the development hereby approved.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the resulting treatment / fencing is functional, attractive and secure.

37. **CONDITION:** A landscaping scheme shall be submitted to and approved by the Local Planning Authority prior to superstructure works commencing on site. The detailed landscaping scheme should include the following details:

- a) treatment of trees to be retained and new tree planting including species and size;
- b) earthworks, ground finishes, top soiling with both conserved and imported topsoils, levels, drainage including falls and drain types;
- c) enclosures including types, dimensions and treatment of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
- d) hard ground surfaces including kerbs, edges, rigid and flexible pavings, unit pavings, driveways, steps and, if applicable, synthetic surfaces;
- e) soft plantings including grass and turf areas, shrub and herbaceous areas and trims;
- f) water features should include types, construction details, equipment, aquatic plantings and other features;
- g) furniture should include type of outdoor furniture, dimensions, size, location, lighting type;
- h) planting schemes should favour the use of native species of trees, shrubs and herbaceous plants to foster wildlife interest;
- i) position of planned and existing underground service, gas, electricity, sewage, drainage and telecommunications (including cable television).

All landscaping in accordance with the approved scheme shall be completed during the first planting season after the date on which development in accordance with this permission has been completed. The landscaping and tree planting must have a two year maintenance / watering provision following planting. Trees or shrubs which die within five years of completion of the development shall be replaced to the satisfaction of the Local Planning Authority with the same species or an approved alternative.

REASON: To ensure that a satisfactory standard of visual amenity is provided and maintained and to ensure prior establishment and maturity of landscaping to enhance the visual amenity of the site.

38. **CONDITION:** All trees noted for retention on plan G10057 108 shall be retained and not removed without prior written approval of the Local Planning Authority.

REASON: In the interest of the protection of trees and to safeguard visual amenities.

39. **CONDITION:** Notwithstanding the plans hereby approved full details of all tree pits; their locations, dimensions and depths in relation to ground levels, underground services, car-parking bays and hard landscaping shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the Local Planning Authority may be satisfied that the provision of street-trees is secured and the life of the trees is not unduly constrained.

40. **CONDITION:** A detailed report relating to any works proposed to the existing retained trees adjoining Blocks E5 and E6 shall be submitted to and approved in writing by the Local Planning Authority prior to any preparatory, earth or construction works commencing in relation to either Block E5 or E6. The details shall also include

- a) a method statement for the protection of those trees during the construction phase; and
- b) the resulting hard/soft landscaping works for the area surrounding both Blocks and the trees.

REASON: To ensure that the proposed retained trees are adequately protected and so the resulting construction works do not adversely impact on the lifespan of those trees.

41. **CONDITION:** The foundations for the new structure must comply with the guidance given in the National House Building Council's guidance document Chapter 4.2 Building Near Trees.

REASON: To maintain a satisfactory level of visual amenity in the area.

42. **CONDITION:** Prior to commencement of the development and for the duration of the works the trees shown as being retained must be surrounded by 2.4m high OSB, Exterior grade ply, sterling board hoarding to the standard laid out in Table 1 British Standard 5837 'Trees in Relation to Construction'. The distances of the hoarding from the trunk shall be as set out in Table 1 of this British Standard. The defined vigour of the tree for the purposes of Table 1 shall be agreed in writing with the Local Planning Authority prior to the erection of this hoarding. Heras fencing in concrete rubber or similar foot plates is not acceptable as a form of tree root protection.

REASON: To protect the health and stability of trees to be retained on the site, and to ensure that a satisfactory standard of visual amenity is provided and maintained.

43. **CONDITION:** For the duration of the works no materials, chemicals, plant, vehicles or machinery should be stored within or allowed into the root area protected by the protective hoarding. Access to this area is permitted only with the prior written permission of the Local Planning Authority.

REASON: To safeguard the trees so protected in the interest of maintaining visual amenity.

44. **CONDITION:** The details and works to be carried out under the above conditions shall, unless the Local Planning Authority subsequently agree otherwise in writing, be in accordance with the relevant parts of BS5837: 2005 'Trees in Relation to Construction'; BS3998, 2005 'Tree Work'; BS4428, 1969 'General Landscape Operations'; NJUG 10 'Guidelines for the Planning Installation and Maintenance of Utility Services in Proximity to Trees'.

In cases of tree protection where Table 1 of BS5837, 2005 is relevant the Local Planning Authority shall agree in writing the defined vigour classification of the retained trees prior to commencement of the development.

REASON: To protect the health and stability of trees and to ensure that a satisfactory standard of visual amenity is provided and retained.

45. **CONDITION:** No development shall take place until the applicant, their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority.

REASON: Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16.

46. **CONDITION:** A land contamination investigation shall be carried out and a scheme of necessary remedial works shall be agreed with the Local Planning Authority prior to works commencing on site.

The development shall be carried out strictly in accordance with the details and any scheme of remedial works so approved no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To safeguard the health and safety of future occupants as the site may be contaminated due to the previous use.

47. **CONDITION:** The development should not be commenced until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by the Local Planning Authority. The studies should determine the magnitude of any new additional capacity required in the system and a suitable

connection point.

REASON: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

48. CONDITION: A drainage strategy detailing any on and/or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.

The development shall be carried out strictly in accordance with the details and any scheme of remedial works so approved no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the development would not overload the existing sewer infrastructure.

INFORMATIVES (if any)

DEFINITION OF SUPERSTRUCTURE

A number of conditions attached to this permission have the time restriction: 'prior to superstructure works commencing on site'. In this regard, the Council considers the definition 'superstructure' as having its normal or dictionary meaning which is 'the part of a building above its foundations'.

SECTION 106 AGREEMENT

You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

THAMES WATER

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 Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

ARCHAEOLOGY

The development of the site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English

Heritage guidelines.

THE BUILDINGS ACTS AND BUILDING REGULATIONS

Building Control Division, Development House, 8A Barnsbury Park, London, N1 1QQ (Tel: 020-7527-5999; Fax: 020-7527- 5989) should be consulted regarding the application of the Buildings Acts and Building Regulations to any intended building works in relation to:

The erection of a building or structure, extension to a building, change of use of a building, alteration to a building, installation of services, underpinning works and fire precaution (fire safety/ means of escape) works.

STREET NAMING AND NUMBERING

Will this development result in changes to any postal address or addresses on the site? If so, you will need to apply to the Council's Street Naming and Numbering section to get the property re-addressed. Failure to do so can result in delays to conveyancing, the connection of services or the initiation of postal deliveries.

Application forms can be obtained by writing to:-

Islington Street Naming and Numbering,
PO Box 3333,
London N1 1YA.

Or by phoning:- 0207-527-2245 / 2611

Or downloading from the Council's web site at www.islington.co.uk

NUISANCE FROM CONSTRUCTION WORK

Nuisance from demolition and construction works is subject to control under the Control of Pollution Act 1974. The normal approved noisy working hours are 08.00 to 18.00 Mondays to Fridays and 08.00 to 13.00 Saturdays with no working on Sundays or Bank Holidays. At least one month before works commence on site, the developer or contractor must apply for prior consent under Section 61 of the Control of Pollution Act 1974 in a format agreed with the Council's Public Protection Division (Noise Team).

NOTES (if any)

This proposal has been approved following consideration of all the relevant policies in the Development Plan and other material considerations; the proposal is generally considered to comply with the London Borough of Islington's UDP 2002, in particular policies: Env1 & Env2 (New Development); Env6 (Protecting Trees); Env10 (Street Furniture, Paving and the Street Environment); Env12 (Community Safety); Env17 (Protecting Amenity); Env24 (New Wildlife Habitat); Env32 (Energy); Env38 (Waste and Recycling); H3 (New Housing and Changes of Use to Residential); H7 (Standards and Guidelines); H10 (New Development); H14, H15, H17 & H18 (Dwelling Mix, Dwelling Need and Affordable Housing); T4 (Reducing the Need to Travel); T18 (Parking and Traffic Restraint); T21 (Non-Residential Off-Street Parking and Servicing); T22 (Residential Off-Street Parking); T23 (Car Free Housing); T27 (Design of Car Parks); T34 (Cycle Parking); T45 (Land Use Planning); T46 (Design Issues); T47 (Streetscape); T49 (Meeting the Needs of People with Mobility Problems); T52 (Facilities for Cyclists); T55 (New

Development); D1 (Overall Design); D3 (Site Planning); D4 (Designing In Context); D5 (Townscape); D6 (Landscaping and Public Realm); D8 (Boundary Walls, Paving and Street Furniture); D11 (Alterations and Extensions); D43 (Archaeological Heritage); D44 (Important Archaeological Remains); D45 (Archaeological Assessment and Evaluation); D46 (Preservation In-Situ of Archaeological Remains); D47 (Archaeological Excavation and Recording); Imp6 (Efficient Use); Imp11 (Area of Opportunity); Imp13 (Community Benefits) and Imp16 (Finsbury Park). The proposal is generally considered to comply with the London Plan 2008, in particular policies: 3A.1 (Increasing London's Supply of Housing); 3A.2 (Borough Housing Targets); 3A.4 (Housing Choice); 4A.7 (Energy Efficiency and Renewable Energy); 4A.8 (Energy Assessment); 4A.9 (Providing Renewable Energy); 4A.14 (Reducing Noise); 4B.1 (Design Principles for a Compact City); 4B.2 (Promoting World Class Architecture and Design); 4B.3 (Maximising the Potential of Sites); 4B.5 (Creating an Inclusive Environment); 4B.6 (Sustainable Design and Construction); 4B.7 (Respect Local Context and Communities); 4B.11 (Heritage Conservation) and 4B.14 (Archaeology). Other policies may have been considered, but in this instance are not considered to have such weight as to justify a refusal of permission.

CASE OFFICERS REPORT

ADDITIONAL RECOMMENDATION (A)

- 1) That planning permission be granted subject to the applicant, the Council's Director of Housing and Adult Services (or other relevant Council department) and/or any party with an interest in the land (including any mortgagees) securing the heads of terms below by, where relevant:
 - i) where ownership of the land is to be transferred from the Council to a third party entering into contracts/deeds with the Local Planning Authority under section 111 of the Local Government Act 1971, Section 2 of the Local Government Act 2000, Section 16 of the Greater London Council (General Powers) Act 1974, Section 38 and Section 278 of the Highways Act 1980; and/or
 - ii) where ownership has been transferred from the Council to a third party, entering into a deed (confirmatory deed) subsequent to the above contracts/deeds binding the land to the heads of terms under Section 106 of the Town and Country Planning Act 1990 (and any other relevant powers including powers to provide infrastructure and/or adopt roads under the Highways Act 1980); and/or
 - iii) Providing a letter to such effect from the relevant Council department to the Local Planning Authority

to the satisfaction of the Head of Law and Public Services and the Assistant Director of Planning or Development Control Manager or in their absence the Area Team Leader.

- 2) That, if the heads of terms are not secured to the Local Planning Authority's satisfaction as set out above within 13 weeks from when the planning application was made complete, officers may refuse the planning application under delegated powers due to the absence of appropriate mitigation measures.

- i) A contribution of £150,000 toward environmental, streetscape and community improvements in the vicinity of the site to be paid on implementation.
- ii) Environmental and Community Works - Delivery of the HFI works identified in Paul Tobin's email of 7 November 2007 (attached) and as set out in relevant below listed drawings, to at least the values referred to in the emails. Landscaping works to the public central square (specified in drawing 107), planting of 69 street trees (drawing 109), new roads and associated footpaths (drawing 102), traffic calming measures (drawing 107), two playgrounds (drawing 107), new informal ball games area (drawing 107), renewal of street lighting and amenity lighting. Delivery of Community Housing works as specified in Carl Flinn's email of 12 October 2007 (attached) to at least the values referred to in the emails and specified on drawing 109, 102 and 107 as follows: works to paved areas, access roads, public square and boundary treatment;
- iii) The provision of not less than 55% of the new residential accommodation to be provided on the site as affordable housing (as measured by habitable rooms) with not less than 86.7% of the total number of habitable rooms being provided as Social Rented Accommodation and 13.3% as Intermediate Housing which will be available as shared ownership housing;
- iv) The repair and re-instatement of the footways adjoining the development (to be costed by our highways department) including the removal of any redundant vehicular crossovers and other alterations to the highway necessitated by the development;
- v) S278 agreement to be entered into with LBI Public Realm regarding proposed street works within the site;
- vi) Following the installation of the underground electric vehicle charging infrastructure (as per condition 27) the developer shall notify all Estate residents of and include in sales literature information about its existence and their right to request the installation of an electric charging point following reasonable proof that they shall be purchasing an electric vehicle. The electric charging point shall then be provided by the developer at no cost to the Council on such request as soon as practicable;
- vii) Removal of the resident's rights to apply for car parking permits (new buildings only);
- viii) A contribution of a minimum of £180 per residential unit, towards the provision of sustainable transport measures including but not limited to personalised travel planning, promotion of walking and cycling, car club membership and promotion and accessibility information;
- ix) Submission of a Green Travel Plan promoting sustainable travel methods and outlining measures, targets and monitoring to be agreed with the Council prior to implementation. A final travel plan to include a full travel survey with the results linking to actions and targets to be submitted to be agreed with the Council prior 6 months after occupation. An updated Travel Plan to be submitted within 3 years of occupation for monitoring purposes, and must also include a full travel survey;
- x) The provision of public art to be provided by the Developer within the development – details to be submitted (including budget) for approval by the Local Planning Authority prior to implementation;

- xi) Compliance with the Code of Construction & Training Practice (construction). Facilitation of placements to provide employment and training opportunities for local residents during the construction phase and the term operation of the buildings lasting a minimum of 13 weeks or an equivalent financial contribution. Developer/contractor to pay wages (must meet national minimum wage). London Borough of Islington 'Construction Works Team' to recruit for, and monitor placements. The number of placements/ rate of contribution is based on a ratio of 1 per 20 units of development; equating to 16 placements or a contribution of £45,920;
- xii) Compliance with the Code of Construction Practice, including a £10,000 monitoring fee, due on implementation; further comments have been received from Public Protection and I have attached these for your reference. Please contact Anthony Baptist if you wish to discuss these further;
- xiii) Compliance with the Code of Local Procurement; and
- xiv) Council's legal fee in preparing the agreements required to secure the heads of terms.

ADDITIONAL RECOMMENDATION (B) That, should this application be refused, the Planning Sub Committee authorise and delegate the Director of Environmental and Regeneration/Assistant Director Planning to seek to negotiate a bilateral S106 Agreement with the appellants reflecting the heads of terms as set out at 'Additional Recommendation (A)' of this report to Committee.

1. **Proposal** The proposed development is for the demolition of Churnfield (72 dwellings), two 2-storey car parks and felling of trees to allow for the erection of part 2 to part 5 storey buildings providing for 164 dwellings comprised of 75 (14x1, 36x2, 19x3, 4x4 and 2x5 bedroom) affordable flats, maisonettes and houses and 89 (47x1 and 42x2 bedroom) flats for private sale. The scheme secures 55% of all habitable rooms as affordable housing, which equates to 75 dwellings.
2. Existing open space (hard and soft landscaped and play areas) is to be built over in part and new fully publicly accessible open spaces together with private and semi-private gardens are provided. An Estate wide landscaping scheme is suggested which includes the planting new and replacement trees. Extensive substrate base green roofs are proposed to 5 existing 4-storey Estate buildings covering an area between 2,500 and 2,700sqm.
3. New roads are created which would extend Biggerstaff Street west and south as a principal avenue connecting with Pooles Park and also west as a secondary distributor road connecting with Durham Road. It is intended that these roads would be adopted. In total 148 car parking spaces are provided which is a reduction of 110 from the present situation, the spaces would be available to existing Estate residents only and in total 17 spaces shall comprise disabled parking bays. The new buildings shall be 'car-free'. Cycle parking is provided at a ratio of 1:1 with every dwelling being allocated a secure cycle parking space.
4. The new buildings shall provide for 20% carbon emission reductions through the provision of on-site renewable energy.

5. **Issues** The main issues arising from this proposal relate to the:
- Design and appearance of the new buildings and refurbished Estate buildings;
 - quality of resulting residential accommodation;
 - impact of the new buildings on existing residential amenity;
 - provision of affordable housing;
 - appropriate design and provision of new public open space, private and semi-private gardens and play spaces;
 - sustainability, reduction of carbon emissions and provision of on-site renewable energy;
 - accessibility and Lifetime Homes;
 - landscaping and trees;
 - highway and transportation implications; and
 - potential for archaeology and land contamination.
6. **Site** The application site covers an area equal to approximately 50,215sqm (5.025 hectares) and is bound by Seven Sisters Road properties to the south, Fonthill Road properties to the east, Lennox Road to the north and Durham Road to the west. The red-line boundary of the application site contains 3 Estates, namely Haden Court, Clifton Court and 6 Acres. Haden Court Estate was constructed in the 1950's and comprises 6 brick buildings of 4 and 5-storeys containing 102 dwellings. Clifton Court Estate was constructed in the 1960's and is comprised of 2 brick clad buildings 18-storeys and 4-storeys in height respectively, the buildings provide for 87 dwellings. 6 Acres Estate was built during the 60's and 70's and comprises 9 precast concrete buildings which range in height from 4 to 12 storeys and house 356 dwellings. In total the Estates provide for 545 dwellings (185x1; 141x2; 210x3 bedroom flats and 9 studio apartments). For the ease of reference this report shall refer to the Estates collectively as '6 Acres Estate'. The site contains 258 car parking spaces at surface level and also within 2-storey car-parking structures, 20,690sqm of open space of varying degrees of accessibility and usability and numerous mature trees the majority of which were planted during the successive phases of the Estate's construction.
7. **Surroundings** The neighbouring townscape to the west and north is of a predominantly residential character, with the large Andover Estate to the west and Victorian terraces fronting Playford Road and Lennox Street together with Pooles Park Primary School, St Anne's retirement home and YMCA building to the north. To the south can be found a variety of buildings of varying ages and designs in both commercial and residential uses fronting Seven Sisters Road, Pooles Park, Playford Road and Whadcot Street and to the east are the terrace buildings (ground floor commercial premises) fronting Fonthill Road, the upper floors of those buildings vary between residential and workshop/commercial uses.
8. The application site does not fall within a designated Conservation Area nor does it adjoin a designated Conservation Area. None of the existing structures on site are listed buildings and none are noted on the Council's register of locally listed buildings.

9. **Relevant History** The site has been the subject to a number of past planning applications. However, only one, which relates to the proposed refurbishment of existing Estate buildings, is considered to be relevant. The refurbishment scheme can be summarised as follows:
- Planning application LBI ref: P07-1877 for the '*Refurbishment of existing Estate blocks providing for new security door entrances and canopies, installation of railings to enclose ground floor porches, re-cladding of communal stairwells and rendering of existing concrete panelling*' was GRANTED by Committee and the decision notice issued on 12/11/2007.

In terms of the refurbishment of the existing blocks the current proposal includes the same refurbishment works as those which have been previously approved under P07-1877. However, in addition to these works the current scheme also proposes the creation of new lift-shafts to Fyfield and inclusion of green roofs to 5 existing flat-roofed buildings (Dellafield, Brookfield, Fallowfield, Honeyfield and Millfield). The matters relating to the refurbishment and extension to existing blocks are discussed at paragraphs 30 to 43 of this report.

10. In 2004 a structural survey of the existing 6-storey Churnfield building revealed that it did not meet building regulations for a building of its height. It was the conclusion of this report that although not immediately dangerous the building was still structurally unsound and needed to be replaced.
11. **Consultation** Letters were sent to 1,051 occupants of adjoining and nearby properties at Fonthill Road, Seven Sisters Road, Pooles Park, Playford Road, Durham Road, Lennox Road, Clifton Terrace, Lenton Terrace, Biggerstaff Street, Seldon Walk, Allerton Walk, Bolton Walk and Roth Walk on 19/11/2007. A site notice and press advert were displayed on 22/11/2007. The public consultation of the application therefore expired on 13/12/2007; however it is the Council's practice to continue to consider representations made up until the date of a decision.
12. At the time of the writing of this report a total of two (2) responses had been received from the public with regard to the application. The issues raised can be summarised as follows (the paragraph number of this Committee report containing the Officer's response to these comments is provided in brackets):
- The location of the new lift shaft will impact on privacy and cause noise nuisance (34 and 41-42);
 - Loss of privacy and light to Millfield due to erection of Block D (61 and 63-66);
 - Inappropriate scale and density of development (49 and 90-92);
 - Reduced security due to new layout of the Estate (48);
 - Loss of trees and car parking spaces (128-132 and 104-105); and
 - Noise nuisance during construction and loss of view (68-69).

External Consultees

13. English Heritage (Greater London Archaeology Advisory Service) raised no objection to the proposal subject to the imposition of an archaeological condition.

14. Thames Water stated that they had no objection subject to the imposition of conditions relating to waste water, water supply and drainage infrastructure needs of the development.
15. Internal Consultees
Affordable Housing Officer confirmed that the scheme was acceptable and was in line with the guidance issued for this development.
16. Access Officer raised concerns regarding the resulting internal configuration of the dwellings stating that Lifetime Homes Standards would not be met. Amended plans have been received to address this concern, and a condition is attached to cover the outstanding points.
17. Design and Streetscape Team confirmed that they were satisfied with the proposed design and layout of the new buildings and streets and also the refurbishment of existing blocks.
18. Energy Centre welcomed the provision of 20% carbon reductions through the provision of renewable energy technologies. However stated it was unfortunate that CHP was not employed on-site.
19. Tree / Landscape Officer / Greenspace expressed regret over the loss of the existing tree cover allowing for the creation of new homes and welcomed the proposed new open spaces and planting.
20. Public Protection Division (Pollution Team) raised no objection to the proposal subject to the imposition of a contaminated land condition.
21. Public Protection Division (Noise Team) raised no objection subject to the imposition of conditions relating to the correct provision of sound insulation, compliance with Code of Construction Practice and limiting noise impact from any fixed plant.
22. Public Protection Division (Residential Team) raised no objection subject to the development complying with the Council's Code of Construction Practice.
23. Street Management, although welcoming the reduction in car parking would have preferred to see the creation of an entirely car-free development. It was confirmed that electric car-charging points, cycle parking provision in accordance with TfL guidelines and adequate space for refuse/recycling is required. Furthermore, the following S106 matters were required: car-free development (new buildings), contribution to public realm, contribution to green initiatives, and reconstruction of public footways and provision of green travel plan.
24. Screening Opinion A screening opinion was issued under delegated powers on 26/07/2007. The screening opinion determined, in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 that the development would constitute Environmental Impact Assessment development (schedule 2). However due to the size, nature, siting, use proposed and the resulting

number of additional dwellings that an Environmental Statement is not required.

RELEVANT POLICIES

25. **National Guidance** The following national and regional guidance is considered particularly relevant to this application:

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
PPG16	Archaeology and Planning
PPS22	Renewable Energy
PPS23	Planning and Pollution Control
PPG24	Planning and Noise

26. **Development Plan** The Development Plan is comprised of the London Plan 2004 (as amended) and the Islington Unitary Development Plan (2002). The following policies of the Development Plan are considered relevant to this application:

London Plan 2004 - Spatial Development Strategy for Greater London

3A.1	Increasing London's Supply of Housing
3A.2	Borough Housing Targets
3A.4	Housing Choice
4A.7	Energy Efficiency and Renewable Energy
4A.8	Energy Assessment
4A.9	Providing Renewable Energy
4A.14	Reducing Noise
4B.1	Design Principles for a Compact City
4B.2	Promoting World Class Architecture and Design
4B.3	Maximising the Potential of Sites
4B.5	Creating an Inclusive Environment
4B.6	Sustainable Design and Construction
4B.7	Respect Local Context and Communities
4B.11	Heritage Conservation
4B.14	Archaeology

Islington Unitary Development Plan (2002)

Environment Policies: Strategic Policy 4 – Strategic Policy 4 – Encourage sustainable forms of development which respect and enhance the environment; Maintain and improve the quality of Islington's physical environment, including its streets and open spaces; Achieve a safe and hospitable environment with easy access to buildings and facilities and enhanced mobility for all groups; Minimise noise, pollution and nuisance and improve air quality; Promote environmentally acceptable forms of energy and encourage energy conservation; Minimise waste and consume, re-use and recycle resources in an ecologically efficient manner:

Env1 & 2	New Developments
Env6	Protecting Trees
Env10	Street Furniture, Paving and Street Environment
Env12	Community Safety;

Env17	Protecting Amenity
Env24	New Wildlife Habitat
Env32	Energy
Env37 & 38	Waste and Recycling

Housing Policies: Strategic Policies 2 and 5 – Ensure the provision of a sufficient number of homes to meet local and strategic housing needs, insofar as this is acceptable with maintaining a satisfactory residential environment. This should be achieved through new housing, changes of use, conversions, mixed use schemes and bringing vacant property into use; In determining planning applications, ensure that housing provides appropriate and acceptable accommodation in a good environment; Ensure that provision of a variety and mix of housing to suit the widely differing social and economic needs of all Islington residents, including an adequate number of affordable homes:

H3	New Housing and Changes of Use to Residential
H7	Standards and Guidelines
H10	New Development
H14, 15, 17 & 18	Dwelling Mix, Dwelling Need and Affordable Housing

Sustainable Transport Policies: Strategic Policy 7 – Improve the quality of the local environment through a substantial and progressive reduction in the volume of motor traffic on all roads in Islington; Control on and off-street car parking as part of the Council's traffic reduction strategy by restraining the unnecessary use of vehicles, especially private cars, and allocating parking to residents, shoppers and essential users in accordance with established hierarchy of need; Increase walking as a means of travel within Islington, and improve the overall environment for pedestrians in terms of safety, security, amenity and convenience; Significantly increase cycle use, and make Islington a cycle friendly borough with improved facilities, safety and journey conditions; Ensure that all new development maximises accessibility by sustainable modes of transport, meets relevant highways and access standards, and is properly related to the borough's transport and highway network:

T4	Reducing the Need to Travel
T18	Parking and Traffic Restraint
T21	Non-Residential Off-Street Parking and Servicing
T22	Residential Off-Street Parking
T23	Car-Free Housing
T27	Design of Car-Parks
T34	Cycle Parking
T45	Land Use Planning
T46	Design Issues
T47	Streetscape
T49	Meeting the Needs of People with Mobility Problems
T52	Facilities for Cyclists
T55	New Development

Conservation and Design Policies: Strategic Policy 13 – Ensure that all new developments, including alterations and additions to buildings are well

designed, respect their context, and improve the appearance of the borough; Preserve and enhance areas of special architectural or historic interest as key elements of Islington's character; Protect and enhance the character, appearance and setting of buildings on the statutory and local lists of buildings of architectural or historic interest and protect the borough's archaeological heritage:

D1	Overall Design
D3	Site Planning
D4	Designing in Context
D5	Townscape
D6	Landscaping and Public Facilities
D8	Boundary Walls, Paving and Street Furniture
D11	Alterations and Extensions
D43	Archaeological Heritage
D44	Important Archaeological Remains
D45	Archaeological Assessment and Evaluation
D46	Preservation In-Situ of Archaeological Remains
D47	Archaeological Excavation and Recording

Implementation Policies: Strategic Policy 14 – To secure the efficient and sustainable use of land and buildings in the borough with encouragement being given to mixed-uses, both at the neighbourhood level and in individual buildings; and to ensure that appropriate social and environmental benefits are achieved through new development:

Imp6	Efficient Use
Imp11	Areas of Opportunity
Imp13	Community Benefits
Imp16	Finsbury Park

27. **UDP Designations** The site has the following designations under the Islington Unitary Development Plan (2002):
- Finsbury Park Special Policy Area;
 - Area of Opportunity; and
 - Within 200m of Thameslink 2000.

28. **Supplementary Planning Guidance (SPG)** The following SPG's are relevant:

Islington UDP

- Affordable Housing Guidance Note;
- Car Free Housing
- Green Construction
- Planning Standards Guidelines
- Sustainability Assessments
- Urban Design Guide

London Plan

- Housing
- Accessible London
- Sustainable Design & Construction
- Providing for Children and Young Peoples Play and Informal Recreation

29. **Core Strategy Advice Note:** At its meeting on 26th June 2007 the Council resolved to withdraw the Draft Core Strategy and adopt it as non-statutory supplementary guidance for development control purposes. Whilst the non-statutory guidance is not part of the Local Development Framework or statutory Development Plan, the Council is of the view that is nevertheless is

a significant material consideration. The document has been subject to three rounds of consultation and the majority of its policies, including those on key issues such as affordable housing and green construction, are in line with the London Plan and national planning guidance. The following policies of the Core Strategy Advice Note are considered relevant: The following policies of the Core Strategy are considered relevant:

CS1	Sustainable Buildings
CS2	Sustainable Travel
CS4	Housing Provision
CS10	Local Distinctiveness
CS11	Urban Design and Architecture
CS13	Housing Quality
CS16	Liveability
CS18	Housing Need
CS20	Access
CS22	Implementation

EVALUATION – THE REFURBISHMENT OF EXISTING BLOCKS

30. **Proposal** The scheme is for the refurbishment of a number of the existing Estate blocks, namely: Stonefield, Fallowfield, Millifield, Brookfield, Honeyfield Dellafield, Fyfield and Monksfield. The scheme proposes the installation of new security doors and ancillary entrance systems, erection of projecting canopies above entrances, railings to enclose ground floor porches, re-cladding of communal stairwells and rendering of existing concrete panelling to all buildings. A new external lift column is also proposed to Fyfield.
31. **Design** To the communal entrances new power assisted, secure entrance doors are proposed which shall be operated by a fob-key and entry phone system. Entrance canopies are also proposed which would extend by approximately 2m from the face of the building. The long second floor deck access to Stonefield, Monksfield and Millifield shall be centrally divided to restrict the use of the communal stair cores to each half of the block.
32. The ground floor entrances currently suffer from no boundary treatment or in some cases poorly maintained metal grill enclosures. The proposal will regularise the situation by providing steel railings and entrance gates to enclose the patio areas.
33. The existing external cladding of the blocks, which consists of aggregate/concrete panelling is proposed to be re-clad in an insulated render which would not only improve the thermal qualities of the buildings but also greatly improve their appearance. The stair-cores are all shown as being enclosed in glass blocks.
34. The new lift column to Fyfield is not considered to be out of keeping with the overall appearance of the building and would add further symmetry to the Block by balancing the existing lift column to the opposite end of the building.

35. The resulting design of the blocks is considered to be a marked improvement on the low quality appearance which they presently display. The proposal would improve security and increase existing residents' feelings of ownership of the spaces. The erection of canopies is considered acceptable and due to their only minor projection would not result in the creation of sheltered spaces that might invite loitering. The overall design of the proposed refurbishment works is therefore considered acceptable.
36. Conditions are attached which require the submission of details of the resulting materials to be used.
37. The location of refuse and recycling enclosures for the existing Estate buildings are shown on plan PL08. However, no detail has been submitted in relation to their capacity or design. A condition is therefore attached that requires the submission of the capacity and design of new proposed refuse and recycling enclosures.
38. Green Roofs The flat roofs of Fallowfield, Millfield, Dellafield, Brookfield and Honeyfield are all to be replaced with green roofs covering an area between 2,500 and 2,700sqm. The provision of green roofs to existing buildings is in lieu of their provision to the new buildings, whose roofs have been designed in such a way which prevents their installation. As the proposed green roof area approximately equates to the roof areas of the new buildings, the in lieu provision is considered fair and acceptable.
39. Accessibility The proposed security doors shall comprise reinforced clear glazing and will be power assisted. The applicant has confirmed that disabled, elderly and less ambulant residents shall be issued with fob-keys which are specifically programmed to open the doors automatically when activated. In the interest of security, a condition is attached which secures the provision of a clear glazed door to allow future residents to see who may be calling. The plans show the security entry post to the rear entrance of the 4-storey blocks as being located too close to the (outward swinging) security door, and consequently should a wheelchair user activate the door automatically with the key-fob they would be hit. In the case of Fyfield this is the case for the front entry. Consequently, a condition is attached which requires the entry posts to be relocated. A condition is also attached which requires the entry system to have tactile controls and tonally contrast with its surrounds.
40. Ramps are shown within a number of the communal entrances which replace an existing step. A new ramp is proposed outside Stonefield; however no details have been submitted regarding the design or gradient of the new facility. A condition is attached stating that the internal ramps should be no steeper than 1:12 and that full details of the proposed ramp to Stonefield be submitted to and approved in writing by the Council.
41. Neighbouring Amenity The proposed refurbishment works would not result in an adverse impact on neighbouring residential amenity in terms of an undue increase in overlooking, loss of light, or appearing overbearing. The suggested locations for the refuse enclosures are located sufficiently far away

from existing residential windows so to not cause nuisance from smells and odours. The scheme is therefore considered acceptable in terms of its amenity impact.

42. A condition is attached requiring the installation of sound insulation to the new lift shaft to ensure that the resulting noise level does not cause nuisance.
43. **Summary** The proposed refurbishment works are considered to provide for a marked improvement on the existing appearance of the buildings. The new security features and access and lift systems are considered to be to the benefit of residents and their visitors.

EVALUATION – THE NEW DEVELOPMENT

44. **Land-use** The application site is presently entirely used for residential purposes and the proposed redevelopment would intensify this existing use by providing 164 dwellings (which equates to a total of 92 additional dwellings overall after minusing the 72 dwellings demolished within Churnfield). There are no other non-residential uses proposed which is not considered objectionable given the existing character and use of the site. The scheme is considered to be acceptable in land-use terms.
45. **Placement and Local Procurement** The borough is the 6th most deprived local authority in England and has above average levels of unemployment. Increasing opportunities for employment and reducing deprivation is an essential part of developing socially sustainable communities within Islington. The most common barriers to employment that people experience in the borough are most notably the lack of skills to meet the needs of the employment market. In response to this shortfall of skills and experience to meet employment 16 onsite work placements during the construction phase of the development have been secured and a clause added to the S106. These initiatives are viewed as an essential part of developing socially sustainable communities, especially in the growing and intensifying community in which the development is located.
46. In addition, the development should comply with the Council's Code of Local Procurement to ensure that the procurement of goods and services through the construction phase allows for opportunities for local businesses to tender for these, thereby supporting local businesses and regeneration opportunities.
47. **Layout, Scale and Design** The configuration and layout of the existing Estate has resulted in an urban environment which on the whole is not entirely satisfactory. The principal problems are the pedestrian pinch-points blind spots, anonymous alleyways and a lack of surveillance of spaces and paths which decreases the actual and perceived security of the areas, poorly defined public, private and communal spaces, obstructions to the ease of movement due to substations, walls, sheds etc, a lack of clear routes through the site making path-finding by visitors difficult and numerous disabled access concerns.

48. Layout The scheme proposes the demolition of Churnfield and erection of 8 new buildings namely blocks: A1/A2, B, C1/C2, D, E1, E2, E5 and E6 (refer to attached site plan). The new buildings shall provide for 164 dwellings and have been laid out to improve the security, legibility and path-finding through the Estate, in doing so the new buildings are interspersed amongst the existing Estate buildings and create perimeter blocks which either front new formalised roads, private parking areas or green spaces. The rationalisation of Estate spaces has allowed for the creation of improved and enlarged public open spaces and the creation of a central square framed by existing and new buildings together with the new semi-private courtyards and private gardens. The new buildings and surrounding spaces have been designed to provide clear pedestrian and vehicular routes within and through the site and create a sense or actual ownership of spaces formed. The overall security of the Estate is also improved through the features mentioned above and also due to the greatly increased opportunities for passive surveillance of spaces.
49. Scale The existing Estate buildings vary in height from a predominance of 4 to 5-storey blocks to the periphery to 12 and 18-storeys centrally. The new buildings seek to knit within the existing setting and therefore don't propose to replicate the two tower elements of Fyfield and Clifton Court which are considered to visually dominate the Estate. The new flatted buildings are to be 5-storeys where they front the new public square and drop down to 4-storeys in all other locations (Blocks A1/A2, B, C1/C2, D, E1 and E2). The new houses proposed at the head of Whadcoat Street are to be 3-storeys (Block E5) and 2-storeys (Block E6). The scales of the new buildings are considered to sit comfortably amongst the predominantly medium-rise existing Estate buildings and would, by virtue of their proposed scale, appropriately frame the new public and private spaces and roads they face and adjoin.
50. Design The design and appearance of blocks A1/A2, B, C1/C2, D, E1 and E2 follow the same architectural principles and are of a generally uniform design. All elevations are considered to be well ordered and visually appealing and the new elevations fronting the public square frontage are considered to be particularly elegant. The principal elevations of the buildings are characterised by a projecting wrap-around feature which contains recessed internal window panel/groups, these features are separated from each other by recessed stair-cores. The variation in the grouped windows and balconies provides visual interest and are contained within a strong vertically proportioned framework that provides rhythm and a human scale to the elevations. The solid unbroken roof-top parapets further complement the overall appearance, order and form of the buildings. On the whole the buildings are considered to be of the highest standard of design and form welcome and refreshing replacements/additions amongst the otherwise relatively uninspired architecture of the Estate.
51. Proposed Block E5 forms 3 modern terrace houses and E6 a stand-alone house. The appearance of the houses differs from the other new flatted blocks, however this is not considered objectionable. Block E5 shows its fenestration as being neatly ordered and grouped, which has assisted in visually dividing the elevation and cause it to be read as 3 terrace houses

rather than a single building. Block E6 follows the same simple modern design and is considered to complement its neighbour.

52. On the whole the elevations and resulting appearance of the buildings proposed are considered to display an appropriate vertical emphasis that adequately and appropriately assists in visually breaking up their bulk, they are of a modern and aesthetically pleasing appearance which would comprise a substantial and significant improvement on the existing architecture of the Estate and respond sympathetically to neighbouring buildings. The buildings are considered to be of a high standard of design which enhances their context greatly improving the existing and proposed street scenes.
53. In the interest of good design a condition is attached which requires the submission of greater detail of the ground floor elevational treatment of the residential entrances. A condition is attached requiring the submission of details of the external cladding of the buildings; roofing, windows, balustrades and any scheme of security lighting and CCTV have been reserved by condition.
54. Although the scheme does not propose any new sub-stations a condition is attached which requires the submission of details of any new sub-station should the situation change.
55. **Neighbouring Amenity** Due to the overall size of the 6 Acres Estate and also due to the fact that new buildings shall be interspersed amongst existing buildings and adjoining neighbouring buildings the proposal presents the potential for impacts on existing residential amenity. The following paragraphs assess the meeting of the existing buildings with the proposed and provides an analysis of the potential implications on existing residential amenity.
56. **Neighbouring Non-Estate Buildings** Residential properties have been identified within (the upper levels of) a number of the buildings at nos. 203-213 Seven Sisters Road, 156-164 Fonthill Road and also wholly within nos. 1-7 Playford Road all of which are adjacent to proposed Block E5 and E6. Residential units are also contained within 2a Pooles Park, which is adjacent to Block B however, no assessment of that property is considered necessary as it does not contain north facing windows which face the Estate.
57. Proposed Blocks E5 and E6 (which shall face the pedestrian extension of Whatcoat Street) adjoin the neighbouring residential properties mentioned above. To prevent overlooking of the properties on Fonthill Road a condition is attached which requires the east facing 1st floor window of Block E6 be obscurely glazed and fixed shut. In order to prevent undue overlooking of the rear habitable room windows of nos. 1-7 Playford Road a condition is attached requiring the 1st and 2nd floor west facing windows to be either obscurely glazed and fixed shut or angled to prevent overlooking. Due to the low height of the proposed 2 new buildings it is not considered that there would any adverse impact on neighbouring residential amenity in terms of light loss or creation of a sense of undue dominance.

58. Neighbouring Existing Estate Buildings Brookfield (adjacent to the northern elevation of Block C1), Fyfield (adjacent to the southern elevation of Block D) and Millfield (adjacent to the northern elevation of block D) all have habitable room windows within the elevations which face the proposed new buildings and are considered sufficiently close enough to those proposed new buildings to potentially experience a change in existing residential amenity. Consequently the analysis of the impact on neighbouring amenity focus's on the interactions of these buildings at these points.
59. Privacy and Outlook Brookfield is located 7m north of the flank elevation of proposed Block C1, which shall stand at a completed height of 4-storeys and contains angled windows in its northern elevation. The proposed new building is not considered to result in an undue loss of privacy of the south facing windows within Brookfield due to its angled window treatment. A condition is attached which states that the 4th floor flat roof area adjacent to Brookfield shall not be used as an amenity space. The new building steps down a whole floor at its northern flank elevation from 5 to 4 storeys to more sympathetically respond to the residential sensitivity of Brookfield and due to this stepping down is not considered to adversely impact on residential amenity in terms of outlook or dominance. It is considered that any further reduction in height of Block C1 would significantly and detrimentally weaken its intended presence in framing the new public square and also its key role as a focal point for pedestrians, visitors, motorists travelling from Fonhill Road along the new avenue.
60. Fyfield is located 11m south of the flank elevation of Block D, which shall stand at a completed height of 4-storeys at this point and contains 3 clear glazed south facing windows that serve kitchens. A condition is attached which requires the windows to be treated (by angling or obscure glazing) so to prevent the overlooking of existing habitable rooms to Fyfield, subject to the condition the privacy of dwellings within Fyfield is considered to be safeguarded. The proposed erection of a building standing at a height of 4-storeys and located 14m away from existing windows is not considered to have a detrimental impact on residential amenity in terms of outlook or dominance, sufficient separation is achieved.
61. Millfield is located 14m north of the flank elevation of Block D, which shall stand at a completed height of 4-storeys at this point and contains 1 clear glazed north facing window to a stairwell. As the proposed window does not serve a habitable room it is not considered to result in an undue increase in overlooking. The proposed erection of a building standing at a height of 4-storeys and located 11m away from existing windows is not considered to have a detrimental impact on residential amenity in terms of outlook or dominance, sufficient separation is achieved.
62. In the interest of protecting neighbouring residential amenity a condition is attached requiring all windows indicated as angled or obscurely glazed to be provided/installed prior to the first occupation of the dwellings and shall be maintained as such thereafter.

63. Daylight and Sunlight An independent daylight and sunlight study has been submitted in support of the application which assesses the impact of the proposed Estate re-development on existing lighting levels to neighbouring residential properties. The technical analysis has been carried out in accordance with the BRE Guidance 'Site Layout Planning for Daylight and Sunlight' (hereafter BRE Guidelines) and assesses the resulting impact on each of the adjoining residential properties individually.
64. For clarification, the BRE Guidelines suggest, when assessing the likely impacts on resident's living standards that a loss of daylight would not be noticeable provided that:
- The Vertical Sky Component (VSC) as measured at the centre point of a window is greater than 27%; or
 - The VSC is not reduced by greater than 20% of its original value.
- It is acknowledged that in built up urban environments it may not be practical or possible to achieve a VSC of 27%, and indeed there are a few instances around the application site where existing windows are afforded significantly less than this suggested minimum guideline percentage. In instances where the initial VSC test is not met a further, more precise test of measuring the Average Daylight Factor (ADF), which gives minimum values of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens, can be taken to ascertain the level of daylight reduction. The BRE Guidelines consider that meeting or exceeding the above percentages would provide for acceptable internal lighting environments.
65. In terms of sunlight the BRE Guidelines confirm that windows that do enjoy an orientation within 90° of due south will never receive direct sunlight and therefore do not warrant assessment. For those windows that do warrant assessment, it is considered that residents would not experience any real noticeable loss of sunlight where:
- In 1 year the assessed window receives more than 1 quarter of annual probable sunlight hours (APSH), including at least 5% of APSH between 21 Sept and 21 March – being winter; or
 - The APSH are not reduced by greater than 20% of the original value.
66. It has been shown that in a small number of isolated instances (4 in total) to the ground floor windows of Fyfield, Millfield, Brookfield and also Clifton Court lighting levels drop below the initial vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH) percentages suggested by the BRE Guidelines. Further analysis has been given into the next, more precise test of measuring the Average Daylight Factor (ADF) values and in all cases the windows are considered to achieve ratings comfortably above the recommended minimum. Consequently, although it is acknowledged that there would be changes in the existing daylight and sunlight levels reaching a number of the adjoining ground floor properties, these changes are not considered so significant to warrant refusal and all are above the recommendations minimum ADF values of the BRE Guidelines.
67. Removal of Permitted Development Rights In the interest of protecting neighbouring residential amenity, all permitted development rights for the

single dwelling houses created at blocks C2, D1, E5 and E6 shall be removed by condition.

68. **Construction Impacts** In order to mitigate against the possible impacts of the development during construction on the amenities of surrounding occupiers, (having regard to impacts such as noise and dust) compliance with the Council's Code of Construction Practice has been secured as part of a S106 agreement together with a payment for monitoring of £10,000. This payment is considered to be a nominal contribution having regard to the scale of the development, the proximity of other properties, and likely duration of the construction project. Furthermore, in the interest of protecting neighbouring residential amenity and as discussed under the section titled 'Transportation', a condition is attached requiring the submission of a construction traffic management plan. It has been suggested that the construction of the new buildings/roads shall be broken into 3 phases: Blocks A, B, E1 and E2 in Phase 1, Block C in Phase 2 and Blocks D, E5 and E6 in Phase 3. A condition is attached which requires the submission of a confirmed 'phasing plan' for detailing the programme of building construction.
69. **Loss of View** A resident has raised concern over the potential loss of existing views due to the erection of the new buildings. This concern is noted however as there is no legal right to the preservation of a view it does form a valid objection on planning grounds.
70. **Dwelling Mix** The scheme proposes a total of 164 new dwellings comprised of 75 (14x1, 36x2, 19x3, 4x4 and 2x5 bedroom) affordable housing flats, maisonettes and houses and 89 (47x1 and 42x2 bedroom) market-housing flats for private sale.
71. In total there are 61x1, 78x2, 19x3, 4x4 and 2x5 bedroom new dwellings. The proposed mix and type of dwellings is considered to be acceptable and complies with UDP policies H14 and H15 regarding variety and mix of dwellings. The proposed scheme is considered to promote the Council's strategic objective to ensure the provision of a variety and mix of housing to suit the widely differing social and economic needs of the borough's population.
72. **Quality of Resulting Residential Accommodation** All flats shall meet and in most cases exceed the Council's minimum floor area and minimum room size space standards. All dwellings are to be self-contained, with entrance halls and rooms accessed from general circulation areas and all rooms are considered to be of appropriate and regular shapes allowing full use and functionality. A suitable amount of space is available for storage areas. The new dwellings are therefore considered to be acceptable in terms of their resulting layout and functionality.
73. In virtually all cases the new dwellings are provided with private front and/or rear balconies or garden areas and all dwellings have access to the communal gardens and open spaces, it is considered that sufficient private and communal outdoor amenity space is provided for all future occupants. The proposal is considered to provide new residential dwellings to an

acceptable standard and in accordance with Council's adopted SPG 'Planning Standards Guidelines', UDP policies and National Policies and Guidance.

74. The scheme has been designed so that the vast majority of new dwellings created enjoy dual aspect, which has resulted in the creation of excellent outlook for future residents as well as excellent solar access for the dwellings within the development. Out of the total 164 dwellings created there are only 3 (two in Block D and one in Block E2) which constitute single aspect flats and none of these has a northerly facing. It is considered that all dwellings are considered to be appropriately oriented and have been afforded good / excellent sunlight and daylighting levels.
75. Overlooking The scheme has been designed so that the window to window separation distances are greater than the Council's minimum standard of 18m, where this has been unachievable, for instance where rear windows are obliquely overlooking each other at right angles, specifically designed angled windows have been provided to protect amenity.
76. Blocks C1 and A1, which shall face the proposed new open square, both propose 4th floor flats accessed by a shared rear external walkway and all of the resulting flats at this level shall have secondary habitable rooms with windows facing that communal walkway. In response to the concern over the potential for loitering outside these secondary habitable rooms generously sized planters are shown (1.5m deep) outside those windows which would prevent anyone loitering directly in front of them. This arrangement is not perfect, however, is considered acceptable in this instance as it only affects a total of 9 (market) flats. In the interest of protecting the future amenity of the occupants a condition is attached requiring the provision of the planters prior to the first occupation of the flats.
77. A condition is attached requiring the submission of details relating to the exact location and design of visual screens to all proposed balconies.
78. Noise In the interest of securing an appropriate future residential environment conditions are attached which require the adherence to sound attenuation and mitigation measures regarding plant/ventilation, insulation and vertical transmission.
79. Accessibility Meeting Lifetime Homes standards is a cost-effective way of providing homes that are adaptable, flexible, convenient and appropriate to changing needs. They enhance choice, enable independent living and help create more balanced and inclusive communities. Lifetime homes do not only comprise accommodation for wheelchair users but also homes for older people and the wide variety of disabled people, as well as non-disabled people.
80. The Council's Access Officer has confirmed that there are a number of deficiencies within the proposed dwelling plans which result in a number of dwellings not being fully compliant with Lifetime Homes Standards. The majority of the deficiencies are not so significant that their correction would

result in a material change to the scheme and can be covered by condition. The one aspect of the development which cannot be dealt with by condition is the lack of provision of lifts and lack of provision of space to retro-fit a lift or vertical rise lift at a later stage. This is considered unfortunate but is considered unavoidable due to the overall design and internal and external space requirements of the resulting buildings. Acceptance of this lack of provision is a site specific consideration in the special circumstances of this case and should not be considered to set a precedent. Consequently, in light of the above matters a condition is attached which requires the submission of a Lifetime Homes Schedule recording the characteristics of each unit together with amended plans showing the scheme complies with Lifetime Homes Standards (excluding the requirement for a lift).

81. The scheme provides 10% of all housing to wheelchair housing standard (16 flats, 8 affordable and 8 market dwellings) in line with policy. In total the scheme provides for 17 disabled parking bays which is considered acceptable. A condition is attached requiring the provision of the wheelchair / wheelchair adaptable housing in accordance with drawing PL07a together with the disabled parking bays prior to the first occupation of the new dwellings.
82. It is unclear whether the topography of the site may necessitate ramping in certain parts of the landscaped and pedestrian areas. A condition is therefore attached requiring the submission of details of any ramps proposed and that all ground floor entrances have level access.
83. **Affordable Housing** The red-line boundary of the application site presently contains a total of 545 dwellings consisting of 185x1, 141x2, 210x3 and 9 studio apartments within existing Estate buildings and towers. For the reasons outlined in paragraph 10 of this report the existing 6-storey Estate building known as 'Churnfield' is to be demolished. Churnfield contained a total of 72 dwellings (66 social rented, 6 leasehold) comprising 28x1, 14x2 and 30x3 flats.
84. The proposed development shall provide for a total of 164 new residential dwellings comprised of 488 habitable rooms (both for private sale and affordable housing). A total of 75 of those residential units consisting of 268 habitable rooms are noted as being affordable dwellings. Affordable housing provision is calculated with reference to the number of habitable rooms provided and in this instance the scheme shall provide for 55% affordable housing, which exceeds the Development Plan's current policy of 50%.
85. The proposal provides for the following mix of affordable dwellings:
 - (Total of 75 dwellings) 14x1, 36x2, 19x3, 4x4 and 2x5 bedroom flats, maisonettes and houses
86. The tenure split is to be 86.7% social rented (65 dwellings) and 13.3% intermediate housing (10 dwellings) and is reflected at page 100 of the applicant's Design and Access Statement.

87. In terms of the physical location of the affordable housing accommodation the social rented accommodation shall be provided at Blocks A2, B, E1 and part D. The intermediate housing shall be provided at the northern end of Block D. A colour plan, drawing no. PL06, has been provided and confirms the above tenure locations.
88. The proposal includes the provision of 8 social rented affordable dwellings designed to wheelchair housing standard, which is considered acceptable and accords with current policy guidance.
89. The Council's Affordable Housing Officer has considered the scheme and is satisfied with the 50% provision of affordable housing, the tenure split, mix and size of units (as shown above).
90. **Density** The existing accommodation provides for a total of 545 dwellings comprising 1,651 habitable rooms (hr) on a site equal to 50,215sqm or 5.025ha. Density is expressed as habitable rooms per hectare (hrh) and is calculated by dividing the total number of habitable rooms by the gross site area. The existing 6 Acres Estate therefore currently provides for a residential density of 329 hrh.
91. The scheme of redevelopment and refurbishment will increase housing numbers by 92 dwellings (refer to paragraphs 44 and 83) resulting in a new Estate wide total of 637 residential dwellings comprised of 1926 hr within the same site area (i.e. 50,215sqm or 5.025 ha). The redevelopment scheme therefore results in a residential density of 383 hrh. An increase of only 54 hrh.
92. In this case, the redevelopment uses land more efficiently, is unlikely to affect neighbouring residential amenities, is within an area noted as having an 'very good' to 'excellent' Public Transport Accessibility Level, is conveniently located in relation to shops, facilities and services and the indicative elevations suggest that an extremely high standard of design and sustainable construction is likely to be achieved along with a greatly improved townscape. The scheme is slightly below the suggested density range (450-700hrh) as stipulated within policy 4A.3 of the London Plan. The proposed density is considered to be appropriate within this context and in accordance with policies and guidance on density.
93. **Sustainability** The scheme indicates that the proposed redevelopment shall balance environmental performance with the need for a safe and healthy internal environment. The scheme has been accompanied by a preliminary Eco-Homes Assessment stating the new residential dwellings shall reach 'Excellent' standard.
94. The proposal shall deliver a scheme which applies low energy, low maintenance and an environmentally responsible response to the re-development. In that context is to provide for:
- re-use of an urban 'brownfields' site;

- green roofs are proposed to flat roof-top areas of existing Estate buildings (between approximately 2,500 and 2,700sqm) in lieu of their provision to proposed buildings (refer to paragraph 38);
 - good solar orientation;
 - large recycling communal storage spaces;
 - large majority of dual aspect flats allowing for excellent cross ventilation. No mechanical ventilation/cooling is proposed;
 - 20% reduction of carbon emissions to be met by inclusion of on-site renewable energies (conditioned);
 - environmentally appropriate materials to be secured by condition;
 - use of recycled materials;
 - energy efficient indoor and outdoor lighting systems;
 - reduction in existing car-parking provision and commitment to 'Car-Club' and other sustainable transport measures.
95. A condition is attached requiring the submission of subsequent reports demonstrating the development meets the 'Excellent' EcoHomes standard. A condition is also attached requiring the submission of details of the green roofs proposed.
96. **Environmental Contribution** In accordance with circular 05/05 and Islington UDP Policy Imp13 a financial contributions of £150,000 has been sought towards environmental, streetscape and community improvements in the vicinity of the site. It is considered that this contribution is necessary to mitigate impacts of the development and will fund environmental, streetscape and community mitigation works which are related to the impact of the development.
97. **PPS25: Development and Flood Risk** The site is larger in size than 10,000sqm (1 hectare) and therefore a flood-risk assessment has been undertaken in line with PPG25. This has been carried out and the independent study submitted shows that the resulting development would not result in a greater area of impervious surfaces than that of the existing Estate and therefore is unlikely to result in a change in circumstances. Investigation is being made into methods for further reducing discharge to existing sewers. The Environment Agency indicative flood maps show the development site to be outside the zone of any flood plains associated with local watercourses. The proposed development is considered to be sustainable and unlikely to pose any on and off-site flood risk.
98. At the request of Thames Water, conditions have been attached requiring the submission of details regarding the provision of drainage and water capacity of existing infrastructure and the impact of the development on that infrastructure.
99. **Renewable Energy** It is Council's practice when considering major developments that there is an achievement of a significant and measurable reduction in CO₂ emissions and in this regard the Development Plan contains policy which requires at least 20% reduction of CO₂ emissions of the new buildings by on-site renewable energy sources. In the absence of renewable energy provision, the proposed new buildings are estimated to produce

241,981kgs of CO₂ per annum. In order to meet the 20% CO₂ reduction target (which equates to 48,396kgs CO₂) the following scheme of renewable energy provision is proposed:

100. Ground Source Heat Pumps (Closed Loop) Ground Source Heat Pumps (GSHP) are used to extract heat from the ground to provide space and water heating. As the ground stays at a fairly consistent temperature throughout the year GSHPs can use the ground as a source of heat where water (or other fluid) is passed through pipes buried in the ground and passes through a head exchanger in the heat pump that extracts heat from the fluid. The heat pump then raises the temperature of the fluid via the compression cycle to supply hot water to the building. The scheme proposes the installation of individual GSHPs for the ground floor dwellings. This technology is to comprise 18% of the renewable energy provision, which would result in a 43,556kg CO₂ saving. As the technology is buried within the ground there are no amenity implications resulting from this technology. A condition is attached requiring the submission of a revised option should the GSHPs, following further investigation not be found to be viable.
101. Solar Water Panels Solar water heating systems use the energy from the sun to heat water within a roof mounted (south facing) heat collector, this hot water can then be used for domestic hot water and heating. The scheme includes the provision of solar panels which shall be linked to the upper level flats of the buildings. This technology is to comprises 2% of the renewable energy provision, and an estimated 4840kg CO₂ saving. A condition is attached which requires the submission of details of the exact location and visibility of the resulting panels. There are considered to be no amenity implications resulting from the use and installation of this technology.
102. The scheme of renewable energy provision shall provide for a CO₂ saving of 48,396kgs per annum, which represents 20% of the overall emissions of the development (241,981kgs). The scheme is considered to meet a high standard of sustainability and proposes an acceptable scheme of renewable energy technologies to meet the 20% carbon reduction target. The 20% figure shall also be secured by condition.
103. Highways and Transportation The site has an 'Excellent' Public Transport Accessibility Level (PTAL = 6a) and is located within the 'Zone J' Controlled Parking Zone (CPZ) but falls outside the Congestion Charging Zone. Finsbury Park railway/underground station and bus interchange is located approximately 300m east of the site, and 7 bus services pass nearby the site at Seven Sisters Road. The London Borough of Islington is the Highway Authority for Durham Road, Fonthill Road, Lennox Road, Pooles Park, Playford Road and Whatcoat Street. Transport for London is the Highway Authority for Seven Sisters Road, and this street is categorised as red route.
104. The existing 6 Acres Estate benefits from a total of 258 on-street car-parking spaces for use by existing Estate residents. The redevelopment proposal shows the removal of existing spaces and re-provision of 148 surface car parking spaces (allocated for the use of the occupants of the affordable units only), 17 of which comprise disabled parking bays. The scheme would result

in a reduction of parking below the existing situation by 110 spaces and the re-provided spaces shall be for use by existing Estate residents only. The proposed parking arrangement represents an overall improvement on the present situation by providing parking in an ordered manner exclusively at street level. The spaces have been designed to allow for an adequate area for manoeuvrability and provide greater than 6m for draw back when exiting and suitable amount of distance to allow ease of swing when entering. The proposed parking is considered to meet the Council's parking standards in terms of design and location, and accessibility.

105. The scheme includes the creation of new roads to allow greater permeability. Although it was not possible to lay out the new roads to reflect the original Victorian street pattern which was lost when the existing Estate was erected they have been sensibly and efficiently designed, transecting the site to offer the maximum level of permeability with little disturbance to the existing Estate blocks. The new roads follow a street hierarchy providing for a central avenue which extends Biggerstaff Street to Pooles Park with a secondary distributor roads branching off to connect with Durham Road. The new central avenue shall allow for 2-way traffic while the secondary distributor road shall only allow for one-way traffic in the direction of Durham Road. Both new roads have been designed to highway standards and shall be offered for adoption, for clarity it is confirmed that the renewed Estate roads also within the red-line boundary of the application site are not offered for adoption. A condition is attached requiring the submission of details relating to the new roads and that those new roads are provided prior to the first occupation of the new residential buildings.
106. The Council's Street Management Division had been seeking to secure the provision of electric car-parking infrastructure within the new car parking spaces provided. However, for various reasons this is not possible at this stage. It has been agreed that instead of the full fit-out of points, the underground infrastructure shall be provided and the points will be installed on request if/when Estate residents convert to electric vehicles. A condition is attached which requires the submission of details of the location of the underground infrastructure and a clause has been added to the S106 which requires residents to be notified of the potential for charging points and that the points shall be provided when requested.
107. A transport assessment has been submitted in support of the scheme and concludes that the scheme constitutes a highly sustainable development, which with its limited trip generation will have little relative impact on the highly accessible local public transport network and the capacity of the pedestrian facilities. It was a further recommendation of the transport assessment that a construction traffic management plan be developed and adopted, which is logical given the size of the development proposed. A condition is attached to secure details of the construction traffic management plan.
108. The scheme proposes no new on or off-street car parking bays for any of the residential dwellings created within the new blocks and therefore those blocks constitutes a car-free development. Car-free developments can be defined

as development with no car-parking facilities for residential or visitors other than as needed to meet the needs of disabled people. Logically, car-free developments should be supplied in areas that can support it. The site has an 'excellent' PTAL, is situated close to a tube station and bus services and within minutes walking distance of shops and facilities. This is a prime site for a car free development and therefore the proposed lack of parking for the new blocks is considered to promote the Council's and National Government's sustainable transport aims and objectives and is therefore welcomed.

109. In support of providing a car-free development and in line with Council policy and Supplementary Planning Guidance the rights of future residents to apply for CPZ parking permits would be removed. Furthermore a contribution of £180 per residential unit would be expected towards sustainable transport measures to ensure that other more sustainable travel arrangements are possible and can be sustained taking into account the increased demand that this development would place upon existing infrastructure and services. Both the above matters are secured through the S106 legal agreement.
110. A draft travel plan has not been submitted in support of the scheme. A clause has been agreed within the S106 agreement for the submission of a draft travel plan prior to the completion of works and final travel plan 6 months after the proposed development has been completed.
111. The scheme shows the provision of a bicycle store capable of holding more than the 164 cycles created; existing guidance only requires a 1:1 ratio of cycle provision. The provision for cycle spaces is welcome and a condition is attached which requires provision of spaces for no less than 164 cycles to meet future demand, details are also required of the resulting elevational treatment of the integrated cycle stores and the design of stand alone secure enclosures.
112. Secure refuse and recycling enclosures are provided as integrated features of the buildings. The enclosure is considered to accord with the Council's adopted SPG 'Planning Standards Guidelines' with regard to its location, size and access. A condition is attached requiring the provision of the enclosures prior to first occupation and also providing greater detail of the resulting elevational treatment of the enclosures.
113. Repair of Footways and Highways In order to ensure that the standard of the footpaths and roads adjoining the site and to be used for construction access are maintained / reinstated following the completion of construction work a clause has been added to S106 agreement which requires the repair and reinstatement of the footways and highways adjoining the development (any such works to be costed by the Council's Highways Department).
114. Open Space 'Open space' is defined in the Town and Country Planning Act 1990 as land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. However, in terms of the assessment of this application it was considered pertinent to adopt the broader definition of 'open space' as outlined within PPG17; those additional

aspects of 'open space' noted within the Definition Appendix of PPG17 which relate to the 6 Acres Estate include: parks and gardens; natural and semi-natural urban greenspaces; outdoor sports facilities; amenity greenspaces (informal recreational spaces, greenspaces in and around housing and domestic gardens) and civic spaces.

115. The existing 6 Acres Estate provides for a total of 20,690sqm of open space (falling within the definitions given above), and the proposed redevelopment and refurbishment proposes 26,089sqm of open space. Therefore there is a net gain of 5,399sqm of open space, which is welcome.
116. Open Space Provision The existing and proposed developments offer open spaces of varying degrees of accessibility and for clarity a comparison between the existing and proposed is provided below:

Open Space Provision	Public	Semi-private	Private	Children's Play	Outdoor Sports	Total
Existing	1,459	13,618	3,450	1,758	395	20,690
Proposed	2,714	12,361	9,398	1,213	403	26,089
Change +/-	+ 1,225	- 1,257	+ 5,948	- 545	+ 8	+5,399

117. The above comparison demonstrates that the total area of publicly accessible open space is increased in area by 1,225sqm and dedicated private gardens by 5,948sqm, whereas the area of semi-private space and informal children's play areas are reduced by 328sqm and 1,484sqm respectively, the outdoor sports area (ball court) virtually remains unchanged. It is apparent that the proposed redevelopment moves from a majority provision of 'semi-private' / communal open spaces to a greatly more balanced mix of publicly accessible, semi-private and private open spaces. The change is considered to be to the benefit of residents due to the provision of dedicated private garden spaces and also for the community in terms of public open space.
118. The majority of the existing open spaces on the Estate are characterised by a lack of connection between the existing Estate buildings and spaces themselves and have the feeling of 'left-over-spaces' and indeterminate grassed areas. Some of the spaces contain small play areas which are aged, somewhat underused and some suffering damage due to vandalism. In terms of play, the spaces and play-equipment cater for the needs of 5-11 year olds, but offer no real opportunities for toddlers or teenagers. These spaces are overlooked by surrounding blocks however due to their layouts are considered to lack a suitable level of natural surveillance.
119. The quality and nature of the new open spaces are all considered to represent truly significant and major improvements in quality, functionality, attractiveness, physical layout, visual amenity and planting. There has been an overall increase in open space by 5,399sqm and also major habitat and

biodiversity improvements shall be accommodated within them, the spaces provided shall also be furnished with a wide variety of play equipment and structures which would provide for play and recreational opportunities for all age groups. There has been a significant increase in private front and rear gardens dedicated to larger family sized flats and houses which offer functional and private amenity space above the standards which the Council would expect to see for new family sized dwellings. These spaces are to the significant benefit of future occupants/families.

120. Although the scheme suggests a change of the mix of the type of open space provided this is considered to be to the benefit of existing and future residents and also to the wider community. The resulting replacement spaces shall be of such a high standard of design and improved usefulness, biodiversity, layout and planting that the change in their nature is welcomed and considered acceptable and appropriate in the overall context of this scheme.
121. **PPG17: Planning for Open Space, Sport and Recreation** PPG17 constitutes national guidance on the provision, extension, redevelopment, loss and other such matters relating to open space, sporting and recreational facilities. Paragraph 13 of PPG17 is relevant and concerns itself with the redevelopment and loss sporting and recreational facilities. Due to the proposed demolition of a recreational facility (the ball-court) PPG17 forms a material consideration in the determination of the current application.
122. **Ball Court** There is an existing hard-paved ball-court measuring 395sqm and located to the rear of Monksfield. The court has a single point of access/entry and is surrounded by a high woven metal fence. The site has been the subject of local concern due to its lack of surveillance and previous use for undesirable purposes. The court suffers from a poor layout and its single access point coupled with the lack of surveillance results in potential personal security risks in terms of the potential for entrapment.
123. Paragraph 13 of PPG17 states that:
- '... development may provide the opportunity to exchange the use of one site for another to substitute for any loss of open space, or sport or recreation facility. The new land and facility should be at least as accessible to current and potential users, and at least equivalent in terms of size, usefulness, attractiveness and quality.'*
124. The scheme proposes to replace the existing ball-court with an informal outdoor sport/recreation space located within a publicly accessible landscaped area to the north of Millfield, adjoining Lennox Road. The new space shall cover an area slightly larger than the existing ball-court, would be open and permeable, boarded by formal railings (not high fencing) and by planting and vegetation of a nature to preserve sightlines through the space for security. The new facility would be available for games, active play and use; it will be fully accessible and due to its design would be entirely flexible for different recreational opportunities.

125. The replacement space is considered to meet the aims and objectives set out in paragraph 13 of PPG17 and are therefore considered acceptable. A condition is attached limiting the opening hours to no later than 22:00 on any day and a separate condition is attached which requires the submission of details of the use, design, enclosure and management of the facility.
126. **Landscaping** The applicant has made a strong commitment to the provision of extensive re-landscaping works. The scheme shows tree-lined streets, appropriately planted and sensibly reconfigured open spaces, play facilities and also areas of communal hard landscaping. It is considered that the new landscaping works and trees will make a significant contribution to existing visual amenity. It is confirmed that none of the existing trees on the application site are protected by Tree Preservation Orders.
127. The landscaping plan submitted is considered to be first iteration and not therefore the finalised plan for the Estate. Notwithstanding this, it does indicate the good provision of hard and soft landscaping, new street trees, open spaces and retained and proposed trees and planting and gives confidence that the final plan would be of equal if not better quality. Consequently a condition is attached requiring the submission of details relating to the resulting Estate-wide landscaping scheme.
128. **Trees** The Estate presently contains a total of 257 existing trees of varying age, health, height and overall visual amenity value. The scheme proposes to fell 110 trees, the loss of 94 shall facilitate the erection of the proposed new buildings and the remaining 16 are noted for removal because of their poor health or due to vandalism.
129. The proposal shows that the vast majority of all trees lost are as a result of the proposed siting of new buildings. The successful redevelopment and refurbishment of the Estate hinges on providing a quantum of development that enables a sufficiently large private housing component that in turn will fund full replacement/provision of social housing. The afore mentioned requirement together with the Council's wish to provide for a greatly improved, coherent urban layout for the Estate has driven the level of housing provision and the location of new buildings. In striving for the best Estate renewal possible it has been acknowledged throughout the planning process that although unfortunate, existing trees would be lost to achieve the greater aims and objectives. In terms of replacement trees to compensate for the 110 lost, the scheme suggests 147 new trees which shall form part of the new/re-configured open and green spaces as well as streetscape improvements/provisions. An extremely high standard of planting will be insisted upon on receipt of the future approval of details of the finalised scheme of landscaping.
130. Consequently, the loss of trees, while objected to by the Council's tree officer, is considered justified and necessary in this instance and although the loss of existing trees shall represent a loss of visual amenity, it is considered that these losses should be viewed as only temporary. It is considered that in time, the future tree planting would compensate for those trees removed. Conditions are attached that require the protection of existing trees to be

retained during construction, tree sensitive foundation works to new buildings and retention of the trees indicated for retention.

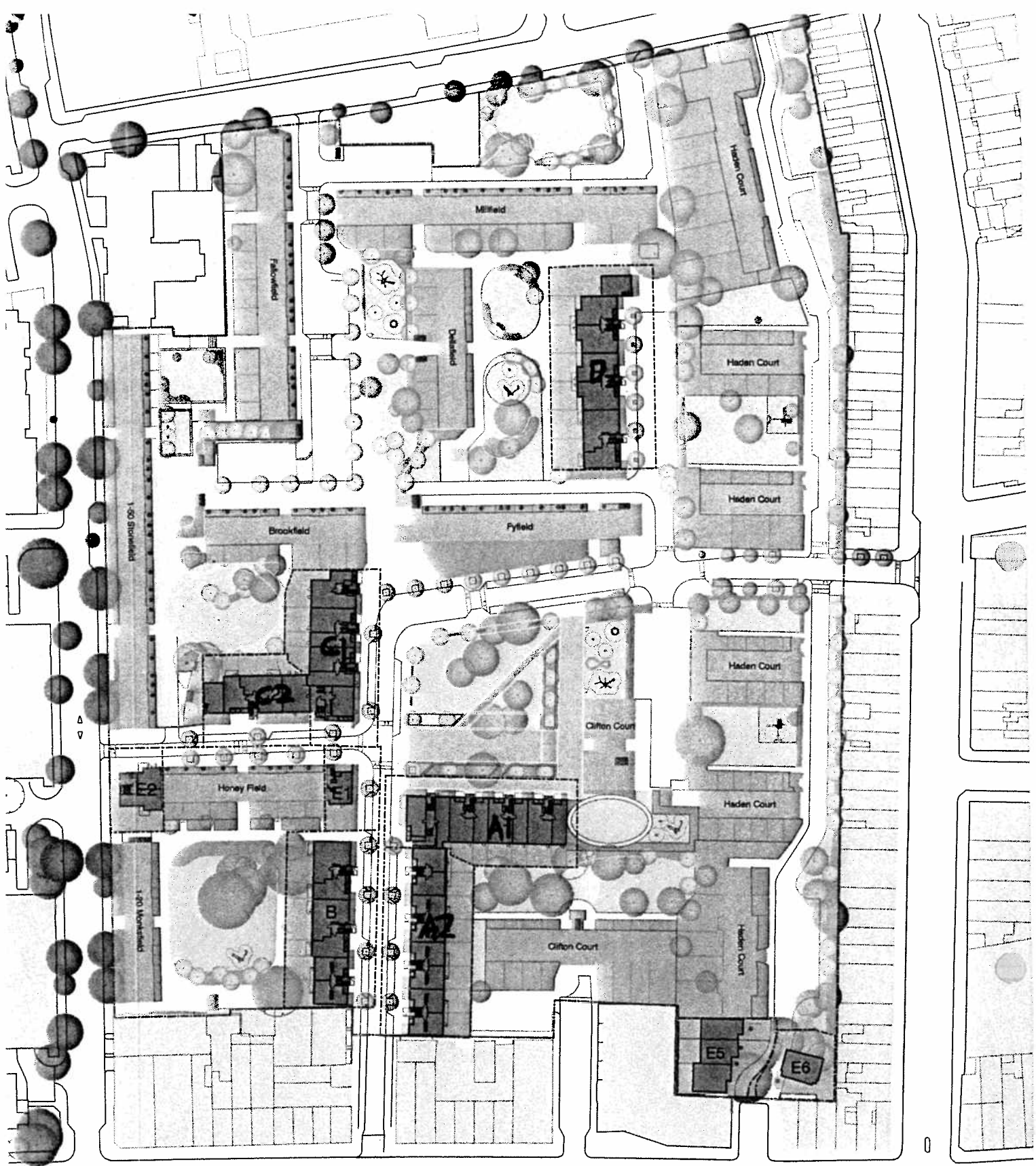
131. Due to the closeness of Blocks E5 and E6 to the existing trees (marked for retention) at the head of Whadcoat Street and also as those existing trees are not presently within an area of hard paving, a condition is attached requiring the submission of details of the protection of these trees during construction together with the resulting ground treatment surrounding those trees following the completion of the works in the interest of securing their ongoing vigour.
132. A condition is attached requiring the submission of details of the resulting locations and design fencing/boundary treatment including the location of gates and that these new boundaries are provided prior to the first occupation of the new dwellings.
133. **Biodiversity** The 6 Acres Estate currently supports buildings, hardstandings, trees and extensive amenity grassland. The Ecological study submitted confirms that the semi-mature habitats that are present are of minimal ecological value, but support some common bird species. A bat survey has carried out on the site has confirmed that there are no bat roosts present and there is low potential on-site for foraging bats. No other signs of fauna of significance in either conservation or planning terms have been recorded on the site.
134. Although the full details of the finalised landscaping scheme shall be conditioned, the indicative drawings indicate that the new open spaces will provide a significantly greater habitat potential for native flora and fauna and will, when established be of an ecological benefit to the borough.
135. **Archaeology** The application site is not located within an Archaeological Priority Area. However, it is situated between two medieval village settlements, in an area which has not been subject to previous archaeological survey. The desk-based assessment report indicates that the site was open undeveloped ground until the 19th century when terraced housing was constructed. These were demolished to provide space for redevelopment of the existing Estate in the 1950-70's where piled foundations were used. The report suggests there may be potential for waterlogged alluvial deposits to be present which may include neo-palaeo-environmental remains. Although it is possible that any earlier archaeological remains may have been truncated by the 19th century development and the existing Estate development English Heritage has recommended that an archaeological condition be imposed so that further investigations can be made.
136. **Contaminated Land** Land cannot always be assumed to be free from pollution and it is the Council's and the Government's policy that developers of polluted land will be required to undertake remedial work to the satisfaction of the Local Planning Authority. Although the site does not have a history of previous long term industrial use it is considered pertinent, given the extensive new open space provision, to impose a condition requiring a soil investigation to be carried out along with any necessary remedial works.

137. **Mayor of London Referral** The existing Estate building known as Fyfield stands at a completed building height of 32m above finished ground level (as measured to the highest point of the existing lift column). The completed building height of the proposed new lift column shall be approximately 33m and therefore proposes an increase of approximately 1.0m above the existing situation.
98. The Town and Country Planning (Mayor of London) Order 2000 confirms at Category 1C(c) that a development is referable to the Mayor where a proposed building is more than 30m in height, unless (pursuant to Category 1D(a) and (b)) the increase in height above the existing situation is less than 15m. The proposal shows an increase in height of approximately 1.0m and therefore is not an application referable to the Mayor of London.
138. **Summary** The redevelopment proposal constitutes an enabling scheme which provides for the creation of 164 dwellings. The mix of units is considered acceptable and the density of the scheme is considered appropriate. Overall the resulting residential accommodation would be to high standard, well oriented, accessible and in almost every case appropriately afforded private amenity space.
139. The overall scale of the development is unlikely to appear unduly dominant or incongruous in this setting and the layout of buildings and new roads is logical, well considered and sympathetic to neighbouring and future residential amenities. The new buildings are considered to be of a high standard of design and appearance and on the whole are considered to have a positive impact on character and appearance of existing (and proposed) streetscenes.
140. The development is not considered to have a material or detrimental impact on neighbouring residential amenity in terms of potential loss of outlook, daylight/sunlight, privacy or harm to existing visual amenity.
141. New open spaces are provided which shall be accessible, functional, attractive and offer excellent biodiversity value. An overall increase of open space is provided (equal to 5,399sqm) and the existing ball court is re-provided as a new outdoor sport/recreation facility in line with the requirements of PPG17.
142. The development meets a high standards of sustainable design and shall achieve Eco-Homes 'Excellent' rating and 20% carbon reduction through the use of on-site renewable energy.
143. The redevelopment provides for new roads which shall operate as both one-way and two way traffic system. 148 surface car spaces are created and a provision is made for more than 164 cycle spaces together with adequate refuse and recycling storage.
144. The proposal will result in the loss of trees throughout the site, however there is a commitment to the provision of a high standard of extensive tree planting

and landscaping works which is considered to adequately compensate for those lost.

145. **Conclusion** The development is considered to be appropriate and in accordance with relevant National and Regional Guidance, UDP policies and Supplementary Planning Guidance for the reasons noted above. Approval is recommended subject to conditions and legal agreement under S106 of the Town and Country Planning Act 1990.

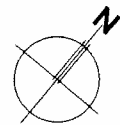
GRAHAM LOVELAND ASSISTANT DIRECTOR (PLANNING)	LOUISE REID DEVELOPMENT CONTROL MANAGER
Produced: 15-Mar-2008	<i>APAS/1763/CTE1letter</i>



Key

--- Individual Blocks Site Boundaries

--- Site Boundary



NOTES

1. This drawing is copyright of PTE Architects

2. Use figured dimensions only. Do not scale

PLANNING

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 E-mail: helen.hart@ptea.co.uk



Project: Six Acres Estate Community Housing Group Project	Client: RSC	Scale: 1:500 @ A1	Date: Aug '07
Project No: 06-975	Version: PL 04		

Rosel, Matthew

From: Carl Flinn [carlf@macconvilles.com]
Sent: 12 October 2007 08:56
To: Jonathan Murch; Norman, John; Jonathan Murch; Norman, John
Cc: Rosel, Matthew; Trethewey, Jane; jsenneville@onehousinggroup.co.uk; Rosel, Matthew; Trethewey, Jane; jsenneville@onehousinggroup.co.uk
Subject: RE: 6 Acres S106



JLP total extent of highways w... Environmental Contribution Sep...

Jon/John,

Cost breakdown and drawing attached.

Regards,

Carl

-----Original Message-----

From: Jonathan Murch [mailto:JMurch@savills.com]
Sent: 12 October 2007 08:37
To: John.Norman@islington.gov.uk
Cc: Matthew.Rosel@islington.gov.uk; Jane.Trethewey@islington.gov.uk; jsenneville@onehousinggroup.co.uk; Carl Flinn
Subject: Re: 6 Acres S106

Thanks John.

The extent of the works on the estate are shown on the plan which we provided when we met a few weeks ago. I assume this is sufficient information?

I am currently out of the office so don't have a copy to attach to the email (Carl- would you mind assisting).

I would be grateful if you would review and confirm the councils position as a matter of urgency as we are really keen to get things moving.

Jon

----- Original Message -----

From: Norman, John <John.Norman@islington.gov.uk>
To: Jonathan Murch
Cc: Rosel, Matthew <Matthew.Rosel@islington.gov.uk>; Trethewey, Jane <Jane.Trethewey@islington.gov.uk>; Julie De Senneville <jsenneville@onehousinggroup.co.uk>; Carl Flinn <carlf@macconvilles.com>
Sent: Thu Oct 11 16:01:14 2007
Subject: RE: 6 Acres S106

Jon,

Thank you for your email setting out your clients offer of £150,000 in addition to the proposed works identified in the spreadsheet. As I stated in my previous email (attached), to help us gain a better understanding of the additional works that Community will be undertaking on the estate outlined in your excel spreadsheet it would be helpful if you could provide a schedule that identifies where these works are to be undertaken on the estate in order for us to take this into account in considering the additional offer of £150,000 made by your client.

If you have any questions or would like to discuss then please do not hesitate to contact me.

Thanks

John

Norman, John

From: Tobin, Paul
Sent: 07 November 2007 10:43
To: Norman, John
Cc: Trethewey, Jane; Rosel, Matthew; Ronan, David; 'Jonathan Murch'; Carl Flynn (E-mail); 'jsenneville@onehousinggroup.co.uk'; 'lflaxington@onehousinggroup.co.uk'
Subject: RE: 6 Acres S106

John,

The figures below relate directly to the public realm element of HFI's proposals. We have excluded the cost of works that relate to private dwellings, private gardens or semi private communal gardens in courtyards. We have also excluded public realm works that will be funded by One Housing Group, as we understand these costs have been provided to you under separate cover.

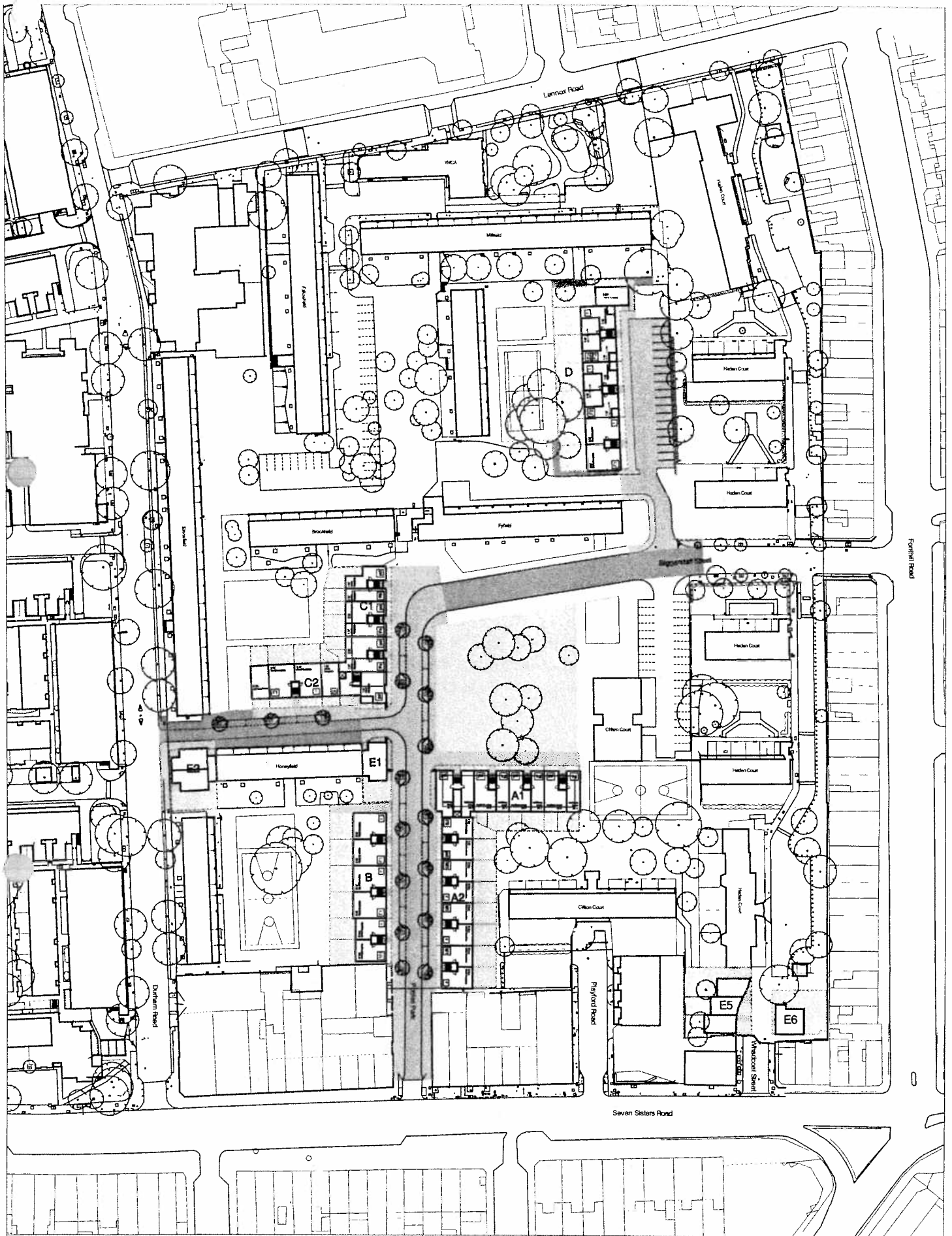
HFI's Public Realm Costs Comprise of:

- 1) Landscaping works to the public central square bounded by Clifton Court, Fyfield, and new blocks A1 and C1. This space is conceived of as the new heart of the existing neighbourhood, and will be landscaped with good quality paving, seating, amenity lighting and semi-mature tree planting (see drawing 107). The associated cost is approximately £240,000. Please note that this cost is in addition to the allowance of £19,400 that One Housing Group has made for this area.
- 2) 69no street trees that will be planted on either side of proposed new roads throughout the site, as set out in drawing no 109. The proposed tree species have been carefully selected in collaboration with Greenspace, and semi-mature specimens have been specified, at a cost of approximately £32,000. Again, this cost relates only to ther sections of street to be constructed by HFI.
- 3) A network of new roads and associated footpaths through the estate, as set out on drawing 102. A well designed and good quality road network is fundamental to the regeneration of the existing surrounding estates. The road construction cost (HFI element of the road construction only) is approximately £330,000. Please refer to JLP drawing 005revA for details of the road network that are funded by One Housing group, and excluded from our costs.
- 4) Traffic calming measures on existing and proposed roads to ensure that a speed limit of 20mph is established throughout the site (see drawing 107). Such measures (for HFI sections of road only) cost approximately £16,000.
- 5) Two new playgrounds, located in the public realm (Adjacent to the central square and adjacent to Dellafield, see drawing 107), at a cost of approximately £98,000.
- 6) A new informal ball games area north of Millfield (see drawing 107), at a cost of £18,500.
- 7) Renewal of street lighting and amenity lighting throughout Six Acres estate, Haden Court and Clifton Court. These works will cost approximately £322,000.

Please let me know if you need anything further from us to progress this matter.

Regards

Paul Tobin
HFI Architects
tel 0207 527 2440



- Key:**
- Indicates Proposed Site Boundaries
 - New highway construction by JLP
 - New footpath construction by JLP
 - New highway construction by JLP
 - New footpath construction by JLP
 - New Landscaping/turf areas by JLP

Included in current cost plan
Included in Environmental Works sum

COMMENT			
DATE	1:500 @ A1	BY	AFC
DATE	JULY 2007	BY	AFC

SIX ACRES ESTATE FINSBURY PARK

EXTENT OF NEW HIGHWAY CONSTRUCTION BY JLP

JLP/SIX ACRE/005

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JLP

John Lang Partnership
The Waterfront, Exeter Road, Exeter
Devon, EX2 3SS
Tel: 0208 236 6700 Fax: 0208 236 8701

3) Additional Environmental Improvements

A further sum of money was identified for additional improvements as identified below:-

Roads

Fyfield Road	850 m ²	£120 m ²	102,000.00
Honeyfield (in front of)	350 m ²	£120 m ²	42,000.00

Landscape Areas

Turf to new square	1800 m ²	£7 m ²	12,600.00
Boundary Treatment	170 m ²	£40 m	6,800.00

£163,400.00

This sum is currently not included within the Build Cost although it has been assumed that this would be instructed as a variation to be included within the building contract

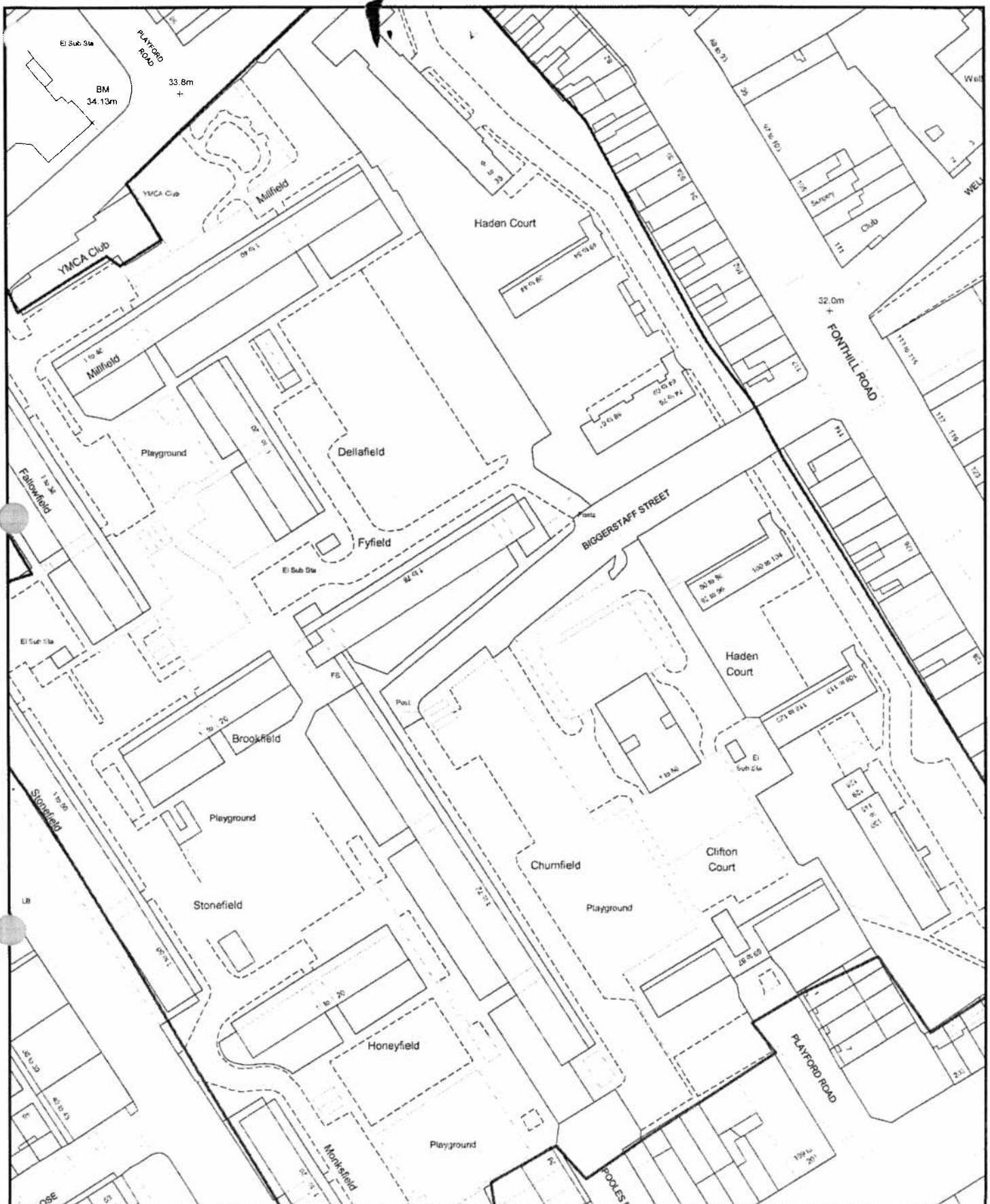
4) Drawing - Extent of New Highway Construction by JLP - Revision A

A coloured drawing has been issued which indicates how the areas referred to above could be implemented in the scheme.

5) Summary of Proposed Contribution

a. External Works (Currently within Build Cost)	492,139.00
b. Additional Environmental Improvements (Proposed addition to Build Cost)	163,400.00
c. Section 106 Contribution (proposed reduced contribution)	50,000.00
	<hr/>
	£ 705,539.00
	<hr/>

The foregoing demonstrates that a total contribution in excess of £700,000 has been proposed with a figure approaching £500,000 already within the Build Cost.



ISLINGTON

Planning Division

Planning Application Ref No:- P 072153

LOCATION.....

X = Properties consulted



Scale - 1:1250

Time of Plot 12:34

Date of plot: 15/03/2008

