

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration
Department
PO Box 333
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PLANNING COMMITTEE		
Date:	19 th January 2016	NON-EXEMPT

Application number	P2015/3977/FUL
Application type	Full Planning
Ward	Junction
Listed building	None
Conservation area	Within 50m of: Holborn Union Infirmary Conservation Area; and St John's Conservation Area
Development Plan Context	Archway Town Centre Site Allocations (ARCH1) Archway Tower and Island site (the Core Site)
Licensing Implications	None
Site Address	Hill House, 17 Highgate Hill, London, N19 5NA
Proposal	Recladding of existing building; creation of a new residential entrance in eastern facade; erection of a ground floor front extension and reconfiguration of existing retail floorspace; installation of new shops fronts; erection of a wind canopy and landscaping; creation of roof terraces above the plinth; erection of a two storey extension to the tower to create 9 self-contained dwellings and rooftop terraces; and creation of a 2 storey refuse / recycling facilities and cycle store in undercroft of west elevation.

Case Officer	Geraldine Knipe
Applicant	BODE Limited
Agent	CMA Planning

3. PHOTOS OF SITE/STREET



Figure 1: Existing building and Archway Town Square from MacDonald Road



Figure 2: Existing building (looking east)



Figure 3: Existing building (looking west)



Figure 4: Archway Town Square



Figure 5: Existing shopfronts at the base of Hill House and pedestrian route to Holloway Road

BACKGROUND

- 3.1 This application follows on from a previous consent P2014/3385/FUL issued in November 2014 for re-cladding of the existing building, creation of new residential entrance in eastern façade, erection of a ground floor front extension and reconfiguration of existing retail floorspace, installation of new shop fronts, erection of wind canopy and landscaping. Some of the elements in that previous application are now included again within this current proposal. The differences between the two proposals amount to; creation of roof terraces above the plinth; erection of a two storey extension to the tower to create 9 self-contained dwellings and rooftop terraces; and creation of a 2 storey refuse / recycling facilities and cycle store in undercroft of west elevation.

SUMMARY

- 3.2 The proposal as a whole involves the creation of roof terraces above the plinth; erection of a two storey extension to the tower to create 9 self-contained dwellings and rooftop terraces; creation of a 2 storey refuse / recycling facilities and cycle store in undercroft of west elevation, re-cladding of Hill House, and the creation of a new entrance into the building. The proposals also include a front extension to, and the re-configuration of, the retail floorspace at ground floor, the insertion of new shop fronts, erection of a wind canopy and landscaping of Archway Town Square.

- 3.3 The residential conversion of floors 1-4 & 6-12 of the building which this application relates to cannot be considered within the remit of this application but clearly the ability of the applicant to implement a residential use in place of the office use under prior approval permitted development rights is a material consideration in looking at the appropriateness of the design changes within this application. The proposal is considered acceptable in terms of the principle of redevelopment of the exterior of the building, the design quality and appearance of the changes, the suitability of the proposed ground floor extension, impact on the adjoining conservation areas and inclusive design. Furthermore, the proposals are considered to have regard to the emerging design changes to façade of neighbouring buildings, namely Hamlyn House and Archway Tower. The two storey extension to the central tower, when taken on the context of the surrounding townscape which already features several tall buildings in close proximity, is not considered to create such harm as to be disruptive to the appearance of the area. Similarly, the extensions to the rear are considered to be in proportion to the scale of the building and otherwise acceptable for their function.
- 3.4 In order to create a residential entrance into the building off Archway Town Square, the proposals require for a shop unit to be removed from the Archway Mall frontage. The loss of this unit is off-set by the erection of a front extension and re-configuration of the existing retail floorspace. The development would not result in a reduction in the total number of retail units. There would however be a 25sqm loss of retail floorspace, but this is considered to be outweighed by the wider public benefit of the proposals to the existing rundown state of the Town Centre. This assessment has already been established through application P2014/3385/FUL.
- 3.5 The landscaping principles for the regeneration of the town square are considered to be appropriate and further details are required through planning conditions. In terms of the existing site's wind micro-climate, it is accepted that the proposed trees and wind canopy would significantly improve the wind conditions beneath the tower. The proposals would not have an adverse impact on residential amenity. This assessment has already been established through application P2014/3385/FUL

4. SITE AND SURROUNDING

- 4.1 The application site is a circa 0.74 hectare parcel of land in the north of the borough. It comprises the following primary elements:
- 'Hill House', an early 1970s office building standing at part 4 and part 13 storeys in height;
 - 'Archway Mall', a number of mainly vacant retail units on the ground floor level of Hill House;
 - An area of hard-landscaping between Hill House, Highgate Hill (inc Archway Town Square) and Junction Road;
 - A car park / hard-standing area to the rear (west) of Hill House;

- 4.2 The proposals being considered under this application relate primarily to the Hill House office building and retail units on the ground floor which are all substantially vacant.
- 4.3 The applicant advises that some of the lower floors of the existing tower have already been converted to provide residential accommodation and have been occupied. The 5th floor of the building is currently in use as a D1 training facility and therefore does not benefit from a residential consent.
- 4.4 The site has a central location in Archway town centre and is the “Archway Tower and Island Site (the Core Site)” which is identified as a key regeneration opportunity for the borough. Archway is one of Islington’s four designated town centres and contains a mix of retail, commercial, leisure and social / community uses as well as being home to a vibrant residential community.
- 4.5 There are number of significant development proposals taking place within the locality, namely the redevelopment (including the re-cladding) of Archway Tower to residential (under Prior Approval) and Hamlyn House to a 157 bed hotel with ancillary restaurant. Details for the transformation of Archway Gyratory have been agreed and are scheduled for completion in 2016.
- 4.6 In terms of public transport the site has PTAL rating of 6b through being situated above Archway Underground station and within close proximity to a number of bus routes.
- 4.7 St John’s Grove Conservation Area abuts the south to east boundary of the site. To the north east boundary of the site are two Local Views towards St Paul’s Cathedral (LV4 from Archway Road and LV5 from Archway Bridge).

5. PROPOSAL (IN DETAIL)

- 5.1 The proposal is to remove the existing cladding from the building and strip back the internal fabric of the building to the concrete frame. Alterations will be made to the structural floors and walls to accommodate modern lifts and introduce services necessary for a residential use.
- 5.2 At the base of the tower the proposals would remove a retail unit and create an entrance into Hill House, off Archway Town Square. To offset the loss of this retail unit a ground floor front extension of existing retail units is proposed. This projects 2.5m into the existing pedestrian route between the Town Square and Highgate Road and Macdonald Road and has an area of approx. 70sqm. The proposals also incorporate the reconfiguration of the existing 8 retail units on the ground floor of the building and the installation of new shop fronts. The total number retail units remain unchanged.
- 5.3 The proposals include an L shaped canopy under Archway Tower which is designed to mitigate the wind conditions that blight this part of the site. Extensive landscaping of Archway Town Square is also proposed as part of this application which includes new surfacing materials, tree planting, seating and lighting. These elements have already been agreed under the previous consent P2014/3385/FUL.

It is also proposed to add two storeys to the top of the central tower in order to provide additional residential accommodation. These changes will increase the height of the tower by 7.5m, i.e. the height will increase from 42m to 49.5m. Private and shared amenity space in the form of roof terraces and winter gardens will be provided and a refuse and cycle storey to the rear of the tower is proposed in a two storey infill extension.

6. RELEVANT HISTORY

6.1 Provided below is a planning history of the application site:

Application Ref(s)	Proposal	Decision	Date
P2015/4052/PRA	Prior approval application in relation to the change of use of floors ground to 4 and 6 to 11 from B1(a)office to C3 (residential) creating 147 residential units	APPROVED	
P2015/0124/AOD	Approval of details pursuant to condition 14 [CEMP] of planning permission ref: P2014/3385/FUL	WITHDRAWN	
P2014/4324 P2014/4326 P2014/4327 P2014/4328 P2014/4329 P2014/4330 P2014/4331 P2014/4332 P2014/4333 P2014/4334	Applications to establish that the current lawful use of the building (floors 1-4 and 6-12) is Class C3 (with a flexible C3 / B1 use for those parts of the building that are still be used for used for office purposes)	WITHDRAWN	
P2015/2908/PRA	Prior Approval application in relation to the following considerations arising from the change of use of ground floor-4 and 6-11 of the building from Class B1(a) office to residential use (C3) use class creating 147 residential units: a) transport and highways impacts of the development b) contamination risks on the site; and c) flooding risks on the site	REFUSED	20/08/2015
P2015/2122/FUL	Erection of a single storey building with flat roof to	APPROVED	19/10/2015

	create a 37sqm (GEA) plant room at the southern end of Hill House along with enclosed external area		
P2015/0607/FUL	Certificate of Lawfulness (existing) in connection with change of use of the second floor from offices (Class B1a) to 21 self contained dwellings (Class C3).	REFUSED	03/07/2015
P2015/0124/AOD	Approval of details pursuant to condition 14 [CEMP] of planning permission ref: P2014/3385/FUL	WITHDRAWN	
P2014/4940/AOD	Approval of details pursuant to condition 5 (tree protection) of planning permission ref: P2014/3385/FUL	Approved	14/01/2015
P2014/3385/FUL	Recladding of existing building, creation of new residential entrance in eastern façade, erection of a ground floor front extension and reconfiguration of existing retail floorspace, installation of new shop fronts, erection of wind canopy and landscaping	APPROVED with conditions	19/11/2014
P2014/2288/AOD	Approval of details pursuant to condition 2 (refuse) of planning permission reference P2014/1161/PRA dated 21 May 2014	Approved	11/07/2014
P2014/2289/AOD	Approval of details pursuant to condition 4 cycle parking P2014/1161/PRA	Approved	11/07/2014
P2014/1161/PRA	Prior Approval application in relation to the following considerations arising from the change of use of floors 1-4 and 6-12 of the building to residential use (C3) use class creating up to 150	Approved, subject to conditions and s106	21/05/2014

	residential units.		
P2014/0332/PRA	Prior Approval application in relation to the following considerations arising from the change of use of the building of floors 1 to 4 and 6 to 12 to residential use (C3) use class creating 141 residential units.	Approved	20/03/2014
P070282	Change of use of upper ground floor from Class B1 (business) to Class D1 (medical or health services) and a 7th floor from D1 to B1 (offices)	Approved	26/03/2007
P060155	Change of use of the fifth floor from B1 Offices to D1 use as an interview centre for patients	Approved	20/03/2006
P011806	Variation of condition 4 of planning decision 96/2016 (12th March 1997) to make the use personal to Interact Health Management Ltd.	Approved	11/09/2001
962016	Change of use of part of 7th floor to a private occupational health service centre	Approved	12/04/1997
901572	Replacement of spandrel panels and provision of tinted glass to all elevations.	Approved	04/02/1991
901593	Change of use of caretakers flat to office and enclosure of balcony	Approved	23/04/1991
871799	Use of the 11th floor as offices.	Approved	01/02/1988
840657	Change of use of ninth floor from offices to Youth Training Centre	Approved	27/06/1984
880195	Change of use of 11th floor from residential to office use.	Approved	09/05/1988

881288	Enclosure of the 11th floor balcony.	Approved	15/12/1988
850632	Change of use of part of the 6th floor from offices to training school.	Approved	17/06/1995

6.2 Provided below are some applications on neighbouring sites / buildings are relevant to the consideration of this planning application:

Archway Tower, 2 Junction Road

Application Ref(s)	Proposal	Decision	Date
P2014/0688/FUL	External alterations involving the erection of double height extension at ground floor to form new entrance and the re-cladding of the existing building, including a new treatment to the 16th and 17th floors.	Refused & Allowed on appeal subject to conditions.	17/06/2014 & 07/08/2014
P2014/1614/FUL	External alterations involving the erection of double height extension at ground floor to form new entrance and the re-cladding of the existing building, including a new treatment to the 16th and 17th floors	Refused	02/07/2014
P2013/2861/PRA	Application for prior approval of the Local Planning Authority for the change of use of the upper floors from B1 (a) office accommodation to 118 residential flats (C3 Use class) comprised of 59 x 1 bed units, 29x 2 bed units, 30 studio units.	Approved	27/09/2013

Hamlyn House, 21 Highgate Hill

Application Ref(s)	Proposal	Decision	Date
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P2013/0399/FUL	Change of use of floors 1-8 and part ground floor from office use (Class B1) to a 157 bedroom hotel (Class C1) and ancillary restaurant, including re-cladding of the building, demolition of the first floor link building located on the eastern side of the building (connecting to Hill House) along with the retention of 73 existing car parking spaces and the introduction of associated landscaping.	Approved, subject to conditions and s106	17/03/2014
P2014/4258/AOD	Approval of details pursuant to condition 3 (materials) of P2013/0399 dated 17 March 2014	Approved	

Pre-Application Advice:

- 6.3 The proposed development has been subject to pre-application discussions with the council and at least part of the proposal has already been agreed under a previous consent. The applicant had entered into specific pre-application discussions in relation to the increase in height of the central tower.

7. CONSULTATION

Public Consultation

- 7.1 Letters were sent to 467 occupants of adjoining and nearby properties at Junction Road on 08/10/2015. Site notices and a press advert were also displayed.
- 7.2 At the time of writing a total of 18 responses (1 in support and 17 objecting) had been received from local residents and groups. These are summarised below with the relevant paragraph number referring to responses within the report;
- There are enough towers in the area already. Para no.s 10.4-10.21
 - More of the ground level environment would be cast into shadow (Para. 10.34–10.37) and the existing character of the Victorian terraces on Junction Road would be severely undermined and dwarfed by such a development. (Para.10.4-10.21)

- the current proportions of the building are satisfying and architecturally coherent; to add storeys will make these buildings hugely overbearing and ugly (Para 10.4–10.21 and 10.38-10.43)
- There are already a significant number of applications bringing forward residential development in the area so don't need any more to the detriment of people already living in Archway (*Officer comment; although the wider development of Hill House will support the introduction of a sizeable residential density, the current application must be assessed on the basis of the impact of an additional 9 residential units*)
- Proposal adds more profitable flats for developer and nothing of substance to resolve the sites bleak office building, unwelcoming public spaces and poor shopping environment (Para.10.61 -10.66)
- Poor standard of accommodation for residential units (Para.10.49-10.52)
- One of the worst parts of Archway Mall is the space behind the post office which is used as a public lavatory. The proposals envisage leaving this as it is, likely to continue as a public urinal. (*Officers comment; the Post Office buildings and the wider site under the ownership of the applicants is subject to on-going discussions with officers and any public realm or design issues would be dealt with under a separate application*)

The issues raised in support

- This is a great proposal provided that there is a high quality finish

7.3 Better Archway Forum (BAF): This is a local group comprising around 1000 members in the north of the borough. BAF object to the proposals as they preclude compliance with planning policy in a number of ways:

- Still no opportunity for maintaining desire lines or pedestrian flow across the site (Para.10.61-10.66) (*Officers comment; the wider site under the ownership of the applicants is subject to on-going discussions with officers and any public realm or design issues would be dealt with under a separate application*)
- the tall buildings are a significant part of the problems and in no way a part of the strengths of Archway. If more storeys are added to Hill House, even more of the public domain will be blighted by shadow and close to unusable as public space.(Para. 10.34- 10.37)
- Islington Council and the London Plan has clear policies on tall buildings which this proposal runs counter to (Para. 10.4 – 10.21)
- The analysis of Archway found that, notwithstanding the district centre status, the area has predominantly low level buildings and the tallest building, Archway Tower, dominates the area and is not in context

with the height of the surrounding area. The area's importance is defined by the street network and does not require tall buildings to emphasise it. Tall buildings are considered out of context within the area and with little justification for any additional example as proposed here.(Para.10.4-10.21)

Recladding the existing envelope as proposed would mean it will not be possible to provide the necessary permeability of the site to allow circulation, footfall, additional frontages and overlooking of public spaces central to the Archway Framework and London Plan policies. We believe that the application is both harmful and contrary to policy, and therefore should be rejected. (Para. 10.38-10.43)

- 7.4 Officer's comments: *Many of concerns relating to access across the site which have been raised by BAF are associated with the wider masterplan proposals for the site. Developing a masterplan for the regeneration of the area is subject to ongoing pre-application discussions with the developer and public consultation with local residents and stakeholders (facilitated by the developer)*

External Consultees

- 7.5 London Underground: No objections have been raised to the development proposals subject to a condition requiring that a method statement be submitted and agreed in order to protect underground infrastructure and to control the use of tall structures.
- 7.6 Thames Water: raise no objection with regard to sewerage infrastructure capacity or water infrastructure capacity. With regard to surface water drainage 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. An informative is recommended.
- 7.7 Design Review Panel: The proposal in its final current proposed form has not been presented to the Design Review Panel. However, the proposal in its original form (without the 2 storey extension to the top of the tower) was presented on 5th August 2014. The Panel was generally supportive of the concept of regeneration and improvements to the Hill House tower. However, Panel members reminded the design team that integration with the other two towers and careful consideration of proposals to surrounding public realm including wind mitigation strategy was very important. Panel members raised some concerns in relation to environmental and technical performance of the proposed cladding system and required maintenance regime. They also encouraged the design team to improve the entrance to the building and stressed the importance of careful consideration of detailing.
- 7.8 London Borough of Camden: the site is over 400m from the nearest boundary with Camden. Due to this distance, it is considered that the scheme, involving various external alterations, erection of a two storey extension to the tower and creation of 9 new dwellings, will have no impact on

the borough of Camden. The design changes and additional height and bulk will have no impact on the streetscene and conservation area of Highgate or on neighbour amenities. The site does not fall within a protected strategic viewing corridor. The additional flats will not create a harmful impact on parking and traffic conditions further west in the Highgate area. It is this considered that there are no objections to the scheme and that it can be determined in accordance with Islington councils own planning policies. As such, the propose development is in general accordance with policies CS1, CS5, CS11 and CS14 of London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP19, DP20, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 7.9 Crime advisor: The design and layout of the 9 additional units are adequate and sensible from a security perspective and there are no objections to the development.

Internal Consultees

- 7.10 Policy Officer: The retail floorspace is not considered to have an adverse impact on the retail frontage. The redevelopment is however likely to benefit the frontage as it could lead to increased occupation of the retail units, providing a complementary service. There is no objection to reconfiguration of the existing retail floorspace as the number of retail units will remain unchanged.
- 7.11 Acoustic Officer: No objection to the proposals, subject to two conditions requiring the submission of a Construction Environmental Management Plan to mitigate the impact of construction on the local area and scheme for sound insulation and noise control measures to protect the amenity of the future occupiers of the building.
- 7.12 Landscape Officer: Supports the amended landscaping plans as these provide a set of design principles for the regeneration of the town square. More information is required through a condition. The developer also needs to provide a tree protection plan to ensure that the construction phase of development would not harm the tree at the rear of the site which is subject to a TPO.
- 7.13 Access Officer: Concerns raised over the provision of accessible units.
- 7.14 Sustainability Officer: No objection, subject to details of SUDS, landscaping and biodiversity measures being secured through conditions.

Energy Officer: General support has been expressed for the energy performance measures which are being sought by the developer the information submitted under the Code for Sustainable Homes and the draft Green Performance Plan is all acceptable. The main outstanding issue is the artificial cooling proposed for the apartments. The applicant provided an analysis showing that none of the apartments would overheat, but this was on the assumption that cooling was installed. Properties would normally be

modelled without cooling installed. This would demonstrate whether or not cooling is required to prevent overheating (it is up to the applicant to demonstrate a requirement), and the strategy would be evaluated further on the basis of the results.

The applicant has given some more comments re thermal mass and blue roofs, and we are generally happy with their approach to the cooling hierarchy.

- 7.15 Design and Conservation Officer; In relation to height increase -The existence of a tall building in the area is undesirable, however it does exist along with other tall buildings and this defines the immediate context. While raising the existing tall building by a further two storeys could be seen as undesirable it would be hard to demonstrate harm to the townscape. Alternatively it could be argued that the increase in height results in a more elegant and slender form especially when considered along with the previous approved façade/public realm improvements. Should approval be recommended we should satisfy ourselves that there will be no worsening of existing wind conditions.

8. RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following national planning guidance and development plan documents.

National Guidance

- 8.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals. Since March 2014 Planning Practice Guidance for England has been published online.
- 8.2 Under the Ministerial Statement of 18 December 2014, the government seeks to increase the weight given to SuDS being delivered in favour of traditional drainage solutions. Further guidance from the DCLG has confirmed that LPA's will be required (as a statutory requirement) to consult the Lead Local Flood Authority (LLFA) on applicable planning applications (major schemes).
- 8.3 On 1 October 2015 a new National Standard for Housing Design was introduced, as an enhancement of Part M of the Building Regulations, which will be enforced by Building Control or an Approved Inspector. This was brought in via
- Written Ministerial Statement issued 25th March 2015
 - Deregulation Bill (amendments to Building Act 1984) – to enable 'optional requirements'

- Deregulation Bill received Royal Assent 26th March 2015

Development Plan

- 8.4 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Planning Advice Note/Planning Brief

- 8.5 A document entitled 'Regeneration proposals for Archway' was adopted by the Council's Executive on 5 July 2011. These proposals outline the Council's desire to overcome some of the barriers to physical regeneration, strengthen the local economy and improve the vitality of the town centre. Funding allocations for various regeneration projects were agreed within this document.
- 8.6 Archway Development Framework SPD (adopted 2007). The Core Strategy at paragraph 2.2.1 states that this SPD will remain in place after the adoption of the Core Strategy and that the document adds detail to the Core Strategy Site Allocation (CS1). This document includes the following key objectives:
- Delivery of a beacon sustainable development – delivery of a truly sustainable community and thus contribute to environmental, economic and social sustainability.
 - Delivery of a mixed use development to build upon Archway's strengths as a district centre and enhance this role.
 - The improvement of the pedestrian environment to provide a safe environment and improve the pedestrian links through to the adjoining areas.
 - The creation of high quality public spaces to provide an environment where people can visit, shop, relax while providing links to the surrounding areas and uses in Archway;
 - Microclimate – minimise wind impact due to down draught;
 - This document states that priority for planning obligations within Archway will be focussed towards improvements to the public realm and local employment.

Designations

- 8.7 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013 and Site Allocations 2013:
- | | |
|---|---|
| - Core Strategy Area – Archway (1) | - Within 100m of TfL Road Network |
| - Archway Town Centre | - Within 100m of Strategic Road Network |
| - Within 50m of St John's Grove Conservation Area | |

Supplementary Planning Guidance (SPG) / Document (SPD)

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

9. ENVIRONMENTAL IMPACT ASSESSMENT

9.1 No EIA screening/ scoping opinion was requested by the applicant. However given that the proposal is for modification to the existing building, a two storey extension to provide residential accommodation and public realm improvements, the proposals are not considered to fall within the definition of Schedule 1 or 2 of defined EIA development. It should be noted that no formal screening opinion has been provided.

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Design, Conservation and Heritage;
- Land-use;
- Landscaping and wind micro-climate;
- Neighbouring amenity;
- Energy and Sustainability;
- Planning obligations & CIL.

10.2 These matters are addressed below in the context of planning policy and other material considerations.

Design, Conservation and Heritage

10.3 Many of the elements within this application have already been granted consent on 19th November 2014 by P2014/3385/FUL. In effect, the most significant changes sought through this current proposal over and above what has already been secured, are an additional two storey extension to the top of the tower to produce an overall height of 15 storeys and a two storey extension to the rear of the building. These elements are analysed in turn below.

Increased height to tower

10.4 The previous consent acts as a material consideration in looking at the amended proposal and the proposed increase in height must be seen in the context of these works coming forward in the future as well as in the context of the existing surrounding townscape. Whilst the design changes (the recladding, public realm and ground floor changes) have already been judged to be acceptable by reason of the previous consent, they must now be assessed in conjunction with the increased height to confirm that the resulting visual appearance is acceptable and appropriate. It is also significant to assess the proposal as one which adds height to an already tall tower in an area where other tall buildings already exist, and in the light of relevant policies on tall buildings

- 10.5 A full understanding of a site and its context is necessary to demonstrate compliance with relevant planning policies, including London Plan policy 7.4 which states that development should have regard to the scale, mass and orientation of surrounding buildings, and that buildings should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass. London Plan Policy specifically on the location and design of tall and large buildings is seen in Policy 7.7 which requires that tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of appropriate, sensitive and inappropriate locations. Tall and large buildings should not have an unacceptably harmful impact on their surroundings. It states that in making planning decisions, applications for tall or large buildings should include an urban design analysis that demonstrates the proposal is part of a strategy to meet certain criteria and that this is particularly important if the site is not identified as a location for tall or large buildings in the borough's LDF as is the case with the current application.
- 10.6 Furthermore Policy 7.7 advises at Part C that tall and large buildings should generally be limited to sites in the Central Activity Zone, opportunity areas, areas of intensification or town centres that have good access to public transport. In that respect, it must be noted that Hill House forms a pivotal site within Archway Town Centre and is set above an Underground station and in close proximity to major bus interchanges associated with the Archway gyratory. It comfortably fulfils the criteria in this case.
- 10.7 Other qualifying criteria within part C are also considered to be relevant i.e. that tall buildings will only be considered in areas whose character would not be affected adversely by the scale, mass or bulk of a tall or large building, relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level; individually or as a group, improve the legibility of an area, by emphasising a point of civic or visual significance where appropriate, and enhance the skyline and image of London. In that regard, the close proximity of Hamlyn House and Archway Tower to Hill House forms a group of tall buildings that already create an identifiable visual node within the area which is characterised by tall buildings.
- 10.8 At the local level, policy CS9 of Islington's Core Strategy sets out an aim for new buildings to be sympathetic in scale and appearance and to be complementary to local identity. Policy CS 9 Part E states that,
- new buildings and developments need to be based on a human scale and efficiently use the site area, which could mean some high density developments. High densities can be achieved through high quality design without the need for tall buildings. Tall buildings (above 30m high) are generally inappropriate to Islington's predominantly medium to low level character, therefore proposals for new tall buildings will not be supported.*
- 10.9 This is further qualified to emphasise that parts of the Bunhill and Clerkenwell area may contain some sites that could be suitable for tall buildings and these are defined in the Finsbury Local Plan as areas fronting onto both City Road and the canal basin (including the City Road frontage of the City Forum site),

where they form part of a coherent cluster, and relate positively to other existing or proposed buildings within the cluster (for example, in terms of form, bulk, scale, materials and the effect on the skyline). By omission, other areas outside of this definition are not considered as being suitable for tall buildings. Again, this is emphasised by reference to the supporting text at 3.1.5 which precedes CS9 which details that an evidence base assessment had been conducted to determine if there were any suitable locations for tall buildings in Islington. Clearly, the buildings in Archway would have existed at the time of the evidence base and would have informed the conclusion that there are no locations suitable for additional tall buildings outside the south of the borough.

10.10 A recent legal challenge to this interpretation was taken to the High court in a challenge to the quashing of a decision to refuse permission to construct a 25 storey building on land at 45 Hornsey Road, Islington, London N7. Ultimately, the judge determined that,

“by making express reference to the possibility of exceptions in the Bunhill and Clerkenwell area, CS9(E) makes it clear that, save in that area, the general rule is to be applied and tall buildings will not be supported”.
It is clear that from a policy perspective therefore, that Archway is not one of the areas in Islington where tall buildings are to be supported.

10.11 Policy DM2.1 of Islington’s Development Management Policies requires development to be based upon an understanding and evaluation of an area’s defining characteristics, confirms that acceptable development will be required to respect and respond positively to existing buildings, and sets out a list of elements of a site and its surroundings that must be successfully addressed – this list includes urban form including building heights and massing.

10.12 Relevant design guidance must also be noted, particularly Islington’s Urban Design Guide which states at section 2.1 that new buildings should create a scale and form of development that is appropriate in relation to the existing built form so that it provides a consistent or coherent setting for the space or street that it defines or encloses, whilst also enhancing and complementing the local identity of an area. Further guidance on height and scale is provided in section 2.2 of the SPD. The Mayor of London’s Character and Context SPG notes at paragraph 7.26 that “the key or essential characteristics of a place provide an important reference point against which change can be assessed or as a ‘hook’ for site planning and design”. Paragraph 1.2 of CABE/English Heritage’s Guidance on Tall Buildings notes that in many cases, one of the principal failings of tall buildings has been that many were designed with a lack of appreciation or understanding of the context in which they were to sit, and paragraph 4.1.1 of the guidance highlights the importance of taking into account context, including surrounding scale, height, urban grain, streetscape and built form. Paragraph 4.4 of the guidance states that to be acceptable, any new tall building should be in an appropriate location, and should enhance the qualities of its immediate location and wider setting.

10.13 The Archway Development Framework SPD (2007) is also seen as relevant, policy CS1 referencing its ongoing significance. The SPD seeks to secure sustainable development (environmental, economic and social sustainability), to secure improvements to the pedestrian environment to provide a safe and

secure environment and also seeks to create high quality public spaces to provide an environment where people can visit, shop and relax while providing links to the surrounding areas and uses in Archway.

- 10.14 As a result of the extension in height, the tower would appear as a 50m building (15 storeys) when measured from lower ground entrance level. It is already defined as being a “tall building” as the existing structure is in excess of 30m and using the interpretation of CS9, there are few areas in Islington where tall buildings are considered appropriate – these are limited to areas around the City road basin and in the south of the borough.
- 10.15 However, it is also important to note the context of the surroundings. The application has been accompanied by a Townscape and Visual Impact Assessment prepared by Peter Stewart consultancy which includes some of the contextual analysis necessary. It recognises that the application site is at a major highway junction—Archway Gyratory- linking Holloway road, Archway Road, Highgate Hill and Junction road and these transport networks, coupled with the position of the Underground station at Archway, give the area a busy urban feel.
- 10.16 The pattern of development in the immediate area is mixed in appearance as would be expected of an area that had developed and changed over time and few of the existing 19th and 20th Century buildings are of any significant quality. The application site sits close to the junction of Junction Road and Holloway Road both of which are characterised by three storey buildings with commercial ground floor frontages. There are also several large post war housing estates in the vicinity; the Miranda and Grovedale estate to the north-east and Girdlestone and Hargrave Park Estates to the east and south-west which range from 2 to 6 storeys in height.
- 10.17 In terms of heritage assets, there are none within the site although St Johns Grove Conservation Area, Whitehall Park Conservation Area, Highgate Hill/Hornsey Lane Conservation Area and Holborn Union Conservation Area all lie within the wider area.
- 10.18 The application site sits in the middle of a block that is dominated by post war development. It is one of three key buildings of significant bulk and mass in the block. To the north-east is Archway Tower, constructed in 1974. It is formed of 3 rectangular slab elements with the central slab extending to 17 storeys in height. Permission exists for the conversion of the tower to residential and for its recladding and this work is in progress. Hamlyn House stands at 9 storeys and has recently been converted and reclad to provide hotel accommodation. Whilst there is a finer grain street pattern evident in the surrounding area, the immediate context, as defined by these buildings is accepted as high-rise and the comparative additional bulk of the proposed extension must be seen in relation to these surroundings.
- 10.19 The proposal will contrast with the height of some of the buildings close by but this would not appear to jar or be unexpected and would not be at odds with the scale and massing of the other buildings and area more widely. The existing building hierarchy, which places Archway Tower as being the dominant building in terms of building height, would not be altered as Hill

House would still be shorter in relation to it. A number of views have been assessed within the Townscape and Visual Assessment; the prominence of Archway Tower is seen in View 1 (Junction Road, near junction with Vorley Road). In comparison with the existing arrangement which has a squat and heavy top, the proposed extension and recladding will allow a more slender profile and a better defined tower top which will not compete with the consented changes to Archway Tower.



Figure 6. View of proposed building from Junction Road with consented scheme for Archway Tower to right

In longer views, from Dartmouth Park and from Parliament Hill, the relative increase in height between Archway Tower and Hill House is better appreciated (Hamlyn House at 9 storeys, is not visible from these views). Whilst Hill House is increased in height, it does not eclipse Archway Tower and its associated recladding will make it appear as a lighter building. It would therefore not appear as discordant and would not be seen in isolation of all other tall or large scale buildings but will sit within a small grouping of large and tall buildings. The scale will not be at odds with the character of the surroundings.

10.20 View 3 (as shown below) is taken from the east side of Junction Road and demonstrates the impact of the increased height on the appearance of the tower as it meets the ground. This is the main frontage of the building and forms the backdrop for Archway Mall and Archway Square and so is an important focus for the success of the town centre. The Tower currently sits on a 4 storey podium set behind a single storey retail plinth and the deteriorating condition of the building contributes to the run down nature of the precinct. The additional two storey extension, coupled with a simplified base to the tower, will create a more defined perception of the building as a tower and will produce a more slender proportioned building viewed as being distinct from the podium.



Figure 7. View of existing from Junction Road



Figure 8; View of proposal from Junction Road

10.21 In summary, the proposed tall building provides an appropriate design and relationship with the wider townscape. Whilst the design proposes a form of building that is considerably taller than many of its immediate neighbours, the increase in height from 42 to 49.5m is not considered to be excessive, and does not disrupt the hierarchy of the existing tall buildings of which it is already part. The fact that it is already a tall building of more than 30m surrounded by other tall buildings of greater height mean that it would have formed part of the evidence base which informed the tall building policy in CS9. It is not considered that the proposal would run counter to the general

requirement of this policy to restrict tall buildings except in certain areas and the additional height created is seen in conjunction with the other elevation changes which improve the appearance of the building and generally enhance the area. The site and its setting in a town centre with excellent transport links and in a prominent and established cluster of tall buildings mean that it is able to accommodate the scale of the building proposed without any unsatisfactory impacts on immediately neighbouring sites and without harm or detrimental impact on the significance of any designated or nondesignated heritage assets.

Sunlight and daylight

10.22 The extension of the tower will also have an impact on the amenity of neighbouring buildings, particularly in terms of overshadowing and overlooking. The application has been submitted with a sunlight and daylight assessment. The assessment is carried out with reference to the 2011 Building Research Establishment (BRE) guidelines which are accepted as the relevant guidance. The supporting text to Policy DM2.1 identifies that the BRE 'provides guidance on sunlight layout planning to achieve good sun lighting and day lighting'.

10.23 Daylight: the BRE Guidelines stipulate that there should be no real noticeable loss of daylight provided that either:

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. (Skylight);

The daylight distribution, as measured by the No Sky Line (NSL) test where the percentage of floor area receiving light is measured, is not reduced by greater than 20% of its original value.

10.24 It should be noted that whilst the BRE guidelines suggest a 20% reduction in NSL would represent an acceptable loss of daylight within a room, it is commonly held that losses in excess of 50% NSL are not acceptable.

10.25 Sunlight: the BRE Guidelines confirm that windows that do not enjoy an orientation within 90 degrees of due south do not warrant assessment for sunlight losses. For those windows that do warrant assessment, it is considered that there would be no real noticeable loss of sunlight where:

In 1 year the centre point of the assessed window receives more than 1 quarter (25%) of annual probable sunlight hours (APSH), including at least 5% of Annual Winter Probable Sunlight Hours (WSPH) between 21 Sept and 21 March – being winter; and less than 0.8 of its former hours during either period.

10.26 In cases where these requirements are breached there will still be no real noticeable loss of sunlight where the reduction in sunlight received over the whole year is no greater than 4% of annual probable sunlight hours.

10.27 Where these guidelines are exceeded then sunlighting and/or daylighting may be adversely affected. The BRE Guidelines provide numerical guidelines, the document though emphasizes that advice given is not mandatory and the guide should not be seen as an instrument of planning policy, these (numerical guidelines) are to be interpreted flexibly since natural lighting is only one of many factors in site layout design.

Analysis of Sunlight and Daylight Losses for Affected Properties

10.28 A Sunlight and Daylight Report' prepared by Anstey Horne & Co. was submitted as part of the application. Residential dwellings within the following properties have been considered for the purposes of sunlight and daylight impacts as a result of the proposed development:

- 21 Junction road
- 24-26 Junction Road
- Archway Tavern, 1 Archway close
- Archway Tower

10.29 21 Junction Road 21 Junction Road is located to the east of the proposed redevelopment, on the other side of Junction Road. Four windows serving four rooms at first and second floor level were tested. The VSC and daylight distribution results show that all windows and rooms tested were fully compliant with the BRE guidelines.

10.30 24-26 Junction Road: These properties are located to the east of the development site, with rear elevations that contain a number of windows facing towards the development site. Eight windows serving eight rooms on the first and second floor level were tested and the VSC and daylight distribution results show all windows and rooms tested for daylight fully adhere to the BRE guidelines.

10.31 Archway Tavern, Archway Close This property is located to the north of the development site, with commercial use at the ground floor level and assumed residential use at the first floor level and above so therefore testing was only carried out to the upper floors amounting to 15 windows serving 9 rooms on the first, second and third floor level. The VSC and daylight distribution results show all windows and rooms tested for daylight fully adhere to the BRE guidelines.

10.32 Archway Tower. This property is not currently in residential use but is under construction to implement the residential conversion. Therefore the future residential accommodation has been assessed from the planning application information. 436 windows serving rooms 130 rooms on the first to the fifteenth floor level have been tested. The VSC and daylight distribution results show that all windows and rooms tested for daylight fully adhere to the BRE guidelines.

10.33 In conclusion, the proposed additional massing on top of the Hill House tower will have only limited impact upon either daylight or sunlight enjoyed by neighbouring residential buildings, with any marginal losses being acceptable within BRE guidance.

Overshadowing

- 10.34 The impact of proposed developments on sunlight to open spaces between buildings, (such as main back gardens of houses, parks and playing fields, children's playgrounds, sitting-out areas, such as in public squares and focal points for views) is dealt with in the BRE guidelines. It recommends that the level of overshadowing on such areas should be checked on the equinox (21 March and that at least half of the amenity area should receive at least two hours of sunlight on the equinox on 21 March.
- 10.35 When assessing the impact of a proposed development on the level of overshadowing of an existing open amenity, the BRE guide recommends that *"if, as a result of new development the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss of sunlight is significant. The garden or amenity area will tend to look more heavily overshadowed"*.
- 10.36 The applicants have undertaken an overshadowing assessment to the public amenity area located directly to the east of the redevelopment site (Archway Square). This has shown that 85% of the area will obtain at least 2hrs of direct sunlight in the proposed condition and that the proposed height increase to Hill House will not alter this percentage. The incremental increase to the tower of two additional floors will therefore have little discernible impact on the overshadowing of the square and the quality of the space is not considered to be compromised to such an extent that it over-rides the benefits created by the general refurbishment and new landscaping. The square is surrounded by Archway Tower to the north and Hill House and to a lesser extent, Hamlyn House to the west, so it is already impacted by the presence of tall buildings and any additional shadow being cast by the proposal will be noticed much further away.

Two storey rear extension

- 10.37 A two storey infill extension is proposed to the rear of the building to provide cycle storage at ground floor and refuse provision on lower ground (entrance) floor. The extension would partly infill an existing undercroft area at the base of the tower and underneath a raised walkway which provides a secondary entrance. The extensions would not project any further forward of the existing building line so the proportions of the tower would not alter as result of this addition. It is proposed that the extensions be clad in an anodized aluminium system which is considered to be an appropriate material. Further details of the materials are to be required by condition 5.

Design details

- 10.38 In relation to the tower, one of the main functions of the re-cladding has been to make it appear more slender and elegant by reinforcing the vertical banding of the façade. The components of re-cladding include clear and opaque glazed curtain walling with anodised aluminium panels, flush sliding glazed doors and concealed balustrades. This gives a highly glazed, reflective façade which is complementary to the surrounding tall buildings and does not seek to compete with them when viewed as a group on the skyline.

- 10.39 In terms of the plinth, this will have a light bricked exterior with clear glazing. The balconies and anodised aluminium panels will resemble the appearance of those on the main tower. The addition of balconies in between the bays on the front elevation is intended to add a new definition to the plinth. These balconies would be set back from the bricked bays.
- 10.40 The new double height glazed residential entrance into the building off Archway Town Square has been developed in direct response to the DRP's comments so that it provides a better hierarchy to the existing cramped access conditions. Furthermore, the visual prominence of the entrance will provide wider benefits for Archway Town Square by ensuring a much needed increase in footfall into the heart of the site as opposed to the residential entrance approved under Prior Approval consent which was positioned at the rear of building.
- 10.41 The proposed front extension to the existing ground floor retail units will bring the shopfront forward to the edge of the existing overhang. It is felt that this would have a positive appearance on the overall frontage as the current shopfronts appear dark unwelcoming to shoppers – this could have been a contributing factor to the long term vacancy of many of these units. The elevational plans of the shopfront provide a useful indication of their appearance, however to ensure that they have full regard to the final design of the upper floors of the building it is recommended that further details are secured through a condition (12).
- 10.42 The proposed L shaped canopy under Archway Tower would be 4m high, 28m in length and over 50% solid (as recommended by the wind study) with a slatted design. The design and access statement provides some useful information on the type of canopies that are envisaged whilst not specifying the exact materials. The canopy is expected to offer visual interest to unpleasant area of the site. Details of the canopy would be secured through a condition (13).
- 10.43 In summary, the council's design and conservation officer and DRP are supportive of the proposals and how they have been developed through the pre-application as they will represent a substantial enhancement on the existing building and wider area. The proposals are also considered to have a positive impact on the adjoining conservation areas and full regard to the emerging design of the Hamlyn House and Archway Tower. The success of the scheme is however dependent on the quality of the materials and detailing. Consequently the retention of the architects (to avoid a design and build exercise) is considered to be justified; this is secured through the S106 legal agreement.

Land-use

- 10.44 The site is located within Archway key area within the Core Strategy, and policy CS1 'Archway' is relevant. CS1A seeks to maintain Junction Road (and Holloway Road) as the 'high street' to accommodate an overall expansion in retail provision. Part B encourages the redevelopment of underused land to meet the borough housing target, and part C supports the redevelopment of the core site, as defined in the Site Allocations and

including the application site; a residential (non-student) element is expected as part of the regeneration of the tower and adjacent buildings leading to a mixed-use site that retains a significant proportion of office space.

- 10.45 The Site Allocations (2013) identifies the Archway Core Site (ARCH1) and it is allocated to secure mixed use development to this core site to include: *'residential, retail, employment (including business use), hotel and appropriate evening economy uses (such as A3 restaurant use, and D2 assembly and leisure e.g. cinemas) that respect the amenity of nearby residential properties'*.
- 10.46 As set out in the planning history section above, the building has been subject to a recent Prior Approval application for a change of use of floors 1-4 and 6-12 of the building to residential use (C3) use class creating up to 150 residential units. It is understood that this consent has been implemented as some of the floors have been converted into residential dwellings which are occupied. The creation of new residential dwellings on these floors is therefore not a consideration of this planning application.
- 10.47 The provision of 9 residential units in the newly created extended part of the tower however must be considered. Islington's Core Strategy Policy CS12 states how Islington will meet its housing challenge to provide more high quality, inclusive and affordable homes and encourages the supply of new homes. Furthermore the application site sits within Archway Town Centre and within the core site as defined in the Site Allocations where CS1 expected a residential element as part of the regeneration of the tower and adjacent buildings and retaining a significant proportion of office space. It must be noted that this policy was drawn up before the introduction of the prior approval legislation in 2013 which allowed for the conversion of office to residential as permitted development and thus it was foreseen that the retention of the office space as contained in Hill House, Hamlyn House and Archway Tower could be controlled. However, the proposed introduction of residential uses at the site is nevertheless still supported by policy.
- 10.48 Part E of policy CS12 of the Islington Core Strategy requires a range of unit sizes within each housing proposal to meet the needs in the borough, including maximising the proportion of family accommodation in both affordable and market housing. In the consideration of housing mix, regard has to be given to the constraints and locality of the site and the characteristics of the development as identified in policy DM3.1 of the Development Management Policies. The scheme proposes a total of 9 residential units with an overall mix as set out below.

Dwelling Type	No. of units / %	Policy DM3.1 Target Mix	GIA range (exc. Amenity) sq.m
One Bedroom	1 / 11%	10%	50.5
Two Bedroom	7 / 77%	75%	83-87
Three Bedroom	1 / 11%	15%	101
TOTAL	9	100%	

Quality of accommodation

- 10.49 Islington Core Strategy policy CS12 identifies that to help achieve a good quality of life, the residential space and design standards will be significantly increased from their current levels. The Islington Development Management Policies DM3.4 sets out the detail of these housing standards.
- 10.50 Unit Sizes: All of the proposed residential units comply with the minimum unit sizes as expressed within this policy. (see table above).
- 10.51 Aspect: Policy DM3.4 part D sets out that ‘new residential units are required to provide dual aspect accommodation, unless exceptional circumstances can be demonstrated’. By creating duplex units, the units achieve dual aspect by looking into the winter garden amenity areas at thirteenth floor.
- 10.52 Amenity Space: Policy DM3.5 of the Development Management Policies identifies that ‘all new residential development will be required to provide good quality private outdoor space in the form of gardens, balconies, roof terraces and/or glazed ventilated winter gardens’. The minimum requirement for private outdoor space is 5 square metres on upper floors and 15 square metres on ground floor for 1-2 person dwellings. For each additional occupant, an extra 1 square metre is required on upper floors and 5 square metres on ground floor level with a minimum of 30 square metres for family housing (defined as 3 bed units and above). The policy acknowledges that the provision of individual private outdoor space can be challenging on some sites and that well maintained communal space can provide a workable solution where it would not be practical to provide individual areas. Private amenity areas are provided to each of the flats in the form of winter gardens and private roof terraces accessed from within each of the flats. In addition, there are communal roof terraces located to the top of each podium area.

Affordable Housing

- 10.53 Policy 3.13 of The London Plan states that boroughs should normally require affordable housing provision on a site which has the capacity to provide 10 or more units, although boroughs are encouraged to seek a lower threshold through the LDF process where this can be justified. CS12 of the Local Plan

states that sites capable of delivering 10 or more units will be required to provide affordable units on-site, with schemes below this threshold required to provide a financial contribution towards provision elsewhere in the borough.

10.54 The Council's 'Affordable Housing Small Sites Contributions' SPD (2012) provides further detail on the application on this policy and states that developments (in this location) resulting in the creation of less than 10 units are required to provide a commuted sum of £50,000 per unit. The current application relates solely to the existing Hill House building and the capacity of the development is constrained by the physical (structural) ability to extend the existing building. It is anticipated that the wider site masterplan will deliver on-site affordable housing; however, the current application represents the maximum number of units that can be achieved by extending the building. Accordingly, in accordance with the Council's small sites policy, the applicant has submitted a draft planning obligation in support of the application to secure a financial contribution of £450,000 towards the delivery of off-site affordable housing.

Retail use

10.55 There are two main issues from a policy perspective; the loss of existing retail floorspace and the reconfiguration of the existing units. This loss has been analysed as part of the previous application P2014/3385 and accepted as appropriate within the context of that proposal. This acts a material consideration which must be balanced against the other constraints and benefits of the proposal in the final analysis.

10.56 When combined with the proposed new shopfronts(which will result in a small front extension to the existing layout) there would be a net loss of 150sqm of retail floorspace to ancillary residential floorspace to create a new entrance for the upper floor residential units. Applications involving the loss of main town centre uses to other uses (particularly residential use) trigger the stipulations of DMP policy DM4.4. However, given the circumstances of this application – i.e. the actual residential units are permitted through a separate application – means that DM4.4 Part D(iii) will not apply.

10.57 DM4.4 Part D(i) requires two years marketing and vacancy evidence to demonstrate that there is no reasonable prospect of the unit being used in its current use in the foreseeable future. The small size of the proposed loss (both in absolute terms and proportionally) does in part alleviate concerns, although it is by no means de minimis and could potentially accommodate a small retail unit in its own right; therefore, this requirement does technically apply. However, there are wholly exceptional circumstances related to this application which are considered to alleviate concerns over a lack of marketing and vacancy evidence, these are set out below:

- At the request of officers the applicant provided information on the historic use and occupancy levels of the eight retail units within the Mall. The table below sets out the recent history of the units.

UNIT NUMBER	CURRENT CONDITION	HISTORY
2-3 Archway Mall	Was being used on a temporary basis as a 'community hub' for consultation events as part of the on-going Masterplan process. Now occupied by Corks and Forks as a café/delicatessen	Before the current temporary use the unit was last occupied by "FADS" (DIY / Home Decorating). FADS vacated the building in approx. 2007 since which time the units has remained vacant.
Unit 4-5 Archway Mall	Vacant	This unit was recently occupied by "William Hill" Bookmakers until they vacated the site in the summer of 2014.
Unit 6-7 Archway Mall	Vacant	This unit was occupied by "Freshway" (mini) Supermarket who vacated the unit in approx. 2012
Unit 8 A Archway Mall	Vacant	This unit was occupied "Green Ink Bookshop" who vacated the unit pre-2006.
Unit 8B Archway Mall	Vacant	This unit was occupied by "Hamburger House" café who vacated the unit pre-2006.
Unit 9 Archway Mall	Vacant	This units was occupied by "Suchis Card Shop" who vacated the unit pre-2006
Unit 10A	Occupied	Currently occupied by "The Mall" cheque cashing and pay-day loan company.
Unit 10b Archway Mall	Occupied	Currently occupied by "Redmond Plumbing Services" as a trade counter / office.

- The table shows that five out of the eight units have been vacant for over 2 years, with three units of these units being vacant for over 8 years. This clearly demonstrates that there is a long-term history of vacancy and lack of demand for units within the Town Centre. Furthermore, the Archway Development Framework SPD (September 2007) states that "*the Archway district centre includes the existing retail units in Archway mall (the majority of which are vacant)*". This also suggests that the high levels of vacancy have been entrenched in the shopping mall for at least the last 7 years.
- The public realm around Archway Mall and the Tower site is in need of improvement, as identified in the Site Allocation and the Archway Development Framework SPD. It is considered that the existing low quality public realm has been a contributory factor to the high levels of vacancy.

Officers agree with the supporting information that the proposals are, on balance, positive in terms of increasing attractiveness to retailers and improving footfall, especially when considered in the context of the next stage of the proposed development regarding public realm changes.

- The small 2.5m extension to the existing shopfronts demonstrates that the proposals have some regard to the loss of retail floorspace and that measures have been made to maximise the amount of retail floorspace, rather than just leaving the existing building as is.
- The proposal is consistent with site allocation ARCH1 in land use terms as it provides improved ground floor retail frontages.

10.58 DM4.4 Part D(ii) requires the use of the ground floor retail unit for residential purposes to be consistent with the role and function of the street or space. The proposed change of use is for ancillary residential space providing access to upper floor residential use; therefore it is considered that the impact will be minimal in practice.

10.59 Archway Mall is not a designated frontage, but it is considered contiguous with the primary frontage starting at 2-10 Junction Road. DM4.4 Part D(iv) states that proposals for change of use should not cause adverse impacts on any sections of undesignated frontage - in this case Archway Mall - that are contiguous with designated primary and secondary frontages. The loss of 150sqm retail floorspace is not considered to cause adverse impacts on contiguous frontages; in fact, the redevelopment is more likely to benefit contiguous frontages as it is likely result in increased occupation of the retail units which could provide complementary services. There is a balance to be struck between retaining 100% of the floorspace in poor quality or 85% of accommodation of a regenerated building and square with high prospects of occupation.

10.60 In terms of the proposed reconfiguration and extension of the ground floor retail units, this would not result in reduction the total number of units within Archway Mall. The council are in discussions with the applicant in terms of a wider retail strategy for the site and it therefore appropriate that a condition (6) is appended to this decision which restricts the amalgamation of the existing retail units until this has been approved by the council.

Landscaping, pedestrian access and wind mitigation measures

10.61 The application proposes a package of landscaping measures for Archway Town Square which would enable the scheme to be implemented on a stand-alone basis, outside of the plans which are emerging for the wider masterplan for the site. This is considered important as the local transport network could be subject to some significant changes in the future with the proposed removal of Archway gyratory.

10.62 In response to the DRP's comments the council have engaged with the applicant's landscape consultants, Gross Max, to establish a set of landscaping principles for the site. The proposals now include:

- Planting in the form of 3 individual trees (bald cypress, 8-12m in height) and espalier tree planting (7 trees);
- Natural stone paving (small and large);
- Natural stone banding with raised seating;
- Catenary lighting;
- Green wall;
- Wind canopies
- Kiosk
- Seating areas
- Permeable paving

10.63 The plan below illustrates the landscaping proposals:



Figure 9: Proposed landscaping of Archway Town square

10.64 Officers accept that the general principles provide an appropriate basis for securing significant improvements in the quality of the public realm and further information is required through condition 3.

10.65 Concerns have been raised by local residents and BAF in respect of access/pedestrian movement and public safety. Officers are however of the view that the proposals will improve the existing situation by providing better lighting as part of the landscaping proposals. Furthermore, the residential entrance off Archway Square and inset balconies on the front façade of the plinth overlooking the square offers significant improvements on the level of public surveillance with the site.

10.66 To the rear (north) of Hill House, within the site boundary, is a large maple tree which is protected by TPO T2 (No. 439). The submission is accompanied by a generic statement on tree protection which does not include a specific plan outlining where the tree and ground protection will be situated. However, as the tree is located at the rear of the site and most of the works, both landscaping and extensions/alterations, are taking place at the front of the site it is considered acceptable for an arboricultural method statement (AMS) to be secured through condition 4.

Wind Study.

- 10.67 The site is widely recognised as having a wind micro-climate, which has been subject to a great deal of assessment under previous applications, namely, the application for the re-cladding of Archway Tower. As part of the previous application, BRE were commissioned to undertake a wind tunnel study to assess the pedestrian level wind microclimate resulting from the proposed redevelopment of Hill House and in particular to consider measures to improve the wind microclimate around the existing site and wider pedestrian environment. To support this current proposal, BRE have assessed the impact on the wind microclimate of adding two additional stories to the Hill House tower.
- 10.68 The study is based on a 1:1250 scale model of the site and surroundings which was tested in a wind tunnel. Measurements were taken in 162 locations around the site. The study found that proposed recladding of Hill House and the extensions/alterations at ground floor would have little impact on the existing situation. The wind conditions below Archway Tower will still remain unsuitable for strolling and leisure walking during the winter seasons, which is caused by strong downwash as result of the height and width of the tower, especially when the wind was blowing on to the wide facades (north-south winds). All locations around Hill House will be suitable for strolling and leisure walking throughout the year and it is expected that the wind microclimate will be suitable for the intended pedestrian activities at all locations.
- 10.69 In relation to the additional storey height, wind speed increases with height so it would be expected that the proposed increase in height will generate slightly windier conditions at ground level. The study found that the proposed change to the scheme would be likely to marginally increase the pedestrian level wind speeds around the building, however, this increase in wind speed is not sufficient to cause any change in the assessment of the wind microclimate. The addition of two additional stories to the Hill House tower is judged to have negligible impact on the pedestrian level wind microclimate. Wind conditions around the revised Hill House are therefore expected to be suitable for pedestrian activities throughout the year.
- 10.70 The study concluded that an L-shaped canopy of either solid or up to about 50% porosity attached to Hill House and extending part way along Archway Mall would significantly improve the wind conditions in the passageway beneath the tower and in the area to the west of the tower. An L shaped canopy will provide the best shelter and will completely eliminate the unpleasant wind conditions beneath Archway Tower. Officers are therefore supportive of the measures proposed as they offer significant improvements

to the existing conditions which have blighted pedestrian movement though this area of the site by addressing unpleasant wind conditions beneath the Archway Tower.

Sustainability, Energy Efficiency and Renewable Energy

- 10.71 The London Plan (2015) Policy 5.1 stipulates a London-wide reduction of carbon emissions of 60 per cent by 2025. Policy 5.2 of the plan requires all development proposals to contribute towards climate change mitigation by minimising carbon dioxide emissions through energy efficient design, the use of less energy and the incorporation of renewable energy. London Plan Policy 5.5 sets strategic targets for new developments to connect to localised and decentralised energy systems while Policy 5.6 requires developments to evaluate the feasibility of Combined Heat and Power (CHP) systems.
- 10.72 All development is required to demonstrate that it has minimised onsite carbon dioxide emissions by maximising energy efficiency, supplying energy efficiently and using onsite renewable energy generation (CS10). Council policy requires onsite total CO₂ reduction targets (regulated and unregulated) against Building Regulations 2010 of 40% where connection to a decentralised energy network is possible, and 30% where not possible. These targets have been adjusted for Building Regulations 2013 to of 39% where connection to a decentralised energy network is possible, and 27% where not possible. Typically all remaining CO₂ emissions should be offset through a financial contribution towards measures which reduce CO₂ emissions from the existing building stock (CS10).
- 10.73 The Core Strategy also requires developments to address a number of other sustainability criteria such as climate change adaptation, sustainable transport, sustainable construction and the enhancement of biodiversity. Development Management Policy DM7.1 requires development proposals to integrate best practice sustainable design standards and states that the council will support the development of renewable energy technologies, subject to meeting wider policy requirements.
- 10.74 For minor developments, a target of 25% reduction on regulated emissions vs. building regulations is specified. All of the residential units comfortably achieve this requirement. The proposal is not classed as a major development however it has been designed to achieve compliance with the more onerous standards that major developments should attain. The applicant proposes a reduction in emissions of 44% compared to a 2010 Building Regulations baseline. These savings are supported and secured by **condition 8**.
- 10.75 Be Lean: The proposed scheme involves a replacement façade to the existing building which is extended to the new floors. The new facades will have low air leakage, low U-value and G-value and large natural ventilation openings. The glazing specification will significantly improve the thermal performance of the building envelope as well as allow for residents to use natural ventilation to mitigate overheating risk in the future climate.
- 10.76 Be Clean (Heating and Hot Water Systems and CHP): The newly created 9 flats will share the same heating strategy with the flats below which are being

converted from office to residential under Permitted development. A 70kW_e (109kW_{th}) Combined Heating and Power Plant is proposed which will deliver both base heating and hot water demand and electricity demand to the entire development, including both existing and new extensions. This will ensure the engine of CHP can run for as long as possible (around 17 hours / day). Thermal stores have also been employed to capture heat during late afternoon and late night when hot water demand is low. The energy model indicates that by employing community CHP to the scheme the development can achieve a reduction of 29% in CO₂ emissions. Applicants discussed with the Council the possibility of involving Hill House into the wide development of Archway District Heating Scheme. The Council has two options; an upgraded energy centre at Archway Leisure Centre to serve a shared heat/power network to supply Hill House and other buildings or a new energy centre in the proximity of Archway Leisure Centre to serve a shared heat/power network to supply Hill House and other buildings. However, funding is awaited to conduct a more detailed feasibility study which will not fit into the timescales of this current project. The applicants have therefore agreed to future-proofing Hill House for connection to a future district heating network by allocating space on lower ground floor plate heat exchangers. This is secured through the S106 agreement.

- 10.77 Be Green (Renewable Energy): the proposal makes provision to include a solar PV system of 30sqm arranged on the communal roof terrace and this is supported.
- 10.78 Overheating and Cooling: The façade enhancement will include solar control glazing (which lets in a high proportion of daylight but cuts out a significant proportion of the sunlight) to reduce the overall cooling load required for each flat. In addition, the building is to be constructed with a well-insulated and air tight building envelope. Such measures minimise unwanted heat gain. Natural ventilation will be integrated into the curtain walling via openable windows and sliding doors to provide sufficient openings to dissipate unwanted heat gain, perforated louvres as part of façade upgrade will allow secure and effective night ventilation and proposed windows on both sides for corner rooms will provide cross ventilation. The overheating analysis suggests that artificial cooling will only be required on peak future climate summer conditions and only for the units identified as worst case. (e.g. having both south and west orientated windows). Properties would normally be modelled without cooling installed. This would demonstrate whether or not cooling is actually required to prevent overheating (it is up to the applicant to demonstrate a requirement), and the strategy would be evaluated further on the basis of the results. In order to address this condition (21) is attached requesting a further energy statement to look at the feasibility of an alternative which does not rely on artificial cooling.
- 10.79 CO₂ Off-setting: As the proposed new extension to create 9no. duplex flats is categorised as a minor development, a flat rate charge of £1,000 per flat applies which indicates that a total carbon levy of £9,000 will be required to offset the remaining carbon emission from the development. This is secured through the S106 legal agreement.

10.80 Sustainability BREEAM: The proposed new extension has been assessed against the CfSH 2014. Whilst the CfSH assessment has recently been withdrawn it is still relevant and a good sustainability parameter. A pre-assessment has been carried out based on the submitted drawings and it is predicted that the design for the new extensions will achieve CfSH Level 4 standard. This is supported.

10.81 Sustainable Urban Drainage (SUDs):

The proposal retains the main structure of the existing building which presents some restrictions in what can be achieved via SUDs for this site. Policy (DM6.6) seeks that minor new build developments of one unit or more are required to reduce existing run-off levels as far as possible, and as a minimum maintain existing run-off levels, including through the incorporation of SUDS. Therefore the post development surface run-off rates should be reduced so that they do not exceed the pre-development rates, and also to reduce the risk of flooding to areas within and in the vicinity of the site, and to minimise the impact on the existing sewer network. In order to satisfy this requirement the applicants proposes that the roofdrainage will have a syphonic and Blu-Roof system, which will control the rate of the surface water discharge and also provide adequate attenuation. It is suggested that Blu-Roof system is to be applied across the entire roof area of 500m².

10.82 Given the sites location above the London underground network there are constraints to the type and volume of surface water attenuation that can be achieved through the wider landscaping of the plan. The landscaping plans include some areas of permeable paving which is supported. No indicative drainage plan (SUDS management train) showing flow paths, and how the different SUDS components link together have been submitted. Given the space available, additional SUDS measures should be explored that provide both amenity and biodiversity improvement, matters which officers consider can be dealt with through a condition. In this regard, a planning condition is recommended to be agreed in writing prior to commencement of any works on the site, (condition 10). In the event SUDs on site proves unfeasible, an in lieu financial contribution is sought by the policy – this is worded into the condition. Without this provision, the scheme would be unacceptable and fail to comply with planning policies CS10 (Core Strategy 2011) and DM6.6 'Flood prevention' of the Development Management Policies (2013), nor the Environmental Design SPD.

10.83 Green Performance Plan: is a plan that seeks to detail measurable outputs for the occupied building, particularly for energy consumption, CO2 emissions and water use and should set out arrangements for monitoring the progress of the plan over the first years of occupancy. The submitted plan is acceptable and its ongoing monitoring is secured as part of the s106 agreement.

Highways and Transportation

10.84 The site has a Public Transport Accessibility Level (PTAL) rating of 6b which TfL describe as 'Excellent'. It is located south-west of the Archway gyratory

and sits immediately above and adjacent to the Archway Underground station. The site is located within a Controlled Parking Zone (CPZ) which operates Monday to Friday 0830 – 1830.

- 10.85 Holloway Road is a red route thereby prohibiting waiting, loading and parking. Junction Road has extensive bus stops close to the site which prohibit waiting at any time. Other lengths of Junction Road have single yellow lines denoting no waiting during the operational hours of the controlled parking zone. MacDonald Road has permit holder and pay-and-display parking bays. The pay-and-display bays allow a maximum stay of two hours. All roads surrounding the site are covered by traffic regulation orders associated with parking bays, single yellow lines, double yellow lines, or red routes.
- 10.86 The application is supported by a transport assessment which has demonstrated that the additional 9 residential units will generate a total of 112 daily trips. However, this must be balanced against the overall conversion of the building from office to residential which has already been secured. The transport assessment demonstrates that the impact of the generated trips will be absorbed by the overall reduction in trips that will result in the conversion from the office use.
- 10.87 The application as submitted proposed that the development would have 5 parking spaces with 1 space being wheelchair accessible and 1 equipped with an electric charging point. Islington Core Strategy (CS10) requires that all new residential development is car free meaning no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people. This is further emphasised in the Development Management Policies (DM8.5) which states that proposals for vehicle parking for existing residential properties will be refused and that no provision for vehicle parking or waiting will be allowed for new homes, except for essential drop-off and wheelchair-accessible parking. This is unequivocal advice which is consistently applied throughout all Islington schemes where planning permission is required. It is not considered that there are mitigating circumstances in this instance that justify the setting aside of this policy. The applicant has therefore agreed that these spaces be removed from the proposal and a condition requiring this is attached as Condition 20.
- 10.88 Residential occupiers of the new units would not be eligible to attain on-street car parking permits for the surrounding Controlled Parking Zone (CPZ) in the interests of promoting the use of more sustainable forms of transport and tackling congestion and overburdened parking infrastructure, this is secured in the S106 legal agreement. The exceptions to this would be where, in accordance with Council parking policy, future persons occupying the residential development are currently living in residential properties within Islington prior to moving into the development and they have previously held a permit for a period of 12 months consecutive to the date of occupation of the new unit. These residents are able to transfer their existing permits to their new homes. Residents who are 'blue badge' (disabled parking permit) will also be able to park in the CPZ.

- 10.89 Cycle Parking: the proposal generates a policy requirement to provide 1 cycle parking space per residential unit. As the proposal is for an additional 9 residential units this would only generate a requirement of 9 spaces however, taking into account the 150 units created by P2014/1161/PRA the applicants have incorporated the requirement to provide cycle spaces for the total development within this application. The proposal is therefore for 164 additional cycle parking spaces to be located in cycle parking racks at upper ground floor accessed directly from the raised walkway off Highgate Hill. A condition is attached to secure this (condition 16).
- 10.90 Refuse collections: A refuse drop off point will be located for residents outside the main lifts on lower ground floor. The communal refuse store is positioned under the undercroft of the cycle store above where it can be accessed for collection from MacDonald Road servicing entrance. The refuse arrangements are necessary to service the residential units created as a result of both this proposal and of the units created through the prior approval application. The arrangement is secured by condition 18.
- 10.91 Framework Travel Plan: This document was submitted with the application and seeks to influence sustainable forms of travel of staff before habits are formed. The report identifies public transport opportunities and confirms the scheme as car free. The statement identifies a Travel Plan coordinator, sets out the information that will be made available to staff when they are employed at the site. This document is secured as a living document as part of the s106 agreement and will require the submission of reviews at various stages after first occupation of the development.
- 10.92 Construction Management Plan: The applicant has submitted an Outline Construction Management Plan for the development. Given the status of the project, appointment of some of the construction team is yet to be made however it sets out the strategic approach of the project based on good construction practices. There is vehicle access to the rear of the plot, off of McDonald Road directly into the Hill House surface car park which will be used as the construction compound and for the loading and unloading of deliveries. Work is confirmed to be carried out in accordance with Islington working hours for noisy works and to adhere to the Code of Construction Practice Guidance. However further detail is required and this would be secured by condition 14.
- 10.93 Damage to the highway during construction: To ensure that any damage caused to footways and the highway during construction would be required to be rectified at the cost of the developer, conditions surveys recording the state of the highways and footways surrounding the site would be carried out prior to works commencing to form a baseline. These measures are agreed by the applicant and would be secured by a legal agreement.

Neighbouring amenity

- 10.94 The development would not result in the creation of extensions which would have an adverse impact upon the living conditions of future occupiers of the

application building or Archway Tower in terms of a loss of outlook or increase sense of enclosure.

10.95 The re-cladding of the building's façade includes the provision of balconies on the front (east) and rear (west) elevations on the plinth (1st – 3rd Floors) of Hill House. The proposals would also create inset balconies on the upper floors of the main tower. Whilst there would be overlooking from the rear balconies on the plinth into windows on the flank walls of the tower between 1st – 3rd floor, it would not introduce any additional loss of privacy than would result from the residential layout consented under the prior approval application.

10.96 New windows are created on the three floors of the south and north elevations of the plinth element. This would allow natural daylight to some of the units created through the prior approval process. Those windows on the north elevation would potentially create overlooking to windows in the new residential units created in Archway Tower which is set approximately 5m away. On the southern elevation, the site looks onto an area of land within the application site and further south, onto the Vorely Road bus depot site. As this is a potential development site and the remaining area within the surface car park forms part of the Hill House Masterplan area, it is not considered best urban design practice to allow an arrangement which would prejudice future development on that site. It is therefore proposed that these windows be restricted to opaque glass secured by condition 17.

10.97 In terms of the development's potential to cause noise and disturbance, there are no new land-uses being proposed (the provision of residential units have already been approved under Prior Approval). The council's acoustic officer has however recommended that conditions are appended to the decision requiring for the following information to mitigate the impact of the construction phase of development on the local area and to protect the amenity of the future occupiers of the building:

- Construction Environmental Management plan;
- A scheme for sound insulation and noise control measures between the retail uses on the ground and residential units on the first floor.

10.98 Officers are therefore satisfied that there would be no loss of amenity subject to conditions, in accordance with DM2.1 and DM3.7 of the LBI Development Policies.

Accessibility

10.99 As a result of the changes introduced in the Deregulation Bill (Royal Assent 26th March 2015), Islington is no longer able to insist that developers meet its own SPD standards for accessible housing, therefore we can no longer apply our flexible housing standards nor local wheelchair housing standards.

A new National Standard

10.100 The new National Standard is broken down into 3 categories; Category 2 is similar but not the same as the Lifetime Homes standard and Category 3 is similar to our present wheelchair accessible housing standard. Planning must

check compliance and condition the requirements. If they are not conditioned, Building Control will only enforce Category 1 standards which are far inferior to anything applied in Islington for 25 years.

10.101 Housing may only be required to be built to Category 2 and or 3 if there is evidence of a local need for such housing i.e. housing that is accessible and adaptable. The GLA by way of Minor Alterations to the London Plan 2015, has reframed LPP 3.8 Housing Choice to require that 90% of new housing be built to Category 2 and 10% to Category 3 and has produced evidence of that need across London. In this regard, as part of this assessment, these emerging revised London Plan policies are given weight and inform the approach below.

10.102 Accessibility Assessment

The proposal provides 1 wheelchair accessible units (Category 3) amounting to 11.1% of the total number provided as measured by habitable rooms, which is in accordance with policy requirements. This unit would be served by one on-street accessible parking bays located in the surface car park. All of the remaining units would meet Category 2 requirements and this is secured by condition (12).

Planning Obligations and Community Infrastructure Levy

10.103 Islington's CIL Regulation 123 infrastructure list specifically excludes measures that are required in order to mitigate the direct impacts of a particular development. This means that the measures required to mitigate the negative impacts of this development in terms of carbon emissions, lack of accessible parking spaces and local accessibility cannot be funded through Islington's CIL. Separate contributions are therefore needed to pay for the necessary carbon offset, accessible transport, highway reinstatement and local accessibility investment required to ensure that the development does not cause unacceptable impacts on the local area.

10.104 None of the financial contributions included in the heads of terms represent general infrastructure, so the pooling limit does not apply. Furthermore, none of the contributions represent items for which five or more previous contributions have been secured.

10.105 The carbon offset and accessible transport contributions are site-specific obligations, both with the purpose of mitigating the negative impacts of this specific development. The carbon offset contribution figure is directly related to the projected performance (in terms of operation emissions) of the building as designed, therefore being commensurate to the specifics of a particular development. This contribution does not therefore form a tariff-style payment. Furthermore, in the event that policy compliant on-site accessible car parking spaces had been provided by the development (or other accessibility measure) a financial contribution would not have been sought. Therefore this is also a site-specific contribution required in order to address a weakness of the development proposal, thus also not forming a tariff-style payment.

- 10.106 The highway and footway reinstatement requirement is also very clearly site-specific. The total cost will depend on the damage caused by construction of this development, and these works cannot be funded through CIL receipts as the impacts are directly related to this specific development.
- 10.107 None of these contributions were included in Islington's proposed CIL during viability testing, and all of the contributions were considered during public examination on the CIL as separate charges that would be required in cases where relevant impacts would result from proposed developments. The CIL Examiner did not consider that these types of separate charges in addition to Islington's proposed CIL rates would result in unacceptable impacts on development in Islington due to cumulative viability implications or any other issue.

National Planning Policy Framework

- 10.108 With these considerations in mind the proposals are considered to constitute a sustainable development addressing all economic, social and environmental strands effectively. Whilst there is a small loss of retail floorspace, the proposed external alterations to the building and improvements to existing retail provisions, as well as the new landscaping of Archway Town Square, are expected to act as a catalyst in improving the economic prosperity of the area. This is firmly in line with key building a strong, competitive economy and ensuring the vitality of town centres.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The delivery of this scheme would be consistent with the broad aims of the NPPF and its presumption in favour of sustainable development that supports economic growth, but also seeks to ensure social and environmental progress.
- 11.2 The proposal is for re-cladding of Hill House and associated extensions to height and bulk and alterations which include the creation of a new residential entrance and reconfiguration of the existing retail units. The proposals also include the landscaping of Archway Town Square.
- 11.3 The design of the proposed alterations to Hill House are supported by officers and DRP as they offer significant improvements to the existing façade both in terms of building's visual appearance and energy performance. Furthermore, the proposals would have positive impact on character of the adjoining conservation areas and have regard to the façade treatment proposed for other tall buildings within the site (Hamlyn House and Archway Tower).
- 11.4 The increase in height has been assessed in the context of the surrounding area which already has two other buildings of significant scale (9 storeys and 18 storeys). It is accepted that the existing building already forms part of this group of tall buildings and the relative increase in height will not prejudice the hierarchy of the buildings to one another. The nature of the townscape setting

means that it is able to accommodate the scale of the building proposed without any unsatisfactory impacts on immediately neighbouring sites. It proposes useful accommodation in a tall building that has no harm or detrimental impact on the significance of any designated or nondesignated heritage assets.

- 11.5 To create the residential entrance into Hill House a shop unit is required to be removed from the Archway Mall frontage. The loss of this unit is off-set by the erection of a front extension and re-configuration of the existing retail floorspace. The development would not result in a reduction in the total number of retail units. There would however be a 150sqm loss of retail floorspace, but this considered to be outweighed by the wider public benefit of the proposals to the existing rundown state of the Town Centre.
- 11.6 The proposed landscape scheme will offer significant improvements to quality of the public realm through new tree planting, paving, seating and lighting. The provision of an L shaped wind canopy under Archway Tower will mitigate some of the existing wind conditions that have an adverse impact on pedestrian movement through the site. Furthermore, the proposals will offer an increased level of surveillance within the site, improving public safety and reducing the perception of crime. The proposals would not have an adverse impact upon neighbouring amenity in terms of noise and disturbance, a loss privacy, outlook or lightspill.

Conclusion

- 11.7 It is recommended that planning permission be granted subject to conditions and s106 agreement as set out in Appendix 1.

APPENDIX 1 – RECOMMENDATION

RECOMMENDATION A

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

- Commuted sum of £450,000 in lieu of affordable housing
- The repair and re-instatement of the footways and highways adjoining the development. The cost is to be confirmed by LBI Highways, paid for by the applicant and the work carried out by LBI Highways. Conditions surveys may be required.
- Removal of eligibility for residents' on-street parking permits.
- Compliance with the Code of Employment and Training
- Facilitation of 1 work placement during the construction phase of the development, lasting a minimum of 13 weeks, or a fee of £5000 to be paid to LBI. Developer / contractor to pay wages (must meet national minimum wage). London Borough of Islington Construction Works Team to recruit for and monitor placements.
- Compliance with the Code of Local Procurement.
- Compliance with the Code of Construction Practice, including a monitoring fee of £1500 and submission of a site-specific response document to the Code of Construction Practice for the approval of LBI Public Protection. This shall be submitted prior to any works commencing on site.
- A contribution towards offsetting any projected residual CO2 emissions of the development, to be charged at a flat rate of £1,000 per flat.
- Connection to a local energy network, if technically and economically viable (burden of proof will be with the developer to show inability to connect). In the event that a local energy network is not available or connection to it is not economically viable, the developer should develop an on-site solution and/or connect to a neighbouring site (a Shared Heating Network) and future proof any on-site solution so that in all cases (whether or not an on-site solution has been provided), the development can be connected to a local energy network if a viable opportunity arises in the future.

- Submission of a final post occupation Green Performance Plan to the Local Planning Authority following an agreed monitoring period.
- Submission of a draft framework Travel Plan with the planning application, of a draft Travel Plan for Council approval prior to occupation, and of a Travel Plan for Council approval 6 months from first occupation of the development or phase (provision of travel plan required subject to thresholds shown in Table 7.1 of the Planning Obligations SPD).
- Retention of current architects for the design development phase of the project to ensure continuity in the design approach and the standard of the appearance and construction of the development
- Council's legal fees in preparing the Directors Agreement and officer's fees for the preparation, monitoring and implementation of the Directors Agreement.

That, should the **Section 106** Deed of Planning Obligation not be completed within the Planning Performance Agreement timeframe the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service may refuse the application on the grounds that the proposed development, in the absence of a Deed of Planning Obligation is not acceptable in planning terms.

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

RECOMMENDATION B

That the grant of planning permission be subject to **conditions** to secure the following:

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>

<p>2</p>	<p>Approved plans and documents list</p> <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans and documents: 1522_DWG_PL_020;1522_DWG_PL_021;1522_DWG_PL_022;1522_DWG_PL_023; 1522_DWG_PL_024; 1522_DWG_PL_100; 1522_DWG_PL_101; 1522_DWG_PL_200;1522_DWG_PL_202;1522_DWG_PL_203;522_DWG_PL_204;1522_DWG_PL_205;1522_DWG_PL_206;1522_DWG_PL_210;1522_DWG_PL_211;1522_DWG_PL_220; 1522_DWG_PL_221; 1522_DWG_PL_222; 1522_DWG_PL_223;1522_DWG_PL_230;1522_DWG_PL_231;1522_DWG_PL_232; 1522_DWG_PL_233</p> <p>Statement of Community Involvement by Connect Communications (August 2015); Construction Management Plan; Planning Statement by CMA Planning (September 2015); Wind Tunnel study by BRE (ref: 295-151, 07/07/2015); Design and Access Statement by Hawkins/Brown (September 2015); Hill House Sustainability Statement Revision 3.0 -15/12/2015; Transport statement Rev.V3 dated 8/09/2015; Air Quality Assessment by Peter Brett Associates dated September 2015; Surface Water Discharge Analysis September 2015; Noise and Vibration Survey and Assessment report dated 9th September 2015; Daylight and Sunlight report dated 8th September 2015;Townscape and Visual Impact Assessment dated September 2015;Green Performance Plan Revision 1.0 – 15/12/2015;Hill House Town Square Sketch Proposals (20/10/2014); Tree Protection Methodology</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
<p>3</p>	<p>Landscaping</p> <p>CONDITION: Details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior works commencing on site. The landscaping scheme shall include the following details:</p> <ul style="list-style-type: none"> • details of levels and level changes; • proposed trees, including their location, species, size, details of tree pits; • soft planting (including details of species and biodiversity value) of grass and turf areas, and shrub and herbaceous areas; • hard landscaping, including ground surfaces and kerbs (samples of materials to be submitted); • resting places and furniture including seating; • details of landscaping measures to enhance the biodiversity of the site; • details of appropriate sustainable urban drainage (SUDS) features including their location, design, connectivity (SUDS management train) and contribution to water quality, amenity and biodiversity enhancement; • confirmation that the landscaping scheme has been designed in accordance with Islington’s Inclusive Landscape Design SPD or Islington’s successor SPD or policy; • a Landscaping Management Plan describing how the landscaping would be maintained and managed following implementation; and • any other landscaping feature(s) forming part of the scheme. <p>All landscaping so approved shall be completed/planted during the first planting</p>

	<p>season following practical completion of the relevant phase of the development hereby approved.</p> <p>The landscaping and tree planting shall have a maintenance/watering provision following planting and any trees or shrubs which die, become severely damaged or diseased shall be replaced with the same species or an approved alternative and to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>The development shall be carried out strictly in accordance with the details (including the Landscape Management Plan) so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interests of sustainability, to ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity, to ensure the development is of an inclusive design, to ensure the heritage of the site is acknowledged and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with CS10, CS12 and CS15 of Islington's Core Strategy 2011 and policies DM2.2, DM2.3, DM6.2, DM6.5 and DM8.4 of Islington's Development Management Policies 2013.</p>
4	Trees
	<p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies CS7 and CS15 of Islington's Core Strategy 2011 and DM6.5 of Islington's Development Management Policies 2013.</p>
5	Materials and samples
	<p>CONDITION: Details of facing materials including samples shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the works is commenced. The details and samples shall include:</p> <ul style="list-style-type: none"> a) brickwork and mortar courses; b) metal cladding, panels and frames (including details of seam, gaps, and any profiling); c) windows and doors; d) edges and balustrades to balconies; e) roofing materials; f) louvers; g) any other materials to be used on the exterior of the building; h) a Green Procurement Plan for sourcing the proposed materials.

	<p>The Green Procurement Plan shall demonstrate how the procurement of materials from the development will be promoted sustainably, including through the use of low impact, sustainably-sourced, reused and recycled materials and the reuse of demolition waste.</p> <p>1:1 elevational mock-ups of external materials to be used on the building at the plinth (first – third floors) and main tower shall be erected on the site and shall be approved in writing by the local planning authority prior to the relevant part of the works commencing.</p> <p>REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard in accordance with policies CS9 and CS10 of Islington’s Core Strategy 2011 and DM2.1 of Islington’s Development Management Policies 2013.</p>
6	Provision of small shops
	<p>CONDITION: The development shall be carried out strictly in accordance with the floorplans so approved, and no change therefore shall take place without the prior written consent of the Local Planning Authority.</p> <p>The commercial units on the ground floor of the building shall not be amalgamated or further subdivided unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: The amalgamation or further subdivision of the commercial units is likely to have operational, transportation, aesthetic and amenity implications which would need to be considered under a separate planning application to ensure the provision of premises suitable for small businesses in accordance with policies CS8 and CS13 of Islington’s Core Strategy 2011 and policies DM2.1, DM4.1 and DM8.6 of Islington’s Development Management Policies 2013.</p>
7	External pipes and cables
	<p>CONDITION: No cables, satellite dishes, plumbing, down pipes, rainwater pipes or foul pipes shall be located / fixed to any elevation(s) of the building.</p> <p>Should additional cables, pipes be considered necessary the details of these shall be submitted to and approved in writing by the Local Planning Authority prior to their installation in accordance with the details so approved.</p> <p>REASON: To ensure that the resulting appearance of the building is to a high standard and to ensure that the development is in accordance with policies CS9 of Islington’s Core Strategy 2011 and DM2.1 of Islington’s Development Management Policies 2013.</p>
8	Security and general lighting
	<p>A general outdoor lighting strategy for the development shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the works are commenced.</p> <p>In accordance with the approved outdoor lighting strategy, details of any</p>

	<p>permanent general or security outdoor lighting (including full specification of all luminaries, lamps and support structures) shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the works are commenced.</p> <p>REASON: In the interests of good design, security and protecting neighbouring and future residential amenity and existing and future habitats from undue light-spill in accordance with, policies CS9 and CS15 of Islington's Core Strategy 2011, and DM2.1 of Islington's Development Management Policies 2013.</p>
9	Window cleaning apparatus
	<p>CONDITION: Details of the proposed window cleaning apparatus and associated goods, their operation and housing shall be submitted to and approved in writing by the Local Planning Authority prior the commencement of development.</p> <p>The window cleaning apparatus and associated goods shall be installed strictly in accordance with the approved plans, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In the interests of good design and also to ensure that the Local Planning Authority may be satisfied that any roof-level structures do not have a harmful impact on existing building and the appearance of the area in accordance policies CS8 and CS9 of Islington's Core Strategy 2011, and policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013.</p>
10	Flood risk
	<p>CONDITION: Except in relation to demolition development shall not commence until details of a full surface water drainage strategy (SUDS management train) have been submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate maximisation of SUDS measures within the scheme in order to increase surface water attenuation, minimise water consumption, improve water quality and maximise biodiversity and amenity value. The strategy shall aim to achieve a maximum surface water discharge rate of 50l/second/hectare and shall provide explanation for any surface water run-off beyond the SOl/second/hectare target.</p> <p>The development shall be implemented strictly in accordance with the surface water drainage strategy so approved prior to practical completion, shall be maintained as such thereafter, and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitats and amenity in accordance with policies CS10 and CS1S of Islington's Core Strategy and policy DM7.4 of Islington's Development Management Policies 2013.</p>
11	Sound insulation between ground and first floors
	CONDITION: Full particulars and details of a scheme for sound insulation

	<p>between the non-residential uses on the ground floor and consented residential units on the first floor shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any of the ground floor retail units</p> <p>The approved sound insulation and noise control measures shall be carried prior to occupation of any of the ground floor retail units and strictly in accordance with the approved details, shall be maintained as such thereafter, and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To secure an appropriate internal residential environment and to protect the amenities of the occupiers of the consented residential accommodation in accordance with policy CS12 of Islington's Core Strategy 2011 and policy DM2.1 of Islington's Development Management Policies 2013.</p>
12	Shopfront design
	<p>CONDITION: Typical elevations of the shopfronts hereby approved at scale 1:50 shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the works commencing.</p> <p>The shopfronts shall be carried out strictly in accordance with the elevations so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that that the shopfronts are of a high standard of design, appearance and sustainable construction and to comply with policies CS9 of Islington's Core Strategy 2011 and DM2.1 of Islington's Development Management Policies 2013.</p>
13	Canopy design
	<p>CONDITION: Details of the canopy, including samples shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the works is commenced.</p> <p>The canopy should be at least 50% solid, as required by the recommendations of the Wind Microclimate Assessment by BRE (ref: 295-151, 13/08/2014).</p> <p>REASON: To ensure that the resulting appearance and construction of the development is of a high standard in accordance with policies CS9 and CS10 of Islington's Core Strategy 2011 and DM2.1 of Islington's Development Management Policies 2013.</p>
14	Construction Management

	<p>CONDITION: No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall incorporate the details set out in the document 'Construction Management Statement (August 2014)' and include the following details:</p> <p>a) reduce number of construction vehicle movements especially in peak periods such as through: re-timed or consolidated construction vehicle trips; use of alternative modes; resource sharing on site; sourcing local materials etc;</p> <p>b) use of operators committed to best practice (as demonstrated by Transport for London's Freight Operator Recognition Scheme (FORS).</p> <p>The construction of the development shall take place in accordance with the details so approved.</p> <p>REASON: To mitigate the impact of development and to comply with policies CS9 of Islington's Core Strategy 2011 and DM2.1 of Islington's Development Management Policies 2013.</p>
15	Accessible Housing (Compliance)
	<p>CONDITION: Notwithstanding the Design and Access Statement and plans hereby approved, all 9 of the residential units shall be constructed to meet the requirements of Category 2 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (2) and 1 unit shall be constructed to meet the requirements of Category 3 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Wheelchair user dwellings' M4 (3). Building Regulations Approved Plans and Decision Advice Notice, confirming that these requirements will be achieved, shall be submitted to and approved in writing by Local Planning Authority prior to any superstructure works beginning on site. The development shall be constructed strictly in accordance with the details so approved.</p> <p>REASON: To secure the provision of visitable and adaptable homes appropriate to meet diverse and changing needs, in accordance with London Plan (FALP) 2015 policy 3.8 (Housing Choice).</p>
16	Cycle stores (Details)
	<p>CONDITION: Details of the external bicycle stores, including plans and elevations, shall be submitted to and approved in writing by the Local Planning Authority. The approved bicycle stores shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking and mobility scooter storage is available and easily accessible on site, to promote sustainable modes of transport and to secure the high quality design of the structures proposed.</p>
17	Obscure Glazing (Compliance)
	CONDITION: Notwithstanding the plans hereby approved, the newly created

	<p>north and south facing windows on ground, first and second floor of the plinth shall be obscurely glazed and non-opening and retained as such permanently thereafter.</p> <p>REASON: In the interest of preventing undue overlooking onto neighbouring sites which may prejudice development potential and to protect the future amenity and privacy of residents within Archway Tower.</p>
18	Refuse Store (Compliance)
	<p>CONDITION: The dedicated refuse / recycling enclosure(s) shown on the plans hereby approved shall be provided prior to the first occupation of the relevant part of the development and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>
19	London Underground Structures Method Statement
	<p>The development hereby permitted shall not be commenced until a detailed design and method statement (in consultation with London Underground), have been submitted to and approved in writing by the local planning authority which:</p> <ul style="list-style-type: none"> • provide details on the use of tall plant • accommodate the location of the existing London Underground structures and tunnels <p>The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.</p> <p>Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2015 Table 6 .1 and Land for Industry and Transport Supplementary Planning Guidance 2012</p>
20	Removal of car parking spaces
	<p>CONDITION: Notwithstanding the plans hereby approved no permission is granted for the four car parking spaces shown in the rear service yard as shown on drawing no. 1522-DWG_PL_100. Amended plans showing a single accessible car parking bay only shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the residential units granted by this consent.</p> <p>The development shall be carried out in accordance with the amended plans so approved, provided prior to occupation, and shall be maintained as such thereafter.</p> <p>REASON: In order to ensure the development is car free.</p>

21	Energy Efficiency – CO2 Reduction (Compliance/Details)
	<p>CONDITION: The energy efficiency measures as outlined within the approved Energy Strategy which shall together provide for no less than a 30% on-site total CO2 reduction in comparison with total emissions from a building which complies with Building Regulations 2010 as detailed within the Sustainability Statement shall be installed and operational prior to the first occupation of the development.</p> <p>Notwithstanding the above details, a revised Energy Strategy shall be submitted which demonstrates the feasibility of an alternative overheating analysis without artificial cooling and which shall provide for no less than a 30% onsite total CO2 reduction in comparison with total emissions from a building which complies with Building Regulations 2010.</p> <p>The final agreed scheme shall be installed and in operation prior to the first occupation of the development.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>

List of Informatives:

1	<p>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 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 at the final manhole nearest the boundary.</p> <p>Connections are not permitted for removal of groundwater. Where the developer proposes discharge to a public sewer prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.</p>
2	<p>Materials procured for the development should be selected to be sustainably sourced and otherwise minimise their environmental impact, including through maximisation of recycled content, use of local suppliers and by reference to the BRE's Green Guide Specification.</p>
3	<p>The scheme hereby approved does not suggest the installation of external rollershutters to any entrances or ground floor glazed shopfronts. The applicant is advised that the council would consider the installation of external rollershutters to be a material alteration to the scheme and therefore constitute development. Should external rollershutters be proposed a new planning application must be submitted for the council's formal consideration.</p>
4	<p>Car-Free Development</p>
	<p>All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people, or other exemption under the Council Parking Policy Statement.</p>

APPENDIX 2: RELEVANT POLICIES

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

1. National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material

consideration and has been taken into account as part of the assessment of these proposals.

2. Development Plan

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

A) London Plan 2011

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

2 London's places

Policy 2.1 London in its global, European and United Kingdom context

Policy 2.2 London and the wider metropolitan area

Policy 2.3 Growth areas and co-ordination corridors

Policy 2.13 Opportunity areas and intensification areas

Policy 2.14 Areas for regeneration

Policy 2.15 Town centres

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.2 Improving health and addressing health inequalities

Policy 3.5 Quality and design of housing developments

4 London's economy

Policy 4.1 Developing London's economy

Policy 4.7 Retail and town centre development

Policy 4.8 Supporting a successful and diverse retail sector

Policy 4.9 Small shops

Policy 4.11 Encouraging a connected economy

Policy 4.12 Improving opportunities for all

5 London's response to climate change

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.4 Retrofitting

Policy 5.7 Renewable energy

Policy 5.9 Overheating and cooling

Policy 5.10 Urban greening

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

Policy 5.15 Water use and supplies

6 London's transport

Policy 6.1 Strategic approach

Policy 6.2 Providing public transport capacity and safeguarding land for transport

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.4 Enhancing London's transport connectivity

Policy 6.7 Better streets and surface transport

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.11 Smoothing traffic flow and tackling congestion

Policy 6.12 Road network capacity

Policy 6.13 Parking

7 London's living places and spaces

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Policy 7.7 Location and design of tall and large buildings

Policy 7.8 Heritage assets and archaeology

Policy 7.11 London View Management Framework

Policy 7.12 Implementing the London View Management Framework

Policy 7.13 Safety, security and resilience to emergency

Policy 7.14 Improving air quality

Policy 7.15 Reducing noise and enhancing soundscapes

Policy 7.18 Protecting local open space and addressing local deficiency

Policy 7.19 Biodiversity and access to nature

8 Implementation, monitoring and review

Policy 8.1 Implementation

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

Policy 8.4 Monitoring and review for London

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS3 (Nag's Head and Upper Holloway Road)

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

Policy CS10 (Sustainable Design)

Policy CS11 (Waste)

Policy CS14 (Retail and Services)
Policy CS15 (Open Space and Green Space)

Infrastructure and Implementation

Policy CS18 (Delivery and Infrastructure)

Policy CS19 (Health Impact Assessments)

Policy CS20 (Partnership Working)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

DM2.3 Heritage

DM2.4 Protected views

DM2.5 Landmarks

DM2.7 Telecommunications and utilities

Shops, culture and services

DM4.1 Maintaining and promoting small and independent shops

DM4.3 Location and concentration of uses

DM4.4 Promoting Islington's Town Centres

DM4.5 Primary and Secondary Frontages

DM4.6 Local shopping Areas

DM4.7 Dispersed shops

DM4.8 Shopfronts

Health and open space

DM6.2 New and improved public open space

DM6.5 Landscaping, trees and biodiversity

DM6.6 Flood prevention

Energy and Environmental Standards

DM7.1 Sustainable design and construction statements

DM7.2 Energy efficiency and carbon reduction in minor schemes

DM7.3 Decentralised energy networks

DM7.4 Sustainable design standards

DM7.5 Heating and cooling

Transport

DM8.1 Movement hierarchy

DM8.2 Managing transport impacts

DM8.3 Public transport

DM8.4 Walking and cycling

DM8.5 Vehicle parking

Infrastructure

DM9.1 Infrastructure

DM9.2 Planning obligations

DM9.3 Implementation

E) Site Allocations June 2013

ARCH1 Archway Tower and Island site (the Core Site)

4. Planning Advice Note/Planning Brief

'Regeneration proposals for Archway' was adopted by the Council's Executive on 5 July 2011.

Archway Development Framework SPD (adopted 2007)

5. Designations

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

- Core Strategy Area – Archway (1)
- Archway Town Centre
- Within 50m of St John's Grove Conservation Area
- Within 100m of TfL Road Network
- Within 100m of Strategic Road Network

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

The following SPGs and/or SPDs are relevant:

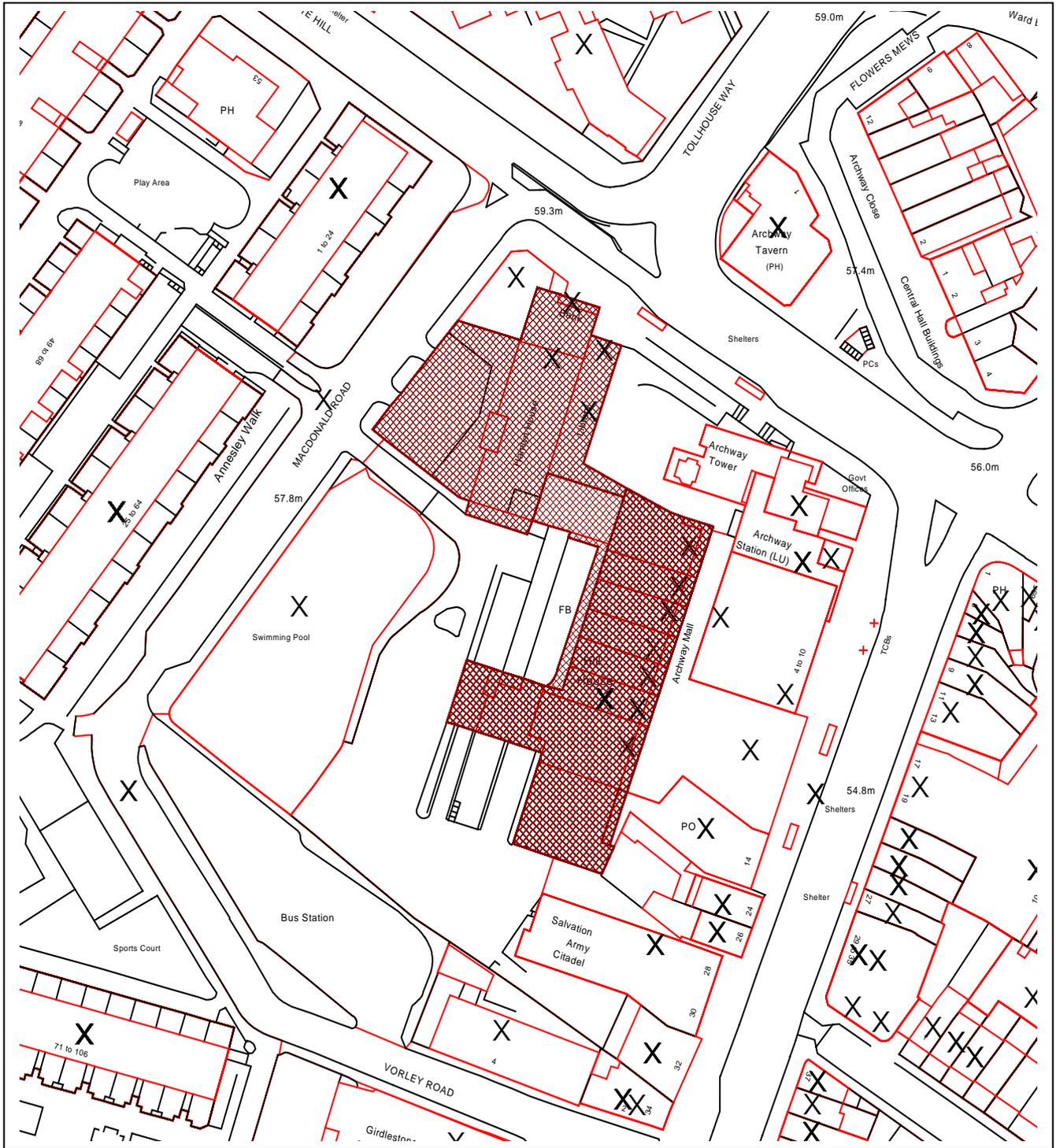
Islington Local Development Plan

- Environmental Design
- Conservation Area Design Guidelines
- Inclusive Landscape Design
- Planning Obligations and S106
- Urban Design Guide

London Plan

- Accessible London: Achieving and Inclusive Environment
- Sustainable Design & Construction

Islington SE GIS Print Template



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