

Planning Brief for 71 Ronalds Road and the Highbury Roundhouse site

February 2012



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1. Introduction

- 1.0.1** Highbury Roundhouse Association Limited (Company No: 1759460/Registered charity: 288370) is a registered charity that provides an extremely valuable service to the local community, particularly to younger and older people. The Highbury Roundhouse Association has used the site covered by this brief to provide these services to the local community since 1974.
- 1.0.2** In August 2010, following a condition report by the council's structural engineer, the bottleworks building at the rear of the site was inspected, and a Dangerous Structure Notice (DSN) served. In response to this notice, the council (as landowner) was forced to close the bottleworks building, and help the Highbury Roundhouse Association find alternative accommodation so that they could continue to provide their services to the local community (refer to section 1.2 for more detail).
- 1.0.3** After careful consideration, the council has taken the decision to demolish the bottleworks building and provide a new community centre, and housing, including affordable housing on the site.

1.1 Purpose

- 1.1.1** The purpose of this draft planning brief for 71 Ronalds Road and the Highbury Roundhouse site is to give the local community the opportunity to comment on how the site could be redeveloped. The draft planning brief sets out the relevant planning policies that should be addressed by redevelopment proposals for the site, any planning and design issues specific to the site, and some of the key information that an applicant should include in any future planning application.
- 1.1.2** Following consultation on the draft planning brief and subsequent adoption, the planning brief will guide the Highbury Roundhouse Association's design for a new community centre on the site. The planning brief will also form the basis for the provision of new housing on the site. The council will invite developers to tender for redevelopment of the site in response to the adopted planning brief. The proposal that meets the council's objectives for the site and best conforms to planning policies will be taken forward.
- 1.1.3** The adopted planning brief will also provide planning guidance for development management purposes. The brief will be taken as a material consideration in the determination of any planning applications for the redevelopment of the site. However, as outlined in detail in section 2, planning policy is evolving and any applications will be determined in light of the council's adopted planning policies at the time a decision on the application is made.

1.2 Background

- 1.2.1** 71 Ronalds Road and the Highbury Roundhouse site fronts Ronalds Road in the Highbury East ward. As shown in Figure 1 (on the following page), it is bounded by the rear gardens of 1-8 Whistler Street to the north, the rear gardens of 1A-31 Battledean Road and 73 Ronalds Road to the east, Olden Gardens and the gardens of 10 and 12 Arvon Road to the west.
- 1.2.2** Figure 1 also shows that there are two main buildings on the Highbury Roundhouse site. One is located at the rear of the site and was formerly a Victorian bottleworks (bottleworks building). The other building is a house fronting Ronalds Road (71 Ronalds Road). Part of the area in the middle of the site between the two buildings is a car park, while there are a few small structures and some mature trees in the south-west corner of the site (above the railway tunnel).

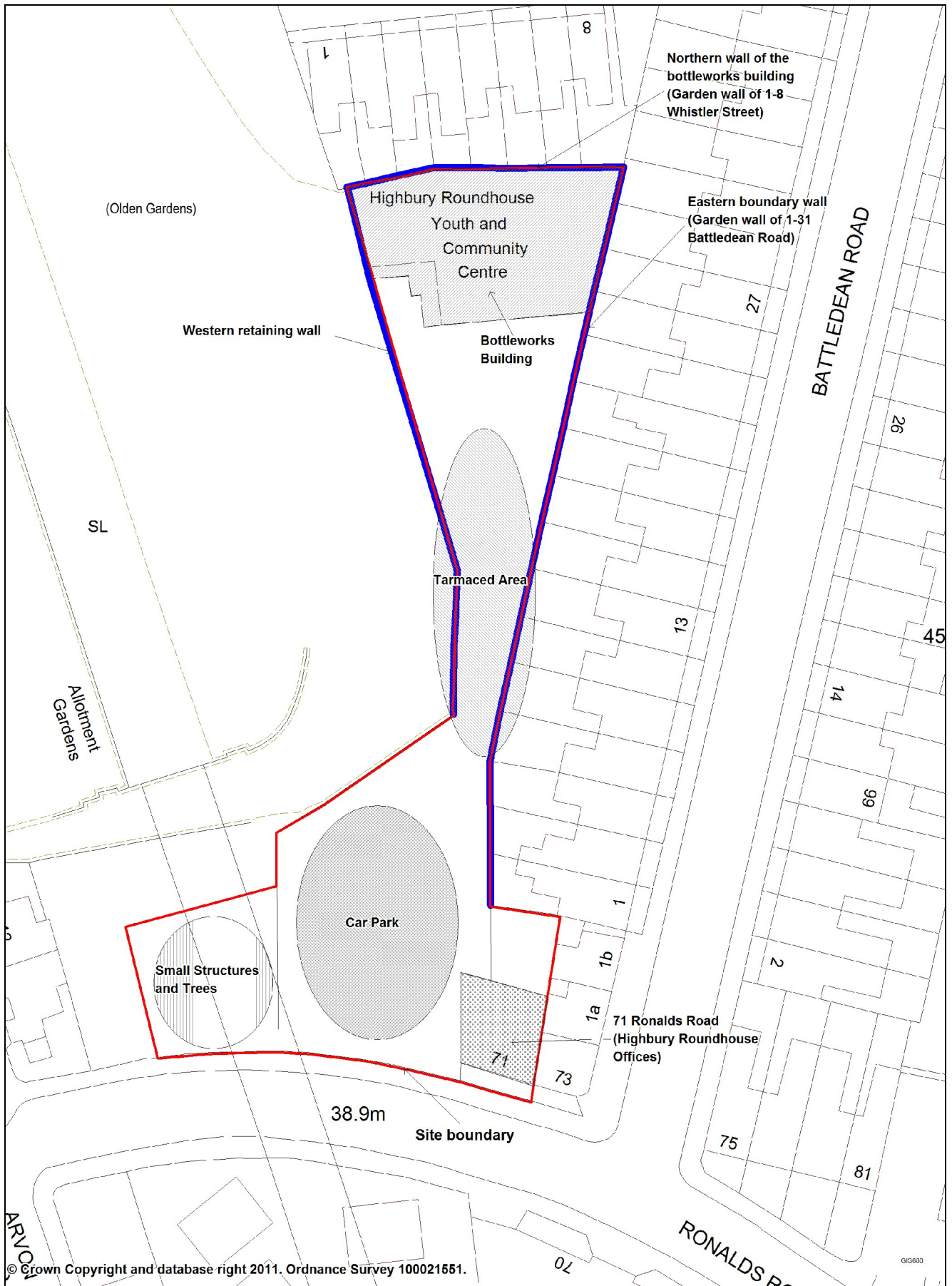


Figure 1. Site plan

- 1.2.3** In August 2010, following a condition report by the council's structural engineer, the bottleworks building at the rear of the site was inspected, and a Dangerous Structure Notice (DSN) served. The DSN refers to the following three structures:
- the western gable wall of the bottleworks building
 - the western retaining wall (i.e. the wall between the site and Olden Gardens)
 - the northern wall of the bottleworks building, which is also the garden wall for 1-8 Whistler Street (Whistler Street wall)
- 1.2.4** Following service of the DSN notice, Network Rail carried out its own inspection and served an asset protection notice.
- 1.2.5** After the DSN was issued the District Surveyor raised additional concerns about the condition of the eastern boundary wall which forms the rear garden wall to numbers 1-31 Battledean Road.
- 1.2.6** In response to these notices, the council (as landowner) was forced to close the bottleworks building. With the help of the council, the community activities previously housed within the building continue to operate from off-site accommodation.
- 1.2.7** After the closure of the bottleworks building, the council looked at every option from repair to re-provision. After careful consideration, the council took the decision to demolish the bottleworks building and build a new community centre on part of the site.
- 1.2.8** The council is currently in the process of securing the consents and approvals needed to demolish the bottleworks building. It is expected that works to stabilise the site by repairing the retaining walls will take place in early 2012, and that works to dismantle the bottleworks building will begin in early 2012 and be completed in Spring 2012.

1.3 Council's role

- 1.3.1** Islington Council is the freeholder of the Highbury Roundhouse site shown on Figure 1, and the adjoining land described as Olden Gardens.
- 1.3.2** Islington Council is also the Statutory Planning Authority with responsibility for determining all planning applications made for this site, independently of all its other functions. The council will take all material planning considerations into account when determining a future planning application, including comments made by members of the public during consultations on any planning application.

2. Planning context

2.0.1 The council makes decisions about land-use in the borough based on national, regional (London) and its own local planning policy. At a national level, the Government produces Planning Policy Statements and supporting guidance that set out a general framework for planning at the regional and local level. At a regional level (in London) the Mayor produces a development strategy for greater London, called the **London Plan**. The council has, and continues to develop, local policies that are consistent with both national policy and the London Plan.

2.0.2 Islington’s local planning policies fit together to make up the Local Development Framework (LDF), as shown in Figure 2. The key document in the LDF is the **Core Strategy**. It sets out the strategic vision for what the council wants to achieve in the future, where and how change will happen, as well as the council’s approach to important issues including how it will seek to improve the built environment, provide more affordable housing and employment spaces, respond to climate change, and provide facilities for our communities. After a number of stages of preparation and consultation, and following Examination by an Independent Planning Inspector, the council’s Core Strategy was adopted on 17 February 2011.

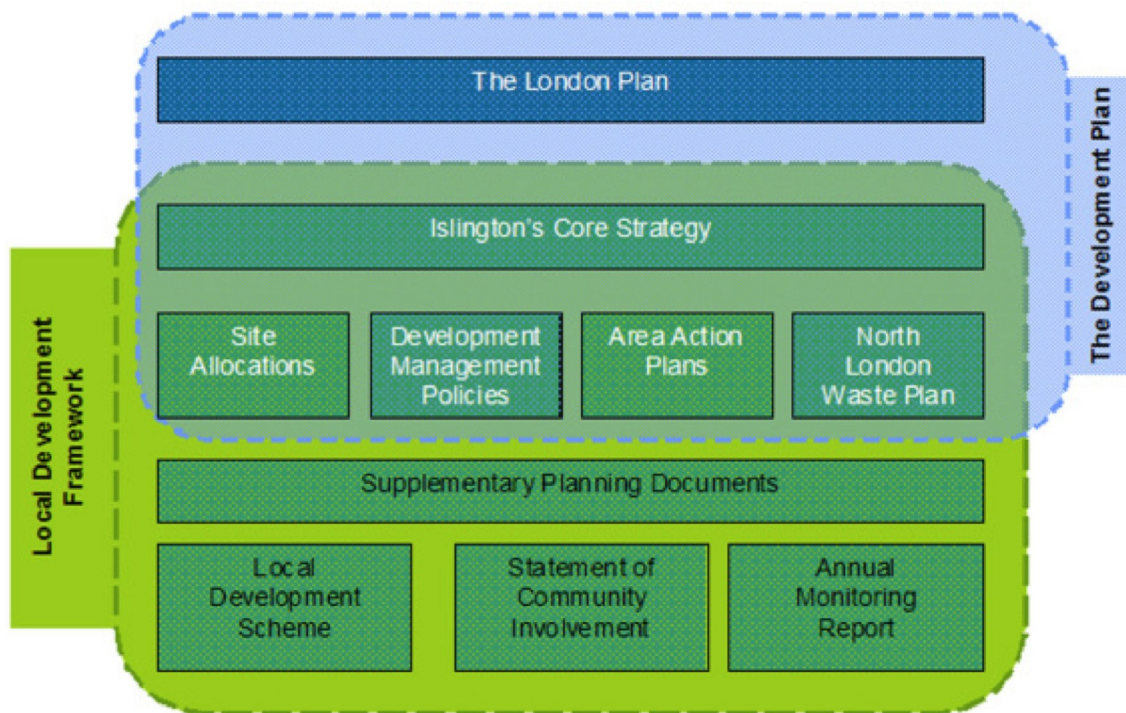


Figure 2. Documents in the Local Development Framework and Development Plan

2.0.3 A number of other planning policy documents that will make up Islington’s LDF are currently in preparation. A key plan that will be relevant to this site is the council’s **Development Management Policies** document, which will set out land use controls, design standards, and promote sustainable development. To date the council has undertaken two rounds of consultation on this plan. The third and final consultation stage on the Development Management Policies is due to take place towards the end of 2011. For this reason, this draft planning brief only refers to the emerging Development Management Policies document as a whole, and does not make reference to specific policies within the document.

2.0.4 The **Unitary Development Plan (UDP)** adopted in 2002, has been partly superseded by the Core Strategy. The ‘saved’ UDP policies will continue to be used until the adoption of the relevant LDF documents. For this reason, this draft planning brief for 71 Ronalds Road and the Highbury Roundhouse site refers to ‘saved’ UDP policies where appropriate.

- 2.0.5** All planning applications are determined against the policies that are in place at the time that the decision on a proposal is made. At this point in time Islington's adopted planning policy is contained in three documents: The Core Strategy (adopted February 2011), The London Plan (adopted July 2011) and the Unitary Development Plan (adopted June 2002). The emerging planning policies, such as Islington's Development Management Policies, will also have weight, particularly if they are at an advanced stage of preparation when a planning application is submitted.

3. Site description

3.0.1 The site covered by this draft planning brief is shown in Figure 1 (refer to page 2). It has an approximate area of 0.25ha.

3.1 Site location

3.1.1 The site lies in the centre of the borough in the Highbury East ward, close to Highbury Fields. The surrounding area is predominately residential and was built in the late 19th and early 20th centuries.

3.1.2 The site is within five minutes walk of Drayton Park Station and ten minutes walk of Highbury & Islington and Holloway Road Underground Stations. Drayton Park Station provides access to the Northern City Line which carries First Capital Connect services between Moorgate and Welwyn Garden City or Hertford via Finsbury Park. Holloway Road Underground Station provides access to the Piccadilly Line. Highbury & Islington Station provides access to the Victoria Line, London Overground (East London and North London Lines) and First Capital Connect services.

3.1.3 The site is also well served by buses, with many routes within convenient walking distance. Route 43 (connecting Friern Barnet and London Bridge), route 271 (connecting Highgate Village and Liverpool Street) and route 393 (connecting Chalk Farm and Clapton Pond) stop on Holloway Road within a five minute walk of the site.

3.1.4 Route 153 (connecting Finsbury Park and Liverpool Street) stops near Holloway Road Underground Station, approximately ten minutes walk from the site, while route 4 (connecting Finsbury Park and Liverpool Street) stops on Highbury Grove near Highbury Barn, a similar distance away.

3.1.5 The site has a Public Transport Accessibility Level (PTAL) rating ranging from 4 (at the rear of the site) to 6 (at the front of the site). PTALs are rated a scale of 1-6, where 6 is the highest level of public transport accessibility.

3.2 Site characteristics

3.2.1 As outlined in section 1.2, there are currently two main buildings on the Highbury Roundhouse site. One building is located at the rear of the site and was formerly a Victorian bottleworks: i.e. bottleworks building (refer to photo 1). The other building is a house fronting Ronalds Road: Number 71 (refer to photo 2). Part of the area in the middle of the site between the two buildings is a car park.

3.2.2 The small parcel of land in the south-west corner of the site is 71C Ronalds Road (refer to photo 3). 71C Ronalds Road currently accommodates a few small structures (i.e. horse stables and a pigeon coop) and some mature trees.

Photos of structures on the site



Photo 1: Bottleworks building



Photo 2: 71 Ronalds Road



Photo 3: Small structures / trees

- 3.2.3** Olden Gardens immediately to the west of the site is a railway embankment. The Canonbury Curve railway line (a freight-only connection through the Canonbury tunnel between the North London Line and the East Coast Main Line at Finsbury Park) passes through a tunnel under the southwest corner of the site before dividing Olden Gardens from the Arvon Road allotments. The retaining walls along the eastern edge of Olden Gardens support Whistler Street and the Highbury Roundhouse site.
- 3.2.4** A geotechnical report was completed by Atkins in 2010. This report shows that although the underlying geology of the area is London Clay, this site has an overlying layer of made-up ground, varying in depth from 0.6 metres under the car park to 2.15 metres near the bottleworks building. The foundations of the retaining walls also rest in this material.
- 3.2.5** There is a significant level difference between the site and the residential properties surrounding it (see paragraph 4.2.12 for more detail).

3.3 Site constraints

- 3.3.1** Any development of the site must take account of the following site-specific issues:
- There is a railway embankment immediately to the west of the site, and the southwest corner of the site is located above a railway tunnel. This will affect the scale and design of the development. It also means that any proposal will need to meet Network Rail's requirements for construction and approval of detailed design. The basic limits are shown on Figure 3 (on the following page).
 - The site is narrow and is bounded by residential properties to the west and north. Any expected impacts on neighbouring properties during the construction or operation phases of the development must be planned for and avoided or carefully managed.
 - Subsidence of the bottleworks building and the Highbury Roundhouse site's boundary retaining walls has led to a decision to demolish the bottleworks building. The boundary retaining walls will be repaired to stabilise these structures, but ground and subsoil conditions will need to be assessed prior to any new development commencing.
 - The irregular shape of the site will affect the scale and design of the development. The site narrows significantly in its middle.
 - The site adjoins Olden Gardens, a Grade 1 Site of Importance to Nature Conservation (SINC). There must be no reduction in the size of Olden Gardens as a result of the development. Any expected impacts on Olden Gardens during the construction or operation phases of the development must be planned for and avoided. The developer will be required to restore to its former condition any part of the Olden Gardens adversely affected by works to redevelop the site.

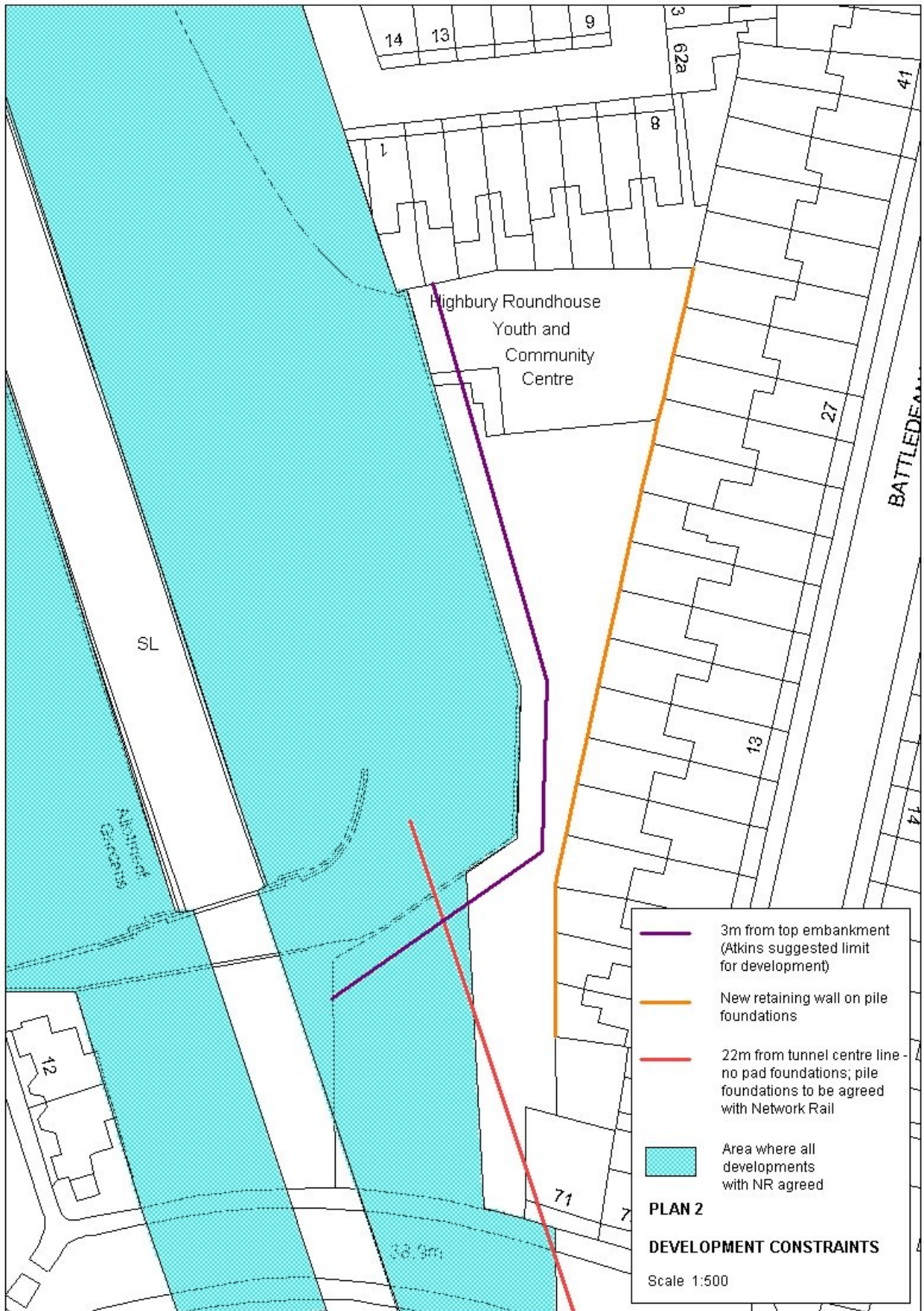


Figure 3. Constraints plan

3.4 Land use

- 3.4.1** The Highbury Roundhouse Association has used the site (excluding 71C Ronalds Road) to provide services to the local community, particularly to younger and older people, since 1974. The building at the front of the site houses Highbury Roundhouse's central administration offices and some meeting rooms, as well as a day nursery with a small newly landscaped play area at the rear. The bottleworks building at the rear of the site housed - before its closure owing to a Dangerous Structure Notice - a large hall, a social area with kitchen, a youth club area with kitchen, a dance studio, a computer room and a small office, as well as some storage space and spare rooms.
- 3.4.2** 71C Ronalds Road, the small parcel of land in the south-west corner of the site is currently occupied by a different tenant.

3.5 Conservation

- 3.5.1** The Highbury Roundhouse site lies between the Highbury Fields and Whistler Street conservation areas. The southern boundary of the Whistler Street conservation area runs along the rear property boundary of the site, while 73 Ronalds Road and 1a and 1b Battledean Road are locally listed. However, no part of the site falls within a conservation area.
- 3.5.2** Olden Gardens is a community garden to the north-west of the site designated as a Grade 1 Site of Importance to Nature Conservation. More information about this site can be found in the council's Habitat Survey.

4. Development guidelines

4.1 Development objectives

4.1.1 The primary objective of any future development of the Highbury Roundhouse site is to provide a new purpose-built community centre on the site for the use of the Highbury Roundhouse Association. In addition, the council would like to provide new housing, including affordable homes, to meet the housing needs in Islington.

4.1.2 Islington's Core Strategy identifies more general objectives that should be achieved by each development if the Islington Strategic Partnership's vision for the borough is to be fulfilled. The following objectives of the Core Strategy are relevant to the redevelopment of the Highbury Roundhouse site:

- Objective 2 - securing a supply of housing which encourages mixed communities, where the main priority will be maximising provision of social rented housing. Mixed communities include, (but are not limited to), different tenures, household sizes, and ages (including families, older people and disabled people)
- Objective 3 - meeting and seeking to exceed the minimum regional targets for housing supply, with new housing contributing to the increased quality of life for residents
- Objective 4 - ensuring new development and the spaces around it provide a high quality environment that is accessible to all residents, employees and visitors
- Objective 6 - promoting neighbourhoods that support a sense of wellbeing, specifically; to reduce health inequalities in the borough by encouraging healthier choices including, (but not limited to), the use of open spaces, play opportunities and access to both high quality sports facilities and health care facilities
- Objective 12 - minimising the borough's contribution to climate change and ensures that we are able to cope with the effects of a changing climate
- Objective 13 - reducing Islington's impact on the environment by using resources, including energy, water and other materials, as efficiently as possible
- Objective 14 - promoting waste minimisation, re-use, recycling, composting and resource efficiency over landfill
- Objective 16 - protecting and enhancing biodiversity in the borough and increases access to nature
- Objective 17 - encouraging walking and cycling over public transport use and encouraging all of these over car use

4.2 Planning considerations

4.2.1 The council expects all new development to be well designed, and to contribute positively to making better places. The new development on the Highbury Roundhouse site should be appropriate to its context, accessible, and aim to improve the character and quality of the area and the way it functions. Designs should integrate requirements for inclusivity, security and sustainability.

4.2.2 The following sections identify some of the key policies related to design considerations and outline how they should influence the redevelopment of the site.

Land use

- 4.2.3** The redevelopment of 71 Ronalds Road and the Highbury Roundhouse site must include a new purpose-built community centre for use by the Highbury Roundhouse Association. The new community centre must be at least equivalent in size (net internal floorspace) to the total size of 71 Ronalds Road and the bottleworks building combined, and include external play areas of at least 70 square metres. In accordance with UDP Policy C5 about community premises, the new facility must be appropriately designed, so that it will cause minimum nuisance to nearby occupiers.
- 4.2.4** The redevelopment of the Highbury Roundhouse site must also include housing, including affordable housing. In line with Core Strategy Policy CS12 Part G, the council will require that affordable homes are provided on-site and that these homes are designed to a high quality and fully integrated within the overall scheme.
- 4.2.5** The council will also require that the housing redevelopment provides a range of housing unit sizes in accordance with Core Strategy Policy CS12 Part E. Given the residential nature of the local area, and the good access to public open space, family-sized homes in particular will be encouraged to help meet Islington's housing need.
- 4.2.6** In line with Core Strategy Policy CS12 Part F, the design of the development should give consideration to, and avoid or mitigate, any potential noise and vibration issues for future occupants arising from the site's proximity to the railway line. In particular, in the south-west corner, where part of the site is located directly above a railway tunnel.
- 4.2.7** Existing nearby properties should not suffer an unreasonable loss of light, outlook, privacy, security as a result of any development on the site. Nor should they be disturbed by the operation of the proposed use. In accordance with UDP Policy D3, 'new development should be designed to:
- safeguard the daylight and sunlight to nearby property;
 - minimise disturbance to the occupants of adjoining buildings, and to respect their privacy...'

Height and scale

- 4.2.8** The buildings immediately around the site: 73 Ronalds Road, 10 and 12 Arvon Road, 1A-31 Battledean Road, 1-8 Whistler Street and the new development that backs onto Ronalds Road opposite the site (The Crescent Suite and 21-22 Robinswood Mews) are two to three storeys above ground level with pitched roofs. Photographs of the streets listed above are shown in photos 4 to 9 below, while the location of the surrounding properties identified is shown in Figure 4.

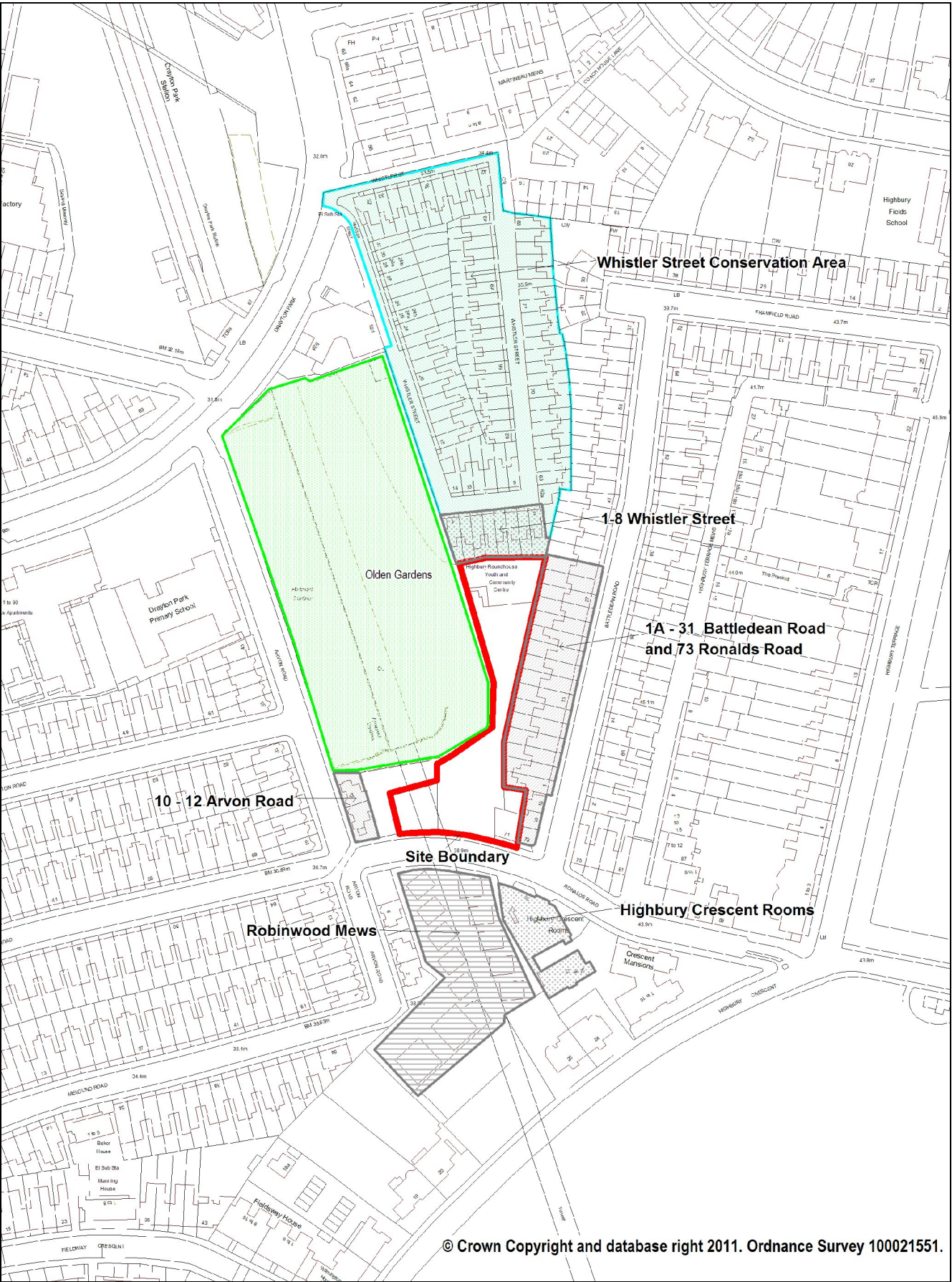


Figure 4. Site context plan

- 4.2.9** In accordance with Core Strategy Policy CS8 Part A, the scale of development on the Highbury Roundhouse site will need to reflect the character of the surrounding area. The height of any new buildings on the site should therefore be in keeping with the building heights of the surrounding area.
- 4.2.10** The acceptability of the height of buildings will depend on the design, treatment of roofs and the layout of development proposals. However, in accordance with Core Strategy Policy CS8 Part A, the scale of development on the Highbury Roundhouse site will need to reflect the character of the surrounding area. The height of new buildings should therefore be in keeping with the building heights of the surrounding area, taking into account the level differences across the site and the level differences between the site and adjoining properties.
- 4.2.11** UDP Policy D3 requires that new buildings respect the amenity of neighbouring residential properties in terms of light, privacy and outlook. It must be demonstrated that any development proposals would not have a significant detrimental impact to the amenity of any neighbouring properties. The preferred location for the new community centre is therefore considered to be at the rear of the site.

Photos of street frontage on Ronalds Road



Photo 4: Ronalds Road



Photo 5: Crescent Suite



Photo 6: Robinswood Mews

Photos of surrounding streets



Photo 7: Battledean Road



Photo 8: Arvon Road



Photo 9: Whistler Street

- 4.2.12** To ensure the amenity of neighbouring residential properties is respected, the height, design and layout of new buildings must take level differences across the site, and the level differences between the site and surrounding properties, into account. The following level differences exist between the site and surrounding properties:
- 10-12 Arvon Road – the front of the site slopes downhill from east to west resulting in a significant level difference of around 4 metres between ground level at the front building of 71 Ronalds Road and the rear gardens of the properties at 10 and 12 Arvon Road
 - 1-31 Battledean Road – the western edge of the site is between 1.5m and 2.5m lower than the rear gardens of the properties at 1-31 Battledean Road
 - 1-8 Whistler Street – the rear of the site drops straight down at its northern boundary creating between a 1.5 metre and 2.2 metre level difference between the site and the rear gardens of the properties at 1-8 Whistler Street

- 4.2.13** The new development will also need to provide a coherent street frontage on Ronalds Road. In line with Core Strategy Policy CS9 Part D, and new buildings will also need to fit into the existing context of facades.

Inclusive design

- 4.2.14** The council expects the urban design and architecture of the redevelopment to be of a high quality. As identified in Core Strategy Policy CS9, this will enhance and protect Islington's built environment, making it safer and more inclusive.
- 4.2.15** As highlighted in UDP Policy H3, the council will expect any residential development of the site to result in accommodation that provides acceptable standards, is of a scale appropriate to the site and area and will not adversely affect the residential amenity of nearby occupiers.
- 4.2.16** In line with UDP Policy D3, any new development on the site must also provide adequate open space. It must also provide new inclusive play space in accordance with Core Strategy Policy CS16 Part E.
- 4.2.17** The council also expects an inclusive and best practice approach to the design of buildings, and would expect the development of this site to reflect those principles and processes. Inclusive Design is not a fixed set of design criteria but an evolving philosophy that aims to produce aesthetically pleasing, functional environments that can be enjoyed by everyone, taking into account age, gender and disability.
- 4.2.18** In line with London Plan Policy 7.2 An inclusive environment, the council will require that the development:
- can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or financial circumstances
 - are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment
 - are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways
 - are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all
- 4.2.19** The new community centre will be open to the public and therefore must meet the requirements of the Equalities Act 2010, as well as the usual requirements of Part M of the Building Regulations. For guidance on this issue, please refer to BS 8300:2009 - Accessible Building Design - Improving the Built Environment.

- 4.2.20** In accordance with Core Strategy Policy CS12 Part H, the council will require that residential development on the site complies with 'flexible homes' standards, with at least ten per cent of housing being wheelchair accessible or easily adaptable for residents who are wheelchair users provided. 'Flexible homes' standards are set out in detail in Islington's Accessible Housing Supplementary Planning Document (SPD).
- 4.2.21** In line with London Plan Policy 3.5 and the council's Accessible Housing Supplementary Planning Document (SPD), all homes on the site should also be designed and managed to adapt to the changing needs and circumstances of users over their lifetime.
- 4.2.22** The design of hard landscapes and public realm areas within the site should give consideration to Islington's Inclusive Landscape Design SPD.

Access and circulation

- 4.2.23** The main access to the site will be from Ronalds Road. Ronalds Road is the only street frontage of the Highbury Roundhouse site. To the west, part of the site is also bounded by residential properties (Arvon Road), with the remainder being bounded by the Olden Gardens nature conservation area and allotment gardens. To the east and north, the site is bounded by private residential properties on Battledean Road and Whistler Street respectively. Access to the site from the north via Whistler Street will not be permitted.
- 4.2.24** Pedestrian routes within the site should be designed to be accessible by people in wheelchairs or with walking difficulties. There should be level access from the street to all buildings and other facilities on the site. The council will require a Design and Access Statement as part of the planning application. Details of what this should include are referred to in Appendix 2: Planning Requirements.

Transport and Parking

- 4.2.25** In accordance with Core Strategy Policy CS10 Part H, any future development of the Highbury Roundhouse site will be car free. Car free development 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 and for servicing and deliveries. The parking needs of disabled people will be met in accordance with the policy set out in section 5.1 of the Accessible Housing SPD.
- 4.2.26** Given that the new development will be car free, the only vehicle access that may be permitted would be for disabled people and servicing and delivery vehicles. The council will require details of how servicing and deliveries would be managed as part of the Transport Statement. Details of what this should include are referred to in Appendix 2: Planning Requirements.
- 4.2.27** Secure, covered accessible and convenient cycle storage should be provided for all users of the community centre and residential development, including visitors.

Sustainability

- 4.2.28** The council will seek to minimise Islington's contribution to climate change and ensure that the borough develops in a way that respects environmental limits and improves quality of life.
- 4.2.29** The council will require a Sustainable Design and Construction Statement (including an Energy Assessment) as part of a planning application to demonstrate that the above principles have been incorporated. Details of what this should include are set out in Section 4: Planning Requirements.

Landscaping and biodiversity

- 4.2.30** There are a number of trees on the site. In line with UDP Policy Env 6, the Council will have regard to existing trees and where appropriate will required their retention, or if this is not appropriate, their replacement in a suitable location. Should any proposals for development on the Highbury Roundhouse site affect any trees, a tree survey should accompany the planning application.
- 4.2.31** The Council will aim to retain of trees of high amenity/environmental value taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature in line with the Council's Tree Policy for Islington.
- 4.2.32** Decisions about tree removal will be based on the quality of the scheme, the quality of the trees and the details of the landscaping scheme showing where the trees will be planted.
- 4.2.33** In line with Core Strategy Policy CS10 Part D, any development on the site should maximise biodiversity benefits (particularly given the site's proximity to a site of borough importance for nature conservation), and support the implementation of Islington's Biodiversity Action Plan through a range of measures including ecological landscape design and planting. Furthermore, in line with Core Strategy Policy CS 15 Part F, the council will maximise opportunities to 'green' the borough by encouraging the implementation of green roofs in new developments.
- 4.2.34** New hard landscaped areas should be permeable, allowing surface water to drain into the earth below. Existing impermeable surfaces should be replaced or treated to allow this to happen. Due to local topography and existing subsidence conditions how this is achieved will depend on detailed ground surveys. Where appropriate landscaping should integrate sustainable drainage measures (SUDS), including rain gardens and permeable paving. SUDS Design Guidance for Islington is available for download at the following web address:
http://www.islington.gov.uk/environment/sustainability/sus_water/SUDS.asp

Appendix 1 – Statement of Community Impact

Who	Benefits	Disbenefits	Mitigating measures
Highbury Roundhouse Youth and Community Centre users	<ul style="list-style-type: none"> The new purpose-built community centre will provide users with greatly improved facilities 	<ul style="list-style-type: none"> Temporary displacement of activities to other less suitable venues in the area 	<ul style="list-style-type: none"> Alternative accommodation has been found to continue activities in the interim
Highbury Roundhouse Association Limited	<ul style="list-style-type: none"> The new purpose-built community centre will provide them with greatly improved facilities 	<ul style="list-style-type: none"> Temporary displacement of activities to other venues in the area 	<ul style="list-style-type: none"> Alternative accommodation has been found to continue activities in the interim
Residents of neighbouring properties		<ul style="list-style-type: none"> Temporary impacts of construction Possible disturbance caused by new residents on the site or the operation of the new community centre 	<ul style="list-style-type: none"> Proactive consultation and dialogue with the residents of neighbouring properties Application of relevant planning controls to minimise construction impacts Appropriate site layout and design of buildings to minimise possible disturbance
Olden Gardeners	<ul style="list-style-type: none"> Will regain full use of the gardens once the bottleworks building has been dismantled 	<ul style="list-style-type: none"> Possible temporary changes to access arrangements during construction 	<ul style="list-style-type: none"> Any part of the Olden Gardens adversely impacted as a result of the development works will be restored to its former condition Proactive consultation and dialogue with the Olden Gardeners

<p>The tenant of the south-western part of the site</p>		<ul style="list-style-type: none"> • Tenancy may need to be ended 	<ul style="list-style-type: none"> • Proactive consultation and dialogue with the tenant
<p>Future occupants of housing</p>	<ul style="list-style-type: none"> • People without homes or in sub-standard accommodation will get new homes 		

Appendix 2 – Planning requirements

A2.1 Key planning policies

A2.1.1 The following sections identify most of the key policies relevant to the redevelopment of 71 Ronalds Road and the Highbury Roundhouse site. However, this list is not exhaustive, and any redevelopment on the Highbury Roundhouse site should comply with all of the planning policies that are relevant to the site.

London Plan

A2.1.2 The London Plan is available for download at the following web address:
<http://www.london.gov.uk/sites/default/files/The%20London%20Plan%202011.pdf>

A2.1.3 Key policies from the London Plan that are relevant to the Highbury Roundhouse site include (but are not limited to):

- Policy 3.5 – Quality and design of housing developments
- Policy 7.2 – An inclusive environment

Core Strategy

A2.1.4 The council's Core Strategy is available for download at the following web address:
<http://www.islington.gov.uk/LDF>

A2.1.5 Key policies from the Core Strategy that are relevant to the Highbury Roundhouse site include, (but are not limited to):

- Policy CS8 – Enhancing Islington's character
- Policy CS 9 – Protecting and enhancing Islington's built and historic character
- Policy CS10 – Sustainable design
- Policy CS12 – Meeting the housing challenge
- Policy CS15 – Open space and green infrastructure
- Policy CS16 – Play space

Unitary Development Plan (UDP)

A2.1.6 The council's UDP is available for download at the following web address:
http://www.islington.gov.uk/Environment/Planning/planningpol/unit_dev_plan/

A2.1.7 Key policies from the UDP that are applicable to the Highbury Roundhouse site include, (but are not limited to):

- UDP Policy C5 – Community Premises
- UDP Policy D3 – Site Planning
- UDP Policy Env6 – Protecting Trees
- UDP Policy H3 – New housing and Changes of Use to Residential
- UDP Policy T32 – On-Street Servicing

Emerging Development Management Policies

A2.1.8 The latest information on the council's emerging Development Management Policies is available at the following web address:
http://www.islington.gov.uk/Environment/Planning/planningpol/local_dev_frame/pol_dm/

A2.1.9 As explained in section 2, this draft planning brief does not refer to specific policies within the emerging Development Management Policies because the document is under development.

Other policy documents

A2.1.10 In addition to the planning policy documents identified above, planning policy documents relevant to the redevelopment of the Highbury Roundhouse site include:

- Islington Urban Design Guide Supplementary Planning Document (adopted December 2006)
- Accessible Housing Supplementary Planning Document (adopted March 2009)
- Planning Obligations Supplementary Planning Document (adopted July 2009)
- Planning Guidance Note on Sustainable Transport (adopted July 2009)
- Inclusive Landscape Design Supplementary Planning Document (adopted January 2010)

A2.2 Planning applications

A2.2.1 The council strongly recommends that pre-planning application discussions be undertaken prior to submitting a planning application, so that the council and developer can discuss the proposal and determine the relevant documents and information that will be needed to process any planning application. Full details of pre-planning procedure and applicable fees can be obtained from the council's website at www.islington.gov.uk or by contacting the planning division on:

- email: Planning@islington.gov.uk
- Tel: 020 7527 2813
- Fax 020 7527 2731.

A2.2.2 The council uses an online planning application system. For this site Form 004 should be completed. For more information go to the following web address:
http://www.islington.gov.uk/Environment/Planning/planninginisl/plan_apply/default.asp

A2.2.3 The online planning system is accompanied by a standard set of validation requirements. That is, the list of documents that must be included with a planning application. For a full list of the validation requirements refer to the Planning Advice Note: Planning Applications – validation requirements. This document can be found at the following web address:
http://www.islington.gov.uk/DownloadableDocuments/Environment/Pdf/planapps/validation_requirements.PDF Paper versions of all planning application forms are available if required.

A2.3 Validation requirements

A2.3.1 The following sections provide more detail on some of the key validation requirements for the Highbury Roundhouse site.

Design and Access Statement

A2.3.2 The purpose of a Design and Access Statement is to explain how the proposals have evolved and their suitability for the site. The Statement is an opportunity for the developers and designers to demonstrate their commitment to sustainable, inclusive and accessible design and how they will meet various obligations placed on them by legislation and local policies.

A.2.3.3 The Design and Access Statement will primarily be concerned with external issues including:

- layout
- scale
- landscaping
- appearance
- access – both inclusive and emergency

A2.3.4 The Statement should also establish the principles and spatial framework that will facilitate compliance with Building Regulations (as a minimum) and wherever possible best practice. The Access Statement should clearly identify:

- the philosophy and approach to inclusive design
- the key issues of the particular scheme, including identified constraints, e.g. listed environments
- the sources of advice and guidance used
- evidence of consultation, planned or in progress, with disabled people in the local community, including feedback and how this has been/ will be included into the design process
- how the principles of inclusive design will be implemented into the scheme, including maintenance and management

A2.3.5 The statement should be viewed as part of the process; as a tool to demonstrate that all relevant issues have been considered throughout the design and construction stages. At the planning stage it should clearly demonstrate the applicant's approach to inclusion and show how all potential users, taking into account ability, age and gender differences can enter the site, move around the site, enter and circulate the buildings and use the facilities, including sanitary provision.

A2.3.6 It is recommended that a marked-up plan at an appropriate scale, including sections showing relevant gradients and any changes in level, is submitted with the Access Statement. The statement should give details of any national standards used, e.g. BS8300: 2001 and Inclusive Mobility (outdoor pedestrian guidelines), and in the case of residential development, Lifetime Homes and Wheelchair Housing Standards.

A2.3.7 The applicant would also be advised at this stage to consider the implications of the Disability Discrimination Act 1995, to ensure that the design and management of the scheme are uphold the spirit of the Act and mitigate the chances of any legal challenges.

A2.3.8 Further guidance on the preparation of Design and Access Statements can be found on the council website at the following web address:
http://www.islington.gov.uk/environment/planning/planninginisl/plan_conserve/urban_design/inclusive/AccessStatements.asp

Transport Statement (including a Servicing and Delivery Plan) and Travel Plan Statement

A2.3.9 The Transport Statement for any future development of the Highbury Roundhouse site should be prepared in accordance with the council's Sustainable Transport Planning Guidance Note and submitted with any planning application. Please note that when adopted, the transport section of the emerging Development Management Policies will supersede the Sustainable Transport Planning Guidance Note.

A2.3.10 A Transport Statement is required to assess the impact of any future development proposal for the Highbury Roundhouse site on transport infrastructure, including the capacity of roads, public transport and walking and cycling infrastructure, and detail action to manage this impact. It should present qualitative and quantitative information about the anticipated transport and related environmental impacts before, during and after implementation of the proposed development, including details of the accessibility of the site by all transport modes and all users, including disabled people, and the likely modal split of journeys to and from the site.

A2.3.11 A Servicing and Delivery Plan (detailing access and delivery arrangements) should describe how any impacts arising from servicing the proposed development would be minimised. In line with UDP Policy T32, servicing and deliveries should be provided for on-site if possible. Should no vehicular access to the site (including car parking areas) be proposed, on-street servicing may be considered acceptable subject to the justification provided by the Servicing and Delivery Plan.

A2.3.12 The Travel Plan Statement for any future development of the Highbury Roundhouse site should be prepared in accordance with the council's Sustainable Transport Planning Guidance Note and submitted with any planning application. Please note that when adopted, the transport section of the emerging Development Management Policies will supersede the Sustainable Transport Planning Guidance Note.

A2.3.13 Travel Plan Statements are required to detail the developer's response to the Transport Statement, and to deliver sustainable transport objectives with a package of measures to promote sustainable transport, including measures to achieve a modal shift to the most sustainable forms of transport: walking and cycling.

Waste Management Plan

A2.3.14 The Waste Management Plan for the site should indicate:

- the estimated volumes and types of waste produced by the development
- the size and location of waste and recycling stores and how recyclable material and other waste will be delivered to these stores
- the equipment specified for containing the waste
- the proposed collection point and the method for transferring waste to this location.

A.2.3.15 The council's Refuse and Recycling Storage – Guidance for Architects gives more information about what should be included in the Waste Management Plan. It is available for download from the following web address:
http://www.islington.gov.uk/DownloadableDocuments/Environment/Pdf/refuse_recycling_storage_guide_181209.pdf

A2.3.16 The development must have on-site provision for secure and easily cleaned refuse storage. The facilities provided must comply with the requirements for off-highway containment of refuse set out in the council's Refuse and Recycling Storage – Guidance for Architects. Waste collection arrangements should accord with Building Regulation H6.

A2.3.17 Full details of proposals should be included on all plans submitted and advice can be obtained from Islington's Street Environment Services, 36 North Rd, London N7 9TU (telephone 020 7527 5000) at any stage during design works.

Tree survey

A2.3.18 Should any proposals for development on the Highbury Roundhouse site affect any existing trees, a tree survey should accompany the planning application. This survey should be undertaken by a suitably qualified professional, and include all trees adjacent to the site boundary which are either within a distance equal to half the height of the tree or within the non-pruned canopy spread, whichever is the greater. The Tree Survey should include the following information for each tree:

- Location, accurately plotted on a plan
- Species
- Height
- Trunk diameter, measured 1.5m above ground level
- Crown spread, measured from the trunk at the four compass points
- Age relative to the lifespan for that species of tree
- Condition assessment (noting defects, cavities, decay, disorders and overall structure)
- Nature of ground surface below the canopy spread

A2.3.19 For further guidance please refer to BS5837:2005 - Trees in relation to construction.

Sustainable Design and Construction Statement (including an Energy Assessment)

A2.3.20 The Sustainable Design and Construction Statement should set out how the development will comply with Policy CS10 of Islington's Core Strategy as well as those within Section 4A of the London Plan. The key areas which should be covered include:

- Energy
- BREEAM and Code for Sustainable Homes
- Climate change adaptation
- Sustainable Drainage Systems (SUDS)
- Biodiversity
- Water resources
- Materials

- Construction
- Other issues (promotion of sustainable behaviours during operation of the development, waste and recycling, pollution, building durability, and flexibility of buildings over their lifetimes)

A2.3.21 Further guidance on what the statement should include can be found in the Sustainable Design and Construction Statements - Guidance on Content for Major Planning Applications in Islington. The document is available for download here:
http://www.islington.gov.uk/DownloadableDocuments/Environment/Pdf/SDC_statement_guidance_majors.pdf

A2.4 Planning obligations

A2.4.1 Planning obligations are used as part of the planning application process in order to address specific issues arising from a development proposal. They are normally agreed between the council, land owners and developers within legal agreements (Section 106 agreements) and are intended to make a development acceptable which would otherwise be unacceptable in planning terms.

A2.4.2 The agreements include obligations which are specific requirements to be fulfilled by developers to ensure that impacts arising from new developments are addressed and that sufficient infrastructure and facilities are in place to cope with additional residents, workers and visitors in the new development. Planning obligations can help to ensure that new development is sustainable and assists in meeting the objectives of the council's Core Strategy and other relevant policies.

A2.4.3 The council will therefore seek to enter into a Section 106 (S106) agreement as part of any planning application for development, in accordance with the council's adopted guidance on planning obligations, to mitigate additional pressures on local infrastructure and facilities, and to ensure the scheme is compliant with planning policy where relevant.

A2.4.4 Possible S106 Heads of Terms for this site will include (but will not be limited to) the following matters:

- provision of affordable housing on site in line with the council's adopted policy
- re-provision of a new community centre on the site

A2.4.5 The following planning obligations may also be sought:

- financial contributions towards public open space, sport and recreational facilities and children and young people's playspace provision or improvements
- the repair and reinstatement of the footways and highways adjoining the development and payment to cover the costs of any other works relating to the necessary alteration of the public highway
- compliance with the Code of Employment and Training and the facilitation of construction work placements during the construction phase of the development
- compliance with the Code of Local Procurement
- compliance with the Code of Practice for Construction Sites and payment of a monitoring fee
- submission of a Travel Plan Statement and relevant updates on progress
- management agreement for vehicle servicing, deliveries and refuse collection

- rebuilding all the retaining walls and installing new fencing
- submission of a Community Access and Management Plan
- council's legal fees in preparing the S106 and officer's fees for the monitoring and implementation of the S106