

# New River Head and Claremont Square Reservoir Planning brief

September 2013



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**Appendix 1:Planning requirements**

**Appendix 2: Section 106 agreements for the Laboratory and Nautilus Buildings**

**Appendix 3: The significance of the New River Head heritage assets and their setting**

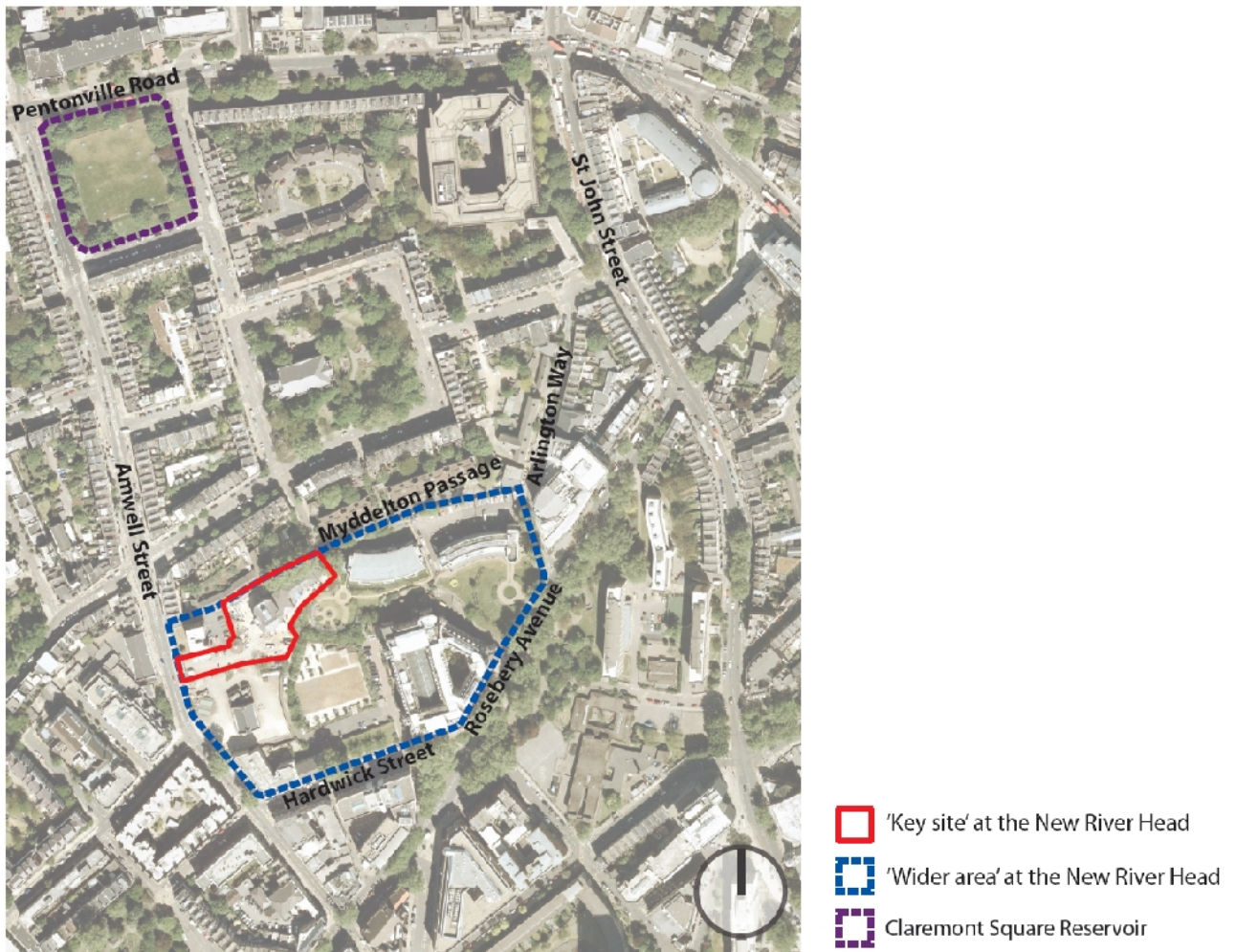
**Appendix 4: Records of statutory listed buildings/structures on the key site**



# 1 Introduction

## 1.01 Purpose

**1.01.1** The New River Head is an area of great historic interest, having been in continuous use for the provision of fresh public water since the early 17<sup>th</sup> century. The legacy of this engineering achievement is evidenced by the historic buildings and structures that still exist on the land bounded by Amwell Street, Hardwick Street, Arlington Way and Myddelton Passage (as shown on **Figure 1** below). Whilst most of these buildings have been converted to residential use, the Council expects some parts of the site to experience change in the future (generally within the red line boundary shown on **Figure 1** below).



**Figure 1: Planning brief boundary**

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- 1.01.2** The New River Head is not only of local historic importance, but fundamental to the development of London from the early 17<sup>th</sup> century. This is reflected in the Grade II listing of many buildings and structures on the New River Head, identifying them as being of national importance. The New River Head has a regional significance relating to the fresh water delivery system from Hertfordshire into London that terminated there, and the system of storage reservoirs along the river's length. Furthermore, it is recognised as a successful example demonstrating the economic and health benefits of fresh water delivery. The Council is therefore committed to the conservation and enhancement of the historic and architectural significance of the site. It will use all its powers and resources to protect the historic environment, and ensure that any change is appropriate, sensitive and of the highest quality. Equally, the Council is committed to ensuring that this historic legacy can be celebrated and enjoyed by the local and wider community. The Council is also committed to public access within the key site so that the various historic structures at the site and the character and history of the whole of the New River Head can be better understood and appreciated.
- 1.01.3** Planning briefs for the New River Head were adopted in 1991 and September 1999, the latter also including Claremont Square Reservoir. Since then, there have been many changes to the site (generally in accordance with these briefs) and also significant changes to Islington's planning policies (as set out in Section 2). Therefore the Council has updated the planning brief to specifically address those parts of the site that have not yet been developed, reflect the current policy context, and restate the Council's view on protecting and enhancing the historic significance of the New River Head.
- 1.01.4** The purpose of this updated planning brief is to guide any future redevelopment of the areas of the New River Head that the Council expects will change in the future (the area known as the key site). The planning brief sets out the relevant planning policies that should be addressed by future development proposals for the key site, planning and design issues, and the key information that an applicant should include in any future planning application. For completeness, the document also reiterates the relevant sections of the 1999 brief that relate to the Ring Main Compound and the Claremont Square Reservoir – two other parts of the site that have not been developed since the 1999 planning brief.
- 1.01.5** The planning brief will also provide development guidelines for Development Management purposes. It will be regarded as a material consideration, and given appropriate weight in the determination of any future planning applications which propose development at the site. However, as national and local planning policy is likely to be subject to change, any planning applications will be determined against the adopted planning policies at the time of decision.



## 1.02 Background

- 1.02.1** The New River Head is located in the south of the borough in the Clerkenwell ward. The planning brief that was adopted in 1999 covered the whole of the New River Head site and the nearby Claremont Square Reservoir (situated on the corner of Amwell Street and Pentonville Road). Since the 1991 and 1999 planning briefs were adopted, all of the buildings on the New River Head site, that lie outside of the key site have been converted to residential use, and some new residential buildings have been constructed. These buildings are described in more detail in Section 3.02 of this document. Public access has also been provided to some of the gardens that now occupy what was formerly the open working yard around the ponds of the New River Head, secured through two separate S106 agreements for the Laboratory and Nautilus Buildings (further details of the S106 agreements are set out in Section 3.03). The west part of the New River Head site comprises the New River Head historic water pumping site, which is occupied by the historic pump Engine/Pump House, stores buildings and Windmill Base, which are Grade II listed buildings. This area of the New River Head site has not been redeveloped and could be subject to change in the future. It is this area (known as the 'key site' for the purpose of this planning brief) that the Council expects will come forward for redevelopment in the future.
- 1.02.2** The key site is currently leased by Turnhold (Islington) Ltd from Thames Water, who retain the freehold of the whole of the New River Head. The owner submitted planning and listed building consent applications in February 2012, which sought to convert some of the buildings to a residential use. The applications were refused in May 2012 and the applicants subsequently appealed against the Council's decision. The appeals were dismissed by the Planning Inspectorate in October 2012. In February 2013 the site owners submitted a second set of planning and listed building applications. These applications were refused in April 2013.
- 1.02.3** While it is noted that the most current adopted planning brief for the site (1999), is not a recent document, the updated planning brief has been prepared in line with the current adopted and emerging policy framework. The updated brief reiterates the Council's intention (which has been clearly stated since it was set out in the first planning brief in 1991) to secure heritage / community use for the remaining buildings on the key site. Following the update of the planning brief, in line with the current adopted policy framework, it is considered that this document will then carry greater weight. However, until this time, the 1991 and 1999 Planning Briefs remain material planning considerations, which carry some weight.
- 1.02.4** This updated planning brief predominately relates to the 'key site', although relevant sections of the 1999 brief are reiterated for the other parts of the 'wider area' and Claremont Square Reservoir, that have not changed. A map showing the 'key site', 'wider area' and Claremont Square Reservoir is at **Figure 1**.

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### **1.03 Islington Council's role**

- 1.03.1** Islington Council is the Statutory Local Planning Authority responsible for determining all planning applications proposing development at this site, independently of all its other functions. The Council will take all material planning considerations into account when determining any future planning application for the site, including comments made by members of the public during consultation on any planning application.
- 1.03.2** As part of the adoption process of the planning brief, the Council has consulted with interested parties to enable them to engage with and provide feedback on the draft planning brief for the site at an early stage.

### **1.04 Public consultation**

- 1.04.1** Public consultation on the draft planning brief for the New River Head site took place over a four week period between Monday 10 June 2013 and Monday 8 July 2013, to give interested parties the opportunity to engage with and provide feedback on the draft planning brief.
- 1.04.2** People were invited to give their views by:
- a.** Visiting Islington Council's website and providing comments via an online survey:  
[www.islington.gov.uk/newriverhead](http://www.islington.gov.uk/newriverhead)
  - b.** Emailing their comments to the Council's Spatial Planning and Transport team:  
[spt@islington.gov.uk](mailto:spt@islington.gov.uk)
  - c.** Visiting one of the Council's drop-in information sessions at the Old Finsbury Town Hall, Rosebery Avenue, EC1R 4RP (Thursday 27 June 2013 (6pm-9pm) and Saturday 29 June 2013 (11am-2pm)).
- 1.04.3** Details of the public consultation, including the feedback received, are set out in the Public Consultation Report.

## 2 Planning context

- 2.01.1** The planning policy context consists of a series of planning policy documents from national to local level. More detail of key planning policies is provided in **Appendix 1** and key planning considerations are summarised in Section 4.03.
- 2.01.2** The Council makes decisions on planning applications within the borough based on national, regional (London) and its own local planning policy. At a national level, the Government produces planning guidance that sets out a general framework for planning at the regional and local level. The National Planning Policy Framework (NPPF) was published in March 2012.
- 2.01.3** The London Mayor produces a development strategy for Greater London, called the London Plan (adopted July 2011) which forms part of Islington's Development Plan (see **Figure 2**). London borough councils have, and continue to develop, local policies that are consistent with both national policy and the London Plan.
- 2.01.4** Islington's local planning documents fit together to make up Islington's Local Plan, which sits within the Islington Development Plan (refer to **Figure 2**). The Islington Core Strategy, which was adopted in February 2011, sets out the strategic vision for what the Council aims to achieve in the future, including where and how change is envisaged, and how change will be managed. The Development Management Policies were adopted on 27 June 2013, which now replace the policies set out in the Unitary Development Plan (2002).
- 2.01.5** All planning applications are determined against the policies that are in place at the time that the decision is made. At this point in time the adopted planning policies within Islington's Development Plan are set out in three documents: The London Plan (adopted July 2011), the Islington Core Strategy (adopted February 2011) and the Islington Development Management Policies (adopted June 2013).



**Figure 2: Islington's Development Plan and Local Plan**



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## 3 Site description

### 3.01 Site location

**3.01.1** The New River Head is located in the south of the borough, and occupies a plateau of land, with land to the north sloping up towards Pentonville Road, and land to the south sloping down towards Clerkenwell. The key site for this planning brief is situated on the east side of Amwell Street, as shown on the location plan at **Figure 1**. Claremont Square Reservoir is located further north along Amwell Street, on the corner of Pentonville Road.

**3.01.2** The area is centrally located and well served by public transport. It is within a 15 minute walk to Angel, Farringdon and King's Cross St Pancras Stations, which provide various Underground, national and international train services. It is also within a five minute walk of at least eight bus routes.

### 3.02 Description of key site, wider area of the New River Head, and Claremont Square Reservoir

**3.02.1** For the purpose of this brief the site is divided into three areas:

- a. The 'key site' that the Council expects to experience change in the future, occupied by the Engine/Pump House, South Stores (boiler house and coal store), Windmill Base and North Stores.
- b. The 'wider area' of the New River Head, where certain relevant issues set out in the 1999 brief have been restated. It is noted that most of the wider area of the New River Head has been converted to residential use, with the exception of the area directly south of the key site fronting Amwell Street. This site is currently in operational use by Thames Water, but was mentioned in the 1999 brief as one that could possibly be available for development should the site become surplus to Thames Water's requirements.
- c. The nearby Claremont Square Reservoir, where the Council's aspirations set out in the 1999 planning brief have been reiterated.

**3.02.2** A description of the various buildings located within the key site and the wider area are set out in the following sections, and are illustrated on the map at **Figure 3**. The numbers shown on the list below correspond with the numbers shown on the map. A description of Claremont Square Reservoir is also included below.

## Key site

**3.02.3** The key site forms the north-west corner of the historic New River Head site, and has vehicle access directly off Amwell Street (currently used by Thames Water to access the adjacent Ring Main site to the south). The majority of this area is open in character, and has a generally 'industrial' character consistent with its historic use, with important views across the site and to/from other surrounding buildings. There are a number of historic buildings on this site as described below, and shown on **Photos 1-4**. The buildings remain in their original use – that being buildings ancillary to the function of providing water to London – but some are surplus to Thames Water's current operational requirements and the possibility of sensitive adaptive re-use exists.

- 1) The **Engine/Pump House and South Stores** (Grade II listed) was built circa 1768, with later additions. The Engine/Pump House originally accommodated steam engine pumps, and part of the ground floor of this building remains in continued use by Thames Water, housing an operational pumping plant. Adjoining the north-west side of the Engine/Pump House, are the ancillary South Stores (boiler house and coal store). There are views of this landmark building (as identified on the Core Strategy Proposals Map) from Rosebery Avenue, Hardwick Street and Amwell Street.
- 2) The **Windmill Base** (Grade II listed) is the round base of the former windmill, first built circa 1708. The windmill originally pumped water to the Upper Pond (now known as Claremont Square Reservoir), prior to the arrival of steam power leading to the construction of the Engine/Pump House. The upper parts of the windmill were removed in the mid 18<sup>th</sup> century, leaving the current Windmill Base. There are views of this building from Amwell Street, and more distant views of the conical tiled roof from Rosebery Avenue.
- 3) The **North Stores** building is located directly north of the Engine/Pump House and South Stores. Although the single storey 19<sup>th</sup> century North Stores building is not individually listed, it is ancillary to the Engine/Pump House South Stores and Windmill Base, and read together as a group of buildings.



**Photo 1: View of the Engine/Pump House and South Stores, looking north-west, with Charles Allen House behind**



**Photo 2: View of the Engine and Pump House, looking north, with the North Stores behind**



**Photo 3: View of Mill Base, looking north-east, with the Engine/Pump House behind,**



**Photo 4: View of North Stores on left, and the Engine/Pump House on right, looking east**

### Wider area

**3.02.4** The wider area of the New River Head includes the following buildings, structures and other features (with photos included on the following pages):

- 4) The **New River Head (Headquarters) Building** (Grade II listed) was constructed (1915-1920) on part of the former Round Pond. This building incorporates the relocated Oak Room (one of the last surviving features of the 1693 Water House – the first building on the New River Head). The remainder of the building was converted to residential units in the 1990s.
- 5) The **Laboratory Building** (Grade II listed) was constructed in 1938 for the purposes of testing water quality. This building was converted to residential use in the 1990s. It is an important free-standing modern movement building that frames views to the Engine and Pump House.
- 6) The **Inner Pond revetment** (Grade II listed) is the only fragment of original Round Pond (originally constructed circa 1613 and repaired and relined in 1841-1854).
- 7) The revetment walls and embankment of the **former Outer Pond** (1856) are not listed, but are important historical features that define the slope of the Outer Pond.
- 8) The **Remus Building** was constructed in 1922-1924 as a Thames Water workshop building. This has been converted to eight residential units, and the development retains the historic cast iron railings along the property boundary line.
- 9) **Perimeter railings and dwarf walls** (late 19th / early 20th century) extend along the edge of the block and within the wider site.
- 10) A **brick boundary wall** (Grade II listed) was constructed in the early 19<sup>th</sup> century and extends along Myddelton Passage.
- 11) The **Nautilus Building** was constructed in 2001-2003 and accommodates 52 residential units. The curve in this building mirrors that of the Laboratory Building to help frame views of the Engine and Pump House. The legal agreement secured through the Nautilus Building planning consent requires that public access is provided via a gate on Myddelton Passage to the adjacent gardens.



- 12) A **Rose Garden** is located directly south of the Laboratory Building. The legal agreement secured through the Laboratory Building planning consent requires that public access is provided to this garden (from Rosebery Avenue) on alternate Sundays.
- 13) A **public viewing deck** at the start of the New River walk can be accessed from a gate on Myddelton Passage.
- 14) The **Devil's Conduit** (Grade II listed) is a 14th century structure originally sited in Queen's Square in Bloomsbury. It was relocated to a position within the former Round Pond in 1927.
- 15) **Charles Allen House** was originally built in 1964-1966 to provide 14 residential flats for Thames Water employees on regulated tenancies. The seven storey building was recently refurbished to provide ten refurbished apartments and retain four of the regulated tenancy apartments.
- 16) The **Ring Main Compound** houses a deep shaft and pumps that raise treated water from the Thames Water Ring Main tunnel below. This 2.5 metre diameter tunnel is a major part of London's water distribution network, and encircles London (80 kilometres), connecting with water treatment works to the west of London. This site is in operation by Thames Water, and vehicle access to the Ring Main site is gained via the historic Engine/Pump House site, although a planning application was submitted in March 2103 for a new independent access to the site.
- 17) The **Thames Water Pumps and Engine House** is located adjacent to the Ring Main Compound and is currently in operation.
- 18) The **Hydra Building** is located on the corner of Amwell Street and Hardwick Street. This building was constructed in 2001-2003 and provides 36 residential units.



**Photo 5: View of New River Head (Headquarters) building, looking south-east**



**Photo 6: View of Laboratory Building, looking north**



**Photo 7: View of Inner Pond revetment with the Nautilus Building, the Engine/Pump House and South Stores behind**



**Photo 8: View of Remus Building, looking north**



**Photo 9: View of brick boundary wall on Myddelton Passage**



**Photo 10: View of perimeter railings on Hardwick Street**





***Photo 11: View of Nautilus Building, looking north***



***Photo 12: View of fountain within Rose Garden, with the New River Head (Headquarters) and Nautilus Buildings behind***

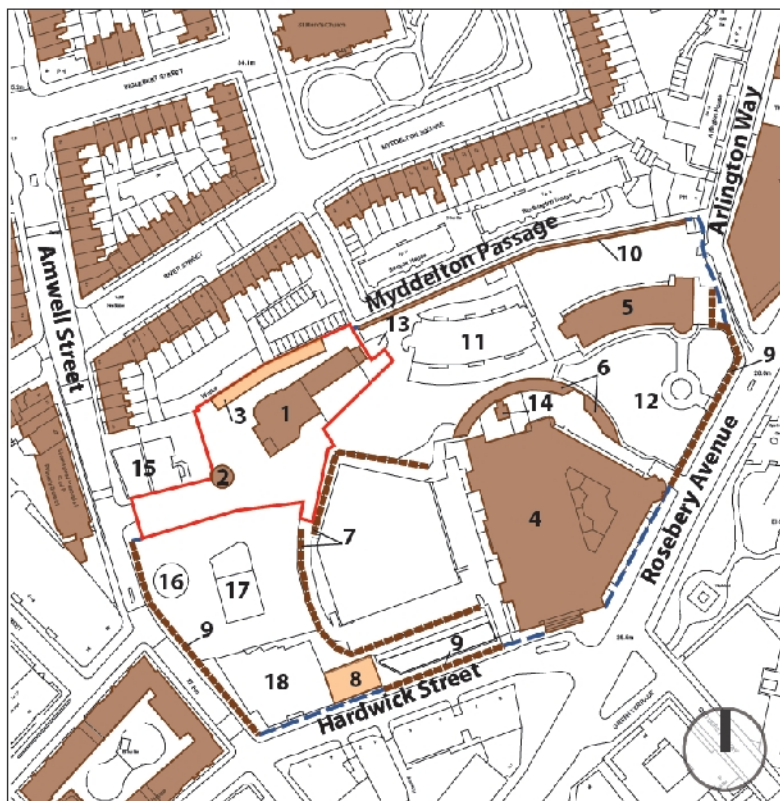


***Photo 13: View of Charles Allen House, looking east, with Engine/Pump House behind***



***Photo 14: View of Thames Water Ring Main Compound, with Thames Water Pumps and Engine House behind***





- 1 Engine/Pump House and South Stores
- 2 Windmill Base
- 3 North Stores
- 4 New River Head (Headquarters) Building
- 5 Laboratory Building
- 6 Inner Pond revetment
- 7 Former Outer Pond
- 8 Remus Building
- 9 Perimeter railings and dwarf walls
- 10 Brick boundary wall
- 11 Nautilus Building
- 12 Rose Garden
- 13 Public viewing deck
- 14 Devil's Conduit
- 15 Charles Allen House
- 16 Ring Main Compound
- 17 Thames Water Pumps and Engine House
- 18 Hydra Building

- 'Key site' at the New River Head
- 'Wider area' at the New River Head
- Grade II Listed building/structure
- Other building of historic significance
- Other structure of historic significance

**Figure 3: Map of key site and wider area showing important buildings and structures**

## Claremont Square Reservoir

**3.02.5** Claremont Square Reservoir was originally formed as the Upper Pond for the New River Head. It was built in 1708 and reconstructed in the 1850s, raised above the surrounding streets by a grass covered mound over the reservoir. The railings around Claremont Square Reservoir (Grade II listed) were constructed in the 1820s, and adapted in the 1850s. The Claremont Square Reservoir is no longer used by Thames Water and is designated as a 'Site of Importance for Nature Conservation' (SINC 14) in the Islington Development Management Policies (2013).

## 3.03 Legal (Section 106) agreements affecting the wider area of New River Head

**3.03.1** There are three Section 106 agreements (legal agreements made between the developer and the Council during the time of a planning application) for the Laboratory, Nautilus and New River Head (Headquarters) Buildings:

- The Section 106 agreement for the New River Head (Headquarters) Building was signed on 31 January 1996.
- The Section 106 agreement for the Laboratory Building was signed on 17 December 1997.
- The Section 106 agreement for the Nautilus Building was signed on 16 March 2000.

**3.03.2** The Section 106 agreement for the New River Head (Headquarters) Building does not include any specific requirements relevant to this planning brief. Both the Section 106 agreements for the Laboratory and Nautilus Buildings (attached at **Appendix 2**) include requirements for financial contributions towards a heritage centre on the key site, and requirements for public access to the gardens in the wider area, both which are relevant to this planning brief and are summarised below.

### Financial contribution towards a heritage/community facility

**3.03.3** The Section 106 agreements for the Laboratory and Nautilus Buildings each required the developer to contribute £50,000 towards the development of a heritage/community facility in the Engine/Pump House and Windmill Base. The financial contributions totalling £100,000 have been paid to the Islington Buildings Preservation Trust, and are currently being held for when a scheme for a heritage/community facility comes forward.

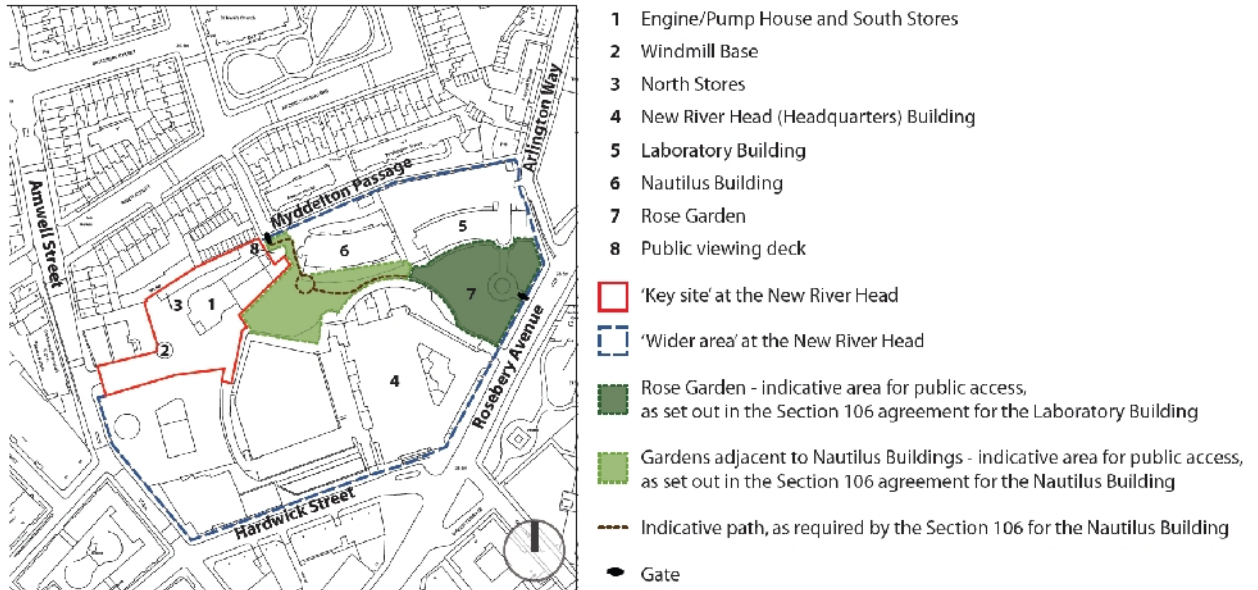
### Public access to the gardens in the wider area

**3.03.4** The Section 106 agreement for the Laboratory Building requires public access to the Rose Garden (accessed from the gate on Rosebery Gardens) during daylight hours on every alternate Sunday. It also requires the installation of a notice at the entrance to the Rose Garden providing information on the hours of public access.

**3.03.5** The Section 106 agreement for the Nautilus Building requires public access to the adjacent gardens every day, during the following periods:

- During the period 1 April to 30 September between 8am and 7pm
- During the period 1 October to 31 March, between 8am and 4pm

**3.03.6** A map showing the extent of the Section 106 agreements for each of the sites is shown in **Figure 4** below.



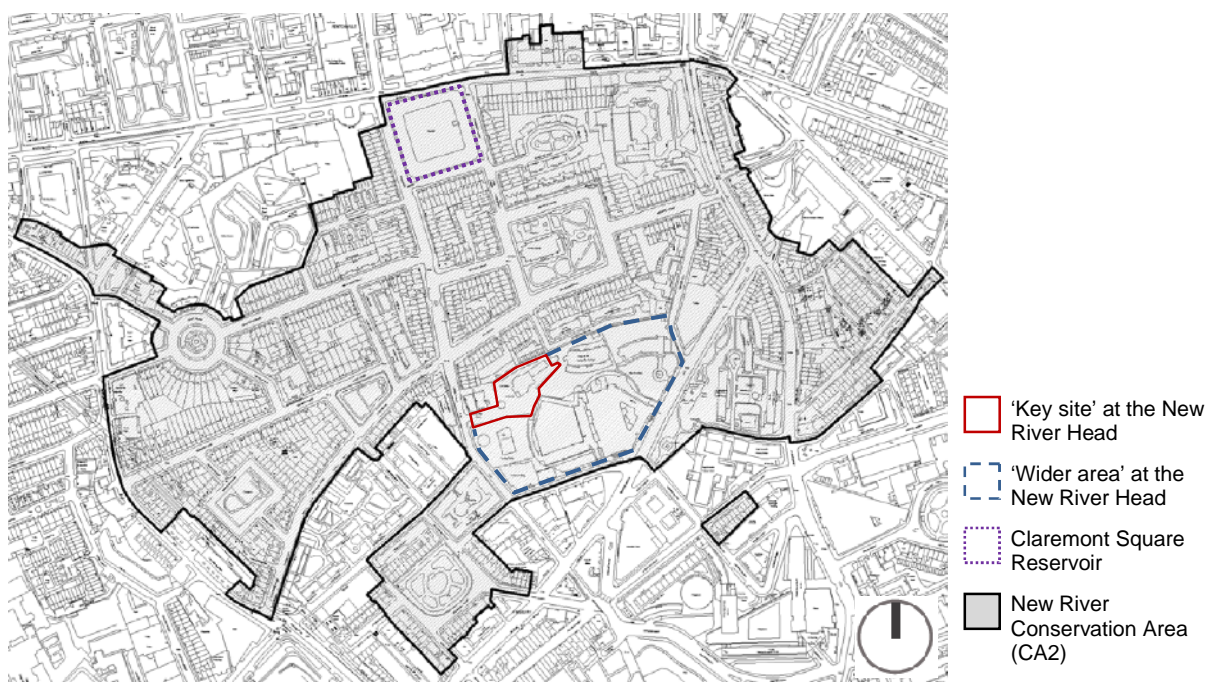
**Figure 4: Map showing the relevant public access requirements set out in the Laboratory and Nautilus Buildings Section 106 agreements**

### 3.04 Conservation and strategic views

**3.04.1** The key site, wider area and Claremont Square Reservoir are located within the New River Conservation Area (CA2), which was designated in 1968 (refer to map at **Figure 5**). As set out in section 3.02 above, a considerable number of listed buildings and structures are located within the key site and surrounding wider New River Head site (refer also to **Figure 3**). The buildings and structures impose significant constraints with respect to potential future development at the key site. Many of the buildings are statutorily listed, however there are several unlisted buildings and structures that the Council considers are important to the history of the New River Head and the character of the Conservation Area, and therefore the Council wishes to see these retained.

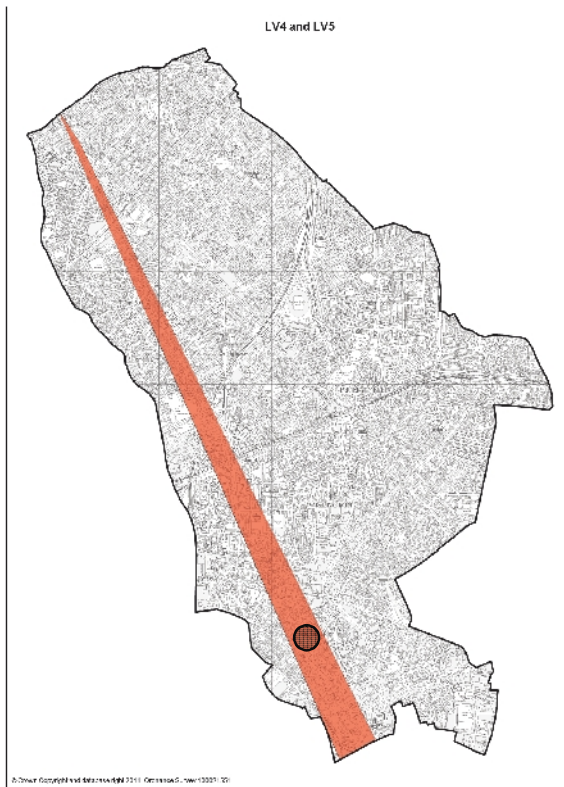


**3.04.2** The Council believes that given the site's fundamental role in the development of London, the buildings and structures on the site and the landscape in which they are set are worthy of a higher grade listing. This is supported by the Islington Society, which has submitted an application to English Heritage for the New River Head heritage assets to be upgraded to Grade II\*, and including an application for the designation of its landscape in its own right. The application for upgrading is not supported by the site owner and representations have been submitted for consideration. This application is currently being assessed by English Heritage. A more detailed description of the significance of the New River Head heritage assets and their settings (prepared by Islington Council for the previous planning appeal for the key site) is attached at **Appendix 3**. The current English Heritage list entries for each of the listed buildings/structures are attached at **Appendix 4**.



**Figure 5: Map of Conservation Area**

**3.04.3** The key site, wider area and Claremont Square Reservoir all lie within two strategic viewing corridors of St Paul's Cathedral from Archway: LV4 (from Archway Road) and LV5 (from Archway Bridge) (Islington Local Plan Policies Map (2013) and Appendix 1 of the Islington Development Management Policies (2013)). Refer to **Figure 6** overleaf for a map showing the views.



**Figure 6: Map of local views LV4 and LV5 across the site (site circled)**

### 3.05 Land use

**3.05.1** The land on the key site remains in its original use as an operational water facility. Thames Water maintains an operational pump within the ground floor of the pump house building and requires access to a borehole to the north east of the windmill base and part of the north stores building for plant access. However, Thames Water have released the remaining parts of the site for other possible uses subject to planning permission and Listed Building Consent being granted.

### 3.06 Site constraints

**3.06.1** Any proposals for the key site must take into account the following site-specific issues:

- a. There are a number of historically important buildings within the key site and the wider New River Head area, situated in an open setting. This open setting important in its own right, as the last vestige of the former open working yard of the New River Head, situated adjacent to formal gardens (which occupy other parts of the former open yard)..
- b. A number of mature trees that are identified as Council owned or covered by Tree Protection Orders are located within and close to the wider New River Head site, as shown on the map at **Figure 7**.
- c. Access to the ground floor of the Engine and Pump House is still required by Thames Water, as this part of the building remains in operation, housing active water pumping plant.

- d. Vehicle access to the adjoining Thames Water site (occupying the Ring Main Compound) will still be required, unless a suitable alternative can be provided.

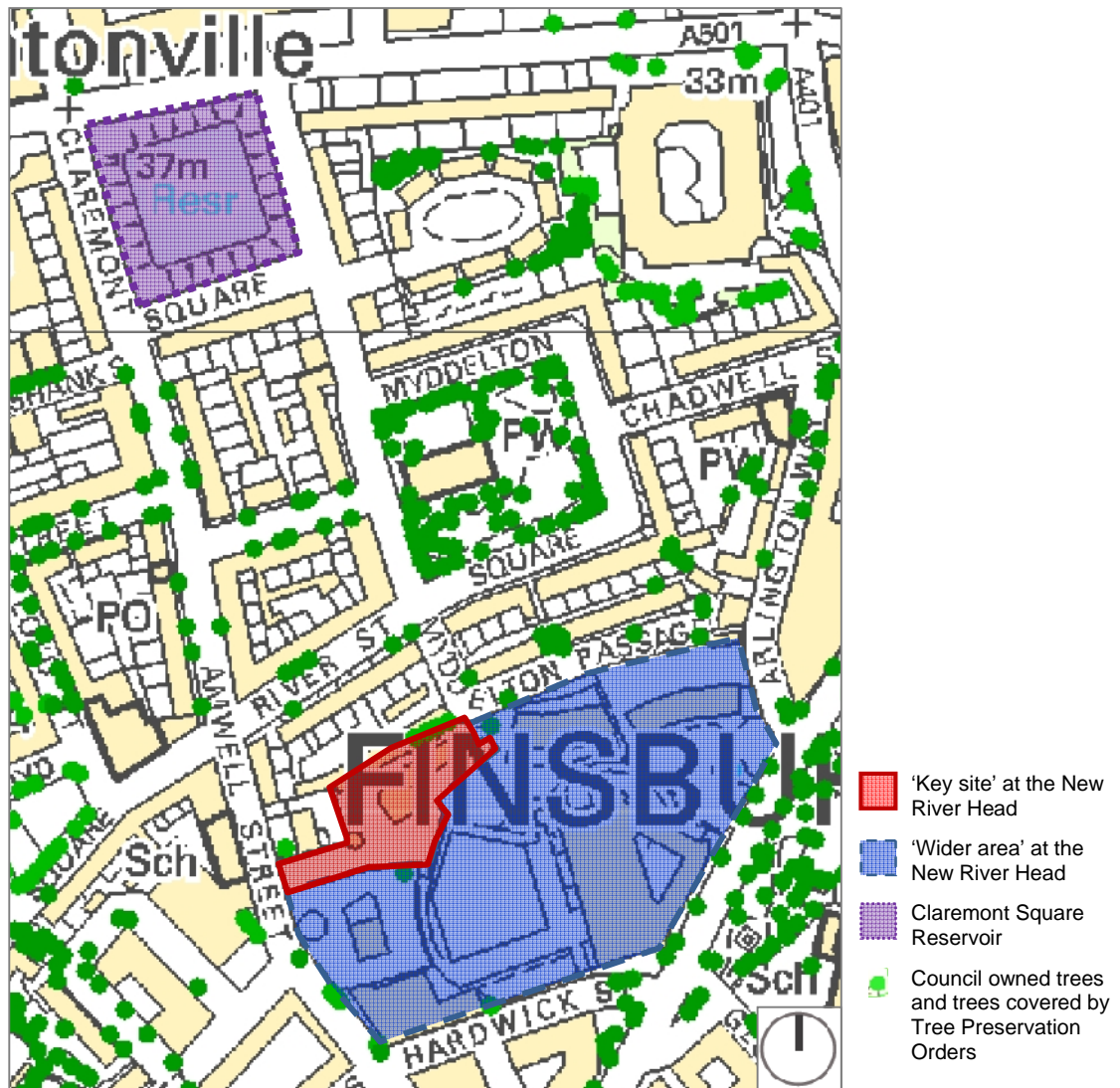


Figure 7: Map of Council owned trees and trees covered by Tree Preservation Orders, within the key site and the wider area at the New River Head and Claremont Square Reservoir

## 4 Development guidelines

### 4.01 Introduction

**4.01.1** The New River Head is significant both on a local and London wide scale. Due to the significant role which the site played in the development of London in the 17<sup>th</sup> century, the historic buildings on the site are recognised as being of regional and national importance, and are duly designated as Grade II Listed Buildings. As many of the historic buildings at the New River Head have been converted to residential use (to the capacity set out in the 1999 planning brief), it is considered to be crucial that the remaining buildings are appropriately conserved and enhanced. The Council, for a period of more than 20 years, has set out its intentions to preserve and enhance the significance of the designated heritage assets on the key site, enabling enjoyment and celebration of their important history and setting within the wider New River head site by the local and wider community. This is reflected in the 1991 and 1999 planning briefs and the Section 106 agreements accompanying the original residential permissions.

#### **Key site**

**4.01.2** Given the historic and architectural significance of the key site, the most appropriate and therefore preferred use for the site is a heritage/community use. The Council would like to see the remaining buildings on the key site used to provide a small museum (or interpretation centre and base for heritage studies) celebrating the history of water provision from the New River Head, community and meeting room facilities, educational facilities, and an ancillary café. This would also allow public access to be provided to these buildings, as well as a route through the key site (with entrances from Amwell Street and Myddelton Passage).

#### **Wider Area – Ring Main Compound site**

**4.01.3** As stated in the 1999 brief, it is understood that in the long term an opportunity may exist to clear away all the above-ground structures currently on this part of the site to allow for new buildings. Permanent access would still be required for maintenance purposes to the Ring Main Shaft(s) by Thames Water but that it might be possible for this to be within or beneath a new building.

#### **Claremont Square Reservoir**

**4.01.4** As stated in the 1999 planning brief, in the event of the Claremont Square Reservoir becoming redundant, the Council would like the entire area to be opened up as a new public open space.

**4.01.5** It is not appropriate or necessary for the brief to specify what the open space layout should be, including for example whether all the grass banks should be kept or not. As and when a clear timetable of redundancy is determined, the Council will progress detailed design options and a funding strategy. The possibility of playground space for the school can also be investigated at this stage. The Council will also need to liaise with Thames Water on their de-commissioning requirements. However, it is noted that the Council is not aware of any plans to decommission the reservoir at present.



## 4.02 Development objectives

**4.02.1** The primary objectives of any proposals for the key site should be focused on conserving and enhancing the significance of the historic buildings, structures and their setting, and ensuring that any proposal would enable the local and wider community to enjoy and celebrate the site and its historic role. More widely, the following objectives in the Core Strategy are relevant to this planning brief, which focuses on the key site, but also relates to parts of the wider area and the Claremont Square Reservoir:

- Objective 1: Tackling inequality and exclusion in the borough, and seeking to ensure that local residents share in the prosperity of London*
- 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 5: Maintaining and enhancing Islington's historic environment through conservation-led regeneration initiatives*
- 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 7: Maintaining the growth in employment by ensuring a broad range of opportunities exist for all types and sizes of businesses across all parts of Islington*
- Objective 8: Tackling worklessness through training and employment initiatives*
- Objective 12: Minimising the borough's contribution to climate change and ensuring 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 15: Delivering high quality, multi-functional green infrastructure alongside development throughout the borough*
- Objective 16: Protecting and enhancing biodiversity in the borough and increasing access to nature*
- Objective 17: Encouraging walking and cycling over public transport use and encouraging all of these over car use*

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## 4.03 Planning considerations

**4.03.1** The Council expects any proposals to be carefully considered, well designed and to contribute positively to making better places. The following sections identify the key planning considerations to which any future development should respond. These are focused on the key site, however, where the issues which the proposals would raise are relevant to the wider area of the New River Head, these are mentioned specifically.

### Land use

**4.03.2** Any proposals for the reuse of the Windmill base, Engine/Pump House, South Stores (boiler house and coal store) and North Stores, must conserve and enhance the significance of these buildings, and should enable them to be enjoyed by the wider community through provision of public access to these buildings, as well as a route through the key site (with entrances from Amwell Street and Myddelton Passage).

**4.03.3** As stated in Section 4.01.2, the Council's preferred use of the whole of the key site is heritage/community use. There may be some limited scope for other uses on the site, provided that they do not:

- a. preclude the provision of a viable heritage/community facility in terms of an adequate level of accessible floorspace;
- b. harm the significance of the heritage assets, through external/internal alterations to the buildings and/or alterations to their open work yard space setting; or
- c. impede or prohibit public access and enjoyment of the heritage asset.

**4.03.4** Due to their high significance and sensitivity to alteration, the Windmill base, Engine/Pump House, South Stores (boiler house and coal store) are not suitable for residential use due to the unavoidable harm that would be caused by the required external/internal alterations to the buildings and/or alterations to their open work yard space setting, including demolition of historic fabric and subdivision. Residential use would also prohibit public access. Non-residential uses (including but not restricted to a heritage/community facility), which do not require extensive demolition of historic fabric and subdivision and allow public access, are likely to be appropriate. There may be some scope to provide residential uses to the north stores, given their lesser significance and sensitivity to alteration.

**4.03.5** Paragraph 126 of the National Planning Policy Framework (NPPF) states that local authorities *“should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account ... the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”*.

**4.03.6** Paragraph 7.31 of the London Plan (2011) states that *“crucial to the preservation of this [unique] character is the careful protection and adaptive re-use of heritage buildings and their settings”*.

**4.03.7** Policy CS9 (Protecting and enhancing Islington's built and historic environment), Part B, of the Islington Core Strategy (2011) states that *"the historic significance of Islington's unique heritage assets and historic environment will be conserved and enhanced"*.

**4.03.8** Policy DM2.3, Part B (iii) (Conservation areas) of the Islington Development Management Policies (2013) furthermore states that *"the council will resist the loss of ... [land] uses ... which contribute to the significance of a conservation area"*. This is supported by Section 2.4 of the New River Conservation Area Guidelines (2002), states that *"generally, the Council recognises that often the best use for a building is that which it was designed for and will seek to retain ... workshops in appropriate uses which will not diminish their special interest. The removal of individual established uses within the conservation area will not be permitted where they contribute to its character"*.

**4.03.9** Any reuse of the Engine/Pump House, Boiler House, stores buildings and Mill Base must ensure that it does not result in unacceptable internal/external alterations that would harm the significance of these buildings. Policy DM2.3 (Heritage) of the Islington Development Management Policies (2013), states under Part C (iv) (Listed buildings) that *"the best use for a listed building is usually that for which it was designed"*. Paragraph 2.47 of the Islington Development Management Policies (2013) states that *"proposals to carry out any of the following works have the potential to substantially harm a listed building's significance:*

- *Subdivision of spaces with new partitions, insertion of ceilings, floors or staircases*
- *Removal of partitions, ceilings, floors, staircases or chimney breasts*
- *The infilling of existing openings*
- *The creation of new openings*
- *Extension, above or below ground."*

**4.03.10** Any proposals for the reuse of the Engine/Pump House, Boiler House, stores buildings and Mill Base should be developed in consultation with neighbouring residents (particularly the residents of the buildings on the New River Head), local conservation groups, other nearby users/stakeholders (such as the Clerkenwell Parochial School and Thames Water) and the Council.

**4.03.11** For the Ring Main Compound site situated in the wider area, the 1999 planning brief notes that if this land becomes available for development, the Council's first preference is for the land fronting Amwell Street to be allocated to the Clerkenwell Parochial School for a playground and new nursery. The school should be given a reasonable period of time to formulate a scheme, which would be constructed at the school's expense.

**4.03.12** Policy CS16 (Play space), Part E, of the Islington Core Strategy (2011) states that *“opportunities for play in Islington will be maximised through ... requiring developers to provide new inclusive play space as part of new developments”*. Policy DM3.6 (Play space), Part C, states that *All proposed provision of new play space within development sites should be designed in partnership with Islington Council, to best practice standards. A landscape plan should be submitted with all major residential planning applications, which shall include a detailed design for play provision. The design of play provision should be inclusive, in accordance with the Council's Inclusive Landscape Design SPD and the Islington Play Strategy”*.

**4.03.13** For Claremont Square Reservoir, the 1999 planning brief states the Council would like the entire area to be opened up as a new public open space, and that it will oppose any proposals to build on the site, for any land use. Policy CS15 (Open space and green infrastructure) states that *“the Council will provide inclusive spaces for residents and visitors, and create a greener borough by protecting all existing local open spaces, including spaces of heritage value ... improving the quality and function of open and green spaces ... improving access to open space and maximising opportunities for further provision across the borough”*.

**4.03.14** Policy DM6.2 (New and improved public open spaces), Part D of the Islington Development Management Policies (2013), states that *“public open space should normally be green public open space”*. Policy DM6.3 (Protecting open space), Part D, states that *“for semi-private amenity spaces ... development is not permitted [and] the Council will encourage greater public use”*.

#### **Community access and benefit**

**4.03.15** The New River Head is of outstanding importance on a local and London wide scale. As such, the Council wishes to preserve and enhance the significance of the designated heritage assets on the key site, while enabling them and their important history to be enjoyed and celebrated by the local and wider community. Any proposals for the key site should provide improved public access to the buildings on the key site, as well as a route through the key site (with entrances from Amwell Street and Myddelton Passage), to provide significant benefits to the local and wider community. It is a long-held aspiration by the Council and particular stakeholder groups (as reflected in the 1991 and 1999 planning briefs), that public access would be gained across the wider New River Head site.

**4.03.16** In line with Paragraph 7.32 of the London Plan (2011), *“every opportunity to bring the story of London to people and ensure the accessibility and good maintenance of London’s heritage should be exploited”*.

**4.03.17** Specifically, any proposals should investigate options for providing public access to the buildings on the key site, and a route through the key site (with entrances from Amwell Street and Myddelton Passage). Paragraph 8.24 of the Islington Development Management Policies (2013) states that *“all development proposals are required to provide good public connectivity for pedestrians and cyclists, and good permeability through the site where relevant”*.



**4.03.18** Any proposals for a publicly accessible route through the key site need to be developed in consultation with neighbouring residents (particularly the residents of the buildings on the New River Head), local conservation groups, other nearby users/stakeholders (such as Thames Water and the Clerkenwell Parochial School) and the Council. Any proposed public route must meet the requirements set out in Islington's Streetbook Supplementary Planning Document (2012), as well as Safer Places (2004) and Secured by Design. In particular it should consider the following issues:

- a. Public benefits and community use
- b. Ongoing responsibility and maintenance of the route
- c. Opening hours
- d. Safety

The Section 106 agreements for the Laboratory and Nautilus Buildings require that public access is provided to the wider area at the New River Head (as intended for in the 1991 and 1999 planning briefs). To guarantee continued future access to the wider area at the New River Head, the Council will continue to seek and enforce the access arrangements secured through the Section 106 agreements.

**4.03.19** For the Ring Main Compound site, Sections 4.03.11 and 4.03.12 set out that any proposals should provide play space and a nursery for the Clerkenwell Parochial School, to provide benefits for the surrounding community.

**4.03.20** For Claremont Square Reservoir, the 1999 planning brief notes that the redundancy of the reservoir allows the opportunity for public access, retaining the listed railings and wall. There are potentially conflicts between the degree of public access and the preservation of the habitat, which would require further consultation. Sections 4.03.13 and 4.03.14 set out that access to the reservoir should be improved to provide benefits for the local and wider community.

### **Conservation and design**

**4.03.21** The Council considers the heritage assets of New River Head to be of vital importance both locally and to London, and will use all its powers and resources to ensure the highest quality of environment is maintained at the New River Head.

**4.03.22** Policy DM2.3 (Heritage), Part A (Conserving and enhancing the historic environment) of the Islington Development Management Policies (2013) states that *"Islington's historic environment is an irreplaceable resource and the council will ensure that the borough's heritage assets are conserved and enhanced in a manner appropriate to their significance. Development that makes a positive contribution to Islington's local character and distinctiveness will be encouraged"*.

- 4.03.23** Paragraph 2.48 of the Islington Development Management Policies (2013) states that *“significance is more than simply historic fabric and appearance: it may include the original purpose of the building, and the location, function and hierarchy of rooms, floor levels and circulation routes. Issues to consider include impact on spatial quality, light levels and the relationship between spaces, both internal and external. Significance can be harmed by extension underground, loss of garden space or the infilling of a lightwell”*.
- 4.03.24** Any changes to the key area should ensure that that the open and historic industrial character of the site is preserved and enhanced and views to the historic buildings are maintained, in line with Policy 7.4 (Local character) of the London Plan (2011).
- 4.03.25** Policy DM2.3 (Heritage), Part B (iii) (Conservation areas), of the Islington Development Management Policies (2013) states that *“the council will resist the loss of spaces, street patterns, views, vistas, uses, trees, and landscapes which contribute to the significance of a conservation area”*.
- 4.03.26** Any repair and reuse of the listed Engine/Pump House, South Stores (boiler house and coal store), Windmill Base and North Stores should be appropriate, in line with Policy 7.8 (Heritage Assets and Archaeology) of the London Plan (2011) and Policy DM2.3 (Heritage), Part C (Listed buildings), of the Islington Development Management Policies (2013). Paragraph (ii) of this policy states that *“proposals to repair, alter or extend a listed building which harm its significance will not be permitted unless there is a clear and convincing justification. Substantial harm to or loss of a listed building will be strongly resisted”*. Furthermore, Paragraph (iv) of this policy states that *“the council will use its statutory powers to ensure that listed buildings at risk from neglect or decay are appropriately maintained and repaired”*.
- 4.03.27** As mentioned in Section 4.03.9, Paragraph 2.47 of the Islington Development Management Policies (2013) states that *“proposals to carry out any of the following works have the potential to substantially harm a listed building’s significance:*
- *Subdivision of spaces with new partitions, insertion of ceilings, floors or staircases*
  - *Removal of partitions, ceilings, floors, staircases or chimney breasts*
  - *The infilling of existing openings*
  - *The creation of new openings*
  - *Extension, above or below ground.”*
- 4.03.28** Furthermore, Paragraph 2.37 of the Islington Development Management Policies (2013) states that *“the Council will not permit substantial harm to or total loss of designated heritage asset unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the tests set out in Paragraph 133 of the NPPF apply”*. These tests are as follows:
- *“the nature of the heritage asset prevents all reasonable uses of the site; and*
  - *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
-

- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.”*

**4.03.29** The adjacent North Stores building is important to the site and the setting of the Engine/Pump House, South Stores (boiler house and coal store) and Windmill Base, and read as a group of buildings. Any alterations to this group of buildings should conserve or enhance their significance, in line with Policy DM2.3 (Heritage), Part B (ii) (Conservation areas) of the Islington Development Management Policies (2013). This policy states that *“the council will require the retention of all buildings which make a positive contribution to the significance of a conservation area. The appropriate repair and re-use of such buildings will be encouraged”*.

**4.03.30** Any proposals for the key site, wider area or Claremont Square Reservoir should ensure the retention and appropriate repair of the historic railings on the site. Paragraph 2.22 of the New River Conservation Area Guidelines (2002) states that:

*“Traditional cast-iron railings are a very important feature of the area, with several designs of ornamental heads and finials. Permission will not be given for alterations or removal of original or traditional railings or their footings. The Council will encourage owners to maintain railings in good repair, and will require for listed buildings that they are painted a consistent colour, usually black. Traditional designs should be reinstated where missing. New railings should have each rail sunk into a coping stone. Where gates are required these must match the railings exactly.”*

**4.03.31** The Council does not consider that a new terrace facing the south side of Pentonville Road is desirable or necessary as a noise barrier. It is the Council's belief that the New River Company built the houses around the Claremont Square Reservoir as a formal urban composition, very much in the manner of Gibson Square or Canonbury Square where the houses look onto a central garden. The existing grass embankments and top of the reservoir provide important visual amenity, and are of nature conservation merit. As set out in Section 4.03.13, the Council will oppose any proposals to build on the site,

**4.03.32** For the Ring Main Compound site, the northern extent of any new building fronting Amwell Street should terminate to leave a gap of approximately 20 metres in order to afford views to the Windmill Base and Engine/Pump House. This could be a combination of open space (such as the playground for the school) and provision of pedestrian/cyclist/vehicle access into the site.

**4.03.33** Depending on the land requirements above there may be sufficient depth of site available for a terrace of residential accommodation facing the Outer Pond and New River Head (Headquarters) Building. This should be set back by a minimum of three metres from the edge of the Outer Pond revetment to preserve its setting and the terrace should be curved to reflect and reinforce the shape of the western edge of the Outer Pond. The terrace should be a maximum of four storeys or 13 metres in height. Its northern extent should be limited in order to preserve views across the Outer Pond to the Engine House and Mill Base and to retain the existing Ash tree.



**4.03.34** Any proposals for new buildings on the Ring Main Compound site should comply with Policy CS9 (Protecting and enhancing Islington's built and historic environment) of the Islington Core Strategy (2011), and Policies DM2.1 (Design), DM2.3 (Heritage), DM2.4 (Protected views) and DM2.5 (Landmarks) of the Islington Development Management Policies (2013)

### **Inclusive design**

**4.03.35** Any proposals should be designed to provide a safe and inclusive environment. However, proposals to alter the existing buildings on the key site to provide inclusive access need to be carefully considered, so as to minimise any impact on historic fabric and/or the special significance of the designated heritage assets.

**4.03.36** Policy 7.2 (An inclusive environment) of the London Plan (2011) requires *"all new development in London to achieve the highest standards of accessible and inclusive design"*.

**4.03.37** Policy CS9 (Protecting and enhancing Islington's built and historic environment) of the Islington Core Strategy (2011) states that *"high quality architecture and urban design are key to enhancing and protecting Islington's built environment, making it safer and more inclusive"*.

**4.03.38** Policy DM2.1 (Design), Part A (ii), of the Islington Development Management Policies (2013) states that new developments must be safe and inclusive. Furthermore, Policy DM2.2 (Inclusive design) of the Islington Development Management Policies (2013) states that developments should *"provide for ease of and versatility in use; deliver safe, legible and logical environments; produce places and spaces that are convenient and enjoyable to use for everyone, and bring together the design and management of a development from the outset and over its lifetime"*. Any proposals to the open areas should adopt the principles set out in the Streetbook (2012) and Inclusive Landscape Design (2010) Supplementary Planning Documents.

### **Landscaping, trees and biodiversity**

**4.03.39** Any proposals for the key site, wider area and Claremont Square Reservoir should enhance the natural environment and biodiversity. Any landscaping proposals should not only seek to retain the open character of the site but to remove or minimise visual barriers, to ensure that views across the key site and wider New River Head area are maintained and enhanced.

**4.03.40** Policy 7.19 (Biodiversity and access to nature) of the London Plan (2011) states under Part C, that developments should *"wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity"*. Policy 7.21 (Trees and woodlands) of the London Plan (2011) states that *"wherever appropriate, the planting of additional trees should be included in new developments"*.

**4.03.41** Policy CS10 (Sustainable design), Part D, of the Islington Core Strategy (2011), requires *"all development to demonstrate that it protects existing site ecology and makes the fullest contribution to enhancing biodiversity, both through on-site measures and by contribution to local biodiversity improvements"*.

**4.03.42** In accordance with Policy DM6.5 (Landscaping, trees and biodiversity), Part A, of the Islington Development Management Policies (2013), *“developments must protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site and surrounding area”*. Part B of this policy states that trees, shrubs and other vegetation should be considered holistically as part of a landscape plan. The landscape plan for the site should make particular consideration of views across the site and to important buildings and structures. Whilst it might be appropriate for new trees to be planted, the type and location of trees should not restrict important views.

**4.03.43** Any proposals for Claremont Square Reservoir should maximise biodiversity benefits, in line with Policy DM6.2 (New and improved public open spaces), Part B, of the Islington Development Management Policies (2013). Policy DM6.3 (Protecting open space), Part C, of the Islington Development Management Policies (2013) states that *“SINCs of Borough Grade II and Local Importance ... will also be protected”*.

### **Sustainability**

**4.03.44** Although the Council does not expect to see proposals for new buildings or substantial changes to the existing buildings on the key site, any reuse of the buildings on the key site, or new buildings on the Ring Main Compound site should minimise emissions, be sustainable and facilitate sustainable drainage where possible. Proposals should support the following policies relating to sustainability: London Plan (2011) Policies 5.2 (Minimising carbon dioxide emissions), 5.3 (Sustainable design and construction), 5.7 (Renewable energy), 5.9 (Overheating and cooling) and 5.13 (Sustainable drainage); Islington Core Strategy (2011) Policy CS CS10 (Sustainable design); and Policies DM7.1 (Sustainable design and construction) and DM7.2 (Energy efficiency and carbon reduction in minor schemes), Part A, of the Islington Development Management Policies (2013).

### **Transport, servicing and parking**

**4.03.45** Proposals should promote sustainable transport by providing car-free development and improving conditions for pedestrians and cyclists in line with Policies 6.9 (Cycling), 6.10 (Walking) and Policy 6.13 (Parking) of the London Plan (2011).

**4.03.46** Any proposals should be car-free, in accordance with Policy CS10 (Sustainable design), Part H, of the Islington Core Strategy (2011), and Policy DM8.5 (Vehicle parking), Parts A and B, of the Islington Development Management Policies (2013). This excludes the requirements for wheelchair-accessible car parking (as set out in Policy DM8.5, Part C of the Islington Development Management Policies (2013)).

**4.03.47** Any proposals must consider the need for on-site servicing, deliveries and refuse collection, in accordance with Policy DM8.6 (Delivery and servicing for new developments), Part A of the Islington Development Management Policies (2013).

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- 4.03.48** Any new proposals should provide cycle parking to promote more sustainable travel, in accordance with Policy CS10 (Sustainable design), Part H, of the Core Strategy (2011), and Policy DM8.4 (Walking and cycling), Part C, of the Islington Development Management Policies (2013). Appendix 6 of the Islington Development Management Policies (2013) sets out the cycle parking rates for different land uses.
- 4.03.49** Any proposals should minimise conflict between vehicles and pedestrians/cyclists. The key site currently provides vehicle access for Thames Water to access the adjacent Ring Main site. If and when this vehicle access is no longer required for Thames Water, it may be possible to remove vehicle access to the site, unless it is required for servicing or accessible parking.



## Planning requirements

### A1.01 Key planning policies

**A1.01.1** The following sections identify most of the key policies relevant to any development on the site. However, this list is not exhaustive, and any development on the site should comply with all of the national, London wide and local planning policies that are relevant to the site.

#### London Plan (2011)

- Policy 5.2 (Minimising carbon dioxide emissions)
- Policy 5.3 (Sustainable design and construction)
- Policy 5.7 (Renewable energy)
- Policy 5.9 (Overheating and cooling)
- Policy 5.13 (Sustainable drainage)
- Policy 6.9 (Cycling)
- Policy 6.10 (Walking)
- Policy 6.13 (Parking)
- Policy 7.2 (An inclusive environment)
- Policy 7.4 (Local character)
- Policy 7.8 (Heritage Assets and Archaeology)
- Policy 7.19 (Biodiversity and access to nature)
- Policy 7.21 (Trees and woodlands)

#### Islington Core Strategy (2011)

- Objective 1: *Tackling inequality and exclusion in the borough, and seeking to ensure that local residents share in the prosperity of London*
  - 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 5: *Maintaining and enhancing Islington's historic environment through conservation-led regeneration initiatives*
  - 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 7: *Maintaining the growth in employment by ensuring a broad range of opportunities exist for all types and sizes of businesses across all parts of Islington*
  - Objective 8: *Tackling worklessness through training and employment initiatives*
  - Objective 12: *Minimising the borough's contribution to climate change and ensuring 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 15: *Delivering high quality, multi-functional green infrastructure alongside development throughout the borough*
- Objective 16: *Protecting and enhancing biodiversity in the borough and increasing access to nature*
- Objective 17: *Encouraging walking and cycling over public transport use and encouraging all of these over car use*
  
- Policy CS9 (Protecting and enhancing Islington's built and historic environment)
- Policy CS10 (Sustainable design)
- Policy CS15 (Open space and green infrastructure)
- Policy CS16 (Play space)

### **Islington Development Management Policies (2013)**

- Policy DM2.1 (Design)
- Policy DM2.2 (Inclusive design)
- Policy DM2.3 (Heritage)
- Policy DM2.4 (Protected views)
- Policy DM2.5 (Landmarks)
- Policy DM3.6 (Play space)
- Policy DM6.2 (New and improved public open spaces)
- Policy DM6.3 (Protecting open space)
- Policy DM6.5 (Landscaping, trees and biodiversity)
- Policy DM7.1 (Sustainable design and construction)
- Policy DM7.2 (Energy efficiency and carbon reduction in minor schemes)
- Policy DM8.4 (Walking and cycling)
- Policy DM8.5 (Vehicle parking)
- Policy DM8.6 (Delivery and servicing for new developments)

### **Other policy documents and guidance**

- New River Conservation Area Guidelines (2002)
- Streetbook Supplementary Planning Document (2012)
- Inclusive Landscape Design Supplementary Planning Document (2010)
- Affordable Housing Small Sites Contribution Supplementary Planning Document (2012)

## **A1.02 Planning applications**

- A1.02.1** The Council strongly recommends that pre-planning application discussions be undertaken prior to submitting a planning application, so that the councils and potential developers can discuss proposals and determine the relevant documents and information that will be needed to process any planning application. Full details of the pre-application procedure, applicable fees and validation requirements can be found here:

[http://www.islington.gov.uk/services/planning/planninginis/plan\\_before/pre\\_app\\_advice/Pages/default.aspx](http://www.islington.gov.uk/services/planning/planninginis/plan_before/pre_app_advice/Pages/default.aspx)

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## **A1.03 Planning obligations**

**A1.03.1** Further information on the Council's planning obligations and Community Infrastructure Levy (CIL) can be found at the links below, should any proposals trigger these requirements.

[http://www.islington.gov.uk/services/planning/planningpol/pol\\_supplement/Pages/planningobligations.aspx](http://www.islington.gov.uk/services/planning/planningpol/pol_supplement/Pages/planningobligations.aspx)

[http://www.islington.gov.uk/services/planning/planningpol/community\\_infrastructure\\_levy/Pages/default.aspx?extra=8](http://www.islington.gov.uk/services/planning/planningpol/community_infrastructure_levy/Pages/default.aspx?extra=8)

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### **Section 106 agreements for the Laboratory and Nautilus Buildings**

Copies of the Section 106 agreements for the Laboratory and Nautilus Buildings are attached overleaf.





(15)

DATED

17<sup>th</sup> December

1997

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**THE MAYOR AND BURGESSES OF THE  
LONDON BOROUGH OF ISLINGTON**

- and -

**THAMES WATER UTILITIES LIMITED**

- and -

**KENNET PROPERTIES LIMITED**

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**AGREEMENT**

**Made pursuant to Sections 106 of the Town and  
Country Planning Act 1990 relating to  
Laboratory Building, New River Head,  
177 Rosebery Avenue, London EC1**

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**Marie Rosenthal  
Head of Law and Public Services  
Town Hall  
Upper Street  
LONDON, N1 2UD**

[28.11.97]

q:\DMC\Workarea\S106.ag\Thames

[11]

**THIS AGREEMENT** is made the 17<sup>th</sup> day of *December*, One Thousand Nine Hundred and Ninety Seven

**BETWEEN:**

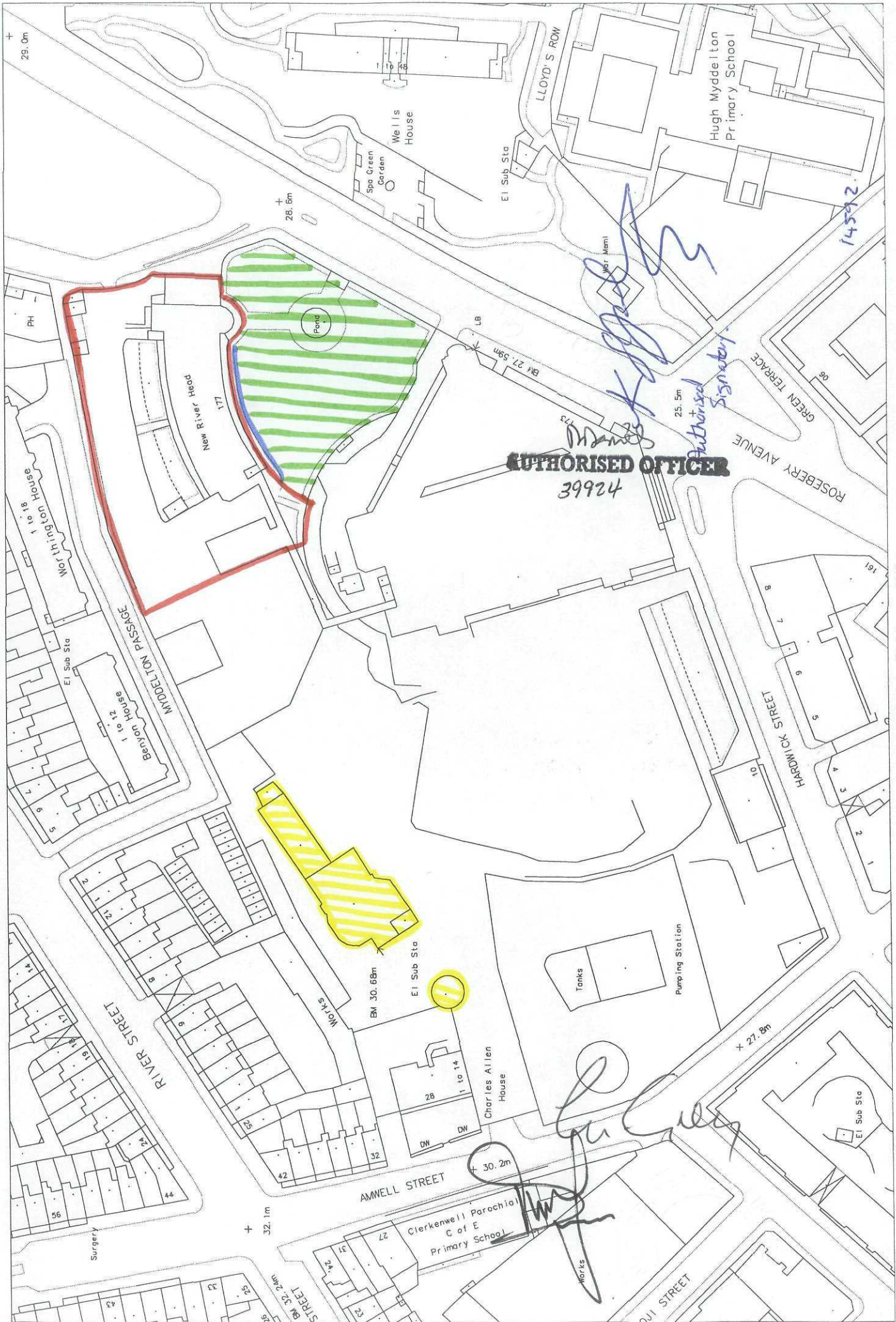
**THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ISLINGTON** of Town Hall Upper Street London N1 2UD ("the Council") **THAMES WATER UTILITIES LIMITED** whose registered office is at Nugent House, Vastern Road, Reading, Berkshire, RG1 8DB ("the First Owner") and Kennet Properties Limited whose registered office is at 14 Cavendish Place, London W1M ON4 ("the Second Owner").

**WHEREAS:**

- (1) The Council is the local planning authority and the highway authority for the area which includes the land at Laboratory Building New River Head 177 Rosebery Avenue London EC1 ("the Site") shown edged red on the Plan annexed hereto ("the Plan") by whom the planning obligations contained herein are enforceable
- (2) The First Owner is the registered proprietor at HM Land Registry of the Rose Garden as defined by Clause 3 of this Agreement with title absolute under Title number NGL 706359
- (3) The Second Owner is the Freehold proprietor of the Site by virtue of a Transfer of the Site from the First Owner to the Second Owner dated 10th September 1997. The Second Owner's application to be registered as freehold proprietor of the Site under Title No: NGL 754434 is pending at HM Land Registry
- (4) The Second Owner has applied under reference numbers 970557 ("the Planning Application") and 970558 ("the Listed Building Application") for Planning Permission and Listed Building consent for the development of the site, comprising conversion of existing laboratory building to provide 35 flats (28 x 2 bedroom, 7 x 1 bedroom) ("the Development")
- (5) The Council is minded to grant planning permission and Listed Building Consent for the Application in the form annexed hereto subject to the covenants obligations undertakings and restrictions herein contained

**NOW THIS DEED WITNESSETH** as follows:-

1. This Agreement is made pursuant to Sections 106 of the Town and County Planning Act 1990 ("the Act") Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 Section 111 of the Local Government Act 1972 Section 278 of the Highways Act 1980 and all other powers so enabling and so that both the



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 1997  
 Map Scale 1:1250

positive and restrictive covenants and undertakings herein on the part of the Owners are entered into with the intent that the same shall be enforceable without limit of time not only against the Owners but also against the successors in title and assignees of the Owners and any person claiming through or under the Owners the land or any part thereof as if that person had also been an original covenanting party in respect of the interest or estate for the time being held by them

2. The covenants obligations undertakings and restrictions herein contained are planning obligations for the purposes of Section 106 of the Act

3. **THE OWNER HEREBY COVENANTS WITH THE COUNCIL THAT:**

#### **Affordable Housing**

3.1 Upon the date hereof the Second Owner shall pay to the Council the sum of £97,500 to be used by the Council towards the provision of affordable housing in the London Borough of Islington, receipt of which is hereby acknowledged

#### **Costs**

3.2 The Owner will pay to the Council the sum of £1000 representing the Council's reasonable legal expenses incurred in the preparation of this Agreement receipt of which is hereby acknowledged

#### **3.3 Rose Garden**

3.3.1 Prior to commencement of occupation of the development the area known as the Rose Garden shown hatched green on the Plan shall be kept open and available for access by the public during daylight hours every alternate Sunday as a minimum

3.3.2 Prior to commencement of occupation of the development the First Owner shall provide, and thereafter maintain:

- (i) protective railings along the northern boundary of the Rose Garden shown blue on the plan, to a design and specification submitted to and approved by the Council, such approval not to be unreasonably withheld
- (ii) a Notice at the entrance to the Rose Garden providing information about hours of access for the public



### **3.4 Heritage Centre**

No more than 50% of the Development shall be occupied until the Second Owner was paid to the Islington Building Preservation Trust the sum of £50,000 to be used for the provision of a heritage centre and/or community use of the Pump House and/or Mill Base on the area shown edged yellow on the plan PROVIDED THAT if the Pump House and/or Mill Base do not become available for such heritage centre and/or community use within 5 years of the date hereof, the contribution may be used upon such scheme or schemes for the preservation or enhancement of the heritage of the area in the vicinity of the site as shall have been first approved in writing by the Council and the First Owner such approval not to be unreasonably withheld or delayed

### **3.5 Disabled Parking for Sadlers Wells**

No more than 50% of the housing units at the Development shall be sold until the Second Owner has made available to the Governors of the Sadlers Wells Foundation on terms specified in the Schedule 15 car parking spaces for use by patrons or staff of Sadlers Wells Theatre with disabilities or aged over 60 the design and specification of such car parking spaces to be approved by the Council such approval not to be unreasonably withheld. (For the avoidance of doubt 'sale' shall take place upon completion of grant of a Leasehold interest in a housing unit)

4. The sums payable to the Council under Clause 3.4 shall if not paid on the date within 12 months of implementation as defined by Clause II bear interest at a rate equal to LIBOR from the date of implementation to the date of actual payment
5. No person shall be liable for breach of any provision contained in this Agreement after he shall have parted with all of his interest in the Site or the part in respect of which that breach occurs but without prejudice to the liability of such person for any subsisting breach of this Agreement prior to the parting with such interest
6. No waiver (whether express or implied) by the Council of any breach or default by the Owner in performing or observing any of the terms covenants obligations or restrictions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said terms covenants obligations or restrictions or from acting upon any subsequent breach of default in respect thereof by the Owner
7. References in this Agreement to statutes regulations orders and delegated legislation shall include any statute bye-law regulation order or delegated legislation amending re-enacting or made pursuant to the same

8. References in this Agreement to Clauses and Schedules are references to those contained in this Agreement
9. In this Agreement (where the context so admits) words importing the singular shall include the plural and vice versa and words importing gender shall include all other genders and reference to "the Owners" shall where the context so admits include the First Owner and the Second Owner
10. Nothing in this Agreement shall fetter the Council in exercise of its rights and duties as Local Planning Authority or otherwise as a statutory authority
11. The provisions of this Agreement (save Clauses 3.1 and 3.2) shall only apply upon the implementation of the planning permission granted pursuant to the Application by the carrying out of a material operation (as defined by Section 56(3) of the Act)
12. Any covenants obligations and restrictions of the parties to this Agreement contained or implied herein which are or may be deemed to be obligations of one or more person shall be joint and several obligations on the part of those persons and reference to that party shall include references to each or any of those persons
13. This Agreement shall be registered as a Local Land Charge

**IN WITNESS** whereof the parties hereto have executed this DEED as a deed the day and year first before written

THE COMMON SEAL OF THE COUNCIL )  
 OF THE LONDON BOROUGH OF )  
 ISLINGTON was hereunto affixed )  
 BY ORDER )

*M. Patel*

**Authorised Officer**

39924

THE COMMON SEAL OF THAMES WATER )  
 UTILITIES LIMITED was hereunto affixed )  
 in the presence of: *[Signature]* )

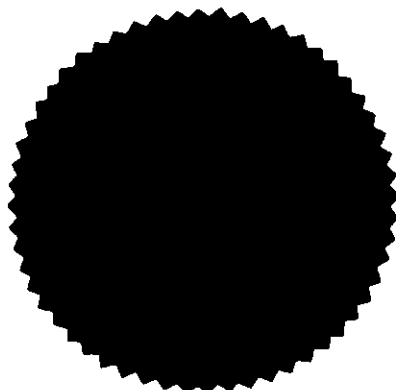
*Authorised Signatory*

THE COMMON SEAL OF KENNET )  
 PROPERTIES LIMITED was hereunto )  
 affixed in the presence of: *[Signature]* )

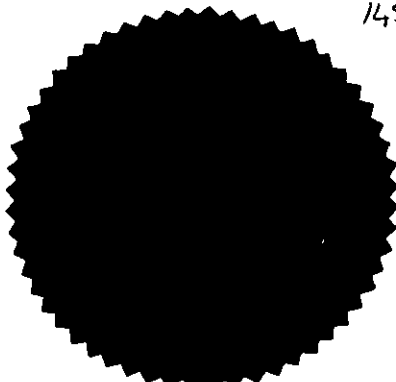
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**DIRECTOR**

*[Signature]*  
**DIRECTOR**



14543.



## SCHEDULE

**The parking shall be made available to the Governors of the Sadlers Wells Foundation as follows :**

1. The Second Owner shall grant a lease of 15 car parking spaces ("the Premises") for 125 years at a premium of no more than £50,000 ("the Premium") and at an annual peppercorn rent upon other terms conditions and regulations as to hours of use cleaning maintenance supervision and layout as, having regard to the location and nature of the development on or adjacent to which the Premises are situated and in the interests of good efficient and effective estate management as shall be reasonable in all the circumstances.
2. Hours of use shall be upon a daily basis from 09.00 to midnight, as a minimum and for such additional hours as may be agreed PROVIDED THAT additional hours up to 2.00am shall be permitted six times per year as a minimum.
3. In the event of the Premises or any part of the Premises falling into consistent and continuing disuse, the Second Owner shall have the right to determine the Lease on any part of the Premises subject to consistent and continuing disuse. In that event there shall be a repayment of such of the Premium as is reasonable having regard to the costs incurred by the Second Owner and having regard to the time during which benefits available to and capable of being enjoyed by (even though unused in whole or in part) the Governors prior to the determination which moiety of the Premises shall be pro-rated in the event of a determination of the Lease on part only of the Premises
4. The costs of managing and maintaining the parking spaces shall be borne pro-rata by the party occupying them.

3A

DATED 16<sup>th</sup> March 2000

KENNET PROPERTIES LIMITED

- and -

THE LONDON BOROUGH OF ISLINGTON

- and -

GUINNESS TRUST

---

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**AGREEMENT**

pursuant to Section 106 Town and Country  
Planning Act 1990  
relating to the development of land at  
New River Head London EC1

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**LAYTONS**  
Carmelite  
50 Victoria Embankment  
Blackfriars  
London EC4Y 0LS  
Ref: DMH/99889



THIS AGREEMENT is made the 16<sup>th</sup> day of March 2000

BETWEEN:

- (1) KENNET PROPERTIES LIMITED having its registered office at 14 Cavendish Place London W1M 9DJ (Company Registration Number 2498997) ("Kennet");
- (2) THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ISLINGTON of Town Hall Upper Street London N1 0VD ("the Council"); and
- (3) GUINNESS TRUST (LONDON FUND) Founded 1870 Registered 1902 of 17 Mendy Street High Wycombe Buckinghamshire HP11 2NZ ("Guinness")

WHEREAS:

- (A) The Council is the Local Planning Authority for the purposes of the Act for the area within which the Property is situate
- (B) Kennet owns the freehold interest in the Property
- (C) Kennet through St James Homes Limited has applied to the Council under reference 990955 for planning permission to undertake the erection of 89 dwellings together with ancillary roads and landscaping ("the Application")

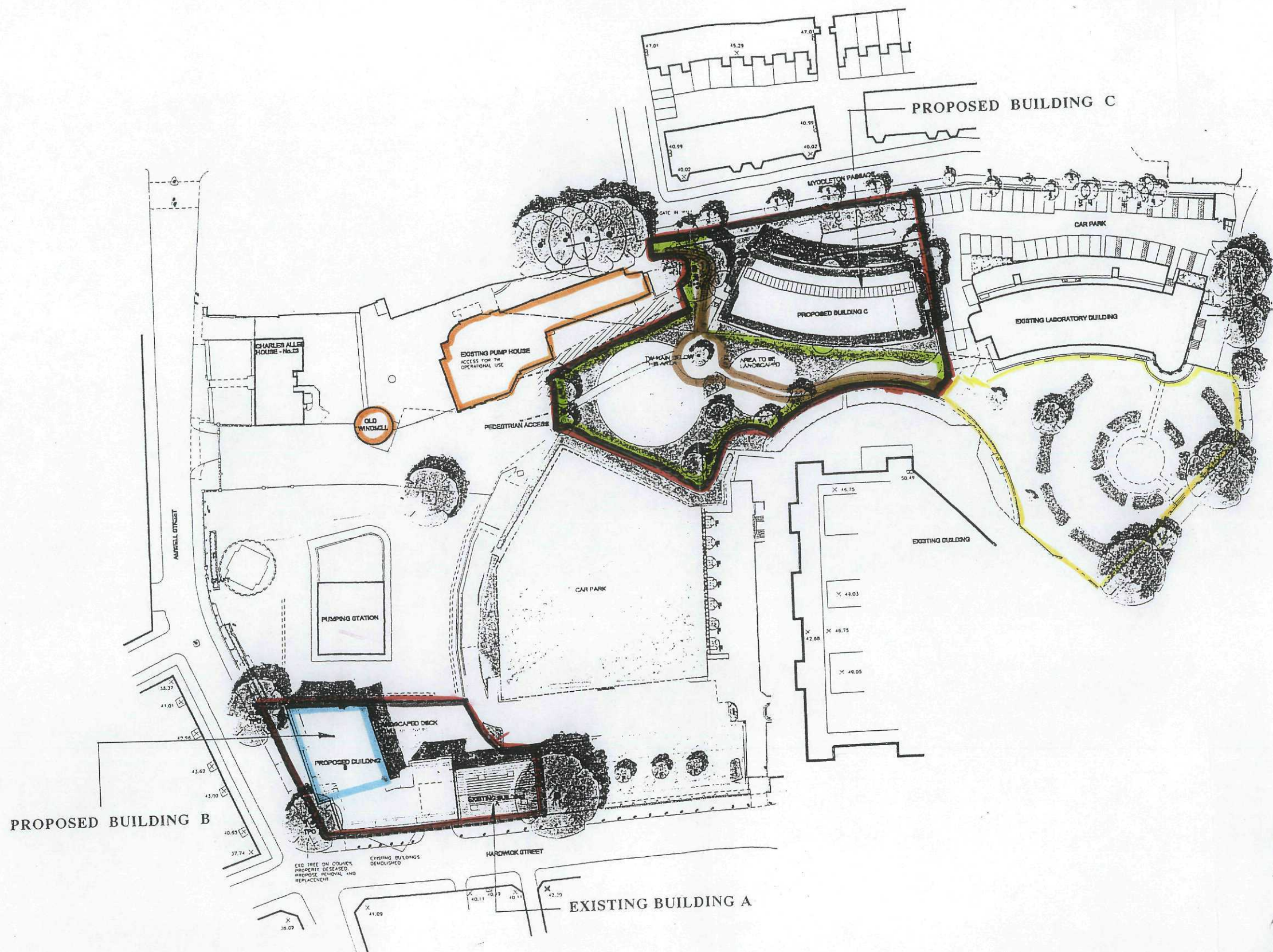
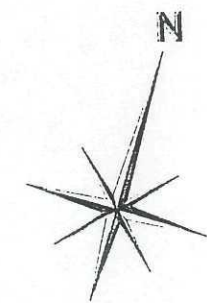
NOW THIS DEED WITNESSETH as follows:

1. DEFINITIONS

For the purposes of this Agreement the following words and expressions shall have the following meanings respectively ascribed to them unless the context otherwise requires:

- |                                |  |
|--------------------------------|--|
| "the Act"                      | - means the Town and Country Planning Act 1990 (as amended);   |
| "the Affordable Housing"       | - means low cost rented housing made available for rent at rental levels no higher than Housing Corporation rent caps and owned or managed by a Housing Association and/or a Social Landlord which rents shall initially be as set out in the Appendix hereto; |
| "the Affordable Housing Units" | - means those units within an area shown edged blue on the plan;   |
| "Commencement of Development"  | - means the commencement of the Development by the undertaking of a Material Operation;  |





*A E Alder*  
Authorised Signatory

*P J Hayes*  
Authorised Signatory





- “Development” - means the development of the Property by the erection of 89 dwellings, access roads, parking amenity space and landscaping;
- “Housing Association” - means Guinness or such other Housing Association as may be identified in accordance with clause 5 being registered under the Housing Act 1996 and with the Housing Corporation;
- “Market Housing” - means all the residential units at the Property other than Affordable Housing Units;
- “Material Operation” - means an act of development (as defined by Section 56(4) of the Act) which for the purposes of this Agreement shall be deemed not to include such operations as demolition, archaeological surveys, site clearance, site preparation, diversion and laying of services;
- “Open Space” - means the area of open space shown edged green on the Plan;
- “the Plan” - means the Location Plan annexed;
- “Planning Permission” - means planning permission for the Development pursuant to the Application in the form of the draft annexed hereto;
- “Property” - means the freehold land shown edged red on the Plan being land at Rosebery Avenue in the London Borough of Islington;
- “Pump House” - means the engine house and mill base shown edged orange on the Plan;
- “Rose Garden” - the gardens abutting the Property and adjoining Rosebery Avenue and Arlington Way shown edged yellow on the Plan;
- “Social Landlord” - means a social landlord on the Register of Social Landlords maintained under Section 1 Housing Act 1996

## 2. INTERPRETATION

2.1 Where in this Deed reference is made to a clause, paragraph, schedule, plan or recital such reference (unless the context otherwise requires) is a reference to the clause, paragraph, schedule, plan or recital of (or in the case of a plan) attached to this Deed

2.2 Where in any schedule reference is made to a paragraph such reference shall (unless the context otherwise requires) be to a paragraph of that schedule

Table 3.1 RENT CAPS  
for housing produced outside the Housing Corporation's supported housing framework

Dwelling floor area (meters <sup>2</sup> )	Probable occupancy persons	General needs self-contained TC cost group					Extended family self-contained TC cost group				
		A	B	C	D	E	A	B	C	D	E
Up to 25m <sup>2</sup>	1	£45	£45	£43	£41	£41					
25m <sup>2</sup> to 30m <sup>2</sup>	1	£48	£48	£46	£43	£43					
30m <sup>2</sup> to 35m <sup>2</sup>	1 and 2	£51	£51	£48	£45	£46					
35m <sup>2</sup> to 40m <sup>2</sup>	1 and 2	£54	£54	£51	£47	£48					
40m <sup>2</sup> to 45m <sup>2</sup>	2	£56	£56	£54	£49	£50					
45m <sup>2</sup> to 50m <sup>2</sup>	2	£59	£59	£56	£51	£52					
50m <sup>2</sup> to 55m <sup>2</sup>	2 and 3	£62	£62	£59	£54	£54					
55m <sup>2</sup> to 60m <sup>2</sup>	2 and 3	£65	£65	£61	£56	£56					
60m <sup>2</sup> to 65m <sup>2</sup>	3 and 4	£68	£68	£64	£58	£58					
65m <sup>2</sup> to 70m <sup>2</sup>	3 and 4	£71	£71	£66	£60	£60					
70m <sup>2</sup> to 75m <sup>2</sup>	3, 4 and 5	£74	£74	£69	£62	£62					
75m <sup>2</sup> to 80m <sup>2</sup>	3, 4 and 5	£77	£77	£71	£64	£64					
80m <sup>2</sup> to 85m <sup>2</sup>	4, 5 and 6	£79	£79	£74	£66	£66					
85m <sup>2</sup> to 90m <sup>2</sup>	4, 5 and 6	£82	£82	£77	£68	£68					
90m <sup>2</sup> to 95m <sup>2</sup>	5 and 6	£85	£85	£79	£71	£70					
95m <sup>2</sup> to 100m <sup>2</sup>	5 and 6	£88	£88	£82	£73	£72					
100m <sup>2</sup> to 105m <sup>2</sup>	6 and 7	£91	£91	£84	£75	£74	£90	£90	£75	£69	£68
105m <sup>2</sup> to 110m <sup>2</sup>	6 and 7	£94	£94	£87	£77	£76	£93	£92	£77	£70	£70
110m <sup>2</sup> to 115m <sup>2</sup>	6, 7 and 8	£97	£97	£89	£79	£78	£95	£95	£80	£72	£72
115m <sup>2</sup> to 120m <sup>2</sup>	6, 7 and 8	£100	£100	£92	£81	£81	£97	£97	£82	£74	£74
120m <sup>2</sup> to 125m <sup>2</sup>	7 and 8	£102	£103	£94	£83	£83	£99	£99	£84	£76	£76
125m <sup>2</sup> to 130m <sup>2</sup>	7 and 8	£105	£106	£97	£85	£85	£92	£92	£86	£77	£77
130m <sup>2</sup> to 135m <sup>2</sup>	8 and 9						£94	£94	£88	£79	£79
135m <sup>2</sup> to 140m <sup>2</sup>	8 and 9						£97	£97	£90	£81	£81
140m <sup>2</sup> to 145m <sup>2</sup>	8, 9 and 10						£99	£99	£92	£83	£83
145m <sup>2</sup> to 150m <sup>2</sup>	8, 9 and 10						£101	£102	£95	£85	£85
150m <sup>2</sup> to 155m <sup>2</sup>	9 and 10						£104	£104	£97	£87	£87
155m <sup>2</sup> to 160m <sup>2</sup>	9 and 10						£106	£107	£99	£89	£89
160m <sup>2</sup> to 165m <sup>2</sup>	10 or more						£108	£109	£101	£90	£90
165m <sup>2</sup> to 170m <sup>2</sup>	10 or more						£111	£111	£103	£92	£92
170m <sup>2</sup> to 175m <sup>2</sup>	10 or more						£113	£114	£105	£94	£94
175m <sup>2</sup> to 180m <sup>2</sup>	10 or more						£116	£116	£107	£96	£96
180m <sup>2</sup> to 185m <sup>2</sup>	10 or more						£118	£119	£109	£98	£98
185m <sup>2</sup> to 190m <sup>2</sup>	10 or more						£120	£121	£112	£100	£100
General needs shared, 1 person bedspace		£68	£68	£44	£40	£40					

Typical expected working minimum wage net weekly incomes, England July 2001

Household type	Typical hours worked (weekly)	Typical income (net weekly)
Single person, FT/PT	34	£120
Lone parent with 1 child, FT/PT	20	£196
Couple with 2 children, both FT/PT	43+21	£272
Couple with 4 children, both FT/PT	43+18	£335

Note:

The rent caps are based on a 52-week year. The annual rent cap is therefore the relevant figure above x 52.



2.3 References in this Deed to Kennet shall include a reference to its successors in title and assigns to the Property and to persons claiming through or under them

2.4 References in this Deed to the Council shall include its successors as the Local Planning Authority for the area in which the Property is located

### 3. LIMITATION OF AGREEMENT

3.1 This Deed shall come into effect only upon the grant of the Planning Permission AND unless and until the Planning Permission shall be implemented by the carrying out of a Material Operation there shall be no obligation to perform the obligation set out in the Schedule hereto

3.2 No person shall be liable for any breach of this Deed occurring after it has parted with its interest in the Property or the part thereof in respect of which the obligation relates and such breach occurs provided that such person shall remain liable in respect of any breach occurring prior to its parting with its interest as aforesaid

3.3 The undertaking contained in clause 4 hereof is a planning obligation for the purposes of Section 106 of the Act and shall be enforceable by the Council

### 4. AGREEMENTS BY KENNET

4.1 Kennet undertakes pursuant to Section 106 of the Act Section 111 Local Government Act 1972 and all other enabling powers with the Council so as to bind the Property to perform the obligation set out in the Schedule hereto

4.2 Kennet agrees to indemnify Guinness against the obligations contained in paragraphs 2, 3 and 4 of the Schedule to the intent that Guinness shall not incur any financial or other liability thereunder

### 5. GUINNESS TRUST

5.1 Guinness confirms its approval of the provisions of this Agreement in relation to the Affordable Housing Units and agrees with Kennet and the Council to use all reasonable and commercially sensible endeavours having regard to its charitable status to agree and enter a JCT Building Contract with Contractors Designs 1998 Edition with Kennet or its appointee or contractor for the construction and with Kennet for the grant to it of a lease or leases or an agreement for lease of the said Units in accordance with the Schedule

5.2 Kennet agrees with Guinness and the Council to use all reasonable and commercially sensible endeavours to enter into an agreement or procure that the said agreement is entered into with Guinness for the construction and to enter into the said agreement for the grant to Guinness of a lease or leases or an agreement for lease(s) of the Affordable Housing Units in accordance with the Schedule PROVIDED THAT Kennet shall be released from the obligations contained in this

clause at any time after the expiration of three calendar months from the date of this Agreement if by such date the said agreements have not been entered into with Guinness upon Kennet identifying to the Council another Housing Association or Social Landlord who shall reasonably be acceptable to the Council and who shall be willing to enter into the said agreements with Kennet upon substantially the same terms as offered to Guinness

6. NO WAIVER

No waiver (whether express or implied) by the Council of any breach or default by Kennet in performing or observing any of the terms covenants obligations or restrictions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said terms covenants obligations or restrictions or from acting upon any subsequent breach or default in respect thereof by Kennet

7. COUNCIL'S RIGHTS AND DUTIES

Nothing in this Agreement shall fetter the Council in exercise of its rights and duties as local planning authority or otherwise as a statutory authority

8. RELEASE OF PLANNING PERMISSION

The Council hereby undertakes to grant and release the Planning Permission to Kennet within 3 working days of the date of this Agreement

9. COSTS

Kennet hereby undertakes to discharge the reasonable costs of the Council in relation to the completion of this Deed

IN WITNESS whereof this Agreement has been executed as a Deed the day and year first above written

THE SCHEDULE

1. AFFORDABLE HOUSING SITE

1.1 Kennet shall dispose of the Affordable Housing Units by the grant of a lease or leases thereof for the term of 999 years to Guinness or a Housing Association or a Social Landlord which shall be identified in accordance with clause 5 on terms to be agreed between Kennet and Guinness

or the relevant Housing Association or Social Landlord and in its reasonable discretion acceptable to the Council

1.2 The premium for the leasehold interest in the Affordable Housing Units shall be such sum as shall be equal to 73.5 percentum of the Total Cost Indicator set by the Housing Corporation for dwellings within the London Borough of Islington at the 31st March 2001

1.3 The Affordable Housing Units shall not be used for any purpose other than for the provision of Affordable Housing PROVIDED THAT this stipulation shall not be binding upon

- (a) A mortgagee or chargee or receiver of a Housing Association or Social Landlord in the event that the mortgagee or chargee seek to dispose of the Affordable Housing Units or any part or parts thereof (as to such part) pursuant to its power of sale exercised pursuant to default of the terms of a mortgage or charge nor any such receiver seeking to make a disposition nor any person deriving title from them
- (b) An occupant of an Affordable Housing Unit who has exercised a statutory right to acquire under the Housing Act 1996 or otherwise ("Occupant") or any person deriving title under that Occupant
- (c) A mortgagee or chargee of an Occupant or any receiver of such mortgagee or chargee in the event that a mortgagee or chargee of an Occupant or Lessee seek to dispose of the Affordable Housing Unit pursuant to its power of sale exercised pursuant to default of the terms of the mortgage or charge nor any such receiver seeking to make a disposition nor any person deriving title from them

1.4 The Affordable Housing Units will be constructed by Kennet (or its appointee or contractors) by the 31 December 2002 or within 18 months of vacant possession of the Site of the Affordable Housing Units being given (whichever shall first occur) and Kennet shall offer to complete the grant of the Lease thereof prior to the occupation of more than 52 units of Market Housing. The offer to complete the grant of the lease shall be on terms acceptable to the Council's approval of the said terms not to be unreasonably withheld or delayed.

## 2. OPEN SPACE

2.1 Prior to commencement of Development Kennet shall submit to the Council for its approval (not to be unreasonably withheld or delayed) proposals for

- 2.1.1 the layout of the Open Space with grass and shrubs and for the management thereof
- 2.1.2 the provision and construction of a pedestrian access to the Open Space with gates from Myddleton Passage and a footpath ramp and footpath in the position shown edged brown on the Plan (or such other position as shall reasonably be acceptable to the Council) leading to gates to be provided at the junction of the Open Space and the Rose Garden

2.2 Following the approval of the proposals pursuant to paragraph 2.1 Kennet shall provide the Open Space prior to practical completion of the last unit comprised within the Development or in any event within 3 years of the date of this Agreement and shall thereafter maintain the Open Space including tending the grass areas and shrubs and repairing the footpath ramp footpath and gates as and when required

2.3 Kennet shall procure that following completion of the Development the Open Space is open to public access and that the gates giving access thereto from Myddleton Passage are unlocked during the following period

2.3.1 during the period 1st April to 30th September in every year between the hours 8 a.m. to 7 p.m. on every day and

2.3.2 during the period 1st October to 31st March in every year between the hours 8 a.m. to 4 p.m. on every day PROVIDED THAT Kennet shall be entitled to close temporarily or restrict public access to the Open Space (or any part or parts of it) at any time:

2.3.2.1 to facilitate repairs or maintenance to the Open Space or adjoining areas

2.3.2.2 in the event of an emergency or

2.3.2.3 in the event of material problems of vandalism or vagrancy (provided that the Council's approval is first obtained and the question of lifting any restriction is reviewed from time to time and in any event lifting when the said problems cease to be material)

2.3.2.4 to facilitate the Development or redevelopment of neighbouring land

PROVIDED THAT Kennet shall use reasonable endeavours to minimise the areas of Open Space to which public access is from time to time temporarily prevented or restricted and the duration of such prevention or restriction

2.4 Kennet or any person firm or other body authorised by it shall be entitled in its/their sole discretion (subject to obtaining any necessary planning permissions) and after having given one month's notice in writing to the Council erect notices and (if necessary) restrict public access to the Open Space upon no more than the minimum number of occasions and in such manner so as to prevent the Open Space from becoming a public highway by prescription

2.5 IT IS HEREBY DECLARED that nothing in this Agreement shall imply that the Open Space is dedicated as a footpath or highway maintainable at the public expense nor shall there be any presumption on any future date that the Open Space has been so dedicated arising from this Agreement

2.6 Kennet may make regulations concerning the use of the Open Space provided that any such requisitions are first approved by the Council, such approval not to be unreasonably withheld or delayed

3. CONTRIBUTION TO PUMP HOUSE DEVELOPMENT

3.1 On the date of this Agreement to pay to the Council the sum of FIFTY THOUSAND POUNDS (£50,000) as a contribution towards the development of the Pump House as an heritage centre or for community use in the reasonable discretion of the Council Kennet shall give the Council no less than 28 days notice of occupation of the said 50th unit

3.2 Kennet shall use reasonable endeavours to procure that if the Pump House shall not be required by Thames Water Utilities Limited for any operational use it will offer the Pump House to the Council upon terms and subject to such conditions as may be agreed for use as an heritage centre or such other community use as the Council may in its reasonable discretion determine Provided that if the Pump House has not been offered to the Council as aforesaid within 5 years of the date of this Agreement the Council may expend the contribution referred to in paragraph 3.1 hereof upon such schemes for the preservation or enhancement of the heritage in the area of the Property as Kennet may first in writing approve (such approval not to be unreasonably withheld or delayed)

4. CONTRIBUTION IMPROVEMENTS

4.1 Prior to Commencement of Development to pay to the Council the sum of FIFTY THOUSAND POUNDS (£50,000) as a contribution towards the works of improvement and landscaping to the central courtyard of Charles Rowan House

4.2 The works referred to in paragraph 4.1 shall be undertaken by the Council as soon as reasonably possible after the date of the Agreement and the undertaking of such works shall not in any manner affect Commencement of Development and the undertaking of the Development by Kennet

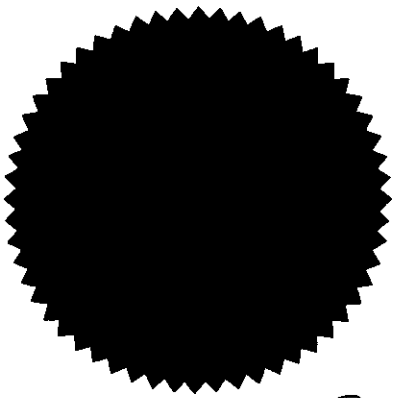
5. INTEREST

The sum payable to the Council under this Agreement shall be paid in full without deduction as set off and shall bear interest equal to 4% above the Co-operative Bank Base rate from the date due for payment to the date of actual payment

THE COMMON SEAL of )  
THE GUINNESS TRUST )  
(LONDON FUND) Founded 1890 )  
Registered was hereunto affixed )  
in the presence of: )

A. E. M. [Signature]  
Authorised signatory

[Signature]  
Authorised signatory



1999/303.



## The significance of the New River Head heritage assets and their setting

A full account of the historic development of the New River Head heritage assets is outlined in Chapter VI of The Survey of London.

It is worth, however, touching on some of that historic development when considering the overall significance of the New River Head heritage assets.

### *New River Head complex*

The New River Head complex takes its name from the reservoir at the mouth of 'the New River'. This is a channel cut in 1604-13 to supply London with water from Hertfordshire. It is described as 'a civil engineering achievement vital to the development of the metropolis' (Survey of London, p.165).

Conduits had provided London with water since the 13<sup>th</sup> century, however chronic shortages in the 15<sup>th</sup> century and the plague led to decisive action. In 1604 James I granted Captain Edward Colthurst a charter to cut a channel to bring water to London. The charter was superseded by an Act of Parliament obtained by the Corporation of the City of London to do the same. The funding of the New River is complex but **Sir Hugh Myddelton (d.1631)** replaced Colthurst as the principal promoter of the scheme and became the first Governor of the New River Company which was incorporated by royal charter in 1619.

The Oxford Dictionary of National Biography states that Myddelton's

'historical reputation is based on his sponsorship of projects... <the water> supply, and the company which he established, known as the New River Company, remained the most important source of piped water in the metropolis well into the nineteenth century... Myddelton's fame lasted long after his death. When London's water supply became politically contentious in the early nineteenth century, competing political groups sought to associate Myddelton with their points of view about the most just and efficient means of providing the capital with piped water... Some celebrated him as a public-spirited and generous provider of public water supplies; others portrayed his legacy as epitomizing the general benefits of private enterprise in water supply. In 1862 a statue was erected to his honour on Islington Green, and Samuel Smiles influentially celebrated his achievements in his Lives of the Engineers, developing Robert Stephenson's opinion that Myddelton was 'the first English Engineer'.'

A channel of 10ft wide and 4ft deep was dug along a course that maintained a gradual and constant fall of five inches in the mile. Out of necessity, due to objections from land owners, the route meandered 40 miles to cover a distance that was otherwise just over 20 miles as the crow flies. Overtime the New River Head site grew to become a 'sophisticated complex with outer ponds and associated structures covering seven acres' (Survey of London, p.165).

The Planning Inspectorate considered the importance of the New River Head complex at Public Inquiry in 1998. A development impacting on significance of the complex was dismissed (T/APP/V5570/A/98/294428/P2). In the decision notice the Inspector refers to the New River Head complex being 'probably the first successful scheme in <modern> Europe to provide an urban population with drinking water'.

The Survey of London states that the 'significance of New River Head in the history of London's water supply was reinforced when in 1913 the <Metropolitan Water> Board decided to located its headquarters there' (Survey of London, p.167).

The Survey of London states that buildings such as the 'headquarters' (1915-20) and 'research building' (1936-38) convey a sense of the 'corporate and civic institutional history of the place' (p.165 Appendix A). Crucially, however, it goes on to state that the 'engine house with pump house' and the 'remains of mill building' are 'two remarkable survivals' (Survey of London, p.166).

### **Windmill**

In 1708 the Upper Pond was built away to the north of the New River Head site to give a better head of pressure. The power required to pump water from the Round Pound to the Upper Pond at the New River Head site was first supplied by a windmill which is said to have been the first step in a 'notable engineering experiment' (Survey of London, p.173). The windmill powered four pumps to force water a rise of 30ft over a distance of 1000ft and consisted of a tapering round brick tower, 'then rare in England... and six rather than the more common four sails' (Survey of London, p.173). It was not a success and abandoned in 1720 to be replaced by horse power and then an atmospheric steam engine from 1768. Around 1770 the windmill tower was reduced to two-storeys and castellated and by the mid-nineteenth century it was lowered to its current height to serve as a store. The building was listed extremely early, in 1950, when few industrial buildings were listed.

### **Engine house**

In 1766 The New River Company commissioned **John Smeaton (1724–1792)** to investigate improving methods for pumping water from the Round Pound to the Upper Pond. Smeaton was one of the most important Civil Engineers of the eighteenth century. The Oxford Dictionary of National Biography states that he had a:

'career of extraordinary distinction and breadth, producing a series of designs and plans unrivalled in clarity and logic and works ranging from mills (water and wind) and steam engines to bridges, harbours, river navigations, canals, and fen drainage, in addition to further contributions to engineering science'.

An engine house, notable for housing Smeaton's first steam-engine, was erected in 1768 under the supervision of **Robert Mylne (1733–1811)**. Mylne was an important architect and engineer. He was appointed assistant surveyor to the New River Company in 1767 and surveyor in 1771. The Oxford Dictionary of National Biography notes that:

'His commitment to the company lasted until 1810, entailing regular inspections and repairs, pursuing the company's interests in disputes, and maintaining and extending the water supply to London'.

The Survey of London states that it is 'extraordinary' that the New River Head's first steam-engine house, an 'early example of this building type', still stands although enveloped in later additions. The south wall of the 1768 engine house is still visible at the centre of the enlarged building and the original east, west and internal walls survive within the existing structure.

In 1787 the engine house was extended westward to house a new Boulton and Watt steam-engine. This building's buttresses, intended to reduce vibration, survive on the building's west side. In 1794-5 the engine house was recast and unified as the D-plan barrel-like building that exists today. The Survey of London notes that 'Mylne devised a characteristically neat solution to the extension of an already extended building, combining tidy regularity with a touch of grace' (Survey of London, p.177).

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**William Chadwell Mylne (1781–1863)** succeeded his father's position in 1811, which he held until 1861. Mylne was also an important engineer and architect and laid out 50 acres of the New River Company's property with terraces, squares and public buildings such as St Mark's Church, Myddelton Square (1826–8). In 1818 Mylne replaced his father's two short chimneystacks with a single tapering shaft rising an impressive 110ft from the ground – 'a monumental structure, which dominated the Clerkenwell skyline' (Survey of London, p.177).

Mylne oversaw another round of engine house improvements in the 1840s following further technological advance in steam engines. The works included the introduction of cast-iron windows, the rebuilding and enlarging of the boiler-houses and the addition of a north-east porch, a staircase tower to the west and a seven-bay coal store wing to the east. The Survey of London notes that 'all this survives relatively unaltered' (Survey of London, p.177).

The boiler-houses and the coal-store wing each have similar hipped roofs with light wrought-iron trusses. The Survey of London describes the cast-iron staircase of 1848-9 supplied by Henry and Martin De La Garde Grissell of Regent's Canal Ironwork as 'elegant and ingeniously constructed' (Survey of London, p.177). Later in the nineteenth century a long low workshop range was built in phases along the site perimeter to the north of the engine house. Some windows to the main building were renewed around the turn of the century using fixed wrought-iron frames, the outer bays re-roofed and the iron cylinder replaced with a lantern.

Steam power was replaced by electricity in 1950 and the 110ft chimney stack was demolished in 1954. A concrete floor was inserted 1957. The building was listed in 1972 at a time when the significance of only the most important industrial buildings was just beginning to be recognised through listing.

### ***The character and appearance of the Engine House and attached buildings***

The Planning Inspectorate considered the 'industrial appearance' of the Engine House at Public Inquiry in 1998 (T/APP/V5570/A/98/294428/P2) and the importance of 'public vantage points' which 'form part of its setting'.

The Engine House and associated buildings have a strong cohesive industrial and historic character and stand within an open setting of a work yard space. This character and appropriate setting enables the buildings to contrast with the adjoining modern residential developments and therefore their significance, as functional industrial buildings, can be clearly understood. The public view from Roseberry Avenue is particularly important for allowing an appreciation of this significance but other public views and private views are also important.

The building fabric provides visual evidence of historic alterations made necessary by technological advances throughout the long history of these buildings. The above ground archaeology of the buildings is important in itself but the layering of historic fabric and the patina of age also makes a positive aesthetic contribution to the character and appearance of the buildings.

### ***Other designated heritage assets***

The Survey of London discusses the significance of the 'headquarters', 'research building', 'chimney conduit in the round reservoir', 'revetment of round reservoir' and the 'wall' to Myddelton Passage – all of which are listed Grade II.

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### ***The New River Conservation Area***

The significance of the New River Conservation Area is outlined in the New River Conservation Area Guidelines (Islington, 2004):

‘The New River Conservation Area is one of the largest in Islington, and is of outstanding importance. The area includes the site of the New River Head, with its historic industrial and water buildings and Sadler’s Wells Theatre, while the rest of the area mainly comprises late 18th and early 19th century residential estates built by the New River Company, the Brewer’s Company and the Lloyd Baker Estate. These include some of the finest terraces and squares in the Borough. The area has a rare quality and consistency of scale, materials, design and detailing which require careful and sensitive policies for its protection and enhancement.’

The Planning Inspectorate considered the importance of the New River Head complex in relation to the New River Conservation Area at Public Inquiry in 1998 (T/APP/V5570/A/98/294428/P2). In the decision notice the Inspector states that he agreed that the character of this part of the conservation area ‘derives from its contribution to the technological and social history of London and surviving physical evidence, principally the buildings and their spatial arrangement’. The Inspector went on to note that ‘an enduring quality of this part of the conservation area is its openness’ and this can be ‘appreciated from public vantage points’.

The New River Head complex is a clearly defined sub-character area of the conservation area. The architectural and historic significance of the sub-character area has been described above. For these reasons the New River Head complex makes a substantial positive contribution to the character and appearance of the conservation area.

### ***Heritage values***

The New River Head heritage assets have the following heritage values: evidential, historic, aesthetic and communal, as defined by English Heritage in Conservation Principles.

Historic fabric is physical evidence which illustrates past human activity and the historic development of an area. The New River Head heritage assets, therefore, have high evidential value as rare survivals which illustrate the history of London’s water supply. The fabric provides important visual evidence of historic alterations made necessary by technological advances throughout the long history of site.

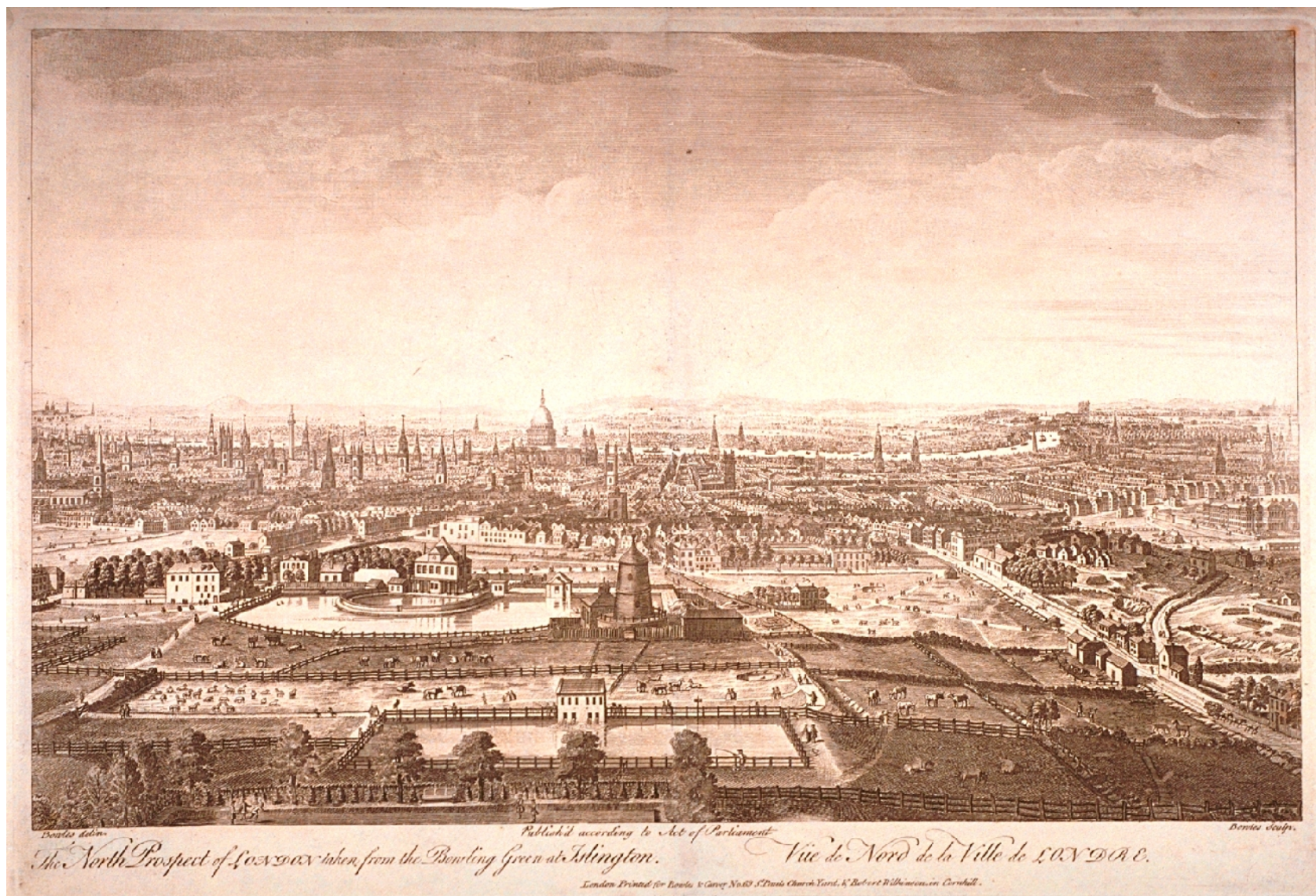
The New River Head heritage assets possess exceptional historic value in both an illustrative and associative sense. The buildings can be appreciated in terms of their architectural quality, their age and historic interest. They form part of a civil engineering achievement which was vital to the early development of London as a great metropolis. The buildings are associated with nationally important historic figures including Sir Hugh Middleton, John Smeaton, Robert Mylne and William Chadwell Mylne.

The New River Head heritage assets have a great deal of aesthetic value as a collection of fortuitously picturesque industrial buildings. The above ground archaeology, the layering of historic fabric and the patina of age makes a positive aesthetic contribution to the character and appearance of the buildings.

The New River Head heritage assets has substantial communal value as reflected in the number of heritage organisations which wrote to the Council to argue the significance of the assets and their importance to the local area, to Islington, London and at a national level.

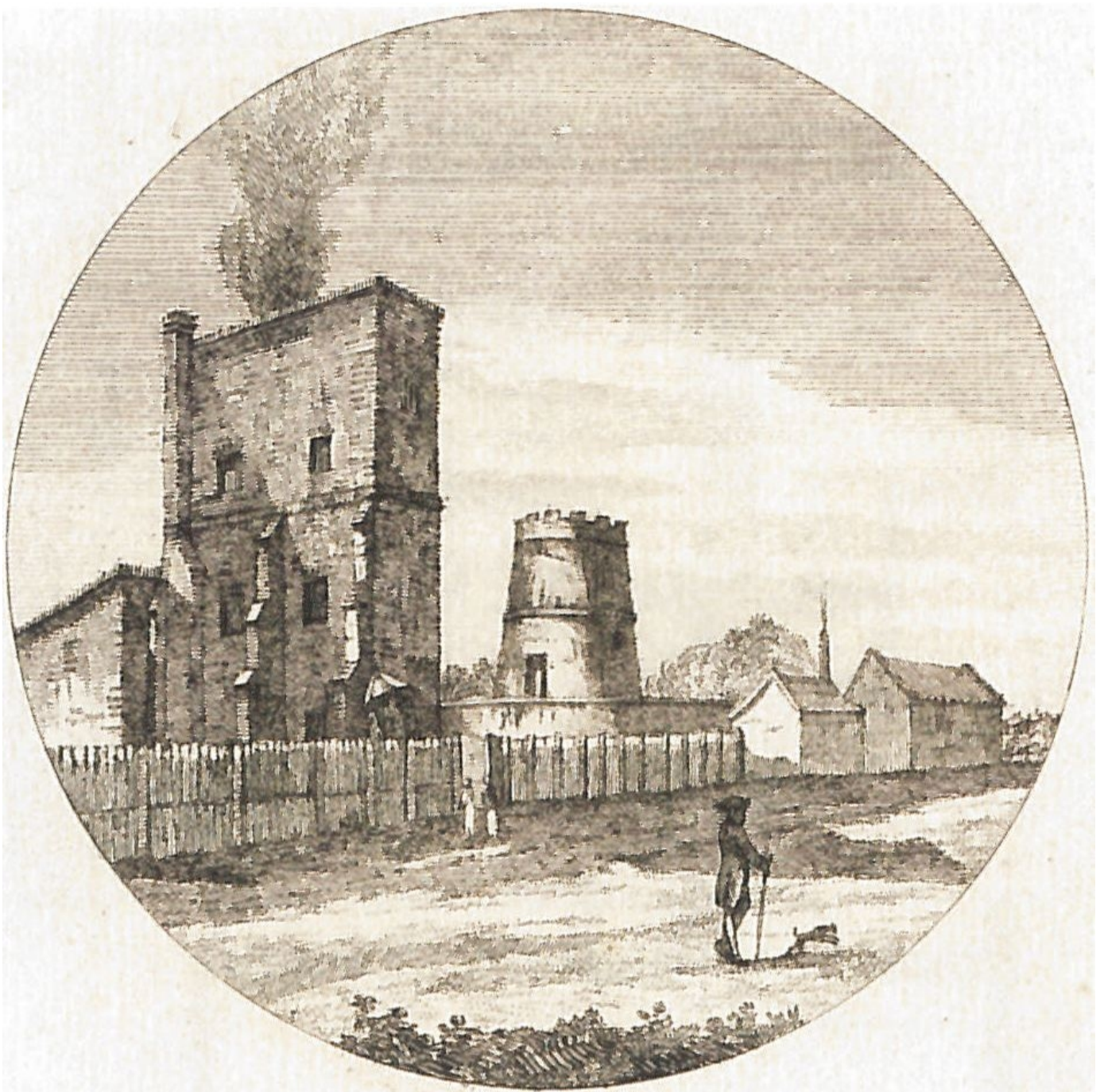
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London from Islington Hill, by Thomas Bowles, c.1740  
Guildhall Library Print Room





*New River Head engine house, c. 1780.  
Engraving by Benjamin Green in National Monument Records (NMR)  
(Mayson Beeton Collection, 65B NEW/1790 S)*

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*New River Head engine house, early 1900s.  
London Metropolitan Archives (LMA) photograph*

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## Records of statutory listed buildings/structures on the key site

List entries for the following statutory listed buildings/structures have been obtained from the National Heritage List for England:

Name	List entry number
New River Head Engine House with Pump House adjoining to the northeast	1195724
New River Head remains of mill building in grounds	1208526
New River Head Headquarters	1195722
New River Head Research Building (Thames Water) <i>Note: now known as the Laboratory Building</i>	1195723
New River Head revetment of old inner or round reservoir pound	1298001
Wall, extending for circa 90 metres westwards from Arlington Way	1298024
New River Head chimney conduit (Devil's Conduit) in the round reservoir	1208516

Copies of these list entries are attached overleaf.

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name: NEW RIVER HEAD ENGINE HOUSE WITH PUMP HOUSE ADJOINING ON THE NORTHEAST**

**List Entry Number: 1195724**

### Location

NEW RIVER HEAD ENGINE HOUSE WITH PUMP HOUSE ADJOINING ON THE NORTHEAST, ROSEBERY AVENUE

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Islington

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 29-Sep-1972

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 369259

---

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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# List Entry Description

## Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

ISLINGTON

TQ3182NW ROSEBERY AVENUE  
635-1/68/736 (North West side)  
29/09/72 New River Head: Engine House with  
Pump House adjoining on the  
northeast

GV II

Engine House with attached Pump House to the north east. c.1768 for John Smeaton's steam engine, on earlier substructure; later additions early C19 under supervision of William Chadwell Mylne, Surveyor to the New River Company; alterations and upper part rebuilt 1878. Multi-coloured stock brick with extensive reworking and rebuilding throughout. Engine House: plain raised brick bands to floor levels; plain brick irregular parapet with stone coping, obscured roof. Three storeys surmounted by wooden cupola with louvred panels set on brick base; irregular rectangular box with projecting curved wall to north western facade and scattered gauged-brick round and segmental-arched windows, some with curved and radial glazing bars. Buttresses with tables flanking main entrance on western facade; numerous iron tie rods, notably to eastern elevation. INTERIOR: : outstanding spiral/ winder newel cast-iron stair to full-height of Engine House. Pump House: one-and two-storey extensions to Engine House. Two-storey sections with artificial-slate hipped roofs, ridge tiles and projecting eaves; obscured roof to one-storey wing. Irregular and altered fenestration much obscured by ivy; C20 tie rods. Entrances to western elevation; blind arcade with gauged-brick arches to south facade of one-storey wing. Problems associated with the efficient pumping of water to the Upper Pond were constant throughout the C18 and C19; improvements in engine technology were always needed, often



introduced in a piecemeal way, and reflected as such in this building.

(Historians File, English Heritage, London Division: 1990-).

Listing NGR: TQ3126682786

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## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

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## Map

### National Grid Reference: TQ 31266 82786

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1195724.pdf](#)



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# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** NEW RIVER HEAD REMAINS OF MILL BUILDING IN GROUNDS

**List Entry Number:** 1208526

## Location

NEW RIVER HEAD REMAINS OF MILL BUILDING IN GROUNDS, ROSEBERY AVENUE

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Islington

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 29-Dec-1950

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 369260

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

# List Entry Description

## Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

ISLINGTON

TQ3182NW ROSEBERY AVENUE  
635-1/68/738 (North West side)  
29/12/50 New River Head: Remains of Mill  
building in grounds

GV II

Base of former windmill. At New River Head and formerly used as pumping house supplying water to the Upper Pond in Claremont Square, later used as repository called the Round House, now storeroom for Thames Water at rear of New River Head Office Building. c.1708, upper stages removed mid C18. Red stock brick set in English bond; wood shingle conical roof with projecting eaves. Circular in plan. One storey; originally of 3 stages; no windows. Blocked segmental arched doorway in north face. Entrance to west wall: iron strap hinges to pair of wood batten shutters. Metal plaque mounted above entrance inscribed: 'THE ROUND HOUSE/ REMAINS OF THE WINDMILL USED/ C1709-1720 TO PUMP/ WATER FROM THE ROUND POND TO THE UPPER POND/ (NOW CLAREMONT SQUARE RESERVOIR)'. A 1760 engraving exists showing the full-height windmill before the upper stages were removed.  
(Thames Water Plc with Sadler's Wells: New River Head (brochure): London: 1990-: ENGRAVING OF MILL).

Listing NGR: TQ3124382761

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## Selected Sources

Legacy Record - This information may be included in the List Entry Details.



# Map

## National Grid Reference: TQ 31243 82761

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# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** NEW RIVER HEAD HEADQUARTERS

**List Entry Number:** 1195722

## Location

NEW RIVER HEAD HEADQUARTERS, 173-177, ROSEBERY AVENUE

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Islington

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 29-Dec-1950

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 369253

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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# List Entry Description

## Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

ISLINGTON

TQ3182NW ROSEBERY AVENUE

635-1/68/737 (North West side)

29/12/50 Nos.173-177 (Odd)

New River Head Headquarters

(Formerly Listed as:

ROSEBERY AVENUE

(North West side)

Nos.173-177 (Odd)

Oak room (room 105) & ceiling of  
room 106 at New River Head)

GV II

Office building. 1915-20. By Austen Hall for the metropolitan Water Board, incorporating fittings of c1693. Red brick with ashlar rusticated ground floor and dressings and slate roof with ridge stacks. Large irregular parrallelogram in french classical style. Four storeys and attic. Finely modulated entrance front, a 7-window range, has an ashlar 3-window centrepiece with rusticated ground floor giant Doric pilasters above and carved doorcase steps and lampstandards. Recessed windows either side then projecting single window section with a 1st floor window with balcony, architrave and pediment linked to window above. Front to Roseberry Avenue is similar but plainer and on right corner an ashlar lantern style tower. Further similar ranges to right side and rear.

INTERIOR: Entrance corridor retains fine glazed partitions, staircase has bronze scroll balustrade, counting hall is subdivided but retains carved roof, reception hall has reeded columns and pilasters and moulded ceiling and fine doors. Other rooms have fine fittings. Incorporated in the building is the 'Oak Room' formerly Board Room of the C17 water house. c.1693, reinstalled c.1919-1920 with vestibules of this date; plaster

ceiling removed to safe storage in 1941 and again reinstalled at the end of the War. In style of Grinling Gibbons for John Grene, clerk to the New River Company, patron. Fine panelled oak interior with elaborately carved frieze panels over openings; sumptuously carved plaster ceiling with gilded decoration and painted oval panel to centre depicting allegorical scene with portrait of William III. Elaborate chimneypiece to right wall: marble fireplace surround with iron fireback; richly carved oak overmantel bearing the Royal achievement of William III in centre. Chimneypiece flanked by pair of grand Corinthian engaged columns.

There is also the partial interior ceiling from former room in the water house, reinstated as Room 51. Moulded and carved plaster ceiling with roundel of embattled city motif in plaster relief to centre and the year 1693 distributed to the shields in the 4 angles.

History: a water house was built on the edge of the pond and was utilised as the chief residence of the New River Company's principal officer, the clerk. The building is represented in Hollar's drawings of the 1660s. c.1693 the water house was enlarged and the 'Oak room' and the plaster ceiling found in Room 51 were designed. During the C18 the house was the home of the company's surveyor or engineer. In 1914 the Metropolitan Water Board decided to erect a new headquarters building; the C17 water house on the site was demolished but the Board wished to preserve the 'Oak Room' and other historic fabric such as the plaster ceiling from another room reinstalled in Room 51; it is not clear whether the ceiling in Room 101 is of C17 date or a copy. Various other C17 chimneypieces were also salvaged for reuse in the new building but they have not been traced. The foundation was laid in 1915 but work ceased until 1919 and the building was opened in 1920.

(Historians File, English Heritage, London Division: 1990-).

Listing NGR: TQ3135382739

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## Selected Sources

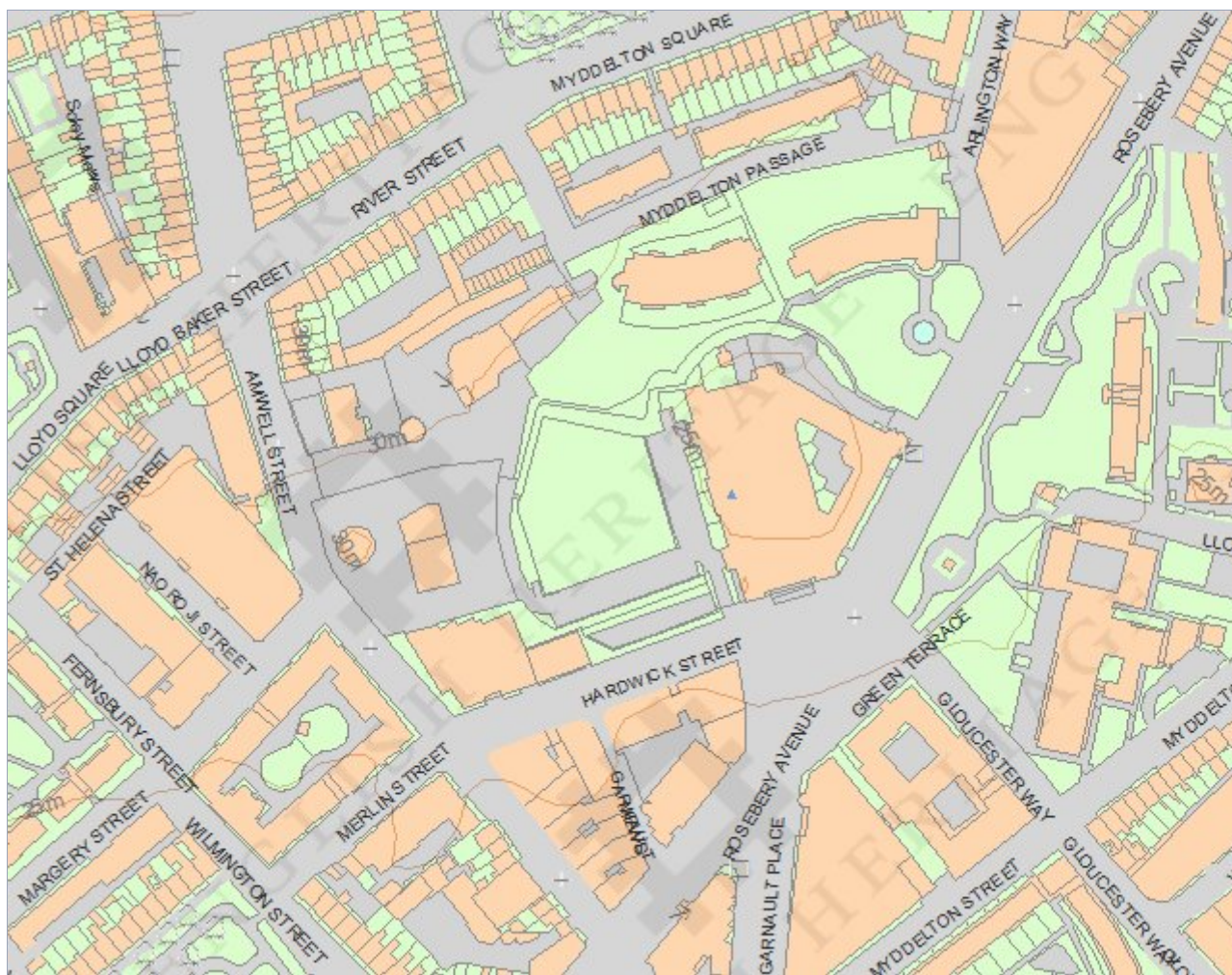
Legacy Record - This information may be included in the List Entry Details.

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## Map

**National Grid Reference: TQ 31353 82739**

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# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** NEW RIVER HEAD RESEARCH BUILDING (THAMES WATER)

**List Entry Number:** 1195723

## Location

NEW RIVER HEAD RESEARCH BUILDING (THAMES WATER), ROSEBERY AVENUE

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Islington

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 29-Sep-1972

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 369257

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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# List Entry Description

## Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

ISLINGTON

TQ3182NW ROSEBERY AVENUE  
635-1/68/734 (North West side)  
29/09/72 New River Head: Research Building  
(Thames Water)

GV II

Laboratory, research, and office building located in New River Head site, with its main entrance in Arlington Way. 1936-38. By Stanley Hall and Easton and Robertson, architects (John Murray Easton, designer), Walter Lawrence and Son Ltd., builders and John Skeaping, stone carver for the Metropolitan Water Board, patron. Steel frame faced with Himley bricks of brownish-red colour set in stretcher bond (with vertically laid bricks above 1st floor of front block) and Portland stone dressings; hollow tile roof and floor construction, plate glass windows and glass brick panels. Long curved plan to main axis articulated in powerful horizontal expression; attached entrance foyer and semi-circular glazed staircase projection of strong vertical design forms front block on a right angle (cross axis) and faces Arlington Way and Rosebery Avenue. Modern Movement manner. Three storeys with full basement (to main axis only); 21-window range to curve; double-fronted entrance block of 5-window range to Arlington Way, and 5 giant two-storey full-height glass-brick panels set in recess to round-ended left-hand return wall. Front elevation: two-storey full-height giant brick pilaster strips resting on stone plinth with metal casement sashes set in recess to front and glass brick panels set in recess to round-ended return; flanking steps rise to recessed centre entrance; moulded stone cornice above 1st floor; 2nd floor stepped back slightly and with short sashes to main front, plain brick wall to rounded left-hand return with Metropolitan Water Board's coat of arms

carved in stone relief to centre, brick parapet with string courses and stone coping. Curved side (main axis) elevation: stone basement; upper floors with metal casement sashes that decrease in height as they go up, stone surrounds with fluted jambs and bracketed sills to ground-floor recessed sashes, of 13-window range; 1st floor ribbon windows articulated by short stone pilaster strips; stone cornice/sill band below 2nd-floor sashes, stone string course above sashes; plain brick parapet with stone coping. INTERIOR: : outstanding circular cantilevered staircase with wrought-iron balusters, bronze handrail; stair treads and hall floor of terrazzo, all lit by full-height panels of glazed bricks and surmounted by a blue ceiling over the stairwell upon which F P Morton incised a figure of Aquarius surrounded by stars in plaster and gilt; other period details include square lighting wall fittings mounted on copper backs, and wood figurative relief sculpture panels above some of the doorways.

The building was erected over the site of one of the filter beds that had been installed in place of part of the Outer Pond. Easton and Robertson seem to have specialised in laboratories following their work for London Zoo in 1933-1934. The building's north-south aspect was essential and set as it is in the historic New River Head site it forms a significant group with listed buildings. Additionally, the New River Head Research Building is adjacent to the Sadler's Wells Theatre (q.v.). The laboratory is a simple but powerful design in the modern spirit of Charles Holden or Thomas Tail. (Historians File, English Heritage, London Division: 1990-; ).

Listing NGR: TQ3139982826

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## Selected Sources

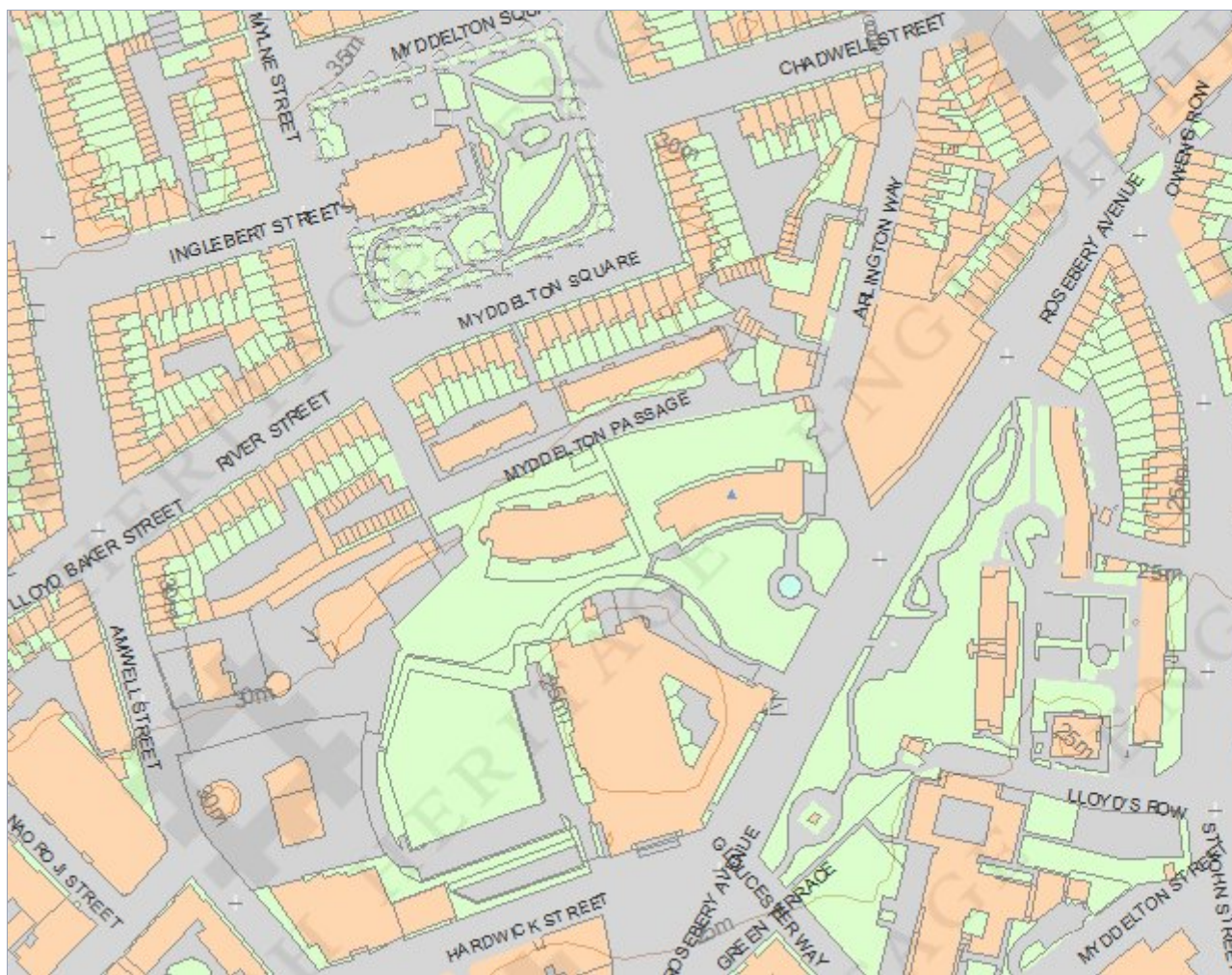
Legacy Record - This information may be included in the List Entry Details.

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## Map

### National Grid Reference: TQ 31399 82826

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# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** NEW RIVER HEAD REVETMENT OF OLD INNER OR ROUND RESERVOIR POUND

**List Entry Number:** 1298001

## Location

NEW RIVER HEAD REVETMENT OF OLD INNER OR ROUND RESERVOIR POUND,  
ROSEBERY AVENUE

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Islington

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 29-Sep-1972

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 369261

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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# List Entry Description

## Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

ISLINGTON

TQ3182NW ROSEBERY AVENUE  
635-1/68/739 (North West side)  
29/09/72 New River Head: Revetment of old  
Inner or Round Reservoir Pond

GV II

Reservoir Revetment. Northern half of revetment of old Inner or Round Reservoir Pond, drained in 1913 and now used for parking and builders' storage for Thames Water Headquarters Building (formerly called New River Head/Metropolitan Water Board). c.1609-1613 by Stephen Bone, bricklayer; remodelled with iron pile revetment, 1841-1842 by W. C. Mylne, Surveyor to the New River Company; new retaining wall and York paving to bottom, 1854 by George Mansfield under Mylne's supervision; southern segment of reservoir demolished 1919-1920. All work until 1902 for the New River Company, patron; C20 work for the Metropolitan Water Board, patron. Multi-coloured stock brick inner face set in English bond with Yorkshire stone slab sloping floor; outer face lined with cast iron plates. Three stone plaques to western face of outer revetment commemorate the building of the reservoir.

The New River arrived at Finsbury in 1613 where there was already a pond known as Duck Pond. This was wharfed with oak boards for the reception of the New River Water, and surrounded by a brick wall built by Stephen Bone a bricklayer much in evidence during the early years of the company's existence. In 1841 repairs to the Inner Pond were urgent. W C Mylne, surveyor to the New River Company, inserted fender piles making it unnecessary to empty the centre pond. He then secured new iron piles all around the circumference and inserted iron wharfing. In 1854 George Mansfield built a retaining wall of smaller dimensions to support the slopes and



levelled and lined the bottom of the pond with York paving stone. The C20 demolition of the southern segment of the pond wall was due to the erection of the new headquarters building for the Metropolitan Board of Works on the site. (Historians File, English Heritage, London Division: 1990-).

Listing NGR: TQ3133282758

## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

## Map

**National Grid Reference: TQ 31366 82796**

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1298001.pdf](#)



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This copy shows the entry on 16-May-2013 at 02:55:48.

# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name: WALL, EXTENDING FOR CIRCA 90 METRES WESTWARDS FROM ARLINGTON WAY**

**List Entry Number: 1298024**

## Location

WALL, EXTENDING FOR CIRCA 90 METRES WESTWARDS FROM ARLINGTON WAY, MYDDELTON PASSAGE

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority  
**District:** Islington  
**District Type:** London Borough  
**Parish:**

**National Park: Not applicable to this List entry.**

**Grade: II**

**Date first listed: 30-Sep-1994**

**Date of most recent amendment: Not applicable to this List entry.**

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System: LBS**

**UID: 369153**

---

## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

---

# List Entry Description

## Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

ISLINGTON

TQ3182NW MYDDELTON PASSAGE

635-1/68/636 (South side)

Wall, extending for c.90 metres  
westwards from Arlington Way

GV II

Wall. Early C19. Purple brick with some replacement in yellow brick; laid in Flemish bond and c.2 metres high with gabled coping. Some forty metres from Arlington Way are initials, dates and other graffiti scratched in the brick by the French prisoners who were employed to build the wall.  
(Information from Helen McMurray).

Listing NGR: TQ3133882838

---

## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

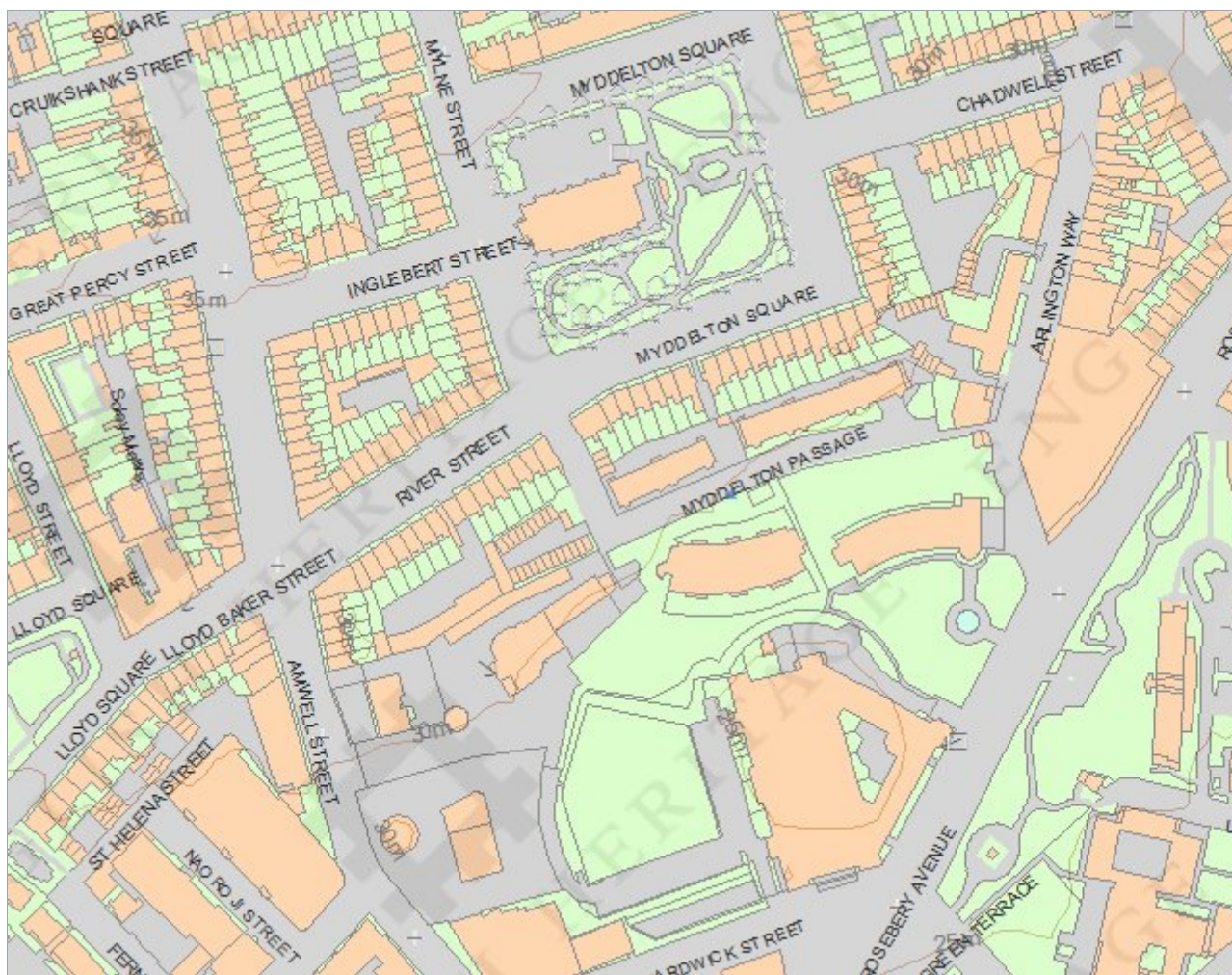
---

## Map

### National Grid Reference: TQ 31338 82838

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# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** NEW RIVER HEAD CHIMNEY CONDUIT (DEVIL'S CONDUIT) IN THE ROUND RESERVOIR

**List Entry Number:** 1208516

## Location

NEW RIVER HEAD CHIMNEY CONDUIT (DEVIL'S CONDUIT) IN THE ROUND RESERVOIR, ROSEBERY AVENUE

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Islington

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 29-Sep-1972

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 369258

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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# List Entry Description

## Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

ISLINGTON

TQ3182NW ROSEBERY AVENUE  
635-1/68/735 (North West side)  
29/09/72 New River Head: Chimney conduit  
(Devil's Conduit) in the Round  
Reservoir

GV II

Chimney conduit. Sited within former Round Pond to rear of New River Head Office Building. C14 with later additions; formerly in Queen's Square, Bloomsbury, dismantled and re-erected at New River Head, 1927. Rusticated Portland stone ashlar, with plain stone dressings; flat stone roof to upper chamber, vaulted pebble-dash roof to lower chamber. Symmetrical design. Structure set on splayed plinth with raised entrance to upper chamber. This conduit served originally as an extension to the White Conduit which supplied the Grey Friar's Monastery (later Christ's Hospital, Queen's Square). (Buildings of England: Pevsner, N: London: London: 1951-: 118).

Listing NGR: TQ3135082786

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## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

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# Map

**National Grid Reference: TQ 31350 82786**

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