



# APPENDIX

## APPENDIX 1 – KEY POLICIES FROM ISLINGTON'S LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY

### Environmental Sustainability

#### CS1: Sustainable Buildings

The over-arching requirement for new development is the achievement of sustainable development. This should include a significant and measurable reduction in CO2 emissions over the lifetime of this strategy. To this end the council will:

- ensure that land and buildings are used efficiently, existing buildings are reused where possible and new buildings are designed to allow for adaptability in the future,
- seek to minimise energy use and promote energy from renewable sources. At least 20% of energy in commercial developments over 1000 sq. metres, and in large residential developments should be provided from renewable sources,
- require that all major developments be built to BREEAM excellent standard,
- require construction materials to be from sustainable sources,
- reduce water consumption and encourage sustainable drainage schemes and the use of grey water,
- require sustainability assessments to be submitted for all major developments and other developments where appropriate,
- require that all new developments and changes of use make adequate provision for waste storage and recycling,
- encourage mixed use,
- minimise use of the car.
- seek a continuous improvement in the environmental performance of new development as experience is gained and new technologies become available.

#### CS2: Sustainable Travel

Islington is a high density borough, with a good public transport network and easy access to jobs and amenities. As such it is particularly suitable for policies which support sustainable travel. The council will therefore:

- implement its spatial policies in order to reduce the need for travel (for instance by protecting local shopping centres)
- require new developments which generate large number of trips to be located in town centres and other highly accessible locations.
- only allow for essential parking needs in new development,
- require new housing in locations well served by public transport to be car free
- improve provision for walking and cycling,
- work with TfL and other partners to improve public transport.

#### CS3: Open Space and Bio-diversity

In a crowded borough, open spaces and areas of nature conservation interest are at a premium. In its planning decisions the council will:

- not allow any net loss of public open space,
- protect garden space from development, Islington has 85 hectares of public open space – almost the smallest amount per person in the whole country.

- seek additional open space, both public and private,
- resist loss of trees and encourage further tree planting,
- support the policies and actions set out in the Biodiversity Action Plan,
- Not allow the loss of any sites designated as of Metropolitan or Borough Grade One Importance for nature conservation
- take biodiversity and nature conservation into account in determining planning applications.

## Managing Growth and Change

### CS6 - Building Heights

The council accepts that accommodating growth will require a high density of development. Tall buildings will not generally be necessary to achieve this, and most parts of Islington are unsuitable for tall buildings. However subject to a high standard of design and a positive contribution to the public realm, tall buildings will be acceptable in the following areas: Archway, Finsbury Park, the area around Holloway Road station, King's Cross Triangle and parts of City Fringe. Elsewhere the main determinant of building heights will be the local context, although there is scope for moderate increases in height along certain main roads.

## Quality of Life

### CS 10 - Local Distinctiveness

Islington is an area of London with a special and distinctive character in terms of its places, people, activities and uses. The council will protect and enhance this character through its policies on conservation, land use, views, landmarks and the design of buildings and spaces.

### CS 11 - Urban design and architecture

The council will strive for the highest quality in urban design and architecture, and will refuse planning permission for schemes that do not achieve a high standard of design. Key issues include height, massing, layout, community safety, materials, scale and context.

### CS 12 - Public realm

Streets, parks, squares and other public spaces are important to the quality of life because they are used by all. Good public spaces add value to the buildings around them. The council will maintain and seek to enhance public spaces, and new development should contribute towards achieving this. In cases where it can be demonstrated that public space is of poor quality, the council might allow for its loss if at least an equivalent area of better quality new public space is provided elsewhere in the immediate locality. The council will seek section 106 funding to support public spaces and public art.

### CS 13 - Housing quality

At least 9,000 homes will be built over the next ten years and these will be around for many decades to come, particularly if they are well built, using sustainable methods of construction and design. New housing should be built of a quality to meet the needs of present and future occupants. Homes should provide very good internal and external space, be well constructed and energy efficient.

### CS12 16 - Liveability

Liveability refers to the need to create and manage cleaner, greener and safer communities. Planning policies will contribute to the council's overall aim to make Islington a pleasant and enjoyable place to live and work. The issues which the council will seek to address are: air and noise pollution,

traffic, community safety, and street quality and cleanliness.

## Meeting People's Needs

### CS 20 - Access:

Buildings, spaces and transport systems should be suitable for people with a disability. The council will seek to exceed the requirements of the Disability Discrimination Act and the relevant building regulations. All new housing should be built to lifetime home standards and . 10% of all additional housing should be built to wheelchair homes standard.

## APPENDIX 2 – KEY ISLINGTON UNITARY DEVELOPMENT PLAN POLICIES

Urban design is addressed throughout the UDP. The core policies are set out in chapter 12 (Design and Conservation). The UDP also includes key design policies in the other chapters.

### Design and Conservation

D1 The Council will require that the design and appearance of all new development is of a high standard, is appropriate to the overall streetscape, is well planned to make the best use of the site and respects the scale, form and character of its surroundings. Where schemes are unsatisfactory in these respects, planning permission will be refused.

D2 The Council will require all planning applications for new development to include appropriate, clear and accurate drawings and a supporting design statement.

D3 The layout of buildings and spaces on a development site should be logically and efficiently planned to

ensure that access, functional, amenity and aesthetic requirements are met. In particular, new development should be designed to:

- i) safeguard the daylight and sunlight to nearby property;
- ii) minimise disturbance to the occupants of adjoining buildings, and to respect their privacy;
- iii) provide adequate open space, and satisfactory aspect, daylight and sunlight to all parts of the development within the site;
- iv) allow ease of access and use by all users;
- v) create a safe and secure environment;
- vi) avoid environmental nuisance;
- vii) include adequate refuse storage facilities which are well designed in terms of function and appearance;
- viii) maximise walking, cycling and public transport use;
- ix) avoid garages or car ports in advance of the building line.

D4 Proposals for new and altered buildings should acknowledge the most important elements of the urban context and create a positive and appropriate relationship with surrounding buildings and spaces. Particular attention should be given to:

- i) defining the public and private spaces through reinforcing building lines and encouraging appropriate infilling of gaps;
- ii) appropriate windows and window arrangements on buildings;
- iii) ensuring that the building relates to the

street and/or waterside setting as appropriate by avoiding faceless walls and including entrances;

iv) encouraging a mix of uses; and

v) ensuring all alterations and extensions are sympathetic to the building and its surroundings.

Within this framework the Council will encourage architectural innovation and imaginative design solutions.

- D5 New buildings on cleared sites should respect the form, scale and grain of the surrounding townscape.
- D6 The Council will require that new development includes appropriate landscaping and tree planting.
- D7 Where appropriate, well designed facilities for the benefit of the general public (such as seats, shelter and pedestrian areas) should be incorporated within new development.
- D8 Railings, boundary walls, steps and paving should be well designed and should be carefully chosen to relate in design to adjacent properties and to the street itself. Boundary treatments should also be designed with personal security as a key consideration.
- D9 The Council considers that Islington is an area where high buildings are inappropriate, and will oppose any proposals for such buildings.
- D11 Alterations and extensions should respect the architectural character and detail of the original buildings.
- D14 The Council will protect and enhance the strategic views of St. Paul's Cathedral from Kenwood, Parliament Hill and Alexandra Palace by ensuring that no development, including structures,

within the viewing corridors shown on the Proposals Map blocks or adversely affects the view. This includes developments in locations where the strategic view is obstructed by existing buildings which infringe the limits.

- D15 The Council will protect and enhance the background and wider setting of the strategic views of St. Paul's Cathedral by resisting development within the defined consultation areas shown on the Proposals Map, where this would have an adverse effect. The improvement of the views will be sought when existing buildings of inappropriate height are redeveloped.
- D16 The Council will consult and take into consideration the comments of other local authorities along the line of the view, and other appropriate bodies, before making a decision on any planning application for development exceeding the defined consultation thresholds in the protected areas.
- D17 The Council will define and protect important local views and will resist any development either in Islington or elsewhere which blocks or in any other way detracts from these views. The Council will also seek the reduction in height of buildings, which currently adversely affect these views, when redevelopment opportunities arise.
- D18 The Council will protect views of well known local landmarks and will exercise stringent controls over the height, location and design of any building which blocks or detracts from important or potentially important views.

## Environment

- Env 1 All new development will be seen as an opportunity to make a positive improvement to the environment. The Council will therefore look for

contributions to environmental quality from all new building, conversion and rehabilitation schemes. This should include built forms that have an environmentally sympathetic relationship to the character and features of the local area.

Env 11 Advertisements and signs will only be permitted in suitable locations where no significant harm is caused to safety or visual amenity. In particular they should respect the character and scale of the surrounding area and, where appropriate, the building or structure to which they are attached.

Env 12 Enhancing community safety and reducing opportunities for crime will be of the highest priority. Therefore, the Council will require that the environment is designed and maintained with security as a key consideration.

## Housing

H4 The Council will seek to retain the character of existing streets and terraces where these still provide good living environments. In these situations, schemes involving the demolition of existing housing and its replacement by new housing development will be carefully determined on their merits, although normally permission will only be given where:

- i) unfit housing is beyond repair;
- ii) it is only possible to achieve an acceptable environment through redevelopment, as for example on certain main road frontages;
- iii) rehabilitation is an uneconomic option because of the particular circumstances of the property, for example major structural defects or other physical constraints; or

iv) particular benefits can be obtained by redevelopment such as a significant increase in the variety and types of units produced, the access that can be given to special groups in housing need, or the extent of environmental improvements that can be achieved for the existing occupiers and other residents.

H6 New development on existing garden areas will not normally be permitted. The Council will only agree exceptions where the applicant can demonstrate:

- i) there will be no significant loss of visual, recreational or nature conservation amenity; and
- ii) adequate private garden space will remain available to the existing and proposed property; and
- iii) that the scheme will not adversely effect the amenities of nearby occupiers; and
- iv) that vehicle and pedestrian access to the site will be satisfactory and will not cause undue danger or nuisance.

H11 The Council wishes to prevent the development of secure enclaves i.e. 'fortress' housing developments which do not contribute to the security of the area as a whole.

H12 The Council recognises that the density of new and converted residential development will vary significantly. In determining the appropriate density the Council will assess the following factors:

- i) the urban design context;
- ii) the design of the building, which should be of a high quality;
- iii) public transport accessibility;

iv) the availability of local services and facilities;

iv) the suitability of the accommodation for the prospective occupier and the necessary management arrangements;

vi) impact on residential amenity.

## Sustainable Transport

T18 The Council will discourage private car journeys which are not essential and which could reasonably be made by public transport, walking or cycling. This will be achieved by parking controls and other appropriate measures.

T23 The Council will encourage an increase in the number of car-free areas in the borough - including car-free housing schemes in locations:

i) which are accessible by public transport;

ii) where there is a range of local amenities;

iii) within parking policy areas A or B (Map 24) and/or within a controlled parking zone.

T24 In those cases where planning permission is required, the Council will not normally give consent for parking in front garden areas.

T45 In considering planning, land use and transport issues the Council will:

i) give priority to the needs of pedestrians;

ii) promote local facilities which offer a range of services and which serve a relatively small catchment area;

iii) ensure good pedestrian access both to and within all new developments;

iv) ensure that excellent access is provided to all public transport facilities;

v) develop long term development strategies to create 'walkable neighbourhoods'.

T46 The Council will encourage walking, through the development of a high quality environment for pedestrians which is convenient, safe, secure and attractive.

## Recreation and Leisure

R9 Only in very exceptional circumstances will permission be given for a change of use from private or public open space to any other land use. If such permission is given, an equivalent amount of open space must be provided as a replacement. This should be of at least the same quality as that replaced and suitably situated to serve the users of the original space.

R11 The Council will ensure that whenever possible new and existing parks and other outdoor areas accommodate a range of suitable facilities, are convenient and safe to use, and are designed to provide attractive, interesting and varied environments.

R12 In order to ensure the safety and personal security of users of parks, especially women and children, care will be taken to locate and design open spaces to:

i) ensure that there will be an element of self-policing and selfregulation, particularly if supervision is not possible. This includes locating the open space where it will be overlooked and/or adjacent to busy pedestrian routes;

ii) minimise the need for potential users to cross busy roads, and consider the possibility of providing road safety

measures such as pedestrian crossings and road closures.

R13 The Council will seek the most effective use of potential recreation areas in all housing developments, especially Council estates and larger new private housing schemes.

## Implementation

Imp 6 The Council will on receipt of any application for development have regard to whether it involves an efficient use of the site or building, and permission will not normally be granted where underdevelopment is involved or where the full potential of the site is not exploited.

Imp 7 The Council will prefer the reuse of buildings rather than redevelopment at reduced densities, where this is feasible and desirable.