



ISLINGTON

# Ground Water

ISLINGTON COUNCIL  
Planning Service

Approved June 1999  
(updated Aug 2002)

ISLINGTON'S UNITARY DEVELOPMENT PLAN

supplementary **planning guidance**

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## 1 Introduction

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- 1.1 Groundwater is an asset whose exploitation is sustainable because it reduces the demand for river abstraction and expensively treated tap water. Abstraction will also assist the control of groundwater levels which have been rising as the use of private boreholes has declined with the closure of breweries, laundries and manufacturing plants in Inner London.
- 1.2 Islington has a number of boreholes (see Appendix 1). In most cases records of wells are kept by the British Geological Survey - Hydrogeology Group. The Council wishes developers to either preserve or reuse existing wells or to sink new wells in order to use groundwater for:
- watering parks and gardens
  - domestic and commercial use where potable water is not required e.g. toilets
  - drinking water (subject to treatment and national legislation, as necessary).

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## 2. Council Planning Policy

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- 2.1 The Council has adopted the following policy on groundwater exploitation:

**ENV 39** The Council will seek to ensure that maximum use is made of groundwater through the preservation and use of existing boreholes and the sinking of new wells. The use of groundwater in new development will be encouraged, as will developments that incorporate water re-use and water saving techniques such as the use of 'grey water'.

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## 3. Local Use

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- 3.1 Traditionally used for hospitals, municipal swimming pools and factories, new thinking is being applied to this valuable resource which is free once extracted.

- 3.2 The new Sadler's Wells Theatre has a 200 metre borehole providing 12 litres per second of cooling water for the air conditioning system. Pumps sited 150m below ground level raise the water at a temperature of between 1 and 13 degrees centigrade to heat exchangers. After the heat exchangers, the water is either discharged to drain or used in toilets and urinals. A useful extra from the borehole is the provision of bottled water for consumption on the premises drawn off below the heat exchangers.

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## 4. Future Use

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- 4.1 The Council is keen to ensure current boreholes are protected and will, in appropriate circumstances, encourage developers to enter into a planning obligation to ensure that boreholes are safeguarded and where possible, utilised in development schemes.
- 4.2 Large developments would particularly benefit from groundwater extraction. Whole life costing should show the economic benefits. The Council is developing links with consultancies in this field for state of the art advice.
- 4.3 Demonstration projects are important and feasibility studies are therefore being explored to investigate public park use and housing estate supply.

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## 5. Next Steps

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- 5.1 Please contact either the Council's Energy Centre or the Planning Service at the addresses below If you:

- believe a borehole may be in-situ,
- wish to benefit from an existing borehole,
- wish to know the potential for groundwater exploitation,

***Islington Energy Centre, 159 Upper Street London N1 1RE [020-7527-2084]***

***Islington Planning Service, 222 Upper Street, London N1 1YA [020-7527-2774]***

TP/02/400 Bob Hawkes June 1999 (updated, August 2002)

## APPENDIX 1: Well Record Register for Islington

<b>Ref:</b>	<b>Location</b>	<b>Grid Reference</b>		<b>Depth (m)</b>	<b>Date</b>
3	<b>Highbury Fields Area</b>	531800	185300	-	-
83	<b>233 Seven Sisters Road</b>	531240	186700	131.67	1918
84	<b>Hornsey Road Baths</b>	530700	186400	137.16	1897
86	<b>Bunhill Row</b>	530400	185000	124.66	1899
87	<b>North Road</b>	530520	185150	113.69	-
88	<b>Eden Grove</b>	530750	185210	186.59	1907
89	<b>34 Drayton Park</b>	531370	183350	162.38	1934
90	<b>Highbury New Park</b>	532100	185100	75.89	1872
91	<b>105 Stroud Green Road</b>	530950	187230	137.16	1926
143	<b>Brewery Road</b>	530580	184800	137.16	1913
144	<b>Brewery Road</b>	530450	184590	143.86	1860
145	<b>Brewery Road</b>	531390	185020	119.32	1892
146	<b>St Pauls Road</b>	532270	184930	198.12	1935
147	<b>Ball's Pond Road</b>	532700	184800	122.22	1903
149	<b>Gifford Street</b>	530320	184090	153.92	1921
150	<b>Caledonian Road</b>	530480	184080	85.34	1894
175	<b>Wakely Street / Goswell Road</b>	531770	182910	141.42	1923
179	<b>Baldwin Street</b>	532680	182540	94.79	1899
181	<b>18-32 Leonard Street</b>	542800	182390	152.40	1883
182	<b>Bunhill Row</b>	532540	182370	172.21	1929
183	<b>110 Bunhill Row</b>	532560	182290	137.31	1904
184	<b>51 Bunhill Row</b>	532700	18220	137.16	1902
185	<b>100 Bunhill Row</b>	532570	182230	68.14	1875
248	<b>83 Turnmill Street</b>	531570	181950	81.44	1872
301A	<b>Finsbury Square</b>	532840	182020	137.16	1903
301B	<b>Finsbury Square</b>	532840	182020	137.16	1910
301C	<b>Finsbury Square</b>	532870	182060	152.40	1928

<b>Ref:</b>	<b>Location</b>	<b>Grid Reference</b>		<b>Depth (m)</b>	<b>Date</b>
301D	<b>Finsbury Square</b>	532870	182060	213.36	1935
303A	<b>39 Finsbury Square</b>	532850	181860	167.64	1930
303B	<b>39 Finsbury Square</b>	532850	181860	167.64	1930
422	<b>125 Bunhill Row</b>	532500	181900	105.16	1893
452	<b>Regina Road</b>	530930	187210	-	-
453	<b>233 Seven Sisters Road</b>	531250	186720	-	-
477 and 485 A-J	<b>Mount Pleasant</b>	Various		-	-
486	<b>Old Street</b>	532300	182300	84.73	1868
-	<b>Sadlers Wells</b>			c 200	

Source: British Geological Survey: Hydrogeology Group  
Crowmarsh Gifford, Wallingford, Oxfordshire OX10 8BB