



## **Appendix A: Review of Local Plan Evidence for Proposed Designation of Archway as a Cultural Quarter**

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### **1.0 Introduction**

**1.1** This report has been prepared to review and assess the robustness of the evidence supporting the proposed designation of Archway as a “Cultural Quarter”, and subsequently the allocation of Archway Central Methodist Hall Allocation at Archway Close, N19 3TD (“the Site”) as a “Cultural Hub”, within the emerging Islington Local Plan Review.

### **2.0 Emerging Policy Position**

**2.1** Archway is situated within the north west of the Borough. It is identified as a district town centre in the London Plan (Ref 1) and the Islington’s adopted and emerging Local Plan (Ref 2). The emerging Local Plan Policy SP7 Archway aims to protect the vitality of the town centre by encouraging retail and night-time economy uses. In addition, policy SP7 point B supports the role of the centre as a cultural quarter where it is stated that existing cultural uses will be protected, and additional cultural offer must be investigated as part of any relevant development in the centre.

**2.2** This is supported by justification paragraphs 2.83 and 2.84, that refer to a “*growing reputation for culture in Archway*” and the existing “*diverse cluster of community-led arts, culture organisations and music venues*”. Moreover, it is stated that:

*“It is vital that the Town Centre secures cultural facilities that are suitable, attractive and affordable, in order to further enhance Archway’s reputation as a cultural destination with a diverse locally-inclusive arts scene. The Methodist Hall [the Site], adjacent to Navigator Square, could provide a cultural hub for the Town Centre. Similarly, the Archway Tavern could be revitalised to complement other music venues in the area.”*

**2.3** The Site, which has an area of c. 785 sq.m and is identified as vacant community space, former space of worship, has been allocated in the Islington Local Plan Site Allocations (Ref 3) (ARCH3) for:

*“refurbishment/redevelopment to create a cultural hub in Archway Town Centre. Retail uses might be acceptable on the ground floor.”*

**2.4** The emerging Policy R10 Culture and Night-Time Economy aims to protect the cultural uses within the three designated cultural quarters – namely Angel Town Centre, Clerkenwell and Farringdon and Archway Town Centre – and to protect existing and enhance additional cultural offer in the Central Activities Zone (CAZ) and the Town Centres.



- 2.5** Policy R10 point C states that loss of existing uses will be resisted, and the proposals should demonstrate that the premises have been vacant for a continuous period of at least two years with evidence of continuous marketing (Appendix 1 in the Local Plan provides the marketing and vacancy criteria and requirements). Proposals would also need to demonstrate that there is no reasonable prospect of the unit being used for continued cultural use or other suitable culture or commercial uses consistent with the character and function of the area.
- 2.6** Justification paragraph 4.143 states that:
- “a Cultural Quarter designation can reflect an aspiration to expand cultural provision in an area, or can cover areas where there is already a broader level of cultural activity which must be retained and enhanced”.*
- 2.7** Justification paragraph 4.139 notes that cultural uses cannot be specifically defined (in terms of planning use classes) but are, *“unique assets which add significant value to the social fabric and economy of Islington”*. This broad definition includes music and entertainment venues, cinemas, artist studios and galleries, theatres, pubs, museums, the Emirates Stadium, working men’s clubs, arts and crafts spaces, bingo halls, community centres, in addition to a number of heritage assets. Some of these are also night-time economy uses.

## Overarching Policy Framework

- 2.8** The National Planning Policy Framework (NPPF) Paragraph 92 and London Plan Policy HC5 provide the starting point for designation of cultural quarters. In particular, NPPF (Para 92) states that planning policies should plan positively for the provision of community facilities including (inter alia) cultural buildings; guard against unnecessary loss of such facilities; ensure that the benefits of the community are retained and; ensure integrated approach to considering the location of housing, economic and community uses. However, the Planning Practice Guidance (PPG) does not provide any specific requirements for assessing the needs for cultural uses. As such, there is no prescribed methodology to assess the need for such uses nationally.
- 2.9** London Plan Policy HC5 A (2) states that: *“Development Plans should identify and promote new, or enhance existing, locally-distinct clusters of cultural facilities, venues and related uses defined as Cultural Quarters, especially where they can provide an anchor for local regeneration and town centre renewal”* (emphasis added). Moreover, Policy HC5 A (4) encourages the use of vacant properties for, *“meanwhile cultural and creative uses to stimulate vibrancy and viability and promote diversity in town centres, Cultural Quarters and other areas”*.
- 2.10** The London Plan<sup>1</sup> defines cultural quarters as:
- “areas where a critical mass of cultural activities and related uses are emerging, usually in historic or interesting environments. They can contribute to urban regeneration.”*
- 2.11** London Plan paragraph 7.5.9 states that a successful cultural quarter should build on the existing cultural character of an area and encourage a mix of uses, including cafés, restaurants and bars alongside cultural assets and facilities, to attract visitors and generate interest. Moreover, paragraph 7.5.11 states that boroughs should maximise opportunities for developing cultural quarters in Opportunity Areas, other Areas for Regeneration and large-scale developments to assist with place-making, creating an attractive and vibrant area for residents, workers and visitors, as well as helping to form the character and distinctiveness of a new place.

<sup>1</sup> The same definition was provided in the Mayor’s Culture Strategy 2018 (i.e. [Culture for all Londoners](#))

On this basis, the London Plan suggests that cultural quarters can be used as a designation in support of promoting town centre regeneration.

- 2.12** Furthermore, London Plan Policy SD6 supports cultural uses within town centres, which encourages the clustering of these activities along high streets. Policy SD9 further supports Cultural Quarters by encouraging town centre strategies that consider the role that cultural places and spaces play, and how these interact with the role of the night-time economy, as supported in Policy HC6.
- 2.13** The Mayor has effectively endorsed Islington’s recognition of cultural assets and the protection of these uses through the site allocations in the statement of general conformity issued in October 2019 (referenced as [R19.0177](#)) in response to the Regulation 19 consultation. Reference was explicitly made to the Proposed Collins Theatre (AUS11) and Islington Arts Factory (NH9) Allocations, although not to the Central Methodist Hall.
- 2.14** Overall, the NPPF and London Plan Policy HC5 provide a level of policy support for policies SP7 and R10. In particular, Policy HC5 places an emphasis on these designations where they can support regeneration and town centre renewal. These overarching policies are, however, cast in broad terms, and there is very limited specific guidance on what evidence is required to underpin such cultural designations.

### **3.0 Evidence Review**

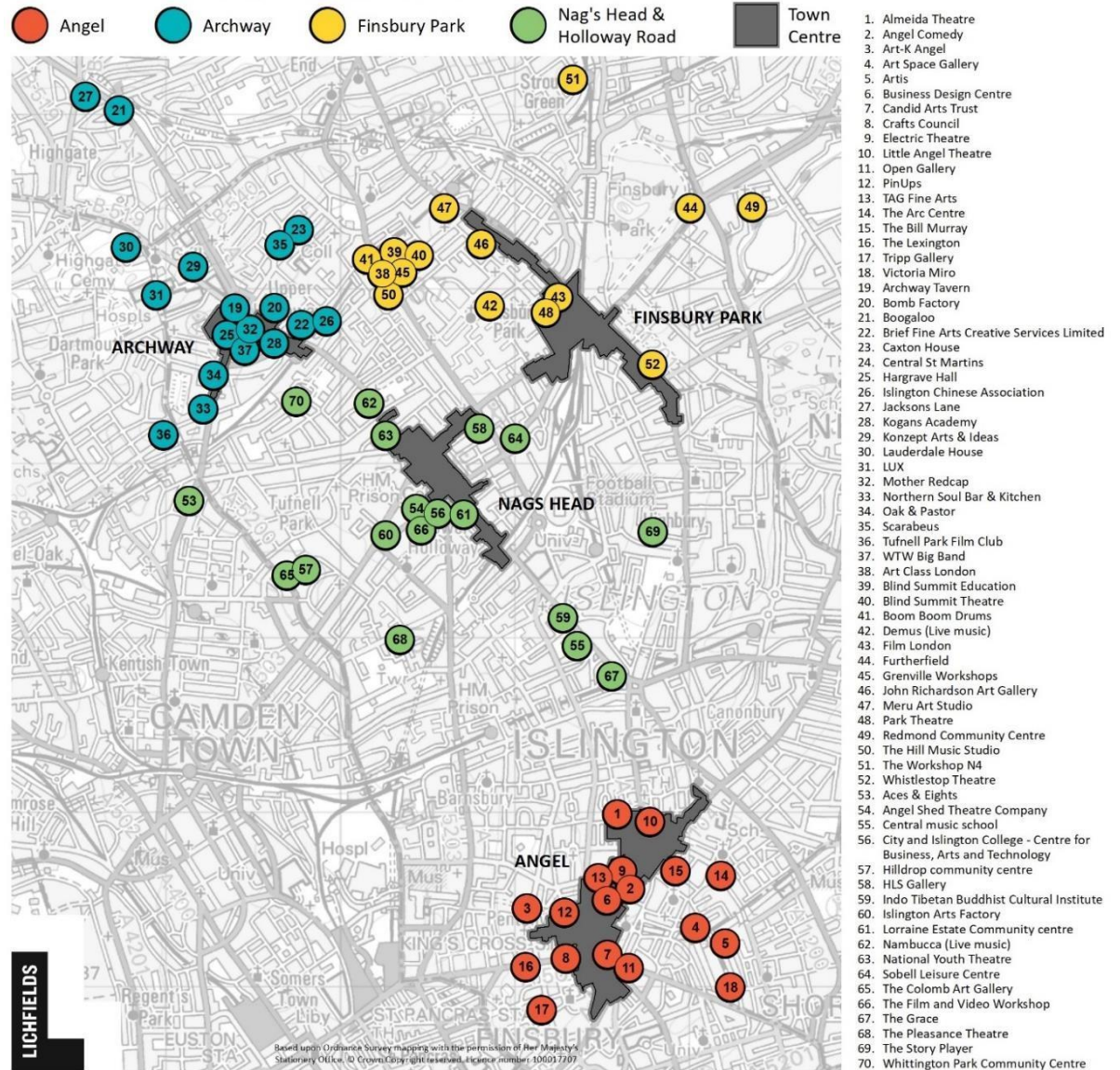
- 3.1** In the context of the above, this section reviews the existing evidence justifying the emerging Policies SP7, R10 and ARCH3 Allocation with regards to the designation of Archway as a cultural quarter and, subsequently, the Central Methodist Hall as a cultural hub.

#### **Retail Leisure Services, Culture and Visitor Accommodation Topic Paper 2020**

- 3.2** The [Retail Leisure Services, Culture and Visitor Accommodation Topic Paper](#) (Ref 4) was published in February 2020. It provides justification for the policies in Islington’s Local Plan relating to retail and service uses; cultural and night-time economy uses; and visitor accommodation.
- 3.3** The Topic Paper states that, *“leisure and cultural uses are supported by the NPPF and the London Plan, which broadly note the wide variety of economic, social and cultural benefits that such uses can achieve.”*
- 3.4** Paragraph 10.3 classifies each town centre based on the significance of their night-time economy (including inter alia cultural uses) presented in the London Plan (i.e. NT1, NT2 and NT3). NT1 describes areas of international or national significance, NT2 describes areas of regional or sub-regional significance and NT3 refers to areas with more than local significance. Based on this classification system, Angel is identified as NT2, whilst Archway, Nag’s Head and Finsbury Park are all categorised as NT3. This classification aids in understanding how different town centres perform in terms of cultural activities and their local or regional significance.
- 3.5** Paragraph 10.8 of the Topic Paper discusses the designation of cultural quarters stating this is in line with London Plan Policy HC5 which encourages the identification of cultural quarters to protect and/or promote cultural activity. In addition, paragraph 10.9 states that cultural quarter designations, *“do not place thresholds on specific uses in the way other policies do. Instead, cultural quarters designation require development in these areas to be approached through the prism of whether the development would enhance the cultural appeal of the area”*.

- 3.6** Paragraph 10.12 states that Angel Town Centre and the area around Clerkenwell and Farringdon are cultural quarters which will help retain and enhance the established successful cultural activity. At paragraph 10.13, it is stated that Archway Town Centre has been designated as a cultural quarter to assist in developing the cultural role of the area and complement ongoing regeneration. Furthermore, it states:
- “Archway is home to a variety of artistic and cultural organisations, which would benefit the heightened importance of culture that is afforded by the Cultural Quarter designation, for example through agglomeration benefits gleaned from new cultural uses locating in the area.”*
- 3.7** Policy HC5 in the London Plan (Ref 1) encourages the use of cultural quarters but states that *“Boroughs are encouraged to develop an understanding of the existing cultural offer in their areas, evaluate what is unique or important to residents, workers and visitors and develop policies to protect those cultural assets and community spaces.”* This is justified in the Topic Paper through Table 3 (p39-40), which sets out a list of cultural activities within Archway to show the existing offer.
- 3.8** However, it remains unclear on what specific basis or threshold the Council has designated cultural quarters, and why Archway Town Centre has been selected within this group, when other town centres and areas that also have an important cultural offer and are equally classified as NT3 centres, such as Nag’s Head or Finsbury Park Town, have not.
- 3.9** Set out below in Figure 3.1 is a comparison of the current cultural uses across Angel, Nag’s Head, Finsbury Park and Archway to identify if there is robust justification based on the existing cultural offer in selecting Archway rather than the other centres with an equally strong presence of cultural uses. The analysis is based on Lichfields’ desktop research following the broad definition of cultural uses that is provided in the emerging Local Plan (see paragraph 2.7).
- 3.10** The analysis suggests that the existing cultural offer in the Finsbury Park, and Nag’s Head and Holloway areas, is as significant in quantitative terms to the range of cultural uses at Angel and Archway.

Figure 3.1 Cultural Organisations by areas



Source: Lichfields analysis

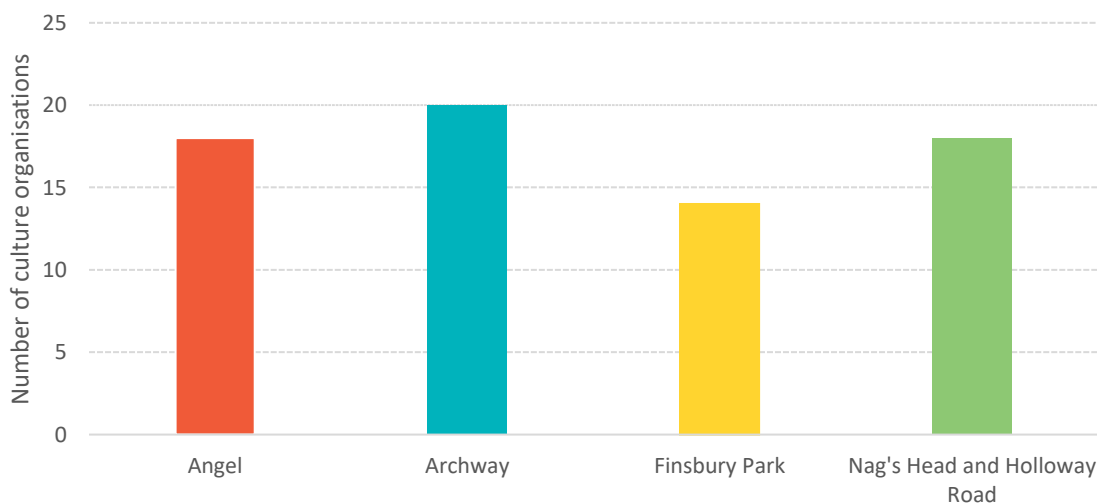
**3.11** Figure 3.2 (and Appendix 1) details the number of organisations falling within the cultural use definition by each area. Archway has a total of 20 cultural organisations, followed by Angel and Nag’s Head with 18 cultural organisations in each, and then Finsbury Park with 14 cultural organisations. Although Finsbury Park scores below the rest, it should be noted that the Park Theatre which sits in the heart of the town centre, is an important cultural asset that attracts visitors across London so the “weighting” of such a cultural asset is considered quite significant compared to other forms of community hubs or music venues.

**3.12** The analysis identifies a variety of cultural organisations across all the areas. Table 1 (Appendix 1) lists these organisations by area. In short, these include:



- Angel: A variety of art galleries (Art Space Gallery and Victoria Miro), comedy clubs (Angel Comedy and The Bill Murray), theatres (Almeida Theatre and Little Angel theatre) and live music venues (PinUps and the Lexington).
- Archway: A variety of art hubs and spaces (Bomb Factory and Lauderdale house), live music venues (Boogaloo and Mother Redcap), theatres (Jacksons Lane), community hubs (Islington Chinese association) and educational art centres (Central St Martins and Kogans Academy).
- Nag’s Head and Holloway: A variety of community hubs and centres (Indo Tibetan Buddhist Cultural Institute and The Story Player), theatres (Angel Shed Theatre Company and The Pleasance theatre), art centres and galleries (Islington Arts Factory and The Colomb Art gallery), educational art/music/film centres (The Film and Video Workshop, the Central music school and the National Youth Theatre) and community centres (Whittington Park and Lorraine Estate).
- Finsbury Park: A variety of art galleries (Meru Art studio and John Richardson Art gallery), theatres (Blind Summit theatre, Park theatre and Whistlestop theatre), educational art/music centres (Art Class London and Boom Boom Drums), film organisations (Film London) and live music venues (Demus).

Figure 3.2 Total numbers of Cultural Organisations by area



Source: Lichfields analysis

**3.13** Overall, the Topic Paper does not give clear reasoning for how the three proposed Cultural Quarters in Islington have been selected, other than stating that:

*“Cultural Quarters can be defined around existing clusters of cultural uses or be used to develop new clusters. The Council has designated three Cultural Quarters in line with this broad remit” (para 10.8)*

**3.14** In this context, Policy SP7 states that since Archway has accumulated a diverse cluster of community-led organisations, it is well-placed to be developed as a cultural quarter. However, the above analysis illustrates that Nag’s Head and Finsbury Park have a similar scale and range of cultural uses, yet have not been given the same designation.

**3.15** For Archway, part of the Council’s justification appears to be linked to the need to “complement ongoing regeneration”(para 10.13). However, GLA’s research (Ref 11) suggests that there is not enough evidence to demonstrate that a culture-led regeneration has been

proven successful and there are no comprehensive evaluations of the effectiveness of culture-led regeneration schemes. On this basis, treating cultural quarter designation as an anchor to the regeneration of Archway and particularly allocating a cultural ‘mono-use’ in a key town centre site creates the risk to compromise the growth potential and future investment of the town centre.

## **Retail and Leisure Study 2017**

- 3.16** The [Retail and Leisure Study 2017](#) (Ref 6) provides an evidence base for the emerging Local Plan Policy R10 and the Retail Leisure Services, Culture and Visitor Accommodation Topic Paper, and provides details of the retail and commercial dynamics of Archway Town Centre.
- 3.17** The health check assessment sets out the key findings of the town centre audit for Archway Town Centre. The main key findings relevant to the site allocation include:
- 1 Archway has a higher proportion of convenience market share (14.5%) compared to the UK average (8.7%). On the other hand, Archway only has 25 comparison outlets representing 15.7% of total provision across Islington, which is significantly below the national average of 31.7%. The centre has a relatively limited offer of comparison goods, which reflects its role and function in the retail hierarchy.
  - 2 Archway’s service provision is above the national average with a total of 92 retail, leisure and financial services in the town centre. Overall, Archway’s leisure provision is relatively good for a centre of this size with 45 outlets in the area. However, it is currently lacking retail banks, as well as cafés, bars and quality restaurants that would support a stronger night-time economy.
  - 3 There were 17 vacant outlets in Archway, as recorded by Goad in 2016. This represents a vacancy level of 10.69%, which is just below the national average of 11.18%. Archway’s vacancy rate is higher than that of Angel and Nag’s Head suggesting the centre’s health is not as strong.
- 3.18** As a result, the Retail and Leisure Study highlights that the service sector within Archway Town Centre is strong and above the national average, however the area is lacking in services to strengthen its night-time economy. However, the Study also identifies several other limitations within the town centre including a lack of retail banks, a shortage of representation of non-food goods stores (i.e. clothing and other essentials) and an absence of large supermarkets in the area for residents to bulk buy food.
- 3.19** In addition, the financial services provision at Archway was also assessed as being above the national average, however the findings show that the financial services are dominated by estate agents rather than other businesses on this sector. In summary, Archway Town Centre is lacking provision of vital services including access to essential retail goods and services, as well as a shortage in variety of employment floorspace uses.
- 3.20** The night-time economy is just one sector where Archway is deficient in provision, Policy SP7 states that the development of Archway must also support the commercial function of the area, particularly the retail function of the town centre and provide essential services. It also states that within the central site of Archway town centre, where the site allocation is located, developments must provide new office and retail floorspace; unless the Local Plan or site allocation states otherwise.
- 3.21** According to the consumer survey (undertaken as part of the study), the main suggestions for improving Archway included more national multiple shops, more independent shops, more comparison retailers and less traffic. It should be highlighted that there was no specific mention of increased cultural uses.
- 3.22** The Retail and Leisure Study also provides findings for the performance of Finsbury Park and

Nag's Head town centres; the two town centres with the same night-time economy classification as Archway. Both Finsbury Park and Nag's Head have a service offer above the national average. Finsbury Park, in particular, has a good provision and range of restaurants and cafes in the centre with a particularly good range of eateries located along Stroud Green Road and the Park Theatre, which is defined as a key asset of the centre that attracts visitors from outside Finsbury Park.

- 3.23** Nag's Head has a good mix of leisure provision (as demonstrated in the analysis above), mainly occupied by independent leisure operators, however there is a limited provision and range of food and beverage in the area and a high number of betting shops. The Study therefore recommends Nag's Head as a town centre which could improve its night-time economy which could appeal to residents including the large student population residing within and on the edge of the town centre.
- 3.24** The Retail and Leisure Study concludes that “*across all centres attention should be paid to increasing provision of their leisure offer, including within the main retail area.*” The Study states that Nag's Head, and Archway, are two town centres in need of improvement of service provision and night-time economy uses.
- 3.25** Overall, the Retail and Leisure Study provides limited specific evidence with regard to cultural uses, but does evidence the need for supporting and enhancing the retail and night-time economy offer at Archway.

### **Site Allocations Topic Paper 2020**

- 3.26** The [Site Allocations Topic Paper](#) provides any background information with regards to the Proposed Allocations. Paragraphs 5.15 to 5.17 presents the more detailed rationale with regards to the proposed cultural use allocation of the Central Methodist Hall ('ARCH 3').
- 3.27** In particular, Paragraph 5.16 notes:
- “The allocation reflects the council's preferred use given the site's central town centre location, lawful use and the emerging Archway cultural context. Archway town centre has been designated a Cultural Quarter in the draft Local Plan because of the number and variety of arts and cultural organisations located in the area... The designation accords with Policy HC5 part 2 of the draft London Plan which encourages Development Plans to ‘identify and promote new, or enhance existing, locally-distinct clusters of cultural facilities, venues and related uses’”*
- 3.28** Overall, the Topic Paper does not give any detailed justification for the selection of the Central Methodist Hall for allocation to cultural uses other than by virtue of its central location and existing D1 use. It must be noted that the existing use of the building is not a cultural use, it is a D1 (place of worship) as confirmed by a Planning Inspector in a recent appeal (ref: APP/V5570/W/19/3229738) on the property. Whilst the Topic Paper notes the objections that the provision of a cultural hub is unviable due to the structural condition of the site, these are not specifically addressed.

## **4.0 Conclusion**

**4.1** Based on the analysis above, the following conclusions can be drawn:

- 1 The NPPF and London Plan Policy HC5 provide overarching policy support for protecting and enhancing cultural uses. In particular, Policy HC5 supports the designation of 'cultural quarters', particularly where they can support regeneration and town centre renewal. These policies are, however, cast in broad terms, and there is very limited specific guidance (e.g. within the PPG) on what evidence is required to underpin such cultural designations or to define on what basis they can be brought forward. The letter of general conformity from the GLA does, however, provide some endorsement of the Council's approach – although does

not explicitly refer to the Central Methodist Hall.

- 2 The broad remit provided for by these policies, and the lack of definitive guidance of applicable thresholds, means that cultural quarter designations appear to be largely a subjective matter of interpretation and policy initiative; the Council acknowledges this – see paras 3.5 and 3.6 above. In particular, the London Plan links these designations to where they can support urban regeneration, and Islington does appear to rely upon this factor in relation to Archway to some degree.
- 3 The Council does not appear to have any detailed or independent evidence (e.g. as part of its own evidence base) on the basis for Archway being designated as a cultural quarter, other than what is set out in the 2020 Topic Paper. This points to a density of cultural uses at Archway, which is not unreasonable, although analysis by Lichfields indicates that other equivalent NT3 centres within Islington have comparable levels of cultural uses, but as such have not been subject to cultural quarter designation. The Retail and Leisure Study offers no further evidence in this regard, and indeed, points to the need to encourage the growth of other retail and night-time economy uses.
- 4 The Council’s evidence to justify the specific allocation of the Central Methodist Church for cultural uses is similarly limited – in part relying upon the ‘central location’ and current/historic use of the building (which has been incorrectly assumed – see appeal Decision Letter), and partly on the presence of the cultural quarter designation itself. It is not clear that any detailed assessment of the site’s conditions or potential qualities as a cultural hub has been undertaken to inform this. Previous objections made by Flowervale in this regard have not been obviously taken account of.

## **5.0 References**

- 1 Greater London Authority (GLA), The London Plan (March 2021)
- 2 London Borough of Islington (LBI), Core Strategy (February 2011)
- 3 London Borough of Islington (LBI), Site Allocations (September 2019)
- 4 London Borough of Islington (LBI), Retail, Leisure and Services, Culture and Visitor Accommodation (February 2020)
- 5 London Borough of Islington (LBI), Draft Strategic and Development Management Policies (September 2019)
- 6 Carter Jonas, London Borough of Islington Retail & Leisure Study (August 2017)
- 7 London Borough of Islington (LBI), Social and Community Infrastructure (February 2020)
- 8 Ministry of Housing, Communities and Local Government (MHCLG), National Planning Policy Framework (February 2019)
- 9 Strettons, Marketing Summary Report- Archway Methodist Church (October 2018)
- 10 London Borough of Islington (LBI), Supplementary Planning Document- Archway Development Framework (September 2007)
- 11 Greater London Authority (GLA Economics) Working Paper 48 Culture and regeneration - What evidence is there of a link and how can it be measured? (May 2011)



## Appendix 1 Cultural organisations by area

Table 1 Cultural organisations by area

No.	Name	Area	Type
1	Almeida Theatre	Angel	Theatre
2	Angel Comedy	Angel	Comedy club
3	Art-K Angel	Angel	Art school and workshop
4	Art Space Gallery	Angel	Art gallery and exhibition
5	Arts	Angel	Art studio and workshop
6	Business Design Centre	Angel	Exhibition venue
7	Candid Arts Trust	Angel	Art studio and workshop
8	Crafts Council	Angel	Non-profit organisation for crafts, workshops, classes and exhibitions.
9	Electric Theatre	Angel	Film
10	Little Angel Theatre	Angel	Performing arts theatre
11	Open Gallery	Angel	Art gallery and art installation
12	PinUps	Angel	Live music venue
13	TAG Fine Arts	Angel	Art gallery
14	The Arc Centre	Angel	Community centre
15	The Bill Murray	Angel	Comedy club
16	The Lexington	Angel	Pub with live music
17	Tripp Gallery	Angel	Art gallery
18	Victoria Miro	Angel	Art gallery
19	Archway Tavern	Archway	Live music venue
20	Bomb Factory	Archway	Artist space
21	Boogaloo	Archway	Live music venue
22	Brief Fine Arts Creative Services Ltd	Archway	Arts based services
23	Caxton House	Archway	Community hub
24	Central St Martins	Archway	Educational- Art and Design
25	Hargrave Hall	Archway	Film
26	Islington Chinese Association	Archway	Community hub

No.	Name	Area	Type
27	Jacksons Lane	Archway	Theatre
28	Kogans Academy	Archway	Educational- Film & Theatre
29	Konzept Arts & Ideas	Archway	Arts based services
30	Lauderdale House	Archway	Arts hub
31	LUX	Archway	Film
32	Mother Redcap	Archway	Live music venue
33	Northern Soul Bar & Kitchen	Archway	Live music venue
34	Oak & Pastor	Archway	Live music
35	Scarabeus	Archway	Theatre
36	Tufnell Park Film Club	Archway	Film
37	WTW Big Band	Archway	Live music venue
38	Art Class London	Finsbury Park	Educational- art studio
39	Blind Summit Theatre	Finsbury Park	Performing arts theatre
40	Boom Boom Drums	Finsbury Park	Educational- music studio
41	Demus	Finsbury Park	Live music venue
42	Film London	Finsbury Park	Film organisation
43	Furtherfield	Finsbury Park	Art gallery
44	Grenville Workshops	Finsbury Park	Design workshops
45	John Richardson Art Gallery	Finsbury Park	Art gallery
46	Meru Art Studio	Finsbury Park	Art gallery
47	Park Theatre	Finsbury Park	Performing arts theatre
48	Redmond Community Centre	Finsbury Park	Community centre
49	The Hill Music Studio	Finsbury Park	Music and recording studio
50	The Workshop N4	Finsbury Park	Arts hub
51	Whistlestop Theatre	Finsbury Park	Performing arts theatre

No.	Name	Area	Type
52	Blind Summit Theatre	Finsbury Park	Performing arts theatre
53	Aces & Eights	Nag's Head & Holloway Road	Live music venue
54	Angel Shed Theatre Company	Nag's Head & Holloway Road	Performing arts theatre
55	Central music school	Nag's Head & Holloway Road	Educational- music
56	City and Islington College - Centre for Business, Arts and Technology	Nag's Head & Holloway Road	Educational- Arts and Design
57	Hilldrop community centre	Nag's Head & Holloway Road	Community centre
58	HLS Gallery	Nag's Head & Holloway Road	Art gallery
59	Indo Tibetan Buddhist Cultural Institute	Nag's Head & Holloway Road	Community hub
60	Islington Arts Factory	Nag's Head & Holloway Road	Art centre
61	Lorraine Estate Community centre	Nag's Head & Holloway Road	Community centre
62	Nambucca	Nag's Head & Holloway Road	Live music venue
63	National Youth Theatre	Nag's Head & Holloway Road	Educational- Film and Theatre
64	Sobell Leisure Centre	Nag's Head & Holloway Road	Leisure centre
65	The Colomb Art Gallery	Nag's Head & Holloway Road	Art gallery
66	The Film and Video Workshop	Nag's Head & Holloway Road	Education- Film
67	The Grace	Nag's Head & Holloway Road	Live music venue
68	The Pleasance Theatre	Nag's Head & Holloway Road	Performing arts theatre

No.	Name	Area	Type
69	The Story Player	Nag's Head & Holloway Road	Cultural centre
70	Whittington Park Community Centre	Nag's Head & Holloway Road	Community centre

Source: Lichfields



# Appendix B: Review of Demand for Cultural Uses in Islington

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## 1.0 Introduction

- 1.1 This report has been prepared to review the current level of demand for cultural facilities at Archway and across the London Borough of Islington (LBI) as a whole. The purpose is, in turn, to assess how robustly the Archway designation as a “Cultural Quarter”, and subsequently whether the allocation of Archway Central Methodist Hall allocation at Archway Close, N19 3TD (“the Site”) as a “Cultural Hub” within the emerging Islington Local Plan Review is justified.

## 2.0 Borough-wide Analysis of Cultural Uses

- 2.1 Drawing on various data sources, this section presents the current stock and distribution of cultural uses in LBI as defined by the emerging Local Plan Review (justification paragraph 4.139), which includes the following types of space:

*“music and entertainment venues, cinemas, artist studios and galleries, theatres, pubs, museums, the Emirates Stadium, working men’s clubs (social clubs), arts and crafts spaces, bingo halls, community centres, in addition to a number of heritage assets”.*

- 2.2 In particular, the analysis is based on data from:

- Valuation Office Agency (VOA) Surveys (2017 and 2019 Update);
- LBI Arts Strategy (2017) (Ref 1);
- Desktop research on cultural venues and sites across the Borough; and
- Analysis of commercial property data from CoStar.

- 2.3 Based on this analysis, it is estimated that there are 217 premises totalling c. 77,800 sq.m of floorspace that falls within the Local Plan’s definition of cultural uses as set out at para 2.1 above.<sup>1</sup> To put this figure in context, according to the VOA (2021) there is a total of over 2.3 million sq.m of non-domestic rateable floorspace (or a total of 12,560 premises). On this basis, floorspace within cultural uses represents 3.4% of the non-domestic stock<sup>2</sup> in LBI.

- 2.4 Figure 1.1 shows the total number of premises and the relating floorspace for each broad category of cultural uses. Of the 217 premises (number of facilities), over a third comprise community centres (i.e. 79 premises or 36%). Around a fifth relate to artist studios and galleries, 17% to music and entertainment venues and 14% to cinemas and theatres.

- 2.5 In terms of floorspace<sup>3</sup>, apart from community centres (26%), cinemas and theatres (27%) have the highest representation followed by music and entertainment venues (24%). All these uses comprise cumulatively over 75% of the total floorspace of cultural uses in LBI. The rest of the cultural uses types have a lower representation as presented below. On this basis, it stands out

<sup>1</sup> The analysis has not identified any bingo halls within the Borough. The only relevant uses relate to high street casinos and betting shops on Holloway Road and Angel High Street, but these do not fall within the above definition and, consequently, have been excluded from the analysis.

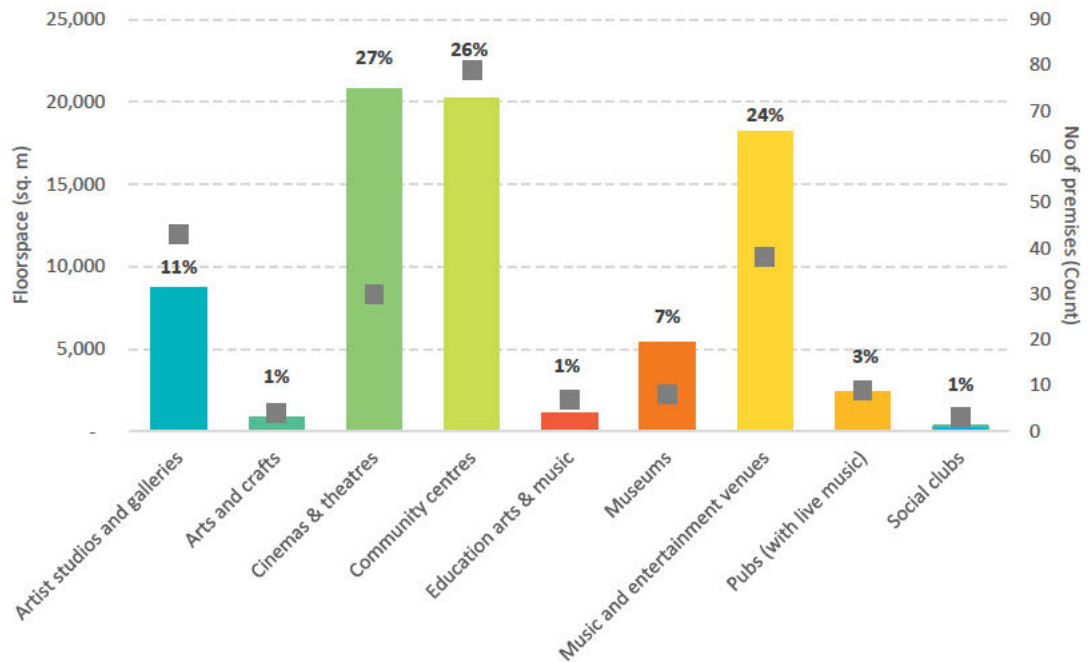
<sup>2</sup> In reality the portion is likely to be smaller considering that not of all cultural uses identified were part of the VOA register.

<sup>3</sup> Methodology note: a number of cultural uses are not captured within the VOA data, including some of the pubs with live music, theatres and cinemas. For these types, we have applied a proxy floorspaces based on the average of available VOA data for similar types of cultural uses. On this basis, we have applied the following averages: Pubs with live music 300 sq.m ; cinemas 800 sq.m; theatres 600 sq.m; and artists’ studios and galleries 200 sq.m.



that cinemas and theatres, followed by music and entertainment venues are those with the highest representation across the Borough. Community centres are not untypical of dense urban neighbourhoods across London.

Figure 2.1 Stock of cultural uses by type



Source: VOA, CoStar, LBI Arts Strategy / Lichfields analysis

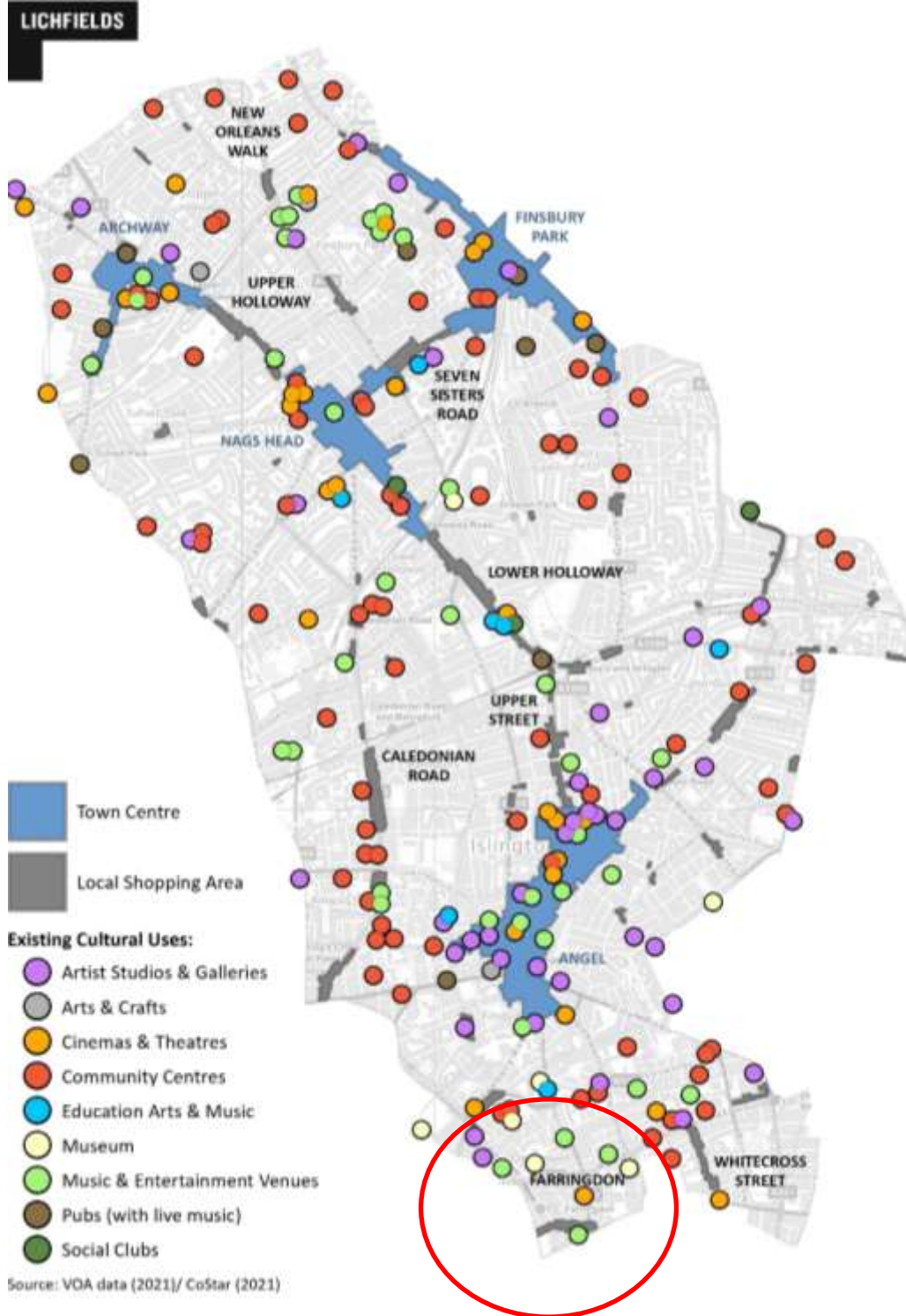
- 2.6 The spatial distribution of the existing stock of cultural uses has also been considered, and specifically in the context of the proposed Cultural Quarter designations. According to the emerging Local Plan Review Policies SP4 Angel (Point F), SP7 Archway (Point B) and R10 Culture and Night-Time Economy, the designation of Cultural Quarters refers to the town centres of Archway and Angel together with ‘part’ of Clerkenwell and Farringdon (justification paragraph 4.144).
- 2.7 Justification paragraph 4.143, provides a broader approach on defining the cultural quarters by stating that:
 

*“a Cultural Quarter designation can reflect an aspiration to expand cultural provision in an area, or can cover areas where there is already a broader level of cultural activity which must be retained and enhanced”.*
- 2.8 Figure 2.2 (overleaf) indicates the distribution of cultural activity by type of cultural uses as defined within the emerging Local Plan. The emerging Local Plan does not define exact boundaries for Cultural Quarters. Therefore, for the purposes of this analysis, the Plan’s town centre boundaries for Archway and Angel have been used. For the part of Clerkenwell and Farringdon, it has been assumed this broadly relates to the south east part of the Borough’s CAZ and in particular the area falling within the red circle in Figure 2.2.
- 2.9 Overall, this indicates there are no clear clusters of activity but rather a distribution of cultural uses across the Borough. The area around Angel is the only area that clearly stands out from the spatial analysis as it has a high concentration of artist studios and galleries, and a variety of

other uses. This is followed by Finsbury Park wider area, where there is also a good variety of different cultural facilities. Smaller clusters are also found in New Orleans Walk where there is a small cluster of music and venues. In this context, Archway does not appear to be a particularly stronger or more defined cluster of existing cultural facilities (e.g. Caledonian Road and the areas east of Holloway and Lower Holloway appear to have similar level of concentrations).

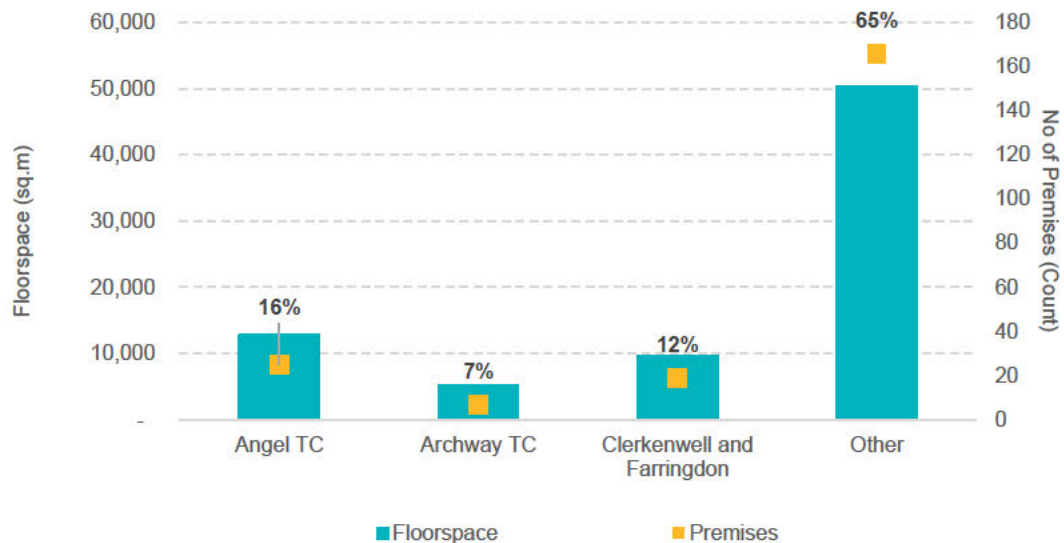


Figure 2.2 Distribution of existing cultural uses



2.10 To complement the spatial analysis, Figure 2.3 presents the stock of cultural uses within each of the proposed Cultural Quarter designations, and remaining areas across LBI. This indicates that c.65% of the identified stock falls outside the proposed Cultural Quarter designations. In particular, there are 166 premises, totalling c.50,250 sq.m that are located in the wider Borough but that do not fall within one of the proposed Quarter designations.

Figure 2.3 Stock of cultural uses by Cultural Quarter designation in LBI



Source: VOA, CoStar, LBI Arts Strategy / Lichfields analysis

2.11 Angel town centre represents 16% of the current stock (i.e. a total of 12,800 sq.m) through 25 premises. Archway town centre records just seven cultural facilities relating to 5,100 sq.m or 7% of the entire provision across LBI, while the entire area of Clerkenwell and Farringdon (albeit which is potentially larger than what is proposed to be designated) has 19 facilities, totalling to c.9,700 sq.m.

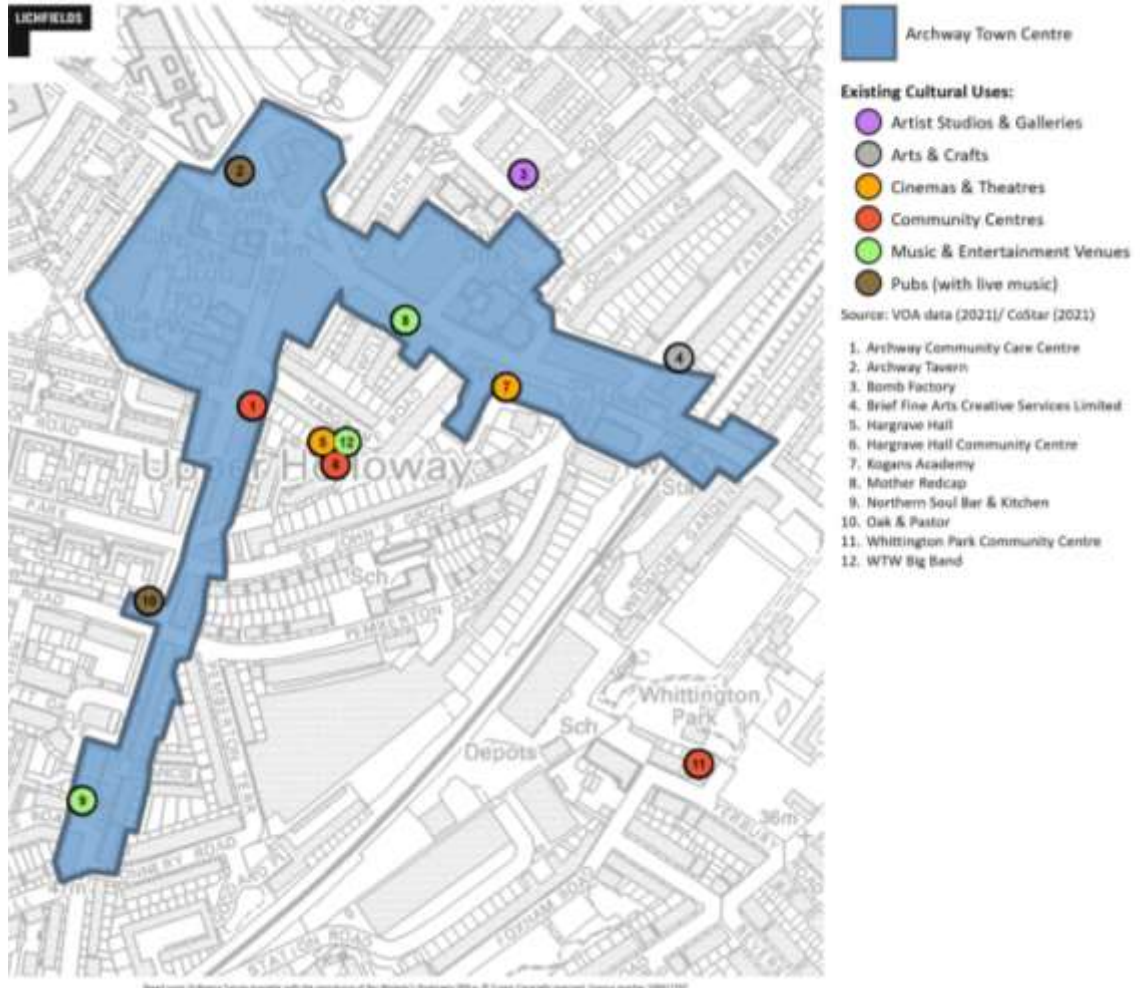
## Cultural Uses at Archway

2.12 Examining the cultural activity around Archway in more detail, Figure 2.4 shows the recorded cultural uses by type and location in relation to the Archway town centre boundary set out in the emerging Local Plan.

2.13 There are seven premises located within the town centre boundary and three additional premises in close proximity (i.e. within 50m of the boundary), of which one is a multi-use space, plus one additional premises within 100m. As a result, there appear to be a total of 11 premises (12 facilities – i.e. Hargrave Hall multi-use space) around the broader area of Archway town centre, totalling c.6,400 sq.m of floorspace or 8% of the overall current provision across LBI.

2.14 In terms of the type of uses, there are three community centres, three music and entertainment venues, two theatres (i.e. Hargrave Hall and Kogan’s Academy), two pubs with live music, one art and craft facility and an artist studio/gallery. As a result, there is not any clear concentration of any specific type of cultural uses identified in this location.

Figure 2.4 Cultural Uses around Archway Town Centre and Cultural Quarter



Source: VOA, CoStar, LBI Arts Strategy / Lichfields analysis

### 3.0 Planning and Commercial Activity

- 3.1 Alongside the analysis of cultural uses set out above, a review has also been undertaken of the Council’s planning register and market transactions of cultural premises (using the CoStar commercial property database) to identify any recent patterns in the type and scale of demand for cultural uses in LBI.
- 3.2 Interrogating planning permissions for the last five years<sup>6</sup> indicates that there have been only 14 permissions<sup>7</sup> granted to either develop, extend, or involving a change of use for cultural uses, as defined by the emerging Local Plan.
- 3.3 Of note, two permissions in sites near Angel and Nag's Head, respectively, actually related to a change of a cultural use (from the former D2 Use Class - Assembly & Leisure) to retail and residential floorspace, resulting essentially in a loss of cultural space. In addition, two

<sup>6</sup> LBI Planning explorer, available at <https://planning.islington.gov.uk/northgate/planningexplorer/generalsearch.aspx>

<sup>7</sup> Floorspace data in relation to cultural uses exclusively is not available, and there is not enough evidence to present a floorspace analysis.

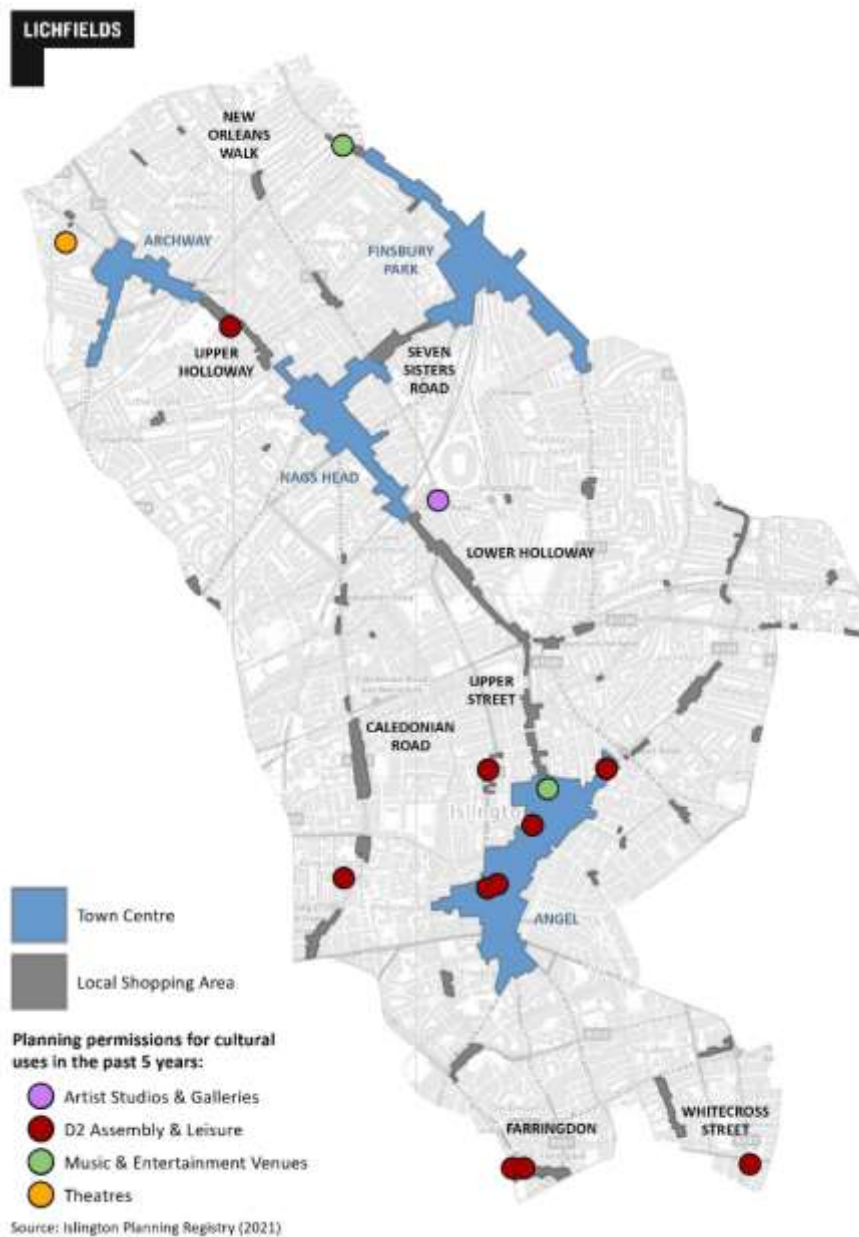


permissions relate to change of uses across similar types of cultural uses (e.g. from recording studios to recording and music production studios) and essentially resulted in no change in the provision of cultural facilities floorspace.

3.4

The remaining ten permissions related to change of uses from retail (primarily) and office uses to cultural use, or extensions of existing cultural uses. Half of these were located within Angel town centre, as shown in Figure 3.1. Of note, there were no permissions in Archway town centre, while there are two permissions in the Clerkenwell and Farringdon area. In terms of the type of cultural uses, most of the approved schemes relate to leisure facilities like cinemas and dance halls, followed by two music venues, an artist studio/ gallery and a theatre.

Figure 3.1 Planning permissions relating to cultural facilities in the past five years



- 3.5 Consistent with this, the level of commercial property market activity involving cultural premises has been very limited according to CoStar, which is one of the most widely used proprietary commercial databases. In particular, data on leases and sales for cultural properties over the last ten years shows only one lease transaction related to cultural uses, relating to an entertainment venue on Carnegie Street between Angel and Kings Cross with 240 sq.m of floorspace leased in 2017.
- 3.6 Of note, the achieved asking rent for that property was £18.70 per sq ft, a relatively low rental level relative to retail rents in the Borough as a whole which stand at £38.77 per sq ft in July 2021, and the equivalent for office is £42.60 per sq ft. Such comparatively low rental levels may indicate viability constraints to bringing forward new cultural uses.

## **4.0 Conclusions**

4.1 Based on the analysis above, the following conclusions can be drawn:

- 1 The emerging Local Plan adopts a broad definition of cultural uses, but it is not clear from a review of the Council's evidence base that a detailed understanding of the type, nature and spatial distribution of cultural uses, or how demand for these may change in the future, has been undertaken to inform the Plan. This is particularly problematic in the context of the Cultural Quarter designations that are proposed, including at Archway. In the absence of this evidence, this briefing note provides an analysis of cultural uses in LBI based on a range of available data sources.
- 2 VOA data indicates that cultural uses account for about 3.4% of the total non-domestic rateable floorspace recorded in the Borough, comprised of 217 individual premises. They are, therefore, a very small component of the Borough's stock of space. About a third of cultural floorspace relates to cinemas and theatres (27%), followed closely by community centres (26%) and music and entertainment venues (24%).
- 3 It is clear that cultural uses are distributed across the Borough, and some 65% of cultural floorspace is outside of the Cultural Quarter designations proposed in the emerging Local Plan. Of the Cultural Quarters proposed, about 16% of floorspace is located at Angel, 12% at Clerkenwell and Farringdon, and just 7% at Archway. Indeed, of these, only Angel stands out as a discernible cluster given the high concentration of artist studios and galleries, as well as a variety of other uses.
- 4 Looking at Archway more specifically, there are seven cultural premises located within the town centre boundary and four additional premises in close proximity. In terms of the type of uses, there are three community centres, three music and entertainment venues, two theatres, two pubs with live music, one art and craft facility and an artist studio/gallery. As a result, there is not any current concentration of any specific type of cultural use at Archway.
- 5 In terms of recent patterns of activity based on planning and commercial market data, there has been very limited activity in terms of permissions for new or extended space for cultural uses (in fact, there have been several losses to other uses), or market transactions in terms of recorded sales or leases. The records do not indicate any cultural use activity has occurred at Archway. This suggests very low levels of market demand for cultural uses (or at least, which cannot be accommodated within the existing stock of premises); this may in part be a function of the relatively low values constraining viability.
- 6 On this basis, the Cultural Quarter designation at Archway (Policy SP7 and R10) does not appear to be robustly justified or supported in particular:

- a Emerging Local Plan Review Policy SP7 - justification paragraph 2.83, which states that: “There is a growing reputation [emphasis added] for culture in Archway, which is a designated Cultural Quarter. The area currently has a diverse cluster [emphasis added] of community-led arts, culture organisations and music venues, providing a dynamic, inclusive cultural offer...”. The evidence suggests that Archway has a comparatively small existing cultural offer in terms of floorspace and premises, with no particularly strong focus or uniqueness in Borough-wide terms.
  - b As we understand it, the only document that constitutes the Council’s evidence base in support of its policies designating cultural quarters is its Topic Paper Retail, Leisure and Services, Culture and Visitor Accommodation Topic Paper (Ref 2), of which Paragraph 10.8 refers to the London Plan Policy HC5 approach that has been also adopted by the emerging Local Plan, stating that “*Cultural Quarters can be defined around existing clusters of cultural uses or be used to develop new clusters*”. As noted above, there is no clear basis for concluding that Archway represents an existing cluster of cultural uses.
  - c Topic Paper (Ref 2), Paragraph 10.13 states that: “*the Cultural Quarter at Archway Town Centre will assist in developing the burgeoning [emphasis added] cultural role of this area and complement regeneration*”. This assertion does not reflect recent planning activity and market signals, which indicates no new or expanded cultural space coming forward at Archway in the past five years, and no sales or lease transactions involving cultural uses at Archway in the past ten years.
- 7 Moreover, by comparing the three proposed Cultural Quarter designations, Archway has significantly lower provision and activity compared to Angel and the Clerkenwell and Farringdon area. Other areas in the Borough, such as Finsbury Park and Nag’s Head – neither of which is proposed for Cultural Quarter designation – have a greater provision and wider variety of cultural offer compared to Archway. Like Archway, these two centres are also classified in the London Plan as NT3 centres (i.e. important night-time economy centres). It is therefore unclear on what specific basis or threshold the Council has designated cultural quarters, and why Archway town centre has been selected within this group, when other town centres and areas that the evidence points to having a greater cultural offer and are equally classified as NT3 centres, such as Nag’s Head or Finsbury Park Town, have not.
- 8 Taken together, there is no clear evidence supporting the presence of an existing cultural cluster at Archway, or levels of demand for such uses likely arise over the Plan period, that justify its identification in the emerging Local Plan as a Cultural Quarter.

## 5.0 References

- 1 London Borough of Islington (LBI), Inspiring Islington- Arts Strategy 2017 -2020 (2017)
- 2 LBI, [Retail, Leisure and Services, Culture and Visitor Accommodation Topic Paper](#) (February 2020)





# INSPIRING ISLINGTON

Arts Strategy 2017-2020

 ISLINGTON

A FAIRER ISLINGTON







My life wasn't ever full of flashy colours, it was colourless. Ironically, it has taken two periods of homelessness just to get the will for living – I stood on the Waterloo Bridge ready to jump and cut myself from this lack of fortune. Although, the same thing saved me in the end: the view from Waterloo Bridge.

In that moment I felt the spark, unable to be taken down by anything. It made me go and try, in a completely new environment, with completely new people, something completely new, which made me sick whenever I thought about it. And the greatest product of this was the Speakeasy performance.

Once again, I felt extremely sick just thinking of coping with completely new people unable to figure out who are they and what they are going to do. My trust issues, and all-time doubt, were stopping me from full participation in the workshops. I decided to accept all the “newness” of every happening and decided to push myself more and provide as much of my creativeness as I was able. It was draining me out of energy, but it was worth all the hassle. The end product – performance changed entirely my viewpoint and made me realise how important is to allow others to work with you and accept their thoughts.

Thanks to the Cardboard Citizens and Speakeasy my life flourishes with colours of the creativity.



Cardboard Citizens' Speakeasy? is a project for young people aged 16-25 who are not in employment, education or training (NEET), homeless or at risk of homelessness. Commissioned as part of Islington's WORD Festival participants build confidence, communication and social skills through the creation and performance of a piece of theatre and spoken word based on personal observations and experiences.

# Foreword

## Inspiring Islington through the arts

Islington is characterised by its dynamic and varied arts offer. The borough is home to one of the highest densities of Arts Council England National Portfolio Organisations in the country. This is coupled with exemplary grassroots arts organisations which deliver high quality work in the heart of our community. Our theatre offer in Islington is second only to the West End and we are committed to making sure that this extraordinary cultural offer is made as widely available and accessible as possible to our residents.

We have a number of well documented social challenges in Islington and the Council is committed to making Islington a fairer place to live and work. The arts have a key role to play in helping us to deliver on that promise. Culture adds value to the lives of our residents through its intrinsic value as a means of expression and enrichment. Culture is also a vital driver of social change with the power to transform lives and places.

We recognise the role of the arts in bringing together our diverse communities, combating social isolation and giving a voice to our disenfranchised communities. We understand the importance of the sector in shaping not only the physical fabric of the borough but also a shared sense of what it means to be a part of the Islington community.

We also value the significant contribution that the arts sector makes locally to increase residents' life chances by promoting educational attainment, developing economic prosperity, creating employment and improving individual health and wellbeing.

I am therefore delighted to see that in response to the difficult financial climate ahead the arts strategy places emphasis on building the resilience of our arts organisations - through developing a stronger and more collaborative approach underpinned by partnership working - for our cultural infrastructure is the bedrock through which we can deliver our broader agenda and inspire Islington through the arts.

Councillor Kaya Comer Schwartz  
Executive Member





# 1.

## Introduction



A giant hand crafted puppet in response to Emily Rising, Little Angel Theatre's new co-production with Goblin parades through the crowds at Whitecross Street Party. One of only three building-based puppet theatres in England, Little Angel runs a theatre in Dagmar Passage and Little Angel Studios at Sebbon Street Community Centre. Having transformed the space through Section 106 funding Little Angel Studios is now a multi-use venue for rehearsal, training and education – an exemplar project of community programming and audience development.

Credit: Karis Mackenzie Photography



# 1.

## Introduction

This strategy sets out Islington Council's vision and approach to arts delivery together with the Arts Services' priorities for the next three years, what we will do to achieve them and how we will measure our success. The document does not stand alone but within a portfolio of other integrated culture related strategies including our Voluntary & Community Sector Strategy, Town Centre Management Strategy, Affordable Workspace Guidance Note and developing Public Art Strategy. Together they embed our aim to maximise the social and economic value of arts and culture through increased community engagement and interaction as well as an improved sense of wellbeing for all our residents. The strategy aims to deliver on the Council's key priorities to help residents who are out of work to find the right job, to make Islington a place where our residents have a good quality of life and to provide residents with good services on a tight budget.

Islington's  
theatres generate  
**£24,889,625**  
per year in box  
office receipts

Islington's  
theatres lever  
**£44.6 million**  
local leisure spend  
each year

Islington's  
theatres  
**1,058,454**  
annual  
audience

## 2. Context



Supported by Arsenal in the Community, Almeida Participation worked with 40 local young people who hadn't previously been involved in theatre to develop their stories and experiences into new plays and monologues performed on the Almeida stage by professional actors prior to Leo Butler's sell out performances of 'Boy'.

Credit: Ellie Kurtz

## 2. Context

### 2.1 What defines Islington?

To be effective, the arts strategy must understand and reflect the very particular locality and community which it is to serve – identifying both the future aspirations and addressing the current needs of Islington's residents and cultural infrastructure. It must build on the strengths of the borough as a cultural and arts destination<sup>1</sup> and deliver the Council's commitments to our residents to make Islington fairer and to create a place where everyone, whatever their background, has the opportunity to reach their potential and enjoy a good quality of life<sup>2</sup>.

Our arts strategy is underpinned by a desire to build on and celebrate the distinctiveness of Islington, both as a whole and the unique local areas that make up the borough – the Islington on a human scale, as experienced by those who live, work and study here, rather than simply as part of one of the largest and most populous cities in the world.

Islington stretches from the City of London in the south along Holloway Road to Archway and the borders of Haringey and Camden to the north and west and Hackney to the east. Peppered with fine examples of contemporary and intact Georgian architecture<sup>3</sup> the borough has a number of clearly identifiable town centres and recognisable high street areas – Angel, Archway, Nags Head and Finsbury Park – and a vibrant evening and night-time economy, which includes internationally

renowned theatres as well as bars and restaurants.

The borough boasts 13 theatres and dance venues, ranging from pub theatres such as the Kings Head to the internationally acclaimed Sadler's Wells and the Almeida Theatre. Arts Council England (ACE) is one of the borough's largest investment partners. From 2015 to 2018 ACE will invest £41.6 million in the 26 National Portfolio Organisations (NPOs) based in Islington – making Islington host to the third most NPOs in London and one of the highest densities of NPOs in the country. ACE also provides significant funding to local arts organisations based in the borough through its Grants for the Arts programme.

Islington's diversity is also reflected in its people. Islington has the second highest population density in the country with a population of approximately 212,000 people in an area of under 15 square kilometres<sup>4</sup>. The population is relatively youthful with an unusually large proportion of 20–35 year olds, many of whom have moved into the borough having found – or in search of – employment in London. We have a broad multi-ethnic population – over a quarter of residents come from BME communities and a further fifth are white but non-British<sup>5</sup> – from a variety of different faith communities, a significant proportion of disabled people, as well as one of the most concentrated lesbian, gay, bisexual and transgender (LGBT) populations in the U.K.<sup>6</sup>.

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1 Islington's core strategy: Your neighbourhood your Islington, February 2011

2 Islington corporate plan 2015-18

3 There are 41 conservation areas in the borough and 1,067 listed buildings

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4 Islington Local Economic Assessment, 2011

5 Islington local economic assessment, 2011

6 Islington's Core Strategy: Your Neighbourhood Your Islington, February 2011



Since 2001 the population of the borough has grown by 11%, and is predicted to increase by a further 12% by 2026.

There are 10,300 businesses in Islington providing a total of 176,000 jobs<sup>7</sup> and a vibrant creative sector which has grown by 47% since 1999<sup>8</sup>.

**25% of Islington businesses are in the creative sector collectively providing 20% of local jobs and employing over 34,700 people in the borough.**

For every £1 of salary paid by the arts and culture industry, an additional £2.01 is generated in the wider economy through indirect and induced multiplier impacts<sup>9</sup>. In fact in 2014/15 it was estimated that Islington's theatres alone attracted £81 million into the local economy, including £44.6 million in additional visitor leisure spend. Spin-outs from the broader tourism sector also add significantly to local employment opportunities by boosting the local economy and attracting visitors. It is therefore increasingly recognised that the creative economy is a major driver for economic development<sup>10</sup> and sustainable

regeneration in Islington both through community and individual capacity building and by creating a sense of place and improved quality of life for all.

**‘There are two Islington – one successful, vibrant and prosperous, the other poor and disadvantaged’**

Jack Morris OBE,  
Chair of the Islington Giving Appeal Committee

Despite this thriving business community, where there are more jobs than people<sup>11</sup>, unemployment and worklessness is high<sup>12</sup>. Walk in any direction away from the buzz of Upper Street and you will find the ‘two Islington’ – a borough marked by some of the starkest contrasts in wealth and poverty in the country<sup>13</sup> with extremes of rich and poor living side by side as neighbours but with very disparate experiences in relation to health, education, housing and poverty.

Islington is ranked as the 24th most deprived<sup>14</sup> local authority area in England (out of 326) and the 4th most deprived borough in London with nearly half of our population (44%) living in an area defined as deprived. Almost half (44%) of Islington residents live in social housing – nearly

7 Two Islington: Understanding the problem, Paper 1: What is the picture for Islington? Understanding the Evidence base, 2010

8 Islington Local Economic Assessment, 2011

9 The Value of arts and culture to people and society, Arts Council England, 2014

10 ‘Business in the UK arts and culture industry generated an aggregate turnover of £15.1 billion in 2013’, Contribution of the arts and culture industry to the national economy, Centre for Economics and Business Research, 2015

11 ‘Islington has 1.36 jobs for every person of working age compared with 0.93 for London’, The English Indices of deprivation 2015, Department for Communities and Local Government

12 Islington Employment Commission

13 Two Islington: understanding the problem, Overview and strategy paper, The Islington Fairness Commission

14 The English Indices of deprivation 2015, Department for Communities and Local Government

twice the average for London boroughs.

In Islington 14% of working age adults are on out of work benefits with 12,920 residents in receipt of Employment and Support Allowance (ESA) – the highest proportion of claims in London (7.8% of the working age population).<sup>15</sup> Since 2014 Islington has also had more young people not in employment, education or training (NEET)<sup>16</sup> than comparable areas<sup>17</sup> of which 95% of these live in families where nobody works<sup>18</sup>. The Council has succeeded in reducing the number of NEET in Islington and will continue to prioritise opportunities for this target group.

Around one in six households have an annual gross income of over £60,000 but a similar proportion has a gross income of under £15,000. 35% of children and young people in the borough live in poverty – the third highest level of child poverty<sup>19</sup> in the country with pupils from these poorer families performing less well at school than their neighbours and playmates from wealthier families. Moreover children and young people in Islington are 36% more likely than counterparts in London/England to experience

mental health problems<sup>20</sup>. As a population as a whole, Islington has the highest diagnosed percentage of patients with mental illness in the country (one in six adults in the borough). In addition there are significant numbers of people with depression (nearly 30,000 people) – the highest rate in London.<sup>21</sup>

In response to the inequality that exists across Islington the arts strategy seeks to maximise the social and economic value of the arts to ensure that Islington becomes a fairer place using the arts to drive social change, improve equality and access and prioritise those currently underserved.

## 2.2 Delivery of support for the arts

Islington Council has consistently used the arts and culture as a mechanism to deliver against core priorities and service objectives. In 2009, following the creation of a new arts service, the Council published 'Cultural Matters' a cultural strategy for the borough which created a framework document for the Council's cultural output.

The Arts Service is a small team of 3 staff (Arts Development Manager, Arts Development Officer and Arts & Partnerships

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15 The English Indices of deprivation 2015, Department for Communities and Local Government

16 The largest single NEET group is White (53%) with young white men being disproportionately represented. A high proportion of disabled people have no qualifications and disabled people, particularly those with learning difficulties, are disproportionately NEET, Two Islington: Understanding the problem, Review of Delivery and Action, The Islington Fairness Commission

17 8.4% of 16–18 year olds in Islington are not in education, employment or training (NEET), significantly higher than London (4.5%), Joint Strategic Needs Assessment 2014/15

18 Islington Local Economic Assessment, 2011

19 The English indices of deprivation 2015, Department for Communities and Local Government

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20 Two Islington: understanding the problem, Overview and strategy paper, The Islington Fairness Commission

21 Joint strategic needs assessment, 2015/16



Projects Officer) which has built a reputation for its 'people-centred service'<sup>22</sup> providing a fast one-stop-shop service for local artists and arts organisations to access information and advice from across Council services negating the need to negotiate a way through often complex regulatory systems and processes. The focus of the Art Services' work is to enable, connect and support the sector by brokering relationships, negotiating partnership working, researching and sharing intelligence, developing strategy to align limited resources and generating increased inward investment by leveraging-in additional funding into the borough.

### 2.3 Our approach

To be effective the Arts Service needs to be aware of future issues and developments within the wider political, social, local and national contexts that may impact on our ability to deliver, and to develop a strategy that addresses these potential challenges whilst also building on our strengths.

Our primary focus is on improving outcomes for our residents by making Islington fairer and supporting our local cultural infrastructure to thrive by becoming more financially resilient and adaptable to change. In times of austerity we are faced with two options - to make further reductions or to generate increased income through a more entrepreneurial approach to secure resources for the arts. Through need has come the opportunity to seek new partnerships and

alliances beyond the traditional boundaries of the public and the private sector. We intend to think swiftly and innovatively to grasp openings as they arise and to be 'opportunity-ready' to forge future alignments. The establishment of the Islington Film Office through a tri-borough concession contract that maximises earned income through film location fees and associated services, while minimising disruption to residents and ensuring productions are safe, is an example of such agile thinking.

The Arts Service works in close partnership across three inter-related teams - the Voluntary Sector Community, Special Projects and Town Centres Teams - as well as the Libraries & Heritage Service to see beyond any one service's lens<sup>23</sup> to provide opportunities and support for the borough's tapestry of voluntary, arts and business organisations and their audiences, customers and communities of Islington residents.

Looking forwards, the Arts Service will ensure that it makes the best use of its resources to deliver on the things that have the biggest impact on the lives of Islington residents. We will seek to work in new ways forging fresh partnerships and alliances to maximise public sector resources and provide more joined up services. Over the next three years we will become more entrepreneurial in our approach to leveraging funding and develop relationships with a broader set of partners with a view to maximising on the cultural capital we hold in the

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22 People-centred services and making every contact count are two of Islington's underpinning principles outlined in the Corporate Plan 2015-19 which advocates for 'joint working both across Islington and within the Council' that also 'avoids people having to negotiate their way through complex systems'

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23 Strong partnerships is one of Islington's underpinning principles outlined in the Corporate Plan 2015-19 'we all need to see beyond our own service lens'

borough. We will actively seek opportunities to work closely with other Local Authorities, corporate and community partners and consortia from both the public and private sector to share resources and secure the use of underused facilities for the arts.

We will, of course, continue to work closely with artists and arts organisations and support them to secure grants and lever in funding. We will do this through the provision of one-to-one surgeries and advice, improving the range and quality of fundraising information available to the local arts sector, investigating the potential for funding the arts through cultural commissioning and social investment financing and supporting the arts sector to capitalise on their own assets.

#### 2.4 Current funding and support for the arts

Each and every year Islington's thriving arts sector draws £15 million investment into the borough.

During 2016/17 Islington will benefit from an investment of £13,872,602<sup>24</sup> from Arts Council England in the 26 national portfolio organisations based in the borough plus an additional contribution in excess of £1,700,000<sup>25</sup> each year to local arts

organisations and Islington based individual artists and practitioners through Grants for the Arts project funding.

Through our Community Festivals Fund last year the arts service supported six local groups to deliver community cohesion events and arts festivals across the borough – Whitecross Street Party, Cally Festival, Islington World Mental Health Day, Archway with Words, Angel Canal Festival and Oxjam Islington Takeover – enjoyed by over 84,000 residents over the year. Collaboration with other council services, for example the co-delivery of the WORD Festival with the Library Service and arts partners All Change and Free Word showcased a packed programme of twenty-nine events and new commissions to local audiences of over 30,000. Moving forward we will enhance the funding criteria to ensure that all events involve our harder to reach residents.



Arts Council England invests  
**£13,872,602**  
in Islington each year



Plus a further annual contribution  
**£1,700,000+**  
through project funding

<sup>24</sup> Arts Council England investment in its 26 Islington based National Portfolio Organisations is £41,617,806 over three years 2015-18

<sup>25</sup> Arts Council England investment in Islington based organisations and artists through Grants for the Arts is anticipated to be in excess of £5m over the same period 2015-18 based on previous years' awards: 2013/14 49 awards £1,373,338; 2014/15 95 awards £1,854,911; 2015/16 (part year to end March) 77 awards £1,467,524

During the last nine months alone the arts service estimates it has provided 322 one-to-one surgeries and specialist advice sessions to local artists and organisations.

Since 2013, we have also led a consortium of 18 leading arts organisations to provide 39 new paid creative apprenticeship and internship employment opportunities for young Islington residents.

We also support the sector through in-kind arrangements such as the provision of affordable workspace, advocating for cultural provision within S106 agreements, commissioning new research and steering the strategic alignment of arts provision – for example the development of a music education strategy for Islington and the Islington Cultural Education Partnership.

## 2.5 A harsher financial climate

Since 2010 the Government has cut its funding to Islington Council by half – a reduction of £150 million – putting Islington in the top ten worst hit areas in the country and leaving every household in the borough £1,000 worse off.<sup>26</sup> Over the next four years Islington Council will have to save a further £70 million, although the government's published settlement for the Department for Culture, Media and Sport (DCMS) will mean that the Arts Council England's investment in our local arts infrastructure will continue at its current level providing local residents with continued opportunities to access to world class dance, theatre, literature, film, visual arts and music.

Despite this harsher financial climate we remain resolute to do more with fewer resources by thinking creatively and becoming more entrepreneurial in our activity to increase inward investment and maximise the return on our existing assets by putting under-used space to use for the arts, supporting co-location, promoting shared services and identifying economies of scale. We will embed culture across all departments, increase our range through sharing intelligence and resources, and use creativity as a means to empower our harder to reach residents.

<sup>26</sup> Towards a Fairer Islington: Our Commitment, Corporate Plan 2015-19, Islington Council

2013-2016  
Arts Team raised over  
**£1.3 million**  
for strategic  
projects

2013-2016  
Islington Film  
Service  
**£790,348**  
generated  
income



# 3. Vision



Artangel, producers of extraordinary art in unexpected places, collaborated with WORD Festival to commission Lu Kemp's *Have your circumstances changed?* at the former FADS shop in Archway shopping mall. An intimate triptych of performances, the work confronted audiences with the routines of older men's everyday lives inspired by cookery classes run with local older male residents at St Luke's Community Centre in South Islington.

Credit Manuel Vason

### 3. Vision

Over the next four years our vision, as set out in the Corporate Plan 'Towards a Fairer Islington', is to make Islington fairer and create a place where everyone, whatever their background, has the same opportunity to reach their potential and enjoy a good quality of life by building more Council housing and supporting private renters, helping residents who are out of work find the right job, helping residents cope with the rising cost of living, making Islington a place where our residents have a good quality of life and providing residents with good services on a tight budget.

In accord, the vision of our Arts Service is to 'Inspire Islington through the arts' by celebrating the intrinsic value of the arts to illuminate our inner lives and enrich our emotional world whilst simultaneously championing their instrumental value<sup>27</sup> in relation to promoting individual and community capacity building, providing employment and training, contributing to place-shaping and a sense of belonging, building community cohesion<sup>28</sup>, improving the well-being of Islington's residents and driving the local economy.

“The instrumental value of the arts is in direct proportion to their intrinsic value and the greater the former the more significant the latter”

Glenn Lowry,  
Director, Museum of Modern Art, New York

The public arts  
are significant  
employers and  
indirectly a source  
of support for jobs in  
the commercial  
creative industries

27 John Knell and Matthew Taylor advocate for 'artistic instrumentalism' the argument that art is not just there for itself, nor is it there just to deliver other kinds of social good, Arts funding, austerity and the Big Society: Remaking the case for the arts, RSA, February 2011

28 'There is strong evidence that participation in the arts can contribute to community cohesion, reduce social exclusion and isolation and/or make communities feel safer and stronger', Culture and Sport Evidence Programme CASE, Understanding the value of engagement in culture and sport, Department for Culture, Media and Sport





# 4.

## Arts Strategy Priorities & Objectives

Company Three is a company of 75 young people from Islington aged 11–19, all of whom are nominated by teachers, youth workers or social workers as someone who will benefit from their programme of training and guidance. They make theatre for adult audiences that speaks deeply of what it means to be a teenager, through long-term collaboration between company members and professional theatre-makers. Hot off the heels of *Brainstorm* which saw the company perform at the National Theatre their new production *The Future* also premiered to critical acclaim at the Yard Theatre. *The young performers hold the room with stories and experiences excavated from their own lives and experiences; they let us peep inside their heads and see their hidden dreams and fears.* The Guardian

Credit: Camilla Greenwell



# 4.

## Arts Strategy Priorities & Objectives

### 4.1 Purpose of the arts strategy

The Arts Service will work in partnership with our rich arts infrastructure, voluntary and community sector, private sector and through collegiate working across Council departments to align resources, explore and leverage opportunities for everyone to realise their potential, as individuals and organisations, directly through cultural production and employment and aspirationally through participation, attainment and education.

Through the publication of an arts strategy we seek to articulate our long-standing commitment to the arts recognising the lasting social, economic, educational and health impacts the arts generate for Islington residents. The arts strategy provides an opportunity for us to engage strategically with the cultural community and regional agencies and will ensure a joined up approach across Council services, promoting quality in cultural provision, avoiding duplication, maximising opportunities and resources and aligning them to national agendas and initiatives.

The arts strategy provides a framework for arts development between 2016-2019. The action plan that accompanies this strategy will be updated annually in line with Council service planning ensuring that longer term objectives can be met within a continuously improving and flexible service that is able to adapt to change and address unexpected challenges.

### 4.2 Priorities

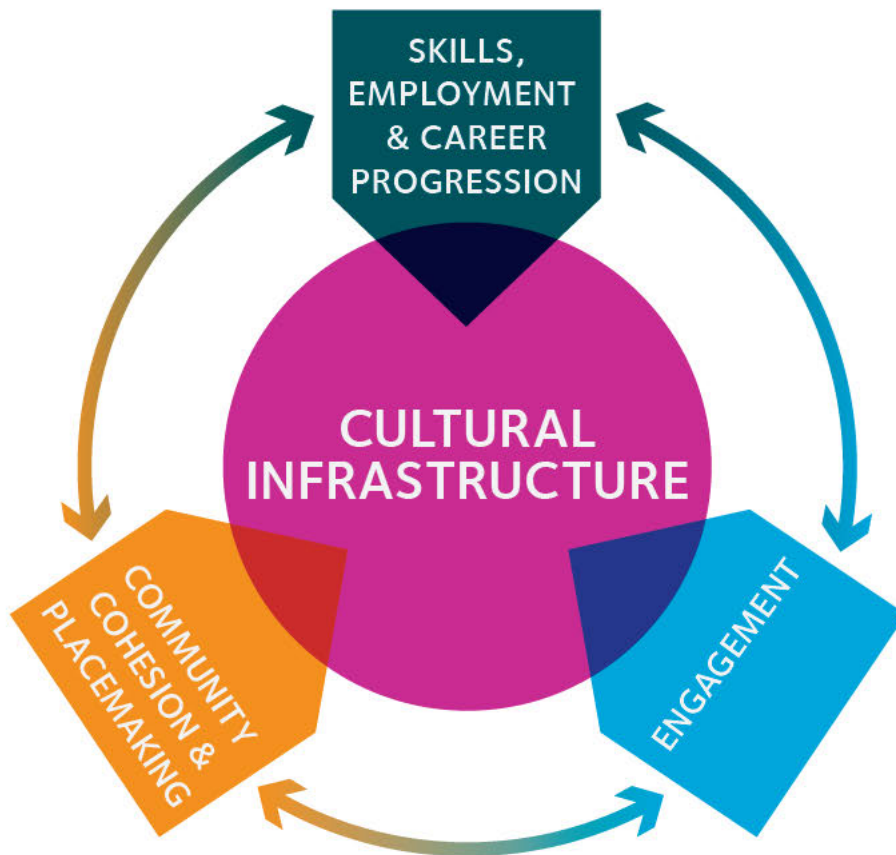
The four priority areas of work that will enable us to achieve our vision 'To inspire Islington through the arts' are:

- Increasing opportunities for engagement in the arts - Inspiring Islington through extraordinary arts experiences
- Providing a broad and resilient cultural infrastructure - Inspiring Islington through the delivery of exemplary arts programmes
- Promoting community cohesion and sense of place through placemaking and animation of the public realm - Inspiring Islington through direct engagement in shaping local distinctiveness
- Generating creative skills, employment and career development opportunities - Inspiring Islington through clear progression routes towards employment in the arts sector

These four priorities do not exist nor operate in isolation. The areas of focus are inextricably linked and interconnected. Tackling just one of the areas will not achieve the impact we seek, but together, delivered through a portfolio of strong external partnerships across the sector, they present an opportunity to illustrate the power of the arts to effect change.



7 community  
arts festivals over  
**114,000**  
combined annual  
audience



### 4.3 Engagement

Increasing opportunities for engagement in the arts – Inspiring Islington through extraordinary arts experiences

#### Objectives: Increasing opportunities for engagement in the arts

- To provide high quality opportunities for local residents, in particular children, young people, those with disabilities, elders and those from BAMER communities, to actively engage with, and take part in, the arts as audiences, participants and producers.
- To ensure that all Islington children and young people receive high quality music education<sup>29</sup> linked to progression routes outside of formal education settings.

- To support the provision of inspirational and best practice arts education within Islington schools and youth settings.

If the arts are to truly inspire creativity and raise aspirations we need to support artists to provide, and audiences to demand, high quality experiences, productions and processes. At the same time we need to encourage the arts sector to broaden and diversify its audience by, for example, valuing work that is rooted in local communities. We will focus our efforts on fully engaging our broad and diverse population in an equally diverse range of high quality cultural programmes. In particular, we will strive to ensure equality of access by targeting those residents within sections of our community who are hardest to reach, with a particular focus on ensuring programmes are delivered and devised with residents from low income families.

<sup>29</sup> 'Music education must not become the preserve of those children whose families can afford to pay for music tuition', The importance of music: A national plan for music education, Department of Education, November 2011

‘A great arts and cultural education gives children and young people the confidence and creative skills to thrive, as individuals, as members of our society, and as the next generation of creative talent.’

Darren Henley,  
Chief Executive, Arts Council England

All children and young people, wherever and whatever their start in life, should have the opportunity to have an arts and cultural education that nurtures innovation and unlocks the vital skills that are helping to drive our world leading creative industries<sup>30</sup>. We know that children born into low income families with low levels of educational qualifications are the least likely to be employed and succeed in the cultural and creative industries, to engage with and appreciate the arts, culture and heritage in the curriculum or to experience culture as part of their home education<sup>31</sup>.

To address the disenfranchisement of our culturally underserved children we seek to adopt a broad cultural education for all through arts skills acquisition, participation in arts and cultural events and enhanced appreciation

30 Darren Henley, Chief Executive, Arts Council England

31 Enriching Britain: Culture, creativity and growth, Warwick Commission on the Future of cultural value, University of Warwick

– an education and a curriculum that is infused with multi-disciplinarity, creativity and enterprise and that identifies, nurtures and trains tomorrow’s creative and cultural talent. Launched by Arts Council England in October 2015 the Cultural Education Challenge aims to make sure that all children and young people everywhere have access to great arts and culture and that every child can create, compose and perform; visit, experience and participate in extraordinary work; and be able to know more, understand more and review the experiences they have had.

We will capitalise on the existing arts education strategic work within Islington spearheaded by AESAG<sup>32</sup> and the Music Education Steering Group<sup>33</sup> to develop an Islington Cultural Education Partnership to enable local arts organisations, Council services, schools and higher education institutions to share resources and create joined-up local arts education provision.

The benefits of arts engagement and participation are not limited to the young – research has evidenced that a higher frequency of engagement with arts and culture is generally associated with a higher level of subjective wellbeing with a number of studies reporting positive impact on specific health conditions.

32 The Arts Education Strategic Advisory Group was established in 2013 with representatives from Islington Schools Improvement Service, Arts Service, Heritage Service and local arts organisations to steer arts education strategy and provision in the borough through advocacy, research and project delivery

33 A Music Education Steering group was established in 2015 to commission a comprehensive music education strategy and implementation plan for Islington to ensure that all children receive a comprehensive music education

## Applied arts and cultural interventions can have a positive impact on specific health conditions which include dementia, depression and Parkinson's disease<sup>34</sup>.

In fact research amongst those who had attended a cultural place or event in the previous 12 months were almost 60 per cent more likely to report good health compared to those who had not, and theatre-goers were almost 25 per cent more likely to report good health<sup>35</sup>.

Estimates of common mental health problems among adults in Islington suggest that 28,452 residents were expected to be experiencing depression and anxiety disorders during any week in 2009/10. In 2010/2011 GP registers showed that 5,315 adults were living with diagnosed chronic depression, 759 people had dementia and 3,019 people had psychotic disorders such as schizophrenia.<sup>36</sup> These figures are unusually high and in response we will actively seek to support projects and initiatives that promote arts engagement for residents suffering from mental health problems in particular local elders with dementia. In addition, we will work with colleagues within social care and health services to use

the arts as a tool to prevent local residents at risk of falling into ill health and social isolation by co-ordinating, facilitating and supporting local cultural responses to the borough's health inequalities and promoting wellbeing.

### 4.4 Placemaking

Promoting community cohesion and sense of place through placemaking and animation of the public realm – Inspiring Islington through direct engagement in shaping local distinctiveness.

#### **Objectives: Promoting community cohesion and sense of place through placemaking and animation of the public realm**

- To maximise the role the arts can play in placemaking and engage local residents in actively influencing the changing face of the borough
- To animate the public realm bringing the streets alive by taking work out of venues to places where people are

Cities and their communities are constantly in flux and Islington is no exception. The number of people moving in and out of the borough is high. In 2014, an estimated 20,650 people moved into the borough and 21,640 moved out – about 10% of the population. Movement is particularly high in those aged 16-24 years old<sup>37</sup>.

Significant regeneration projects are underway

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34 The value of arts and culture to people and society: An evidence review, Arts Council England, 2014

35 The value of arts and culture to people and society: An evidence review, Arts Council England, 2014

36 Health in Islington: The facts (update 2011)

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37 Joint strategic needs assessment 2015/16

at Archway and Finsbury Park, with a potential new Business Improvement District earmarked for Farringdon and Clerkenwell to provide for the influx of workers and visitors to the area once the Crossrail development is complete in late 2017. Farringdon will be the only station from which passengers will be able to access all three networks (Thameslink, Crossrail and London Underground) and therefore is set to become one of Britain's busiest train stations bringing passengers from outer London to the business hubs in the City.

The ambitious plans for the development of the Upper Street Post Office and sorting depot will create a new town centre in Islington with a double-sided parade of shops enclosing a major public art commission by an internationally renowned artist and refurbishment of Milner Square Gardens. These schemes will have a significant impact on the local economies and sense of place creating new focal points for social gathering and bringing significant numbers of additional visitors to the borough.

Culture brings diverse communities together to enjoy our public spaces and it encourages local communities to develop a greater understanding and appreciation of the borough's rich physical, social and political heritage.

Culture has a key role in animating, enhancing and improving the local environment. Our focus on place making extends to a wider discussion of the role that culture plays in creating places that people want to live, work and visit<sup>38</sup> acknowledging the range of spaces that make up our public realm and the diversity of approaches to animate these spaces<sup>39</sup>. Through the commissioning of high quality works in the public realm we will work with the Town Centre Management service to strengthen the identity of our key town centres (Archway, Nags Head, Angel, Finsbury Park) creating a sense of local distinctiveness and promoting Islington as a cultural destination.

We will commission artists to develop bespoke visual identities to demarcate and celebrate place, enhance the physical infrastructure to create a sense of place and renewed local pride and engage local residents through artist-led consultation to support those without a voice to articulate their views and have their voices heard<sup>40</sup> in relation to local developments and improvements. Working in partnership with developers the Arts Service will actively champion the allocation of S106 contributions for cultural infrastructure and development of creative skills and employment for young people in the borough. Similarly through

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38 Placemaking is one of four key themes explored in The Culture White Paper - the first White Paper on the arts in 50 years which aims to set out a vision and agenda for the future of the arts, culture and heritage sector, published 2016

39 The Fairness Commission Recommendation 11 states 'We need to reclaim, protect and maintain communal spaces in Islington for community use'.

40 Co-production is one of Islington's underpinning principles outlined in the Corporate Plan 2015-19 'we will work together with service users as equals to develop policy and services'

managing the contract for Islington Film Office – a one-stop-shop for film and TV production in the borough – the Strategic Projects Team and Arts Service will work in partnership to promote and enhance the profile of Islington as a cultural destination.

#### 4.5 Skills Development & Creative Employment

Generating creative skills, employment and career development opportunities – Inspiring Islington through clear progression routes towards employment in the arts sector

##### **Objectives: Generating creative skills, employment and career development opportunities**

- To promote the role of literacy and the arts in developing employability skills
- To provide progression routes for Islington young people to secure employment in the arts and cultural sectors
- To develop the workforce of the future through the provision of work experience, entry level jobs and skills development opportunities

We have stated clearly in our Corporate Plan that over the next four years ‘supporting people into employment should be at the heart of everything we do’.<sup>41</sup> Our ambition is to ensure that everyone is given the help that they need to get the job and career that they want, deserve, and that they will ultimately enjoy this includes supporting residents who

are out of work to find the right job, skills and training.

Young people are more likely to be unemployed than other age groups in the borough<sup>42</sup>. Many young people aged 16–18 who are not in education, employment or training (NEET) have complex lives and are more likely than their peers to have learning difficulties or disability, be supervised by the Youth Offending Service or be an ex-offender, be a teenage parent and/or have mental health problems. It is also more likely that NEET young people have grown up and live in a household where there is no one working. A large percentage are young white men, who have under-achieved at school and want to find employment, rather than undertake further education, but are lacking the qualifications and skills to find jobs. Similarly, although education attainment levels have risen significantly in BAMER communities, this success is not reflected in those able to secure employment locally.

A lack of basic skills including literacy, numeracy, time-keeping and self-confidence make it difficult for many young people to succeed in the workplace should they find a job. In England 14.9% of the population aged 16–65 lack functional literacy<sup>43</sup> creating obstacles to fairness across society. The arts have a key role to play in both formal and informal education and broader community settings to help young people to develop a wide range of soft, transferable skills that translate well into the working environment.

<sup>41</sup> Towards a fairer Islington: Our commitment, Corporate Plan 2015–19, Islington Council

<sup>42</sup> State of equalities in Islington, Annual Report 2015, Islington Council

<sup>43</sup> The 2011 Skills for life survey: A survey of literacy, numeracy and ICT Levels in England, Department for Business, Innovation & Skills, 2011



## The workforce in the cultural and creative sector is growing over four times faster than the UK's workforce as a whole<sup>44</sup>.

The Arts Service will build upon its track record of establishing creative employment opportunities with local arts organisations<sup>45</sup> by working closely with the Youth Employment Team to develop bespoke opportunities for NEET young people providing them with an entry point and understanding of the potential of a career in the arts, offering them the opportunity to undertake a paid creative apprenticeship or internship and supporting them to develop the tools required to secure employment in the arts and enhance their life chances. We will broaden our portfolio of potential employers to include arts related services and industries and develop relationships with arts organisations beyond the borough's borders to increase the range of relevant opportunities we can offer Islington's young people. We will support borough-wide initiatives to ensure that all Islington young people have the key skills including literacy<sup>46</sup> required to improve employability and offer alternative career progression routes in contribution to tackling poverty in the borough.

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44 Creative industries economic estimates, January 2015, DCMS

45 Since 2013 the arts service has brokered 39 paid creative apprentices and internships within local cultural partner organisations for Islington NEET residents aged 16-24 years

46 'The ability to read is essential for a fairer Islington,'  
The Fairness Commission

In association with our colleagues in the Learning, Skills and Employment Service we will work closely with our creative employers to engage them in a portfolio of schemes to offer employment opportunities that match disenfranchised Islington residents with local employment opportunities, whether part-time roles for adults with learning disabilities, Saturday jobs for young adults or 'back to work' placements for long-term unemployed adults to learn new skills and become employment ready.

## 518,000 people are employed in the Creative Industries across London – 11.4% of all employment in London<sup>47</sup>.

The creative industries are larger than the financial, manufacturing and construction sectors in London<sup>48</sup>. Given that 30% of the UK's creative industry jobs are based in London<sup>49</sup> and that employment in the creative industries in London has continued to increase at a rate well beyond that of the overall economy since 2011<sup>50</sup> the sector will be an increasingly important source of jobs for local residents.

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47 Creative industries in London, Creative Skillset, 2014

48 Creative industries in London, Creative Skillset, 2014

49 Creative industries in London, Creative Skillset, 2014

50 Creative industries in London, Creative Skillset, 2014

Currently 25% of Islington businesses (2,559) are in the creative sector accounting for 20% of the workforce (34,775 employees).<sup>51</sup>

In order to retain local young talent within Islington and nurture our growing creative industry we will work closely with colleagues across the Council to secure and retain existing creative workspace and artists' studios within the borough and seek to secure the development of additional affordable workspace through S106 negotiations or, for example, our flagship project at Dingley Place which will see a disused Council asset transformed into a thriving hub providing new approaches to affordable workspace, skills development and employability support for the creative sector and local residents.

#### 4.6 Cultural Infrastructure

Providing a broad and resilient cultural infrastructure – Inspiring Islington through the delivery of exemplary arts programmes

##### **Objectives: Providing a broad and resilient cultural infrastructure**

- To support arts organisations to remain in or move into the borough
- To build the resilience of the sector
- To resource the sector through shared intelligence and information

The key to delivering the other priorities outlined in this strategy – skills, employment & careers; engagement; cohesion & placemaking – is maintaining Islington's strong and vibrant cultural infrastructure. An infrastructure which is reflective and representative of the communities it serves is the bedrock on which we can build a dynamic and transformative cultural offer that has the power to effect positive change in terms of the economic, social and emotional wellbeing of our residents. A resilient and well-resourced cultural infrastructure with a strong and diverse leadership will also ensure the quality of artistic experience to inspire Islington's residents to engage as participants, producers and audiences.

The UK is in a period of embedded austerity that has reduced levels of public spending and investment in the arts and culture<sup>52</sup>. This trajectory will continue for at least the next four years and at a local level we are beginning to see the effects with smaller arts organisations, particularly those with a narrow funding base or reliant primarily on project funding, shutting down. With austerity comes the stagnation of the jobs market and, often, decreasing innovation in artistic programming in a vicious circle that narrows the arts offer and opportunities for engagement. This situation will be exacerbated by a shift in focus of Arts Council England strategic and Grants for the Arts Programme funding to the regions and outer boroughs and has the potential to alter the ecology of the arts infrastructure in the borough towards the dominance of larger established organisations by removing the substratum of emerging talent. Over the

<sup>51</sup> Islington Employment Commission: Labour market analysis: Islington & London, January 2014

<sup>52</sup> There has been a 36% cut to the Arts Council England's government grant since 2010

next three years we intend to work closely with arts organisations to build the resilience of the Islington's cultural infrastructure through the development of business skills and enterprise.

‘Publicly funded organisations must be supported and incentivised to develop the business skills and enterprise needed to access additional funding streams and maximise their commercial potential.’

The Warwick Commission

We recognise the value of retaining established organisations and cultural providers in the borough and are determined to also identify support for the next generation of emerging talent to ensure that Islington nurtures a seedbed of ideas and smaller scale activity that is supported to remain in borough. We will also work closely with our partners, in particular Arts Council England to encourage our resident arts organisations to diversify their workforce and leadership.

In collaboration with the Strategic Projects Team the Arts Service will negotiate workspace within new developments and pilot entrepreneurial solutions to make best use of Islington's empty properties and underused Council buildings<sup>53</sup>. Our approach will provide affordable workspace opportunities<sup>54</sup> which promote employment and training, engage artists to animate and protect temporarily vacant premises through 'meanwhile use'<sup>55</sup>, support artists to regenerate our town centres through Culture on the High street<sup>56</sup> and develop new integrated arts and community offer within our existing property portfolio.

As the austerity cuts deepen the voluntary, community and arts sectors grow ever closer. The Arts Service will work in tandem with the Voluntary Community Sector Team to build the sectors' resilience identifying organisations that are facing crisis to provide early intervention and support<sup>57</sup> - we will actively seek opportunities for the sectors to work together, to co-locate, to share services and will support the development of joint bids and funding applications.

The Arts Service prides itself on its ability to network and broker partnerships between artists and arts organisations but limited

53 'Ensuring our property and assets are used efficiently, raising income where practical' is an objective within the Corporate plan to meet the aim of 'generating new income'

54 Generally a workspace managed by a not-for-profit organisation, with a rental value below the market rate

55 MillCo's Art Guard is a new guardian service which trains artists to provide protection for vacant properties in exchange for the provision of temporary live/work space

56 Culture on the High Street, GLA, 2013

57 Early intervention and prevention is one of Islington's underpinning principles outlined in the Corporate Plan 2015-19 'moving services to address problems before they become too ingrained to manage'

staffing means that there can be an invisible barrier preventing access to this support. The pace of technology and innovation is leading to different expectation of services. We are therefore committed to improve the way we communicate about our service and partnership opportunities through an increased digital offer. Over the next three years we will strive to replicate our face-to-face service through our digital offer providing an immediate and up to date information service so that artists and arts organisations can access the Council in a way that suits their needs<sup>58</sup>. We will redevelop our digital offer to make our website accessible on smart phones and tablets providing tailored user pathways to direct artists and arts organisations to specific information from across council services that can support their needs.

The Arts Service can only be as good as the value it adds to the local arts sector in terms of intelligence and horizon scanning.

With arts organisations focused on the urgency of day-to-day delivery the Arts Service's role in horizon scanning and information sharing will become increasingly important providing a much needed regional and national overview of policy, practice and emerging ideas to inform, shape and co-ordinate the work within the borough.

Please refer to Appendix I for a full summary of objectives and how they will be delivered. A detailed action plan has also been drawn up as an accompanying document to the arts strategy identifying service leads, partners and key milestones. A working document updated annually, the action plan will provide a flexible and responsive blueprint to guide service delivery.



Arts  
Service provides  
**300+**  
advice sessions  
each year

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<sup>58</sup> Digital Islington – Digital Strategy 2014-17



# 5.

## Relevance to regional and national arts policy



Islington's WORD Festival, a dynamic collaboration between the Arts Service, Libraries Service, Free Word and creative producers All Change, is an annual celebration of reading, writing and the freedom of expression. Held throughout June WORD draws audiences of over 30,000 to a series of 35+ events with a specific focus on engaging participants who are suffering from mental health issues, older residents, children and young people. In 2016 circus pioneers Upswing performed 'Between the Stacks' to mesmerised families and young children in Islington Central Library.

Credit: Mark Robson / Inept Gravity



# 5.

## Relevance to regional and national arts policy

The most significant imminent impact on arts policy will undoubtedly be the Department for Culture, Media and Sports' The Culture White Paper which aims to set out a vision and agenda for the future of the arts, culture and heritage sector. Published in March 2016, this first White Paper on the arts for 50 years sets the agenda for future public spending on the arts. The paper focuses on four key themes: the role that culture plays in creating places that people want to live, work and visit; building financial resilience in cultural organisations through new funding models to enable them to survive and prosper in a tough economic and financial climate; ensuring that everyone can learn about and through culture, and get the right encouragement and opportunities to experience and participate in cultural activities throughout their lives; promoting Britain abroad. These themes resonate with the priority areas of work that underpin Islington's arts strategy and the accompanying action plan is well placed to deliver against this new national agenda including a number of specific objectives within the White Paper namely: increasing participation in culture especially among those who are currently excluded and in particular to ensure that children and young people from disadvantaged backgrounds are inspired by and have meaningful relationships with culture; encouraging cultural organisations to provide creative employment opportunities including more creative apprentices; supporting the development of a more diverse leadership and workforce across the cultural sector; promoting the contribution of the cultural sectors to regeneration and improving health and wellbeing; promoting the cultural use of meanwhile space; improving the resilience of the cultural sector by promoting new models of funding.

A new Mayor of London was elected in May 2016 and his cultural strategy for London is expected to be published in early 2017. To date the London Cultural Strategy Group has championed the intrinsic value of the arts with flagship projects such as the Fourth Plinth commissions. Sadiq Khan's cultural manifesto outlines his vision for 'London to continue to be the world's artistic and cultural capital'<sup>59</sup> by protecting the capital's workspaces and cultural venues. Several of the manifesto pledges are in train including the commissioning of a cultural infrastructure plan and vacant building register – an initiative which the Arts Service has been lobbying for regionally since 2015 – and establishing Creative Enterprise Zones to provide and retain artists' workspace. The Mayor also plans to launch the London Borough of Culture – to shine a spotlight on individual boroughs celebrating their unique character, stories and people. The aim is to deliver an ambitious cultural programme with the voice of local people at its centre highlighting the powerful role culture can play in generating community cohesion and increasing participation. The development of cultural tourism and animation of the public realm are also anticipated to remain high on the London agenda.

There looks to be considerable synergy between Islington's arts strategy and the developing Greater London Authority cultural strategy and we will continue to work strategically with key partners including the GLA, Arts Council England (ACE) and A New Direction to deliver shared agendas and collaborate on specific programmes of work including the GLA Artists' Workspace Taskforce and Cultural Infrastructure Plan and ACE's Cultural Education Challenge.

<sup>59</sup> Making the most of arts, culture and creativity, Sadiq Khan, 2016

# 6.

## Next steps



Supported by Islington's Community Festival Fund Oxjam Islington brings live music and bands to over ten venues along Islington's Upper Street showcasing the borough's finest musical talent. Impromptu and pop-up events throughout the year, including their Piano Jam at the Business Design Centre featuring Islington pianists and pianos painted by local artists, supports the Arts Service's strategy to bring art out of venues to where local people gather and meet.

Credit: Barry Causton



## 6. Next steps

This is an ambitious strategy spearheaded by a small but energetic service designed to enthuse, engage and support our education, cultural, private and voluntary sector partners to collaborate and work in synergy to maximise the social and economic impact of the arts for all of our residents. We have outlined a robust framework for the arts which will help us to build a cohesive, resilient and diverse cultural infrastructure and related offer that will inspire and shape the lives of current and future generations of Islington residents.

30%  
of the UK's  
creative industry  
jobs are based in  
London

The creative  
industries are  
larger than  
the financial,  
manufacturing  
and construction  
sectors  
in London

For every £1  
of salary paid by  
the arts and culture  
industry an additional  
**£2.01**  
is generated in the  
wider economy

# 7.

## Appendix I



Two Pink Ladies perform at Whitecross Street Party and the Rise of the Non-conformists exhibition a one day extravaganza of carnival, music and street art. Underpinned by a three-month programme of community engagement the festival is produced by and for local residents by St Luke's Community Centre, an army of 200 volunteers and up to 3,000 participants drawing an audience of 65,000.

Credit Karis Mackenzie



## Summary of arts strategy priorities, objectives and delivery mechanisms

Full details of associated targets, outputs, resources and partners are identified in the annually updated Arts Service Action Plan.

### Engagement

<b>Increasing opportunities for engagement in the arts – Inspiring Islington through extraordinary arts experiences</b>	
<p><b>Objective</b> To provide high quality opportunities for local residents, in particular children, young people, those with disabilities, elders and those from BAMER communities, to actively engage with, and take part in, the arts as audiences, participants and producers</p>	<p><b>Delivered through</b> <b>Islington Word Festival</b> – a borough-wide celebration<sup>60</sup> of reading, writing and freedom of expression with a specific focus on projects for young families, young people and elders in the borough with mental health issues</p>
	<p><b>Community Festivals Fund</b> supporting a year round programme of community festivals across the borough which develop community cohesion through arts engagement</p>
	<p><b>Subsidised and relaxed performances</b> encouraging all Islington residents to experience the breadth of arts provision on their doorstep and remove the invisible barriers to access including for those with learning difficulties</p>
<p>To ensure that all Islington children and young people receive high quality music education linked to progression routes outside of formal education settings</p>	<p><b>Islington Music Education Strategy &amp; Implementation Plan 2016-2020</b> addressing local need and ensures all Islington children and young people achieve their academic, social and economic potential</p>
<p>To support the provision of inspirational and best practice arts education with Islington schools and youth settings</p>	<p><b>Artsmark</b> accreditation scheme celebrating schools that champion the arts and strive for excellence in arts provision by helping schools to strike a balance between EBACC and STEM priorities</p>
	<p><b>Islington Cultural Education Partnership</b> a network of leaders from the arts, heritage and education sectors and Libraries within Islington who have committed to work in partnership and to align resources to ensure that children and young people who are currently underserved, including our harder to reach residents, have access to high quality opportunities for meaningful engagement with and learning through the borough’s extensive arts and heritage offer</p>

<sup>60</sup> Islington Word Festival is delivered in partnership with the Library Service, core arts partners All Change and Free Word Centre plus a wider network of arts delivery partners

## Placemaking

<p><b>Promoting community cohesion and sense of place through placemaking and animation of the public realm – Inspiring Islington through direct engagement in shaping local distinctiveness</b></p>	
<p><b>Objective</b>            To maximise the role the arts can play in placemaking and engage local residents in actively influencing the changing face of the borough</p>	<p><b>Delivered through</b>  <b>Public Art Strategy</b> embedding the vision for arts in the public realm and its role in placemaking within Islington planning policy with clear mechanisms identified for the consultation, commissioning, maintenance and decommissioning of works</p>
	<p><b>Affordable Workspace Development</b> increasing the volume of affordable workspace<sup>61</sup> available in the borough for individuals and organisations across the cultural and creative sectors to retain local talent and grow Islington's creative economy</p>
	<p><b>Arts Friendly Borough</b> lobbying locally for the removal of invisible barriers preventing artists and arts organisations from remaining in or moving to the borough</p>
	<p><b>Artists commissions for the public realm</b> creating a sense of place, reflective of our diverse community, through the commissioning of bespoke works evolved through community consultation and engagement</p>
<p>To animate the public realm bringing the streets alive by taking work out of venues to places where people are</p>	<p><b>Busking and live performance</b> at key transport interfaces and town centres to animate the streets and improve community safety</p>
	<p><b>Town centre development</b> promoting local distinctiveness, a sense of ownership and community cohesion and a true reflection of our diverse communities</p>

<sup>61</sup> Affordable workspace is a term covering work and studio space for the arts, creative and voluntary sectors

## Skills Development & Creative Employment

Generating creative skills, employment and career development opportunities – Inspiring Islington through clear progression routes towards employment in the arts sector	
<b>Objective</b> To promote the role of literacy and the arts in developing employability skills	<b>Delivered through</b> <b>Islington Word Festival</b> – a borough-wide celebration of reading, writing and freedom of expression with a specific focus on projects for young families, young people and elders in the borough with mental health issues
	<b>Islington Reads</b> steering group, working with libraries to increase literacy across our diverse communities
To provide progression routes for Islington young people to secure employment in the arts and cultural sector	<b>Providing pathways to employment in arts &amp; culture to those furthest from the jobs market</b> working in partnership with Learning, Skills & Employment Team and Youth Services to create a range of creative apprenticeships and internships within local arts and related cultural services for Islington residents age 16–24 years to learn key skills and secure meaningful employment whilst encouraging employers to recruit locally
To develop the workforce of the future through the provision of work experience, entry level jobs and skills development opportunities	<b>Dingley Place Creative Hub and Skills Development Programme</b> provision of new affordable workspace and programme of networking, skills development and employability support for the creative sector and local residents
	<b>Saturday Arts Jobs</b> launch of a Saturday and after school work scheme for over 16s with host arts organisations
	<b>Get set for work</b> provision of temporary part-time 3 month placements within the arts service to support unemployed residents with the experience they require to secure employment
	<b>Part-time roles for people with Learning Disabilities</b> within the arts and cultural sector
	<b>Arts Award</b> to work with schools, arts organisations and youth settings to provide opportunities for young people to gain accreditation enabling them to progress into further education and employment

## Cultural Infrastructure

Providing a broad and resilient cultural infrastructure – Inspiring Islington through the delivery of exemplary arts programmes	
<b>Objective</b> To support arts organisations to remain in or move into the borough	<b>Delivered through</b> <b>Co-location, shared services and creative enterprise</b> promotion of strategies to make the best of limited resources and capitalise on arts assets
	<b>Development of meanwhile use</b> bringing back the Council’s and other empty and underused building assets into use
	<b>Aspiring Islington</b> providing a two year programme of mentoring to three Islington based arts organisations and their emerging leaders ensuring the next generation of arts producers is diverse, inclusive, connected to and able to remain in the borough <sup>62</sup>
<b>To build the resilience of the sector</b>	<b>Building a broader funding base</b> investigating the viability of alternative forms and sources of funding for the arts in Islington, facilitating relationships between the subsidised and commercial arts sectors
	<b>Advice and guidance surgeries</b> providing intelligence, horizon scanning, project development support and fundraising advice to practitioners and arts organisations
	<b>Capital development</b> supporting major arts related building projects in the borough to support arts organisations to expand their footprint or move in to the borough
	<b>Environmental sustainability</b> support local arts and cultural organisations to become more environmentally sustainable
<b>Resourcing the sector through shared intelligence and information</b>	<b>Maintaining databases</b> of arts and cultural infrastructure
	<b>Networking and sectoral representation</b> – including increased sharing of intelligence and communications across council departments and beyond in particular the Voluntary and Community Sector and Town Centre Management Team, increasing our reach to artists from diverse backgrounds, and ensuring they are integrated into the main stream cultural offer
	<b>Improved dissemination of information</b> rationalising and improving our digital offer to increase the range of information available to artists, schools and arts organisations

<sup>62</sup> Islington’s arts sector is dominated by Arts Council England National Portfolio Organisations. Whilst this brings significant benefits including world class productions and £41.6 million investment to the borough 2015-2018 it also creates an empty layer beneath these established organisations.



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# Islington's Cultural Infrastructure



**INSPIRING  
ISLINGTON**  
Arts Strategy 2017-2020



18 August 2021



Flowerdale Properties Limited

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Dear Sirs,

## VIABILITY REPORT FOR PROPOSED THEATRE, ARCHWAY CENTRAL HALL, LONDON, N19 3TD

### 1. Instructions

This report relates to the financial viability of the proposed conversion of Archway Central Hall to a theatre, as proposed by the Better Archway Forum.

In undertaking the Financial Viability Assessment (FVA) we have acted;

- with objectivity;
- impartiality;
- without interference; and
- with reference to all appropriate available sources of information.

In preparing the FVA, no performance related or contingent fees have been agreed.

For planning purposes, viability is assessed by comparing residual land value (RLV) generated by the proposed development with an appropriate Benchmark Land Value (BLV). If the RLV is lower than the BLV then the Scheme is not technically viable.

This Report has been carried out having regard to the RICS Guidance Note *Assessing Viability in Planning under the National Planning Policy Framework 2009 for England (First Edition, March 2021)* effective from 1 July 2021, and the National Planning Policy Framework (NPPF) as updated.

This Report provides an update to reflect current market conditions and build costs for the proposed scheme and must be read in conjunction with our previous Report dated 22 June 2018 and our additional letter dated 1 May 2019.

By way of background, I am a Chartered Surveyor who has specialised in the leisure market since 2003, advising a broad range of clients including operators, banks and investors. I have an extensive knowledge of the theatre market having been involved in the valuation and sale of theatre properties. Recent projects include:

- Ambassador Theatre Group Portfolio
- St James Theatre / Other Palace, Westminster
- Ipswich Regent Theatre
- New Wolsey Theatre, Ipswich
- Richmond Theatre, Richmond
- Broadway Theatre, Peterborough
- Nuffield Theatre, Southampton
- Bush Theatre, Shepherds Bush
- Peacock Theatre, Holborn

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- Theatre Royal, Dumfries
- Mill Arts Centre, Banbury

We have been provided with plans from White Architects, dated 20 April 2018, showing the scheme for the retention and conversion of Archway Central Hall to form the Archway Arts Arena, a copy is attached at **Appendix 2**. It is important to note that we have relied upon the accuracy of these drawings and the proposals set out in this document.

## 2. Executive Summary

We attach a copy of our Viability Appraisal at **Appendix 1** and summarise our conclusions below.

<b>Gross Development Value</b>	<b>£1,750,000</b>
Construction Costs	£3,551,985
Contingency	10%
Sales & Legal Fees	£39,375
Finance	6.5%
Profit (17.5% GDV)	£306,250
<b>Residual Land Value</b>	<b>-£2,920,698</b>

It can be seen from the above that the proposed scheme generates a negative Residual Land Value of -£2,920,698. We conclude therefore that the scheme is not viable or deliverable.

We have carried out sensitivity analysis to assess changes to both the Gross Development Value and build costs, which still shows the scheme as being unviable. We summarise as below:

Gross Development Value (£)	Construction (£)				
	4,439,981 (+25%)	3,995,983 (+12.5%)	3,551,985 (+0%)	3,107,987 (-12.5%)	2,663,989 (-25%)
<b>2,187,500 (+25%)</b>	-3,475,405	-3,027,877	-2,580,348	-2,133,289	-1,686,687
<b>1,968,750 (+12.5%)</b>	-3,645,834	-3,198,051	-2,750,523	-2,302,995	-1,856,020
<b>1,750,000 (+0%)</b>	-3,816,858	-3,368,648	<b>-2,920,698</b>	-2,473,170	-2,025,641
<b>1,631,250 (-12.5%)</b>	-3,987,882	-3,539,672	-3,091,462	-2,643,344	-2,195,816
<b>1,312,500 (-25%)</b>	-4,159,031	-3,710,696	-3,262,486	-2,814,275	-2,366,065

## 3. Proposal

In summary, the proposals are for the refurbishment and extension of the existing building to provide a performance and exhibition hall, studios, screening and lecture hall plus café and ancillary accommodation.

In order to provide the proposed facilities, extensive works will be required, including the removal of the internal building fabric with the existing structural defects to the external envelope made good.

Upon completion, the building will be arranged over basement, ground, first and part-second floor level.

We enclosed at **Appendix 2** copies of the proposed plans. We summarise the proposed accommodation to be as follows:-

Basement

- Plant room

Ground/Under Croft

- Main foyer
- Box office
- Crèche (80 sq m)
- WC's
- Screening/Lecture theatre (120 seats)
- Studio rooms

First Floor

- Main hall – 423 seats (208 level/215 raked)
- Stage
- Scenery store
- Café
- WC's

Second Floor

- Boardroom
- Kitchen
- Servery
- Technical room

**4. Proposed Works**

We have been provided with an updated Feasibility Cost Plan undertaken by Anderson Bourne dated 6 August 2021 (attached at **Appendix 3**). This shows that the proposed cost of the works has been estimated at **£4,245,433.15** excluding VAT. This can be summarised as follows:-

Construction	£3,229,076.98	
Contractors OHP	£322,907.70	10%
Professional Fees	£307,500	
Contingency	£385,948.47	10%
<b>Total Costs Excl. VAT</b>	<b>£4,245,433.15</b>	
<b>Average Per Sq M</b>	<b>£2,554.26</b>	

The above build cost assumes that the building is provided to a basic condition to include floor finishes, painted walls, heating/cooling plant and auditorium seating. It specifically does not include any fixtures and fittings etc. required for the operation of the venue nor any of the technical lighting, sound or AV equipment which would be in addition to the aforementioned build cost.

We understand that there are significant structural issues with the existing building frame which need to be made good. These costs have been estimated at circa. £436,000.

Given the specialist nature of theatre properties, build costs can only be provided by specialist cost consultants.





We have reviewed BCIS data which states that the average build cost for new build theatres is £4,086 per sq m. On the basis of the above Cost Plan, the supplied costings appear reasonable.

## **5. Theatre Market Commentary and Comparables**

Theatres generate revenue from share of box office, fixed rent, contra and ancillary income from the likes of bar sales, programmes, merchandise and catering, etc.

The theatre market is split between the commercial sector and the subsidised sector. The principal operators in the commercial market include Ambassador Theatre Group, Nimax, Delfont Mackintosh, Nederlander and The Really Useful Group.

These commercial operators run the majority of the West End theatres in 'Theatre Land' as well as the large regional theatres. Many of these venues will be home to major musical productions and host touring productions and comedy in the regions. They also operate a number of smaller venues which are used for test productions prior to transferring to the larger venues.

These venues operate on a commercial basis, generating good levels of profit, and transact on the open market, with values based upon multiples of profit.

Conversely, within the subsidised sector, alternative sources of income are required in order for the venues to operate. Typically, the significant sources of income are generated from grants, membership and charitable donations rather than the venues themselves generating enough sufficient income from direct activities to cover costs.

With the exception of the West End theatre market, very few theatres transact in the open market. Purchasers are typically commercial operators although high net worth individuals wanting to be seen to be supporting the arts, have historically acquired theatre properties as trophy assets. This however is limited to the West End.

In respect of the subsidised sector, there is little in the way of transactional evidence with values typically underpinned by alternate use values due to the fact that the venues will not be able to operate without grant funding and charitable donations, etc.

Within the West End, theatre values, pre Covid, have historically been in the region of £10,000 to £15,000 per seat with top/core regional theatres being the order of £5,000 to £8,000 per seat. It is important to note that these values are for properties generating significant levels of profit and providing in excess of 1,000 seats.

Outside of the prime West End market, recent transactions are limited, with many of these venues operated by way of lease rather than being in owner occupation. Due to the reliance upon charitable donations/grant funding, the venues are only able to afford modest or nominal rents and cannot compete against other community uses unless the theatre has a specific theatre use which restricts other, more viable and valuable, community uses.

Due to the significant expenditure and costs in developing a theatre, and wider cuts to Arts funding, there have been few new theatres constructed in recent years, with those built typically forming part of larger developments whereby a wider development scheme has enabled / funded their construction. Even when larger developments subsidise theatre space as part of a wider development it is often the case that the leases on this type of space end up being renegotiated and/or terminated due to the inherent unviability of theatres outside of the "theatre land" geographic location.

Covid-19 has had a significant impact across the globe and leisure related properties have not been immune. Since the first case of Covid-19 was confirmed in the UK on 31 January 2020 the UK has faced three national lockdowns and leisure related properties in particular have been subject to a number of local and national restrictions. The timeline below shows the series of events since the first mandated closure of leisure related properties from 16 March 2020.



The theatre and arts sector has been hugely affected as a result of Covid 19 and the various national lockdowns, with a number of theatres closing down permanently. Whilst theatres are now able to fully re-open for trade, attendance levels are down with international travel restrictions having a significant effect on London theatre venues. Of the major West End theatres that decided to reopen, many have been detrimentally affected by the 'pingdemic' closing shows, which has in turn pushed reopenings further down the line.

Whilst the various government Covid support schemes such as furlough has helped theatre operators, and the creation of the Culture Recovery Fund administrated by the Arts Council, the sector is a long way from recovering, with many operators still in survival mode.

A survey was undertaken by the Society of London Theatre in March 2021, completed by 944 theatre venues, venue groups, non-venue theatre businesses and individual theatre freelancers. It found that 95% of theatre organisations reported to be worse off as a result of Covid, with 53 of the 186 theatre organisations reporting a loss of over £1m each.

At present there is limited appetite from operators for acquiring new venues, with the majority of operators seeking to protect their existing businesses, rather than seeing the market as a current opportunity to expand.

By way of comparables, we are aware of the following theatres that have either sold or have been on the market in recent times:-





### **Broadway Theatre, Peterborough**

The property has a capacity of approximately 1,140 seats, is in good condition and also included a multi- use function suite available for private hire . The theatre was historically operated by a local individual without subsidy, before a small fire closed the venue. The theatre has re-opened subsequently on a number of occasions before closing again with the property having been on the market on and off for in excess of six years.

We understand that a planning application was submitted for change of use of the building however which was refused. We understand no bids for continued theatre use were received, with the local authority believed to have been interested in acquiring the property to preserve its continued use but at a level below £1m.



### **The Other Palace Theatre, Victoria**

The property comprises of a long leasehold theatre arranged at ground and basement floor level in central Victoria. The property opened in 2012. The property comprises of a principal 312 seat main theatre and 120 seat studio with a ground floor café bar and mezzanine floor restaurant, and extends to circa 1,700 sq m (18,299 sq ft).

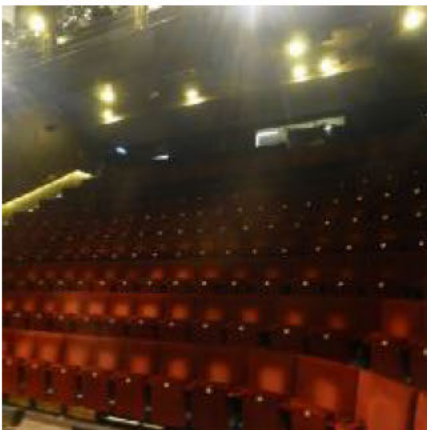
The theatre comprises part of a larger residential development which was constructed on the site of the former Westminster Theatre which was damaged by fire in 2002 and subsequently demolished. The cost of fitting out the theatre was in excess of £4m with the developer being required to construct the theatre and provide it fully fitted to an occupier by way of a S106 Agreement.


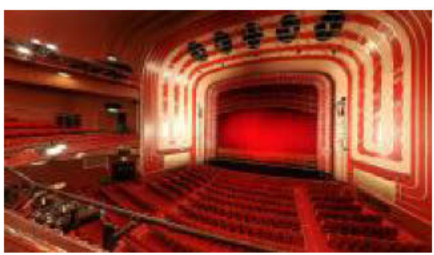

The theatre upon opening was let at rent of £192,500 per annum however, due to financial difficulties and trading losses, the rent was subsequently reduced to £100,000 per annum. When the theatre was originally marketed there was little interest, with most occupiers suggesting a peppercorn or more modest rent.

The theatre is available for private hire and has multi-use events space with extensive food and beverage facilities available to the public which were constructed in order to produce an income that would subsidise part of the theatre operations.

The property sold for £2,735,000 in Q3 2019, reflecting a Net Initial Yield of 3.7%. The low yield reflects the central London location.

It is important to note that the operator of the theatre is Lord Andrew Lloyd Webber's Really Useful Group. The tenant would therefore be considered outstanding. It is unlikely that without the existing connections and being part of a larger company, the small size of the theatre would be viable.



	<p><b>Richmond Theatre, Richmond</b></p> <p>The property comprises of a Frank Matcham theatre with a capacity of approximately 840 seats. The theatre is let to Ambassador Theatre Group by way of a lease, £60,000 per annum with an additional turnover rent although, turnover has not been achieved for this to be operable.</p>
	<p><b>New Theatre, Oxford</b></p> <p>The property was let by Oxford City Council in December 2007 for a term of 15 years to Ambassador Theatre Group. The theatre has a seating capacity of 1,826 and with let at an initial rent of £80,000 per annum increasing to £100,000 from 25 December 2011.</p>
	<p><b>Confidential Theatre, WC2</b></p> <p>This theatre has shared use and is utilised as an auditorium during the day time. The theatre has a capacity of c. 1,000 seats. The historic rent for the property was £42,750 per annum.</p>

## 6. Appraisal

We have not been provided with any trading projections in respect of the proposed facility nor have we been provided with details of how the proposed scheme will be funded.

Having regards to the plans, it is my professional opinion that the auditorium (423 seats) will be too small in order to generate sufficient revenue for the venue to operate as a commercially viable venture. This is evident by the difficulties experienced at the St James Theatre which is undoubtedly situated in a stronger location. Furthermore if more than 423 seats were to be provided (which is unlikely given the physical constraints of the site) I am of the view that the location could not sustain such a size and consequently other financial pressures would arise as a result of the theatre space being too large.

Whilst the design allows for flexibility and includes additional accommodation which will be available for hire and community uses, it is unlikely to be sufficient to generate significant revenues and profits in order for the venue to operate without charitable funding, etc.

In reaching our opinion of value for the completed venue, we have had regard to the aforementioned comparable properties, which it should be noted are pre Covid. Due to size, the venue would unlikely attract interest from commercial theatre operators therefore there are an extremely limited number of potential occupiers for the property and even if an operator could be found it is my professional opinion that they would struggle financially and that this in turn could lead to the venue closing.



We consider the sale of the St James Theatre (renamed Other Palace) to provide the best comparable being a similar size and with additional facilities such as the restaurant café bar and studio which provide income producing accommodation that subsidise the main theatre productions. It should be noted that the St James Theatre was only constructed to the enabling development of the private residential accommodation on the upper floors. As the property sold for £2,735,000 with the original construction cost being in excess of £4,000,000, without the residential development, the theatre would not have been constructed.

Whilst the proposed facilities offer greater flexibility in terms of use than other traditional theatres, it is highly unlikely that a rent in excess of £120,000 per annum could be sustained. Adopting a rent of £120,000 and a yield of 7% based upon the likely tenant covenant strength of any occupier, this would suggest an investment value in the order of £1,600,000. Adopting a capital value of circa. £4,000 per seat would imply a value of circa. £1,700,000. Applying a capital value of circa. £115 per sq ft to the GIA of the building would imply a value in the order of circa. £1,750,000.

For the purpose of our appraisal, we have adopted a capital value of £1,750,000 for the venue post-refurbishment.

We have undertaken a development appraisal of the project, a copy of which is attached at **Appendix 1** and we summarise the key inputs as follows:-

<b>Gross Development Value (GDV)</b>	<b>£1,750,000</b>
Construction Costs	£3,551,948
Professional Fees	£307,500
Contingency	£339,152
Disposal Fees	£42,375
Finance Cost (6.5%)	6.5%
Profit on GDV (17.5%)	£260,638
<b>Residualised Land Value</b>	<b>-£2,920,698</b>

We have further undertaken sensitivity analysis showing increases and decreases in the GDV and build cost, which still shows a significant negative land value even after increasing the GDV by 25% and reducing the build cost by 25%.

Gross Development Value (£)	Construction (£)				
	4,439,981 (+25%)	3,995,983 (+12.5%)	3,551,985 (+0%)	3,107,987 (-12.5%)	2,663,989 (-25%)
2,187,500 (+25%)	-3,475,405	-3,027,877	-2,580,348	-2,133,289	-1,686,687
1,968,750 (+12.5%)	-3,645,834	-3,198,051	-2,750,523	-2,302,995	-1,856,020
1,750,000 (+0%)	-3,816,858	-3,368,648	<b>-2,920,698</b>	-2,473,170	-2,025,641
1,631,250 (-12.5%)	-3,987,882	-3,539,672	-3,091,462	-2,643,344	-2,195,816
1,312,500 (-25%)	-4,159,031	-3,710,696	-3,262,486	-2,814,275	-2,366,065

## 7. Viability Results & Conclusions

As can be seen above, the Residual Land Value of the proposed scheme is -£2,920,698. Even on the hypothetical assumption the Benchmark Land Value was assumed to be £0, the scheme would not be viable or deliverable.



We have adopted a capital value based on pre-Covid comparables given the lack of transactional evidence, with the theatre market currently being frozen due to prevailing trading conditions. It is likely that values will have fallen since these previous transactions given the lack of purchasers in the market and the current squeeze on new lending for trade related properties.

Setting aside the somewhat insurmountable viability issues in delivering Better Archway Forum's proposed scheme, if the scheme was standing today, fully finished, and benefitting from a theatre planning use, the proposed facility at the rent outlined above is likely to be of interest to only a limited number of potential occupiers. Furthermore, these occupiers are likely to experience considerable financial pressures and in my professional opinion are not likely to succeed in the medium or long term as the size of the proposed theatre is unlikely to generate sufficient revenue to cover costs. Consequently, the venue would be likely to experience a high turnover of tenants and considerable void periods going forward.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Colin Lambert", with a horizontal line underneath.

**Colin Lambert MRICS**  
**Associate Director**  
**Licensed Leisure**



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# Appendices

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## **Appendix 1 – Viability Appraisal**

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BAF Theatre Scheme  
BAF Theatre Scheme

Development Appraisal  
Savills  
18 August 2021

**APPRAISAL SUMMARY****SAVILLS****BAF Theatre Scheme  
BAF Theatre Scheme****Appraisal Summary for Phase 1**

Currency in £

**REVENUE**

Sales Valuation	Units	Unit Price	Gross Sales
Theatre	1	1,750,000	1,750,000

**NET REALISATION** 1,750,000**OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)	(2,920,698)
	(2,920,698)

**CONSTRUCTION COSTS****Construction**

	Units	Unit Amount	Cost
Theatre	1 un	3,551,985	3,551,985
Contingency			385,948
			385,948

**PROFESSIONAL FEES**

Prof Fees	307,500
	307,500

**MARKETING & LETTING**

Marketing	3,000
	3,000

**DISPOSAL FEES**

Sales Agent Fee	1.50%	26,250
Sales Legal Fee	0.75%	13,125
		39,375

**Additional Costs**

Dev Finance Facility Fee	1.50%	63,681
		63,681

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.500% (Nominal)		
Land		(117,344)
Construction		122,753
Other		7,550
Total Finance Cost		12,958

**TOTAL COSTS** 1,443,750**PROFIT****306,250****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%



**APPRAISAL SUMMARY****SAVILLS****BAF Theatre Scheme****BAF Theatre Scheme**

IRR% (without Interest) -36.94%

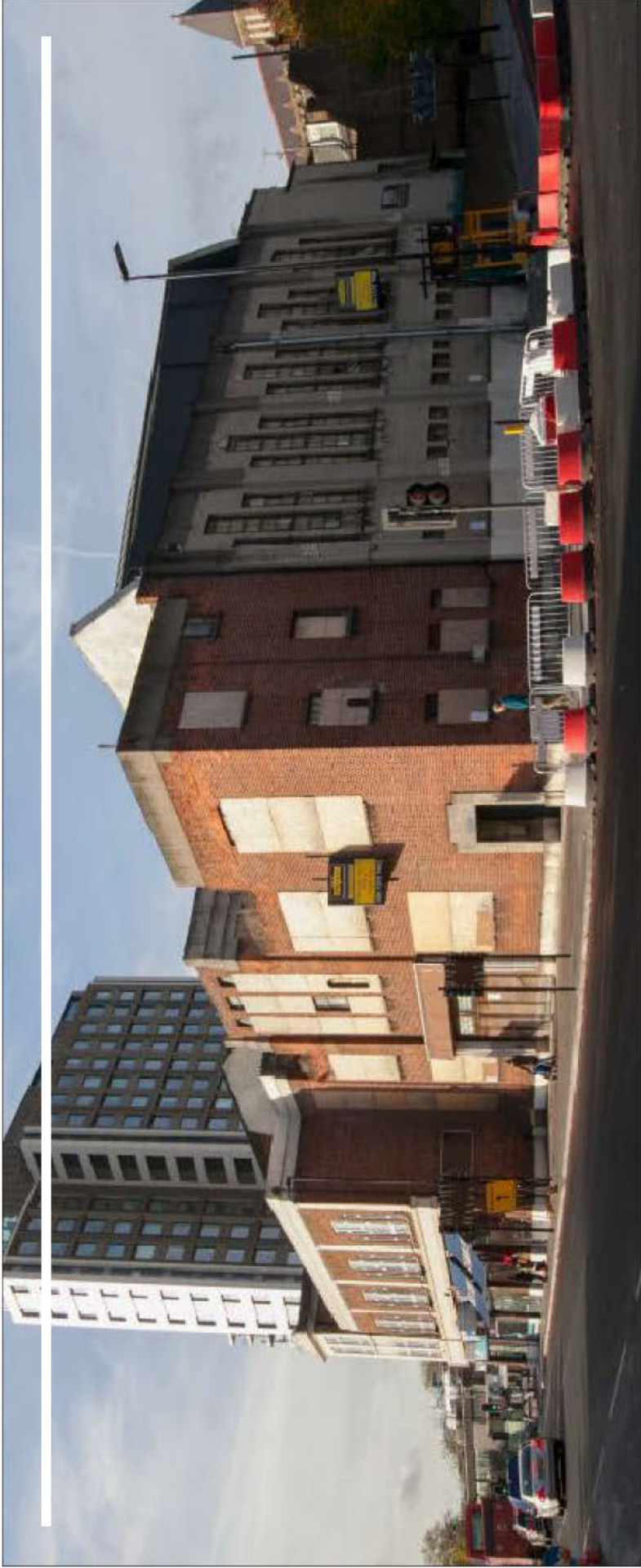
Profit Erosion (finance rate 6.500) 2 yrs 12 mths



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## **Appendix 2 – Proposed Plans**

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# Archway Central Hall

Proposals for the retention and conversion of the hall received from Better Archway Forum.





# Contents



OVERVIEW 4

RETENTION OPTION 6

# Overview

## 1.1 Executive summary

This design study is based on sketches and an area schedule sent to us by Better Archway Forum, for the retention Archway Central Hall building and its conversion into Archway Arts Arena. The intention is to introduce a new floor level at gallery and create additional ancillary, office, lecture and crèche space at ground floor. To implement this most of the internal building fabric would need to be removed. The structural defects to the external envelope described in our structural inspection report would also need to be made good.

## 1.2 Accommodation Schedule From BAF

Accommodation: Archway Arts Arena, 11 St John's Way, London N19 3QS 0803

The accommodation to be provided has been informed by the many and varied potential users consulted, and has been formulated to complement and thus reinforce that of the main hall. This provides for a wide user base that offers a good environment and will be mutually supportive; visitors to one event can remain or return to another that they would not otherwise have sought.

All complies with the ABBT Yellow Book and has had pre-application support from LBI planning, building control and licensing.

### Main hall:

- 450+ raked seating in horseshoe plan as audience or for participation. Actually 476 less two for each wheel chair space added,
- 380 raked seating plus 270 seating on level and 20 wheelchair spaces with sight lines to cinema screen.
- For choral performances, 300 audience seating on level plus 380 raked seating for choir with sight lines to conductor and further audience in rear choir stalls beyond.
- Level area as for above and 8 metres high by 13 metres by 15 metres for creating and rehearsing pieces with unobtrusive public viewing potential from rear of raked seating.
- Black out screen reinstated across rooftop, other windows remain sound-proofed and blocked.
- Scenery store with its own haystack smoke extract and 1-hour fire-resisting shutter and lobby to the open stage. Hoist up to scenery store from TIL lay-by and footway.
- Ground floor dressing rooms via lobby with (mechanical) smoke extract.
- Disabled access between dressing rooms and stage yet to be shown.

### Screening room and lecture theatre:

- 120 gently raked and gently arced seating with sight lines of screen.
  - 1.8 metre deep area for speakers between screen and front row of seating.
  - 40 sqm max service room for speakers, refreshments etc. (Camera obscura table may be within this area, reducing it to 25 to 30 sqm).
- Camera obscura:
- Using the redundant boiler chimney with the mirrored table at ground floor level with views across London to the North Downs, to the Hampstead Highgate ridge and to the Woodford (Blue Remembered) Hills. This has not the necessity of other provision but exploits the opportunity as an additional attraction.
- Crèche:
- Access from the main foyer and/or independently from south-eastern street doors.
  - 80 sq.m for 30 children.

### Undercroft:

- Flexible 190 sqm used either as a whole with get-in from the Archway Road lay-by or divisible into up to six rooms each of between 30 and 45 sqm as may be required as offices, practice rooms, class rooms etc ancillary to other uses.
- Please note that the more the premises are used in co-operation with the Methodist retained Central Buildings with its rooms typically from 40 to 63 sqm, the less the need for smaller ancillary rooms and the greater the availability of the usefully large undercroft in one or only two parts.

### Kitchen and servery:

- 42.5 sqm on 2nd floor to:
  - o serve adjoining dining room, committee room, bar.
  - o by trolley restock the first floor café and bar.
- Board room, dining room, bar:
- As a supplementary interval bar to performances in the Main Hall.
- Committee room secluded from but overlooking the public domain (south) and Main Hall (north).
- Dining room for particular functions.

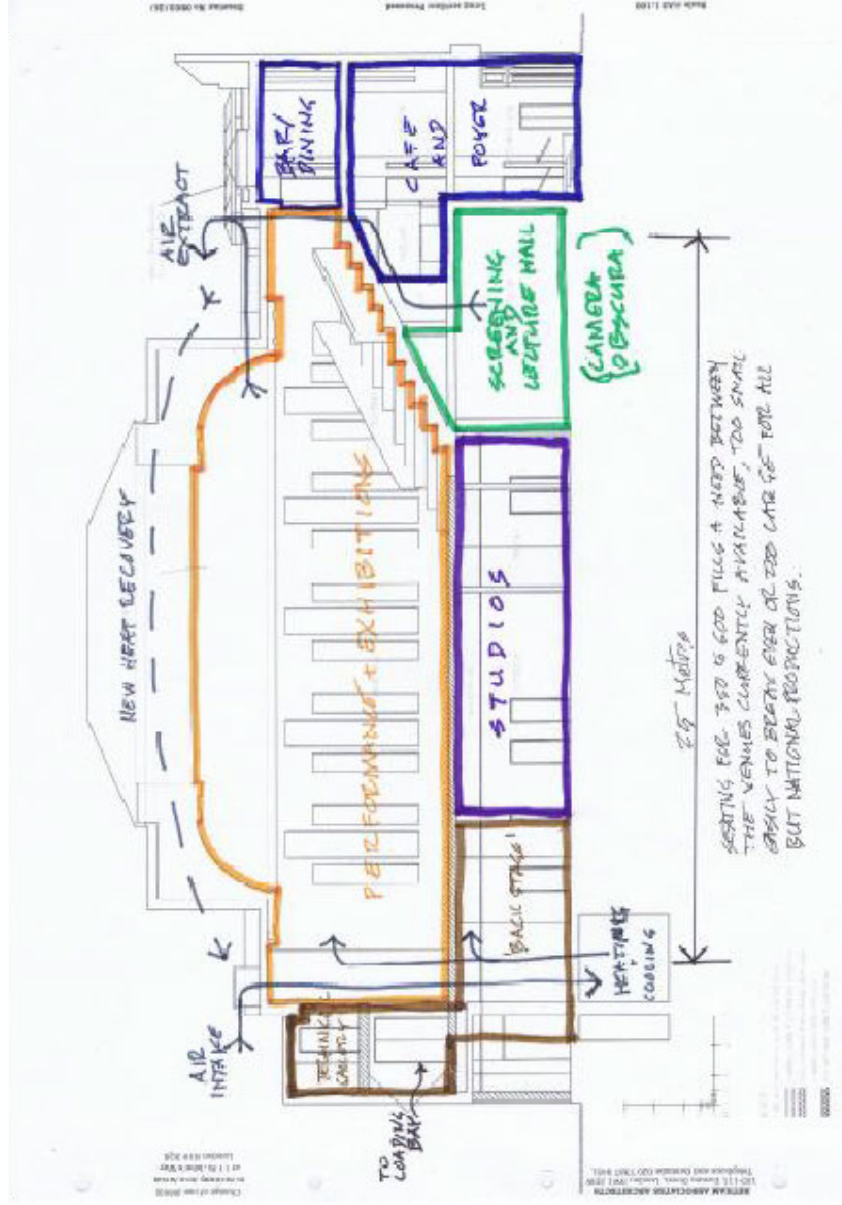
### Café bar:

- 16sqm servery restocked with fresh food by trolley from the kitchen.
  - 90sqm public area:
  - o Priority for Main Hall audiences during intervals.
  - o Open generally throughout the day and evening.
  - o Overlooks the public domain of St John's Way (A1) (As the Chapel in the Archway Methodist Central Buildings).
- First aid room:
- Ground floor, accessible to public and emergency services and close to disabled wc. (Not mandatory but proposed in conjunction with crèche).
- Ventilation and plant:

- As originally, fresh air drawn in at north-east roof level down to basement plant room for any warming and then returned up north-west and north east to discharge at ground and upper floor levels into the hall from where it is extracted from below the gallery and from high-level to roof level south.
  - New heat recovery from extract across roof level to warm up incoming fresh air supplemented by air-to-air heat exchanger and gas-fired boiler.
  - Ground floor supplies and extracts ducted at new ceiling level over central access path serving undercroft, screening room etc.
- Sanitary accommodation:
- For public including ambulant disabled, principally at first floor level below raked seating to either side of the café bar.
  - For staff including disabled, principally ancillary to performer dressing rooms at ground floor north.
  - For wheelchair disabled, adjacent to the lift on each of the three floors.
  - Additional:
    - o Crèche, children's wc's plus adjacent disabled wc for staff.
    - o Box office, single staff wc.
    - o Kitchen & Technical gallery have access to 2nd floor disabled access wc.

### Main entrance and access:

- A prominent and well-regarded building locally, also located conveniently for good orbital as well as radial bus and rail routes at Archway and nearby Upper Holloway.
  - Street entrance from St John's Way to the Foyer and curved display wall inviting exploration without commitment, with steps and lifts taking the eye on to the various parts of the building.
  - Opportunity to reopen doorways to the Archway Methodist Central Buildings Octagon at ground floor and at 1st floor level to allow mutual inter-connection as and when appropriate.
  - Box office serving the Foyer for information and bookings 32sqm to accommodate other front-of-house administration.
  - Lift serving the two ground floor levels and both upper floors principally for disabled and for servicing the rooms. Stairs have easy gradient and built to 1930's LCC standards meet modern requirements.
  - Means of escape retained at northern end with new second staircase replacing that taken out south-west and providing performers' access. Undercroft get-in via means of escape.
- These are all compatible and financially viable with the structural engineering and refurbishment costs reports kindly provided in confidence by the current owners.



Sketch Section from Better Archway Forum. Received 12th May 2017



Plan to introduce new floor level at gallery and create a further tier of meeting rooms or offices below. Adrian Betham Associates July 2009. Source: Manchester University Thesis by Angela Connelly, Methodist Central Halls as Public Sacred Space.



# Preservation Option 16

## 2.1 Summary

The information we received on the proposed BAF scheme was in sketch form, we have worked up the area schedule and plans as accurately as possible. However some of the space sizes and seating numbers set out in the area schedule were not exactly achievable in the final drawings. These proposals indicate a best fit.

## 2.2 Accommodation Schedule

### Main hall:

- 423 seats, plus six disabled seat positions. 208 seats are on the level floor and could be removable to allow for alternative uses. 215 seats are on the raked area and are fixed.
- Level floor area 8 metres high by 13 metres by 15 metres for creating and re-hearing pieces with unobtrusive public viewing potential from rear of raked seating.
- Black out screen reinstated across rooftop, other windows remain sound-proofed and blocked.
- Scenery store with its own haystack smoke extract and 1-hour fire-resisting shutter and lobby to the open stage. Hoist up to scenery store from TIL lay-by and footway.
- Ground floor dressing rooms via lobby with (mechanical) smoke extract.
- Technical gallery 14sqm
- Disabled access between dressing rooms and stage yet to be shown.

### Screening room and lecture theatre:

- 120 gently raked and gently arced seating with sight lines of screen.
  - 1.8 metre deep area for speakers between screen and front row of seating.
  - 40 sqm max service room for speakers, refreshments etc.
- (Camera obscura table may be within this area, reducing it to 25 to 30 sq.m).  
Camera obscura:
- Using the redundant boiler chimney with the mirrored table at ground floor level with views across London to the North Downs, to the Hempstead Highgate ridge and to the Woodford (Blue Remembered) Hills. This has not the necessity of other provision but exploits the opportunity as an additional attraction.

### Crèche:

- Access from the main foyer and/or independently from south-eastern street doors.
- 80 sq.m for 30 children.

### Undercroft (Ground Floor):

- Flexible 190 sqm used either as a whole with get-in from the Archway Road lay-by or divisible into up to six rooms each of between 30 and 45 sqm as may be

required as offices, practice rooms, class rooms etc ancillary to other uses.

### Kitchen and servery:

- 42.5 sqm on 2nd floor to:
  - serve adjoining dining room, committee room, bar.
  - by dedicated kitchen food lift it can restock the first floor café and bar.
  - by trolley to provide refreshments as required throughout the buildings, Board room, dining room, bar.
- An alternative use for this space could be a technical room.
- Committee room secluded from but overlooking the public domain (south) and Main Hall (north).
- Dining room for particular functions.

### Café bar:

- 16sqm servery restocked with fresh food by trolley from the kitchen.
  - 90sqm public area:
    - Priority for Main Hall audience during intervals.
    - Open generally throughout the day and evening.
    - Overlooks the public domain of St John's Way (A1) (As the Chapel in the Archway Methodist Central Buildings).
- First aid room:
- Ground floor, accessible to public and emergency services and close to disabled wc. (Not mandatory but proposed in conjunction with crèche).
- Ventilation and plant:
- As originally, fresh air drawn in at north-east roof level down to basement plant room for any warming and then returned up north-west and north east to discharge at ground and upper floor levels into the hall from where it is extracted from below the gallery and from high-level to roof level south.
  - New heat recovery from extract across roof level to warm up incoming fresh air supplemented by air-to-air heat exchanger and gas-fired boiler.
  - Ground floor supplies and extracts ducted at new ceiling level over central access path serving undercroft, screening room etc.

### Sanitary accommodation:

- For public including ambulant disabled, principally, at first floor level below raked seating to either side of the café bar.
- For staff including disabled, principally ancillary to performer dressing rooms at ground floor north.
- For wheelchair disabled, a toilet has been provided on each floor.
- Additional:
  - Crèche, children's wc's plus adjacent disabled wc for staff.
  - Box office, single staff wc.
  - Kitchen & Technical gallery have access to 2nd floor disabled access wc.

### Main entrance and access:

- Street entrance from St John's Way to the Foyer and curved display wall inviting exploration without commitment, with steps and lifts taking the eye on to the vari-

ous parts of the building.

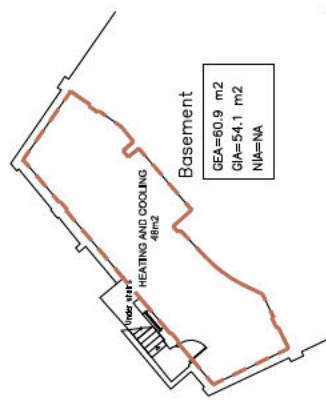
- Opportunity to reopen doorways to the Archway Methodist Central Buildings Octagon at ground floor and at 1st floor level to allow mutual inter-connection as and when appropriate.
- Box office serving the Foyer for information and bookings 32sqm to accommodate other front-of-house administration.
- Lift serving the two ground floor levels and both upper floors principally for disabled and for servicing the rooms. Stairs have easy gradient and built to 1930's LCC standards meet modern requirements.

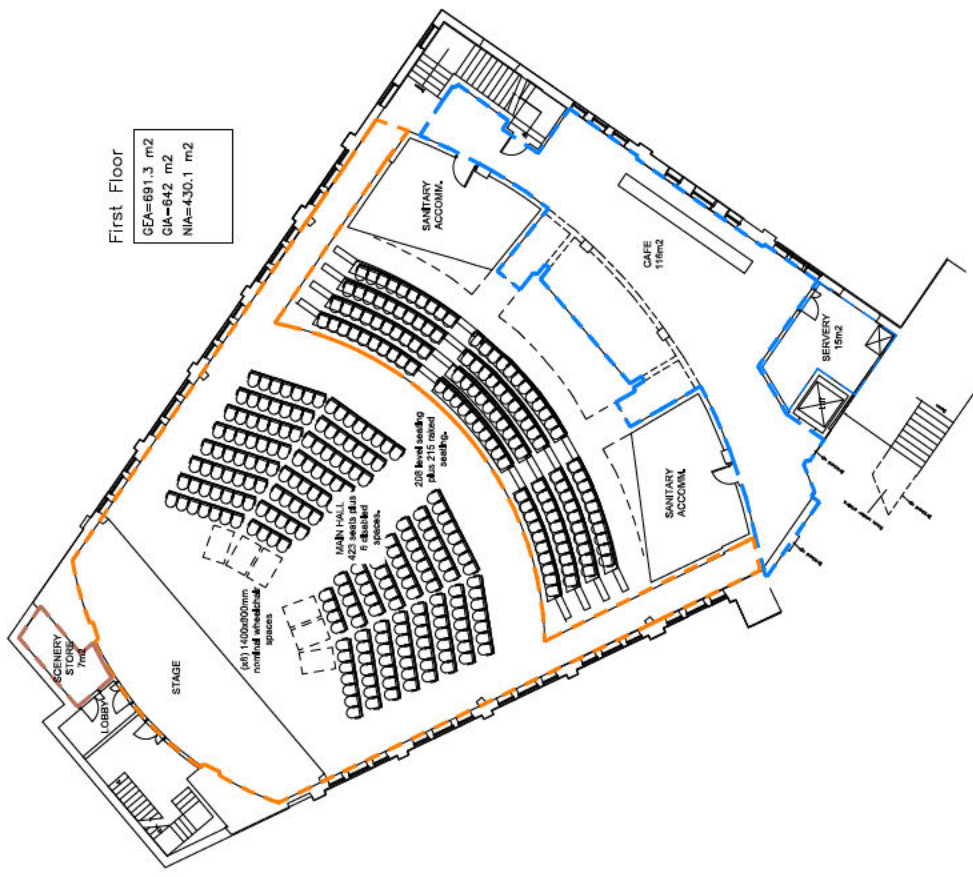


**Preservation Option 16**  
 Shell and Core Refurbishment of Existing Floors with Associated Structural and External Works. Reuse of existing building into performance and exhibition hall, studios, screening and lecture hall, plus cafe and ancillary accommodation.  
 Entire Building: Performance/studios/cafe  
 Total GIA= 1421.7 m<sup>2</sup>  
 Total NIA= 1122.4 m<sup>2</sup>

**Ground Floor**  
 GEA=682.4 m<sup>2</sup>  
 GIA=639.1 m<sup>2</sup>  
 NIA=466.1 m<sup>2</sup>

**Basement**  
 GEA=60.9 m<sup>2</sup>  
 GIA=54.1 m<sup>2</sup>  
 NIA=NA





First Floor  
 GEA=691,3 m<sup>2</sup>  
 GIA=642 m<sup>2</sup>  
 NIA=430,1 m<sup>2</sup>

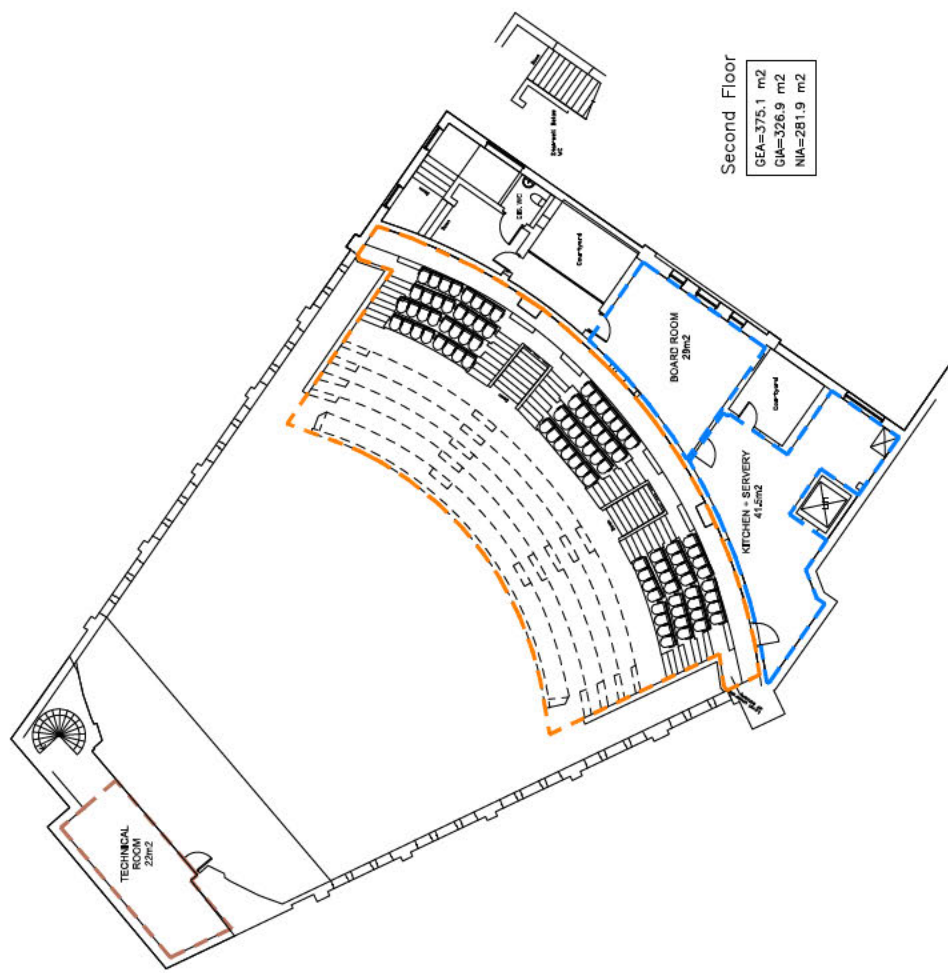


Archway Methodist Church, London N19 3TD  
 Archway

**white**  
 ARCHITECTS  
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SKALA 1:100  
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Preservation Order No. 15  
 Holy Trinity Church  
 First Floor Plan  
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Second Floor  
 GFA=375,1 m<sup>2</sup>  
 GIA=326,9 m<sup>2</sup>  
 NIA=281,9 m<sup>2</sup>



Archway Methodist Church, London N19 3TD  
**Archway**

**white**  
 architects  
 100 Brook Street, London W1B 3LY  
 Tel: 020 7493 3939  
 Fax: 020 7493 3940  
 Email: info@whitearchitects.com  
 www.whitearchitects.com

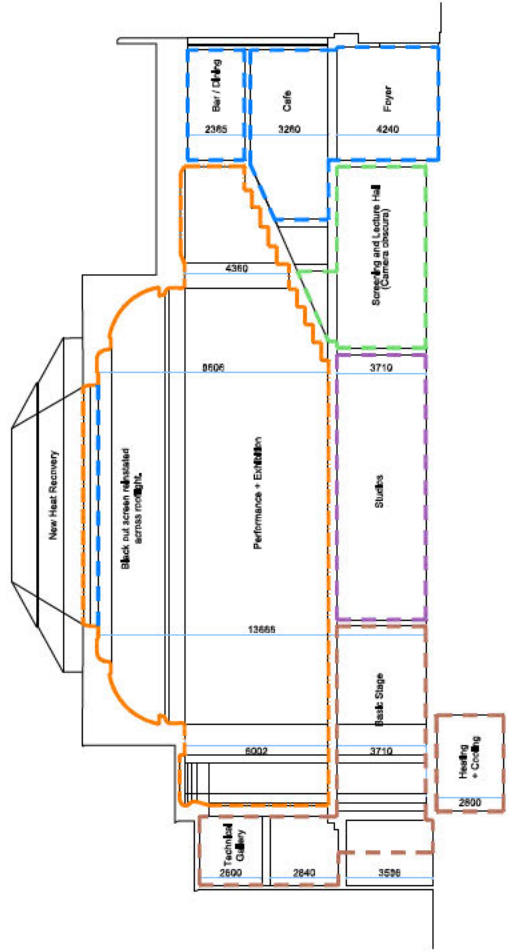
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Date	17th Dec 2018
Project No.	15003 (BA1)
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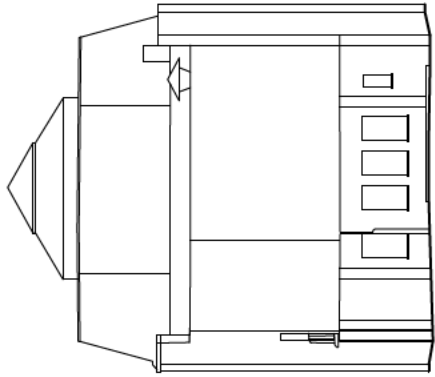
Archway Methodist Church, London N19 3TD  
**Archway**



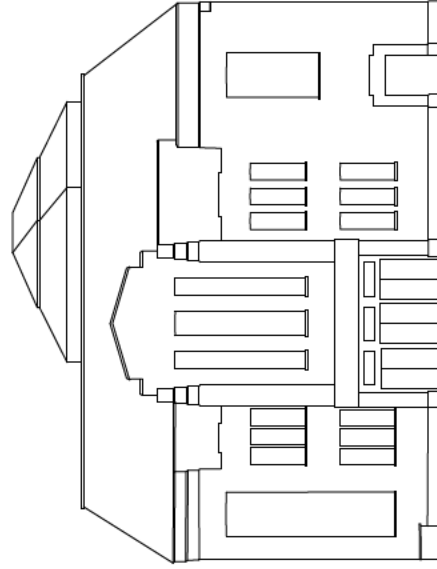
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BY	DAVID
FOR	ARCHWAY
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DATE	10/03/2018
SCALE	A3-A01
NO.	0



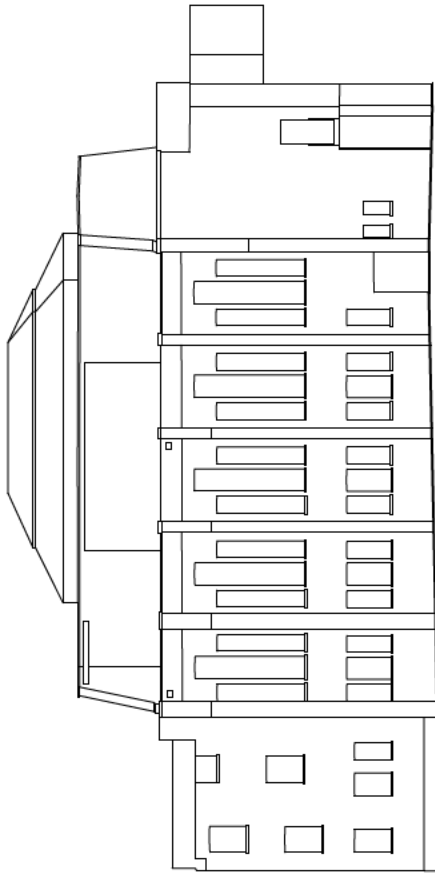




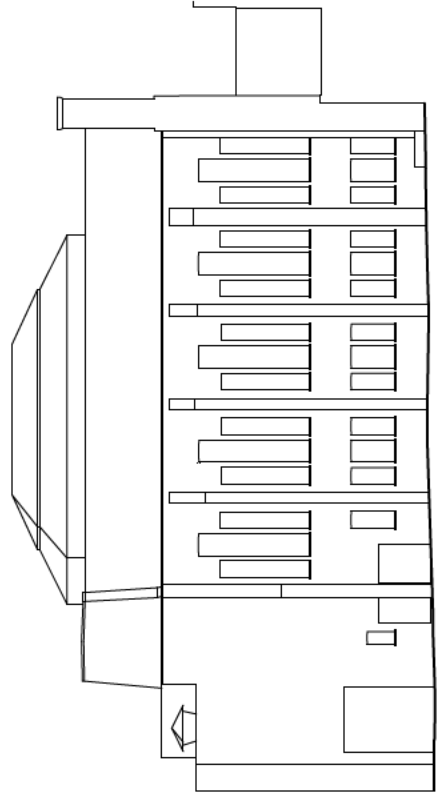
North elevation



South elevation



East elevation



West elevation



SKALA 1:100

Archway Methodist Church, London N19 3TD  
**Archway**

**white**

Architectural  
Practice

1000 (0A1)

1000 (0A1)

1000 (0A1)

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1000 (0A1)



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## **Appendix 3 – Feasibility Cost Plan**

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# Archway Methodist Hall

## FEASIBILITY COST PLAN

Anderson  
Bourne

Flowervale Properties Ltd

080.003 Archway Methodist Hall, Archway Close, London N19 3TD

BAF Theatre Scheme

v16.1 06-Aug-21

Schedule of Accommodation & Building Data

GIA 1,662.10 m<sup>2</sup>

Unit Type	No	Size NIA	GIA	No beds	Total NIA	NIA:GIA	Comment
Basement	1	48.40	54.10		48.40	89%	
Ground Floor	1	466.10	639.10		466.10	73%	
Mezzanine					0.00		
First Floor	1	430.10	642.00		430.10	67%	
Second Floor	1	281.90	326.90		281.90	86%	
					0.00		
<b>Totals:</b>	<b>4</b>	<b>1226.50</b>	<b>1662.10</b>	<b>0</b>	<b>1,226.50</b>	<b>73.79%</b>	

ELEMENT		Total	Total	Comment	
		BQ1 Demo & Altrtns	BQ2	BQ 3	BQ 4
0.0	FACILITATING WORKS	126,890.00	-	-	-
1.0	SUBSTRUCTURE	148,042.50	-	-	-
2.1	FRAME	436,000.00	-	-	-
2.2	UPPER FLOORS	90,499.50	-	-	-
2.3	ROOF	303,308.00	-	-	-
2.4	STAIRS & RAMPS	59,250.00	-	-	-
2.5	EXTERNAL WALLS	277,587.50	-	-	-
2.6	WINDOWS & EXTERNAL DOORS	254,475.00	-	-	-
2.7	INTERNAL WALLS & PARTITIONS	28,599.00	-	-	-
2.8	INTERNAL DOORS	53,963.36	-	-	-
3.1	WALL FINISHES	94,435.75	-	-	-
3.2	FLOOR FINISHES	79,495.12	-	-	-
3.3	CEILING FINISHES	82,328.25	-	-	-
4.0	FITTINGS, FURNISHINGS & EQUIPMENT	106,499.00	-	-	-
5.0	SERVICES	488,994.00	-	-	-
6.0	PREFABRICATED BUILDINGS & BUILDING UNITS	-	-	-	-
7.0	WORK TO EXISTING BUILDING	118,500.00	-	-	-
8.0	EXTERNAL WORKS	57,750.00	-	-	-
9.0	PRELIMINARIES	422,460.00	-	-	-
	Sub- Total	<b>£ 3,229,076.98</b>	<b>£ -</b>	<b>-</b>	<b>-</b>
10.0	Contractors OH&P 10.0%	£ 322,907.70	£ -	-	-
	<b>Total Construction Cost</b>	<b>£ 3,551,984.68</b>	<b>£ -</b>	<b>-</b>	<b>-</b>
11.0	PROFESSIONAL FEES 0.0% As schedule	307,500.00	-	-	-
12.0	OTHER DEVELOPMENT COSTS		-	-	-
13.0	CONTINGENCY 10.0%	385,948.47	-	-	-
	<b>Total Cost Exc VAT £</b>	<b>4,245,433.15</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Combined Total Cost Exc VAT £</b>				<b>£ 4,245,433.15</b>
	<b>Cost/m<sup>2</sup> NIA Total</b>	<b>£3,461.42/m<sup>2</sup></b>	<b>£0.00/m<sup>2</sup></b>	<b>£0.00/m<sup>2</sup></b>	<b>£0.00/m<sup>2</sup></b>
	<b>Cost/m<sup>2</sup> GIA Total</b>	<b>£2,554.26/m<sup>2</sup></b>	<b>£0.00/m<sup>2</sup></b>	<b>£0.00/m<sup>2</sup></b>	<b>£0.00/m<sup>2</sup></b>
	<b>Cost/m<sup>2</sup> NIA Total Exc fees &amp; Contingency</b>	<b>£2,896.03/m<sup>2</sup></b>	<b>£0.00/m<sup>2</sup></b>	<b>£0.00/m<sup>2</sup></b>	<b>£0.00/m<sup>2</sup></b>

### NOTES & CLARIFICATIONS:

1. Excludes VAT which will be chargeable at 20% of the entire cost
2. Excludes fixtures, fittings and furnishings, excepting those detailed in following cost plans.
3. The headings of the RICS Elemental Standard Form of Cost Analysis have been used but items put into the sections as if it were a new build project. Technically virtually all work would fall into section 7 "Work to Existing Building"
4. The rates have been updated to normal current but with the proviso that local or temporary inflation due to Covid 19 or Brexit driven shortages that have a temporary effect have not been included, or any other inflation beyond the date of this report.
5. The previous cost plan was based on rates prevailing in December 2016. BCIS All in TPI at that date was 291 and is now 336 indicating a 15.46% increase. The overall increase shown is 13.80%.

# Archway Methodist Hall

## FEASIBILITY COST PLAN



Flowervale Properties Ltd																							
v16.1																							
6-Aug-21																							
BQ 1	BAF Theatre Scheme			L	P	M		Sub-con Lump Sum		Prov or PC Sum		Rate											
<b>0.0</b>	<b>FACILITATING WORKS</b>																						
	Excavate trial pits to expose foundations & soil conditions	15	No	270.00	75.00	5.00						350.00											5,250.00
	Back fill & make good last	15	No	270.00	50.00	250.00						570.00											8,550.00
	External scaffold for investigation works	1	Item					45,000.00				45,000.00											45,000.00
	Internal birccage scaffold for investigation works	1	Item					25,000.00				25,000.00											25,000.00
	Safety handrails and access around roofs	1	Item					4,500.00				4,500.00											4,500.00
	Cut holes in existing structure to investigate condition	151	No	65.00	20.00	5.00						90.00											13,590.00
												0.00											0.00
	Asbestos removal	1	Item									25,000.00											25,000.00
												0.00											0.00
												0.00											0.00
																							126,890.00
<b>1.0</b>	<b>SUBSTRUCTURE</b>																						
	Repairs/underpinning of existing structure	1	Item											75,000.00									75,000.00
	Break out floor slab	76	m <sup>2</sup>					32.50				32.50											2,470.00
	Excavate pit for pile cap	24	m <sup>3</sup>	17.00	12.50							29.50											708.00
	Excavate for ground beam	13	m <sup>3</sup>	17.00	12.50							29.50											383.50
	Cart away surplus spoil	56	m <sup>3</sup>	7.50	6.00	45.00						58.50											3,276.00
	Eo breaking out obstructions	1	Item									1,250.00											1,250.00
	Eo keeping clear of ground water	1	Item									1,250.00											1,250.00
	Haul to site piling rig, set up and dismantle	1	No									9,500.00											9,500.00
	Move plant onto & between pile positions	22	No					37.00				37.00											814.00
	Bore & construct CFA Piles 400mm dia	330	m					54.00				54.00											17,820.00
	Mobilise engineer for integrity testing	1	visits					250.00				250.00											250.00
	Non-destructive testing at cut-off level	22	test					22.00				22.00											484.00
	Cube tests	5	No					95.00				95.00											475.00
	Cut off top of pile & leave ready for pile cap	22	No	25.00	15.00	6.00						46.00											1,012.00
	Load & Cart Away arisings from piling & piles	41	m <sup>3</sup>	5.00	4.00	45.00						54.00											2,214.00
	General attendance on Piling contractor	1	Item					7,500.00				7,500.00											7,500.00
	Level & compact bottom of excavation	60	m <sup>2</sup>					0.60				0.60											36.00
	50mm thk blinding bed	60	m <sup>2</sup>					6.75				6.75											405.00
	Reinforced in situ concrete in ground beam or pile cap	37	m <sup>3</sup>	19.50		145.00						164.50											6,086.50
	Formwork to gnd beams & pile caps	136	m <sup>3</sup>					38.00				38.00											5,168.00
	Reinforced in situ concrete in bed	19	m <sup>3</sup>	19.50	5.00	145.00						169.50											3,220.50
	Reo steel	5.45	t	750.00		850.00						1,600.00											8,720.00
												0.00											0.00
																							148,042.50



080.00 Archway Methodist Hall, Archway Close, London N19 3TD										6-Aug-21	
BQ 1	BAF Theatre Scheme									v16.1	
2.1	FRAME									Rate	
	Repairs to steel frame inc making good	1	Item							300,000.00	300,000.00
	Painting steel frame for protection	1	Item							85,000.00	85,000.00
	New steel frame for new first floor	12.0	t							4,250.00	51,000.00
										0.00	0.00
											436,000.00
<b>2.2</b>	<b>UPPER FLOORS</b>										
25%	Repairs/ replacement of upper floors inc break out & dispose	760	m <sup>2</sup>							195.00	37,069.50
100%	New area of first floor	274	m <sup>2</sup>							195.00	53,430.00
										0.00	0.00
<b>2.3</b>	<b>ROOF</b>										
100%	Repairs/ replacement of roof structure inc break out & dispose	617	m <sup>2</sup>							195.00	120,315.00
	Hack up existg flat roof finishes	539	m <sup>2</sup>	9.50	2.00	2.50				14.00	7,546.00
	New flat roofing	539	m <sup>2</sup>							135.00	72,765.00
	Aprons flashings, upstands to last	380	m							40.00	15,200.00
										0.00	0.00
	Roof slating	76	m <sup>2</sup>	45.00	2.50	12.50				57.00	8,892.00
	Eaves	43	m	15.00						25.00	1,720.00
	Junction with roof light	28	m	15.00						25.00	1,120.00
	Repair/re-new roof light	1	Item							47,500.00	47,500.00
	Loft hatch or small roof lights	7	No							1,250.00	8,750.00
										0.00	0.00
	Gutters & Rwps	1	Item							19,500.00	19,500.00
										0.00	0.00
											303,308.00
<b>2.4</b>	<b>STAIRS &amp; RAMPS</b>										
	Repairs/replace internal stairs & balustrades	9	Flights							2,750.00	24,750.00
	Do external	5	Flights							3,750.00	18,750.00
	Floor finishes	9	Flights							1,750.00	15,750.00
										0.00	0.00
<b>2.5</b>	<b>EXTERNAL WALLS</b>										
	General cleaning, re pointing of brickwork	765	m <sup>2</sup>							47.50	36,337.50
	Do spot repairs, spalled bricks etc	1	Item							17,500.00	17,500.00
	Helifix bars as sitch repairs to cracked brickwork	124	m							87.50	10,850.00
	Rebuild pediment to SE elevation	10	m <sup>2</sup>	75.00	4.00	110.00				189.00	1,890.00
	Concrete coping	7	m							85.00	595.00
	Carefully take down and rebuild chimney	1	Item							5,500.00	5,500.00
	Carefully take down sections of brick & concrete to expose steels for treating	142	m <sup>2</sup>	15.00	3.00	12.00				210.00	29,820.00
										0.00	0.00
	General cleaning, repairs and top coat to render	440	m <sup>2</sup>							70.00	30,800.00
	Do Concrete areas	250	m <sup>2</sup>							60.00	15,000.00
										0.00	0.00
	Insulation to external walls	1,455	m <sup>2</sup>							85.00	123,675.00
	New external walls 2nd flr courtyards	40	m <sup>2</sup>							140.50	5,620.00
										0.00	0.00
<b>2.6</b>	<b>WINDOWS &amp; EXTERNAL DOORS</b>										
											277,587.50

080.00 Archway Methodist Hall, Archway Close, London N19 3TD										6-Aug-21	
BQ 1	BAF Theatre Scheme		L	P	M	Sub-con	Prov or	Rate		v16.1	
	Overhaul/replace Crittall windows	201	m <sup>2</sup>				750.00	750.00			150,750.00
	Secondary double glazing	201	m <sup>2</sup>				425.00	425.00			85,425.00
	Overhaul/replace Front entrance doors	1	Item				13,500.00	13,500.00			13,500.00
	Do External door	2	No				600.00	600.00			1,200.00
	Do Do Pair	3	Pr				1,200.00	1,200.00			3,600.00
								0.00			254,475.00
<b>2.7</b>	<b>INTERNAL WALLS &amp; PARTITIONS</b>										
	Repairs to intl walls	324	m <sup>2</sup>				15.00	15.00			4,860.00
	New partitions	615	m <sup>2</sup>	19.50	1.75	17.35		38.60			23,739.00
								0.00			28,599.00
<b>2.8</b>	<b>INTERNAL DOORS</b>										
	Internal doors overhaul/replace	29	No	125.00	5.00	35.00		915.00			26,535.00
	Ironmongery	29	Sets	55.00	5.00	2.00		212.00			6,148.00
	Double doors	7	Pr	210.00	10.00	50.00		1,770.00			12,390.00
	Ironmongery	7	Sets	70.00	5.00	4.00		329.00			2,303.00
	Architrave	187	m	4.75	0.25	1.00	5.53	11.53			2,156.11
	Gloss to doors	43	leaf				65.00	65.00			2,795.00
	Decorate linings & architraves	187	m			8.75		8.75			1,636.25
								0.00			53,963.36
<b>3.1</b>	<b>WALL FINISHES</b>										
	Repairs to plaster	2,103	m <sup>2</sup>				15.00	15.00			31,545.00
	P/ibd & set new partitions	1,230	m <sup>2</sup>	14.50	1.00	6.50		22.00			27,060.00
	Repairs & replacement of decorative mouldings	1	Item				10,000.00	10,000.00			10,000.00
	Paint & decorate new plaster	3,333	m <sup>2</sup>				7.75	7.75			25,830.75
								0.00			94,435.75
<b>3.2</b>	<b>FLOOR FINISHES</b>										
	Allowance for general floor finishes	1,629	m <sup>2</sup>				35.00	35.00			57,015.00
	Skirting	884	m	6.50	0.50	1.50	8.18	16.68			14,745.12
	Decorate skirtings	884	m			8.75		8.75			7,735.00
								0.00			79,495.12
<b>3.3</b>	<b>CEILING FINISHES</b>										
	Repairs to ceilings	1,629	m <sup>2</sup>				20.00	20.00			32,580.00
	P/ibd & set new ceilings	274	m <sup>2</sup>	15.50	0.75	6.50					
	Paint & decorate ceilings	1,903	m <sup>2</sup>				7.75	7.75			14,748.25
	Repairs & replacement of decorative mouldings & cornice	1	Item				35,000.00	35,000.00			35,000.00
								0.00			82,328.25

080.00 Archway Methodist Hall, Archway Close, London N19 3TD										6-Aug-21	
BQ 1	BAF Theatre Scheme									v16.1	
4.0	FITTINGS, FURNISHINGS & EQUIPMENT									Rate	
	Kitchen								12,500.00		25,000.00
	White goods	2	No						5,000.00		10,000.00
	Bathroom or WC fittings & coat hooks door stops etc	1	Item						3,500.00		3,500.00
	Auditorium seating	543	No	12.50	2.50	3.00	75.00		93.00		50,499.00
	Roof light blackout blind	1	Item						17,500.00		17,500.00
									0.00		106,499.00
<b>5.0</b>	<b>SERVICES</b>										
5.1	Sanitary Installations								0.00		0.00
	Bathrooms		No	750.00					3,000.00		0.00
	WC	29	No	350.00					750.00		31,900.00
5.2	Services Equipment								0.00		0.00
5.3	Disposal Installations								0.00		0.00
	Wastes & SVP's	1	Item				9,000.00		9,000.00		9,000.00
5.4	Water Installations								0.00		0.00
	Hot & cold water supply	1	Item				4,250.00		4,250.00		4,250.00
5.5	Heat Source								0.00		0.00
	Boiler & megaflow	1	Item				25,000.00		25,000.00		25,000.00
5.6	Space Heating & Air Conditioning								0.00		0.00
	Heating system	1,903	m <sup>2</sup>				48.00		48.00		91,344.00
			Item						0.00		0.00
5.7	Ventilation Systems								0.00		0.00
	Mechanical ventilation	1	Item				27,500.00		27,500.00		27,500.00
5.8	Electrical Installations								0.00		0.00
	General Lighting & Power	1	Item				95,000.00		95,000.00		95,000.00
5.9	Fuel Installations/Systems								0.00		0.00
	Gas	1	Item				7,500.00		7,500.00		7,500.00
5.10	Lift & Conveyor Installations/Systems								0.00		0.00
	Lift	1	Item				60,000.00		60,000.00		60,000.00
5.11	Fire & Lightning Protection								0.00		0.00
	Sprinkler system	1	Item				75,000.00		75,000.00		75,000.00
5.12	Communication, Security & Control Systems								0.00		0.00
	Hearing loops, telecom, intranet wiring etc	1	Item				35,000.00		35,000.00		35,000.00
	Burglar alarm	1	Item				12,500.00		12,500.00		12,500.00
5.13	Specialist Installations								0.00		0.00
5.14	Builders Work in Connection with Services	1	Item				15,000.00		15,000.00		15,000.00
									0.00		488,994.00

080.00 Archway Methodist Hall, Archway Close, London N19 3TD					v16.1		6-Aug-21	
BQ 1	BAF Theatre Scheme	L	P	M	Sub-con	Prov or	Rate	
6.0 PREFABRICATED BUILDINGS & BUILDING UNITS								
<b>7.0 WORK TO EXISTING BUILDING</b>								
	Remove rubbish & debris						0.00	0.00
	General strip out	1	Item		17,000.00		17,000.00	17,000.00
	Treatment of damp & rot	1	Item		30,000.00		30,000.00	30,000.00
	Careful demolition or adaption of exstg First floor side balconies	1	Item			22,000.00	22,000.00	22,000.00
	Demo gnd flr support of curved rear of stage walls above	2	Item		17,500.00	17,500.00	17,500.00	17,500.00
	Demo & alterations 1st Flr & 2nd Flr courtyards	2	Item		8,000.00	8,000.00	8,000.00	16,000.00
						8,000.00	8,000.00	16,000.00
						0.00	0.00	118,500.00
<b>8.0 EXTERNAL WORKS</b>								
	Works to external courtyards etc	1	Item			12,000.00	12,000.00	12,000.00
8.6.1	Surface Water Drainage	1	Item			15,000.00	15,000.00	15,000.00
	Foul Drainage	1	Item			22,500.00	22,500.00	22,500.00
8.7.1	Water Mains	1	Item			1,750.00	1,750.00	1,750.00
8.7.2	Electricity Mains	1	Item			3,500.00	3,500.00	3,500.00
8.7.3	Photovoltaics etc		Item			0.00	0.00	0.00
8.7.5	Gas Mains	1	Item			2,750.00	2,750.00	2,750.00
8.7.6	Telecommunications Connections	1	Item			250.00	250.00	250.00
						0.00	0.00	57,750.00



080.00		Archway Methodist Hall, Archway Close, London N19 3TD				v16.1		6-Aug-21	
BQ 1	BAF Theatre Scheme	L	P	M	Sub-con	Prov or	Rate		
9.0	<b>PRELIMINARIES</b>								
	Mobilisation & Site Set-up	1 Item	750.00	250.00			1,750.00		1,750.00
	Contracts Manager One day per week	52 wks	250.00				250.00		13,000.00
	Surveyor One day a week	52 wks	250.00				250.00		13,000.00
	Site Management -	52 wks	1,450.00				1,450.00		75,400.00
	Site Engineer	6 wks	2,250.00				2,250.00		13,500.00
	Site Labour	52 wks	800.00				800.00		41,600.00
	Set up site compound, hardstandingetc	Item					0.00		0.00
	Temporary power & water distribution	1 Item			1,750.00		1,750.00		1,750.00
	Temp connections & set up	1 Item				2,000.00	2,000.00		2,000.00
	Hutting & Storage	52 wks	85.00				85.00		4,420.00
	Water & Power Hoses, leads, charges	52 wks	15.00	5.00	25.00		45.00		2,340.00
	Telephone	52 wks	25.00				25.00		1,300.00
	Welfare	52 wks	75.00	25.00			125.00		6,500.00
	Site tidy	52 wks	75.00	5.00			215.00		11,180.00
	Final Clean	1 No			1,750.00		1,750.00		1,750.00
	Temp screens & protection	1 Item			3,000.00		3,000.00		3,000.00
	Site Security	wks					0.00		0.00
	Small tools & consumables	52 wks	20.00	20.00			40.00		2,080.00
	Craneage & hoists - Visits	6 No	850.00				850.00		5,100.00
	Concrete pump	No					0.00		0.00
	Scaffold & protective fans	1 Item			175,000.00		175,000.00		175,000.00
	Fencing & Hoarding -set up	1 Item					2,500.00		2,500.00
	- Hire & maintenance	52 wks	50.00				50.00		2,600.00
	Traffic Management, fees, licences etc	1 Item				15,000.00	15,000.00		15,000.00
	Transport	52 wks					75.00		3,900.00
	Testing - Concrete, Air, Sound etc	1 Item				5,000.00	5,000.00		5,000.00
	PPE, first aid etc	52 wks					20.00		1,040.00
	Manuals, as built docs etc & details of structure	1 Item			15,000.00		15,000.00		15,000.00
	Disestablishment	1 Item	1,500.00	500.00			2,750.00		2,750.00
							0.00		0.00
							0.00		0.00
							0.00		0.00
							0.00		422,460.00
								Total	3,229,076.98
									322,907.70
	<b>Overheads &amp; Profit</b>	10%						<b>TOTAL CONSTRUCTION COST</b>	<b>3,551,984.68</b>
								VAT 20%	710,396.94
								Total Including VAT	4,262,381.61



## Georgia Crowley

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**From:** [REDACTED]  
**Sent:** 29 January 2021 14:34  
**To:** [REDACTED]  
**Cc:** Better Archway Forum; [REDACTED]  
**Subject:** RE: Former Part of the Archway Methodist Central Hall, at the junction of Archway Road and St. John's Way, Islington, London, N19 3TD

Dear Mr [REDACTED]

Thank you for your below email.

My client has instructed me to relay that they consider your response to be wholly unsatisfactory and in particular the failure to address the questions I have previously raised on their behalf.

My client informs me that they will be drawing to the attention of the Council's planning committee and officers this correspondence, the lack of transparency on your client's part, and what they consider to be the entirely unsubstantiated reliance on confidentiality as a reason not to disclose a document which you describe as a "business plan". Furthermore, given the failure on your part, on behalf of BAF, to answer the questions I have posed on behalf of my client, please be on notice that my client informs me that they will be inviting the Council's planning committee and officers to draw the following inferences:

- That BAF has failed to identify any sources of external funding from outside agencies (whether in the form of grant funding or loans) which might assist in the delivery of your client's proposal;
- That no applications for funding have been made by BAF, nor or any correspondence entered into with such external bodies;
- That there is therefore no reasonable likelihood of such funds being forthcoming;
- That there is no evidence of any financial commitment by third parties groups to financially contribute to the building's conversion;
- That no business plan is in existence which show BAF's projected capital and operating costs for running the proposed centre, and revenue streams for at least the first 5 years of the project or until such time as the project will break even;
- BAF has not confirmed whether they have reviewed its position as to the economic viability of its proposals in light of the COVID-19 pandemic. If BAF have done so, what is the outcome of that review?

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

**Alexander Reece Thomson LLP**

39 Welbeck Street, London, W1G 8DR

[REDACTED]

[REDACTED]

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**From:** [REDACTED]

**Sent:** 27 November 2020 12:10

**To:** [REDACTED]  
[REDACTED]

**Subject:** Re: Former Part of the Archway Methodist Central Hall, at the junction of Archway Road and St. John's Way, Islington, London, N19 3TD

Dear Mr [REDACTED]

Thank you for your email.

I am glad that we have answered some of your questions and note that you now ask for a copy of our Business Plan solely to pass on to the Local Planning Authority. However there is no need to do this as the LPA already confirm having a copy and that officers have noted the content. The Plan is as reported at the Appeal Hearing fully informed by your clients' detailed structural and costing reports, and I would refer you to the Decision Letter.

Your clients will no doubt know of at least one theatre company that is successful both artistically and financially and which was widely consulted by Flowervale's architects and surveyor. I myself, another operator and our valuation surveyor were also present on occasion but obviously not privy to the consultations as a whole.

I note that it is no longer disputed that Christo & Co had been agent for the owners at the time. Again, I am not privy to correspondence between them, only to what I was told at the viewing.

Yours sincerely

[REDACTED]

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**From:** [REDACTED]

**Sent:** 05 October 2020 19:12

**To:** a [REDACTED]  
[REDACTED]

**Subject:** RE: Former Part of the Archway Methodist Central Hall, at the junction of Archway Road and St. John's Way, Islington, London, N19 3TD

Dear Mr [REDACTED]

[REDACTED]. However, we note that you have not provided any substantive response to the majority of the questions my Client has raised. Therefore, by inference, it seems that you or BAF have a) not commissioned any independent viability assessment into your proposal and b) have not progressed any applications for external funding.



In terms of the information requested, for the reasons below, we consider that it is unreasonable that you / BAF are not providing this information. Should you continue to refuse to do so, our Client reserves its right to refer to the lack of transparency on your Client's part and failure to disclose this information in Flowervale's further objection to this proposal.

Failure to provide any details of the BAF business plan

It is only fair that, as an objector to your scheme, Flowervale is able to comment on its viability and in light of the absent information requested we fail to see how the Council (nor any third party for that matter) will be able to assess whether or not the scheme is viable. Please could you confirm whether or not you have submitted this business plan to the local planning authority? Flowervale entirely rejects the suggestion that the viability of your Clients's proposals was not challenged at the inquiry. Flowervale informs us that it was made perfectly clear in the appeal that a theatre (sui generis) use (i.e which now forms part of the BAF proposal) was in their view wholly unfundable, unviable and unsustainable.

If it is the case that this business plan contains confidential information (and our Client fails to see how the majority of such a plan would be confidential, other than perhaps the proposed offer price for the purchase of the site), our Client is prepared to provide an undertaking that should you disclose any such confidential information to us / our Client, Flowervale would not disclose that information to any third party other than the local planning authority (and/or any Inspector on appeal). If Flowervale does decide to refer this material to the local planning authority they will also make it clear that the information contains confidential information and should not be made public unless redacted.

Alleged interest from arts companies or third parties

If it is indeed the case that any interested parties have expressed a written interest in using the hall pursuant to the BAF scheme but wish their identity to remain confidential, then surely such correspondence can be readily redacted to keep their identity anonymous.

Finally, we note your reference to "Christo & Co" as a former agent marketing the site. We are informed by our Client that Christo and Co was not appointed by Flowervale. Flowervale understands that Christo and Co were appointed by the former owners over 12 years ago. We (and our Client) therefore fail to see what bearing on the present applications any comments by that agent have. Our Client also notes that no documents confirming this alleged view / opinion of Christo and Co have been made available and Flowervale would be grateful if any such documents could be made available for them to comment on.

Kind regards

[Redacted signature]

[Redacted signature]

39 Welbeck Street, London, W1G 8DR

DDT: [Redacted]

[Redacted]

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**From:** a [REDACTED]

**Sent:** 23 September 2020 19:05

**To:** [REDACTED]

**Subject:** Fw: Former Part of the Archway Methodist Central Hall, at the junction of Archway Road and St. John's Way, Islington, London, N19 3TD

Dear Mr [REDACTED]

Thank you for the email and disposal details. You will be aware that you are the fourth in a line of estate agents for the premises. The very first voiced their view that the breadth of our participants offered a good covenant. The viability of our proposal was outlined at the appeal hearing of your clients' proposal and not questioned by anyone present.

Details of our Business Plan are as you will realise confidential for obvious reasons. I can confirm that, as stated at the appeal hearing, they are consistent with your clients' 1%2c3 Archway Methodist Hall Refurb Cost Plan, Savills 00491290 as to regional theatre value per seat, Summary STRUCTURAL INSPECTION OF EXISTING HALL AND FEASIBILITY OF REUSING THE EXISTING STRUCTURE and marketing price reported in their previous application P2015/1144/FUL.

You will realise also that the arts company that has been party to our discussions with your clients' agents together with others involved, major and minor, professional and long-established amateur, will wish their interest to remain confidential so as not to compromise their existing standings pending negotiations that may or may not come to a fruition.

However I do confirm that we remain open to any approach from your clients as we have been since our interest was first reported back to them by their then agent Christo & Co who expressed the view of our offering a good covenant. We for our part expect to make a fresh approach following determination of our own application.

I hope that this is all helpful.

Best wishes

[REDACTED]

---

**From:** Seb Norman [REDACTED]

[REDACTED]

**Subject:** Former Part of the Archway Methodist Central Hall, at the junction of Archway Road and St. John's Way, Islington, London, N19 3TD

Dear Sirs

I am writing on behalf of my client, Flowervale UK Limited ("Flowervale"), in respect of the above site and the proposed planning application (Ref: P2019/0214/FUL) promoted by the Better Archway Forum ("BAF"). As I

understand you are aware, Flowervale are the site owners and have submitted an objection to the above planning application proposals.

The proposal is described as a “change of use from solely Class D1 to Arts centre classes D1 and D2 with ancillary sui generis theatre use”.

As I understand you are aware, Flowervale’s position is that a D1 and D2 use is not financially viable. Flowervale’s consultants have set out the reasons why this was the case in Section 4 of Flowervale’s objection. In particular, Flowervale highlighted the lack of information regarding the economic viability of the scheme.

We note that in the document entitled “Planning Use of the Building” submitted in support of your application, it has been asserted by the BAF’s architect (Adrian Betham of Betham Associates) that the proposed conversion of the building along the lines described in that document are “financially viable” (page 3, final paragraph). That document refers to structural engineering and refurbishments costs reports provided by Flowervale whose accuracy is not disputed (to the contrary, Betham Associates has appeared to rely on them when making its assertion about financial viability).

The only document submitted by the BAF that seeks to address economic viability is the so-called one-page “Economic Assessment”, which merely refers to prospective local participants and makes reference to the combined turnover approaching £10m per annum. We understand that this is turnover from their existing business ventures elsewhere, completely unrelated to the subject property, and no information is given on how this turnover is relevant to BAF’s proposal. The only three paragraphs in that document that address the economic viability of the new proposed use (as opposed to the rest of the document which merely addresses residential values) do not appear to amount to a credible economic assessment of the proposal but merely appear to contain vague and unreferenced conjecture about how the costs of conversion would be met.

As far as we are aware, since Flowervale’s objection has been submitted, no further information has been provided by the BAF or its professional advisers about what revenue streams will cover the costs that have been quantified by my client, and, in particular, the deficiencies in the BAF’s economic assessment identified by Flowervale in its objection remain (as far as we are aware) unaddressed.

We would therefore be grateful if you could confirm whether or not the BAF has commissioned any viability assessment by independent experts into whether or not the proposed uses for this site are financially viable, and if so whether such a report has been submitted to the Council (and if so, we would be grateful for a copy of any such document).

In the absence of any such assessment, please could you explain on what basis, given that your architects have accepted the costs submitted by Flowervale, BAF has concluded that the proposed scheme is financially viable. In particular, we would be grateful if you could confirm:

- What sources of external funding from outside agencies (whether in the form of grant funding or loans) BAF assumes it will receive;
- The status of any such application for funding, including the bodies to whom applications have been made and the date thereof, or any correspondence with such external bodies demonstrated a reasonable likelihood of funds being forthcoming.
- Which local participants (whether dance or theatre companies or otherwise) have expressed an interest in both using the hall and a commitment to financially contributing to its conversion (and if so please could you provide the relevant evidence to demonstrate such an interest and commitment).
- Whether a business plan has been prepared by the BAF showing its projected capital and operating costs for running the proposed centre, and revenue streams for at least the first 5 years of the project or until such time as the project will break even;
- That the BAF has reviewed its position as to the economic viability of its proposals in light of the COVID-19 pandemic and if so what the outcome of that review is.

You may be aware that we are currently marketing the site on a ‘for sale’ and a ‘to let’ basis. I have attached our particulars. I would be grateful if you could confirm whether BAF intends to make an offer to purchase or let the site.

Flowervale reserve its rights to refer to this email and any response to it when it submits any updated objection to the scheme should the BAF proposal progress to consideration by the Council’s planning committee. Flowervale also reserves its rights to refer to this email during the forthcoming Local Plan Examination Hearing in respect of the proposed site allocation.

Kind regards

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

**Fax:**+44 (0)20-7486 4200

**LinkedIn:** <https://www.linkedin.com/in/sebastiannorman/>

**Website:** <http://www.artsurveyors.co.uk>

The logo consists of the name 'Alexa' on the top line and 'Reece' on the bottom line, both in a white, sans-serif font, set against a dark blue rectangular background.

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## **Environmental Information Regulations 2004 (EIR)**

### **Decision notice**

**Date:** 27 May 2021

**Public Authority:** London Borough of Islington  
**Address:** Municipal Offices  
222 Upper Street  
London  
N1 1XR

**Complainant:** Mr Kieran Rafferty  
**Address:** kieran@krplanning.com

#### **Decision (including any steps ordered)**

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1. The complainant has requested correspondence between "Better Archway Forum" (BAF) and the London Borough of Islington (the council) regarding proposals for a specified site.
2. The council disclosed some of the information and withheld the remainder under regulation 12(5)(f) of the EIR.
3. The Commissioner's decision is that the council is not entitled to rely on regulation 12(5)(f) to withhold this information.
4. The Commissioner requires the public authority to take the following steps to ensure compliance with the legislation.
  - Disclose the remainder of the requested information previously withheld under regulation 12(5)(f).
5. The public authority must take these steps within 35 calendar days of the date of this decision notice. Failure to comply may result in the Commissioner making written certification of this fact to the High Court

pursuant to section 54 of the Freedom of Information Act<sup>1</sup> and may be dealt with as a contempt of court.

## Background

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6. The request relates to the Archway Methodist Hall in Islington. The building is owned by Flowervale UK Ltd who have submitted planning applications for a change of use of the building and to allow partial or full demolition. These applications have been rejected by the council.
7. BAF is a volunteer-led organisation<sup>2</sup> with the aim of improving the Archway area in Islington. BAF has submitted a planning application regarding the Archway Methodist Hall to retain its current classification with the intention of creating a community theatre and hub. At the time of the request and the council's submissions to the Commissioner, the application has not yet been determined.

## Request and response

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8. On 19 May 2020, the complainant wrote to the council and requested information in the following terms:

*"This is a request for the London Borough Council of Islington ("the Council") to make available to me, [complainant] all emails and all other written correspondence between officers within the Council's Planning Department (both the development management and plan making teams) and either (A) [named individual] or (B) any other representatives of the Better Archway Forum ("the Forum") in relation to:*

1. *Better Archway Forum's proposals for the future use of the site known as Former Part of the Archway Methodist Central Hall ("the Site"), whether*

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<sup>1</sup> Regulation 18 sets out that the appeals provisions of the Freedom of Information Act shall apply for the purposes of the EIR

<sup>2</sup> <https://www.betterarchway.org.uk/>

- 2. as advanced in relation to Planning Appeal APP/V5570/W/19/3229738<sup>3</sup> or*
  - 3. in relation to proposed policy ARCH3 within the emerging Local Plan Review*
  - 4. Proposals made by other parties (including Flowervale UK Ltd) for the use of the Site;*
  - 5. Any other comments made by [named individual] or the Forum in relation to the content or future use of the Site."*
9. The council responded on 30 June 2020 and provided the information requested in elements 3 and 5 of the request and confirmed that it was withholding the information requested under elements 2 and 4<sup>4</sup> under regulation 12(5)(e), commercial confidentiality, and regulation 12(5)(f), interests of the person who provided the information.
  10. The council explained that the withheld information had been provided in good faith for private discussion and contains commercially sensitive information. The council explained that disclosure would affect the business interests of the person providing the information as they were not under an obligation to provide the information and it was supplied under an expectation of confidence which was agreed as part of the pre-application contract. The council confirmed that BAF had not agreed to the disclosure.
  11. The council considered that it was in the public interest to allow the council to continue to engage in private discussions with potential developers to steer them towards delivering a development that provides the greatest benefit to the borough's residents, in line with the council's set objectives, goals and policies.
  12. The council considered that this outweighed the public benefit of making information about commercially sensitive planning pre-applications publicly available, thereby losing the trust and confidence of developers and preventing publicly beneficial future discussions.

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<sup>3</sup> This appeal was in relation to the council's decision to refuse planning permission to demolish the building as set out in the background section.

<sup>4</sup> Element 1 of the request does not form part of the four criteria of information sought.



13. The council explained that if a planning application is subsequently brought forward following pre-application discussions, at that point the details of the discussions are disclosed and made available.
14. On 15 July 2020, the complainant wrote to the council and disputed its position in relation to elements 2 and 4 only.
15. The complainant explained that in relation to element 4 (proposals made by other parties) they would accept that a pre-application contract is potentially capable of giving rise to an expectation of confidentiality but this would depend on the circumstances. The complainant therefore made a further request for the pre-application contract which gave rise to BAF's expectation of confidentiality.
16. The complainant confirmed that in relation to element 2 of the request, they did not accept that there was any such expectation of confidentiality as such discussions would not have been covered by any pre-application contract and stated that *"discussions around the prosecution of a planning appeal are clearly very different in kind from the "private discussions with potential developers" which you say are in the public interest"*.
17. The complainant disputed the council's assessment of the public interest. The complainant acknowledged that while there may be commercially sensitive details within a proposal, they considered that the *"mere intention"* to make an application is not sensitive except that it indicates interest in a site. The complainant set out that this interest was made public through the appeal process and they considered that the only information being withheld is the detail of what kind of development is proposed and the encouragement which the council's officers have given to particular forms of land use.
18. The complainant considered that there is a clear public interest in disclosure of this information as it allows other parties to also shape development proposals to reflect the council's aspirations for their sites.
19. The complainant considered that the council's refusal to disclose this information runs contrary to the spirit of the planning system which is intended to set public aspirations for the development of private land in a transparent and even-handed way.
20. On 12 August 2020, the council provided a response to the request for the pre-application contract and confirmed that a formal pre-application request to engage in the council's pre-application service was not made. The council considered that this does not negate the fact that information was supplied in the expectation that it would not be disclosed to a third party and therefore it considered that its reliance on

regulation 12(5)(f) still applied. The council repeated its public interest arguments in relation to the original request.

21. On 25 August 2020, the complainant wrote to the council to dispute its position in relation to regulation 12(5)(f). They stated that the council appeared to accept that it has engaged in discussions with BAF about the proposals which the council would favour at the Archway Methodist Hall site and these discussions were not part of any formal pre-application process.
22. The complainant disputed the council's position that it is in the public interest to allow discussions to remain confidential so that developers can be "*steer[ed]...towards delivering development[sic] that provides the greatest benefits to the borough's residents*". They considered that this made "*little if any sense*". They considered that the council has a statutory duty to promote good development but that interest would be better served by publication of its preferences for the Site which would allow other parties (including the landowner) to respond to them.
23. The complainant considered that the council's fear that disclosure of these kinds of informal discussions would result in a loss of trust is similarly flawed. They considered that potential developers cannot have an expectation that the preferences of the local planning authority will be kept confidential and any concerns over disclosure of specifically sensitive financial information can be addressed by appropriate redaction.
24. The Commissioner issued a decision notice on 10 November 2020 requiring the council to provide the complainant with the outcome of its internal review<sup>5</sup>.
25. On 18 December 2020, the council provided the outcome of its internal review. It upheld its reliance in regulation 12(5)(f) to withhold the disputed information.
26. The council stated that it had checked with its Planning Department who confirmed that the developer had refused their consent to disclose this information, which they consider to be confidential, and they consider disclosure to be prejudicial to their interests.

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<sup>5</sup> <https://ico.org.uk/media/action-weve-taken/decision-notice/2020/2618614/ic-60896-q2h4.pdf>

27. The council addressed the complainant's position that the public interest lies in *"the publication of its [the council's] preference for the Site"*. Although it had stated in its original response that it believed the public interest lay in steering developers towards a proposal that fulfilled the council's objectives, it stated that it is not the role of the council to predetermine any particular preference. It explained that it is essential that the council remains impartial and simply determines whether any proposed development fits its published planning policies.
28. The council explained that the purpose of pre-planning advice is made clear on the council's website in that it is in order to save developers' time and money in not making inappropriate planning applications. The council stated that it is not for the purpose of potential rival developers to benefit from the time and energy invested in development plans submitted by another.
29. The council explained that the planning process is one which is conducted in the public domain. The council stated that it is at that stage that the general public and any interested parties are allowed to view and comment on applications. The council set out that the provision of pre-planning advice is not a statutory function and it is made clear via its website that pre-planning advice is confidential.
30. The council did not reference its reliance on regulation 12(5)(e).

### **Scope of the case**

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31. The complainant contacted the Commissioner on 19 January 2021 to complain about the handling of their request for information.
32. The complainant confirmed that the complaint was regarding the council's response to elements 2 and 4 of the request.
33. The complainant did not complain about a lack of response to element 1 of the request and having reviewed the request, the Commissioner considers that element 1 forms the set up to the request rather than a request in itself.
34. During the course of the investigation, the council confirmed that it was no longer relying on regulation 12(5)(e) and relied solely on regulation 12(5)(f) to withhold the disputed information.
35. The council also confirmed that it had originally interpreted element 4 of the request too widely. It confirmed that it had included any pre-application discussions and planning applications made by other parties

including applications that had not been the subject of communications with BAF.

36. The council also confirmed that as the request was for the correspondence between BAF and officers in relation to those proposals, it no longer considered the third party proposals in isolation fell within the scope of the request.
37. The council confirmed that a more appropriate response to element 4 would have been as follows:
  - *"For planning applications made by other parties including Flowervale, refers to: P2015/1144, P2018/4068 and P2019/0214. Two earlier applications, P20587 and P2014/3733 were withdrawn and there are no recorded objections or comments to these schemes in the council's digital records.*
  - *BAF's responses to P2014/1144 and P2018/4068 are contained (summarised) within the case officer's delegated reports which are publicly available online using the planning application search".*
38. The council provided the Commissioner with copies of the withheld correspondence between BAF and officers for each application P2015/1144, P2018/4068 and P2019/0214.
39. The Commissioner considers that the scope of the investigation is to determine whether the council is entitled to rely on regulation 12(5)(f) to withhold the information identified by the council as falling within elements 2 and 4 of the request.
40. The complainant has not disputed the council's position in relation to the fresh request dated 15 July 2020.

## **Reasons for decision**

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### **Regulation 12(5)(f): Interests of the person who provided the information<sup>6</sup>**

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<sup>6</sup>the interests of the person who provided the information where that person—  
(i) was not under, and could not have been put under, any legal obligation to supply it to that or any other public authority;



41. The purpose of this exception is to protect the voluntary supply to public authorities of information that might not otherwise be made available to them. In such circumstances, a public authority may refuse to disclose the requested information when it would adversely affect the interests of the information provider. The wording of the exception make it clear that the adverse effect has to be to the person or organisation providing the information rather than to the public authority that holds the information.
42. The exception can be broken down into a five stage test, as recognised by the First-Tier Tribunal in *John Kuschnir v Information Commissioner and Shropshire Council* (EA/2011/0273; 25 April 2012)<sup>7</sup>:
- Would disclosure adversely affect the interests of the person who provided the information to public authority?
  - Was the person under, or could they have been put under, any legal obligation to supply the information to the public authority?
  - Did the person supply the information in circumstances where the recipient public authority, or any other public authority, was entitled to disclose it apart from under the EIR?
  - Has the person supplying the information consented to its disclosure?
  - Does the public interest in maintaining the exception outweigh that in disclosure?
43. Where the first four stages of the test are satisfied, a public authority will owe the person that supplied the information a duty of confidence. The public interest test will then determine whether or not the information should be disclosed.
44. As with all the exceptions in regulations 12(5) of the EIR, the threshold necessary to justify withholding the information is a high one. The effect

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(ii) did not supply it in circumstances such that that or any other public authority is entitled apart from these Regulations to disclose it; and  
(iii) has not consented to its disclosure;

must be on the interests of the person who voluntarily provided the information and it must be adverse.

45. In considering whether there would be an adverse effect in the context of this exception, a public authority needs to identify harm to the third party's interest which is real, actual and of substance (i.e. more than trivial), and to explain why disclosure **would**, on the balance of probabilities, directly cause the harm.
46. There is no requirement for the adverse effect to be significant – the extent of the adverse effect would be reflected in the strength of arguments when considering the public interest test (i.e. once the application of the exception has been established). However, the public authority must be able to explain the causal link between disclosure and the adverse effect, as well as why it would occur.
47. The need to point to specific harm and to explain why it is more probable than not that it would occur reflects the fact that this is a higher test than '*might adversely affect*', which is why it requires a greater degrees of certainty. It also means that it is not sufficient for a public authority to speculate on possible harm to a third party's interests.

#### *The council's position*

48. The council explained that pre-application requests are not merely an intention to make an application. The council explained that the information submitted along with a pre-application request can be as comprehensive as for a planning application and may include commercially sensitive financial information. The council quoted the complainant's argument that the pre-application information should be disclosed "*to allow other parties to shape development proposals to reflect the Council's aspirations for their sites*". The council considers that this would mean that other developers could take advantage of the time, effort and expense of those making the pre-application request.
49. The council explained that on two separate occasions, BAF outlined their expectations that the information that was provided to them by the owners of the site was done so in confidence and should be kept confidential. The council therefore considered that the information was not to be shared or disclosed. The council directed the Commissioner to the specific correspondence which set out this expectation.
50. The council explained that whilst BAF had not explicitly identified why disclosing the withheld information would disadvantage them, it "*would be assumed*" that the financial costings for re-use of the existing

building and structural engineers' reports would likely contain sensitive commercial information.

51. The council explained that the costings of any remedial work to the building could have influenced the decisions of a prospective purchaser as the site is being actively marketed.
52. The council also explained that as some of the information had been provided to BAF in confidence by the owner, BAF, in turn, would not have wished to damage the trust shown by the owner as this could have affected working relationships in the future.
53. The council confirmed that pre-application guidance could be found on its website<sup>8</sup>. Section 13 of the pre-application request form sets out the council's obligations under the Freedom of Information Act 2000 and applicants are advised to make it clear if they consider information to be confidential. The council explained that the inference of this is that applicants are conducting the discussions with the local planning authority in the expectation that those discussions are not publicised at least at the point of discussion.
54. The council confirmed that more general guidance and information on the pre-application process can be found on the GOV.UK website<sup>9</sup>.
55. The council explained that it has accepted pre-application information without an accompanying pre-application request form as there is no statutory or legal requirement for this form to be completed.
56. The council confirmed that where a pre-application contract has not been entered into, as in this case, it would still apply the same principles as the contract.
57. The council confirmed that anyone can submit planning application for a proposed site or empty piece of land regardless of ownership. A person does not need to own land in order to make an application on it. When making a planning application, the applicant is required to serve notice on the owner(s) and any leaseholders with at least seven years' lease remaining.

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<sup>8</sup> <https://www.islington.gov.uk/planning/applications/permission-check/need-planning-advice/formal-pre-app-advice>

<sup>9</sup> <https://www.gov.uk/guidance/before-submitting-an-application>

58. The council confirmed that BAF's planning application, P2019/0214/FUL, was registered on 1 February 2019 and full details can be viewed online using the application search function<sup>10</sup>.
59. The council explained that the details of any pre-applications discussions are normally made within the case officer's report on determination of the application. The council explained that as it had not yet made a determination on the application at the time of the request or at the time of providing its submissions, there is no case officer's report in which to refer to the pre-application process.

*The Commissioner's position*

60. The Commissioner is concerned at the handling of this request and the application of regulation 12(5)(f) seemingly without evidence of the harm disclosure would cause. The Commissioner is also concerned that the council appears to have withheld a significant proportion of the requested information when it was already in public domain and therefore does not appear to have considered the information itself before applying the exception.
61. The council has only provided arguments relevant to pre-application communications and does not appear to have provided arguments specific to element 2 of the request.
62. The Commissioner is not persuaded that the council has demonstrated that disclosure of the withheld information would adversely affect BAF. The council appears to have speculated and made assumptions regarding the nature of any harm that may be caused.
63. Whilst BAF did confirm that information should be kept confidential, this was in relation to specific documents which had been provided to it by the owners of the site. The Commissioner notes that these documents were submitted as part of the planning application on 19 February 2019 and are publicly available on the council's planning application portal.
64. In considering whether there would be an adverse effect in the context of this exception, a public authority needs to identify harm to the third party's interests which is real, actual and of substance (ie more than trivial), and to explain why disclosure **would** directly cause harm.

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<sup>10</sup> <https://www.islington.gov.uk/planning>

65. The Commissioner's published guidance<sup>11</sup> on regulation 12(5)(f) explains:

*"Public authorities should be able to evidence the harm that would arise as a result of disclosure. In many cases this will stem from direct consultation with the person who supplied the information. This is most likely to have been at the time the information was provided. However... there may be instances in which it is necessary to consult the information provider at the time of the request".*

66. In this case, the Commissioner has not been provided with evidence that BAF told the council of any importance attached to the withheld information. Nor has the council provided any evidence that, having received the request for information, it consulted BAF regarding disclosure.

67. The Commissioner notes the council's position that it applies the same principles of confidentiality regardless of whether the pre-application discussions took place via a formal or informal route. However, she disagrees with the council that section 13 of its formal pre-application request form infers that the default position is that the information will be considered confidential and not disclosed.

68. Section 13 of the form states:

*"Please note that the confidentiality of information held by the council cannot be guaranteed as we may receive requests under the Freedom of Information Act to disclose information about pre-application advice requests and the advice that we have provided. If you consider your enquiry to be confidential, please set out the reasons why, and for what period, any information about the enquiry needs to remain confidential. If you submit a request for confidentiality and we receive an application for disclosure, we will take your request into account when deciding whether to release the information. More information about the Freedom of Information Act can be obtained from the Department of Constitutional Affairs on the following website: <http://www.foi.gov.uk>."*

69. The Commissioner considers that this form makes clear that the information may be disclosed and applicants should set out their reasons regarding why they believe it to be confidential. The Commissioner considers that, in fact, the inference of this passage is that disclosure is

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<sup>11</sup> [https://ico.org.uk/media/for-organisations/documents/1638/eir\\_voluntary\\_supply\\_of\\_information\\_regulation.pdf](https://ico.org.uk/media/for-organisations/documents/1638/eir_voluntary_supply_of_information_regulation.pdf)



the default position and the council must receive convincing arguments for withholding the information.

70. In relation to the small amount of information that BAF did confirm should remain confidential, as set out in paragraph 63, this was published as part of the planning application on the council's website following its submission in February 2019. As the request was made in May 2020, it is not apparent how disclosure of information which is publicly available could adversely affect BAF's interests.
71. Regarding the remainder of the withheld information, in light of the council's position that its disclaimer applies to both formal and informal pre-application discussions, the Commissioner considers that in the absence of any proactive refusal by BAF to disclosure or any consultation with BAF at the time of the request, the council is unable to demonstrate that BAF has refused consent to disclose the information or that disclosure would adversely affect BAF. The Commissioner also has considered the content of the withheld information in determining whether an obligation of confidence may still exist and whether disclosure of this information would cause an adverse effect. Having reviewed the withheld information, the Commissioner is unable to ascertain any such adverse effect.
72. The Commissioner considers that the council has failed to demonstrate that disclosure in this case would have an adverse effect on the information provider. Accordingly, she finds that regulation 12(5)(f) is not engaged.

## Other Matters

---

73. The Commissioner notes that the council's pre-application disclaimer confirms that information may be disclosed under the Freedom of Information Act 2000. The council should ensure that the disclosure includes reference to the Environmental Information Regulations as planning applications are likely to comprise environmental information.
74. The Commissioner also notes that the Department for Constitutional Affairs and the website link [www.foi.gov.uk](http://www.foi.gov.uk) no longer exist. The council may wish to update its disclaimer.

## Right of appeal

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75. Either party has the right to appeal against this decision notice to the First-tier Tribunal (Information Rights). Information about the appeals process may be obtained from:

First-tier Tribunal (Information Rights)  
GRC & GRP Tribunals,  
PO Box 9300,  
LEICESTER,  
LE1 8DJ

Tel: 0300 123 4504

Fax: 0870 739 5836

Email: [grc@justice.gov.uk](mailto:grc@justice.gov.uk)

Website: [www.justice.gov.uk/tribunals/general-regulatory-chamber](http://www.justice.gov.uk/tribunals/general-regulatory-chamber)

76. If you wish to appeal against a decision notice, you can obtain information on how to appeal along with the relevant forms from the Information Tribunal website.

77. Any Notice of Appeal should be served on the Tribunal within 28 (calendar) days of the date on which this decision notice is sent.



**Signed**

**Victoria Parkinson**  
**Senior Case Officer**  
**Information Commissioner's Office**  
**Wycliffe House**  
**Water Lane**  
**Wilmslow**  
**Cheshire**  
**SK9 5AF**





# ISLINGTON

Planning and Development  
Community Wealth Building  
Islington council  
Islington Town Hall  
Upper Street  
London N1 1NR

Kieran Rafferty

Email: [REDACTED]

Date 2 July 2021

E [REDACTED]k  
W [www.islington.gov.uk](http://www.islington.gov.uk)

ICO reference; IC-83277-Q0C4

Dear Kieran,

**Re; ICO decision notice IC-83277-Q0C4**

I note the decision of the ICO to disclose the remainder of the requested information previously withheld under regulation 12(5)(f).

I have enclosed this information as attachments itemised as follows;

- Various dated BAF emails (Correspondence in connection with P20151144)
- Betham Associates objection (Correspondence in relation to P20184068)
- BAF and Archway Central Hall
- BAF correspondence and attachments
- BAF correspondence
- BAF proposal pre-app advice email
- Correspondence with BAF, Cormac Dolan and Tall Stories
- Correspondence with Cormac Dolan in relation to Tall Stories and BAF
- Pre-app advice to BAF 2009
- Re 0803 Archway Central Hall inclusive access design (P2019 0214 FUL)
- 3<sup>rd</sup> party representations in connection with appeal

Please note that the information has been redacted to remove names and contact details of third parties.

If there are other issues or information that you believe to be outstanding for this site, I am happy for you to contact me direct to resolve. Please accept my sincere apologies for the delay in providing this information.

Kind regards,



Head of Development Management and Building Control  
Islington Council



If you would like this document in large print or Braille, audiotape or in another language, please telephone 020 7527 2000



**From:** [REDACTED] <contact@betterarchway.org.uk>  
**Sent:** 21 September 2015 16:54  
**To:** [REDACTED]@Kingsbury-Consultants.co.uk  
**Cc:** Burgess, Janet; Kaya Makarau Schwartz; Nicholls, Tim; David Poyser  
**Subject:** RE: Former Archway Methodist Church

**Categories:** Green Category

Dear [REDACTED]

Thanks for your letter and as you will be aware, the building has been vacant for some considerable number of years prior to the involvement of Kingsbury.

[REDACTED] made approaches to the agents before you and was shown round the building. He also wrote to owners and mortgagees and telephoned the solicitor in Temple Fortune, and had no meaningful response to any of those approaches.

Others we know have approached the owners with similar lack of response and yet others have told us that they tried to make contact through your own firm, again without meaningful response.

We are surprised that if you have been actively marketing the premises you have failed to make contact with quite so many people who have been actively interested in the building, not least ourselves and other established organisations in the locality.

Kind regards,

Kate

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk]  
**Sent:** 21 September 2015 12:28  
**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Subject:** Former Archway Methodist Church

[REDACTED]  
Dear [REDACTED]

As you are aware, we act for the freeholders of the former Archway Methodist Church, which is currently subject to a planning application in order to bring this unused building back to useful life.

As part of the application, our firm submitted a marketing report, which summarised the significant efforts which have been undertaken to find a viable use for the property, prior to a planning application being made.

As part of the feedback from the Council, it was highlighted that you had tried to make contact with our client, a Gibraltar-based company, on several occasions without success. This is news to us, and considering we have had large "All Enquiries" boards on the property for some years, I would have thought that we would be the likely first port of call!

Please can you contact me to discuss, as we would be very interested to hear from you if you do have a suggestion of a viable use for the property.

Kind Regards,

[REDACTED]

Director

cid:image003.jpg@01CD73EB.EBF1BED0



1st Floor, 81 Alie Street, London E1 8NH



[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)



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**From:** [REDACTED]@Kingsbury-Consultants.co.uk>  
**Sent:** 02 November 2015 22:26  
**To:** [REDACTED]  
**Cc:** [REDACTED]; Nicholls, Tim; Peck, Amanda;  
[REDACTED]; Burgess, Janet; [REDACTED]; Courtie, Pete  
**Subject:** Re: 0803: Archway Central Hall  
**Attachments:** image002.jpg; image002.jpg

**Categories:** Green Category

Dear [REDACTED]

As previously stated on several occasions; we are inviting offers on any basis so as to appeal to as wider audience as possible - there is no guide price / rent and we are keen for proposals to be made.

I have sent you a note previously on the information required and look forward to hearing.

[REDACTED]

Kingsbury

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 2 Nov 2015, at 17:40, [REDACTED] > wrote:

Dear [REDACTED]

Thank you for your email including that we may use the survey drawings available on line with your clients' planning application. Your other points I have passed to our valuation surveyor, [REDACTED] Hall of the Surveying Service, so that he may respond as appropriate. In particular an indication of a guide price would be helpful to the would-be-purchasers.

[REDACTED]

---

**From:** [REDACTED] [Kingsbury-Consultants.co.uk](http://Kingsbury-Consultants.co.uk)  
**To:** [REDACTED]  
**CC:** [REDACTED] [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);  
[amanda.peck@islington.gov.uk](mailto:amanda.peck@islington.gov.uk); [REDACTED]; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk);

**Subject:** RE: 0803: Archway Central Hall

**Date:** Mon, 26 Oct 2015 12:46:43 +0000

Dear [REDACTED],

Your emails continue to be misleading to the parties who you are copying in, and I am really unsure as to what the purpose is. It is absolutely not the case that you have made previous enquiries to our firm which have been unanswered, however, if your letter of several years ago to someone who you thought was the owners mortgagee (*they have never had a mortgage though*) is your only method for contacting us, then I am not surprised you have not been able to make contact. This is a very unusual way to enquire about a property that has been publicly marketed for a number of years, with a huge "All Enquiries" board attached to the property.

Anyway;



1. You are requesting a topographical survey for the surrounding building heights – I am saying that whilst this is in no way relevant or necessary for you to make an offer for the property, all of the technical data we have for the property is of course available from the Local Authorities website as part of our clients planning application – you have of course seen this anyway.
2. If you wish to make an offer for the property, which we are encouraging you to do, then please can you respond clearly setting out the terms of your proposal. At this stage we have no idea as to who the actual Buyer / Tenant is, or any indication to the terms which can be offered. This is the starting point, and if your offer requires any further information, then please set this out as conditions of the offer in the normal way.
3. We are not quoting a guide price, as all offers are invited and will then be judged on their merits. This is industry standard where there are in theory multiple uses for the property, plus are clients are keen to explore all angles rather than limit the process to just a sale or a letting for example.

To assist you, please can you respond to the following:

1. **Identity of the Purchaser** - The identity and nature of the proposed purchaser, detailing any previous relevant track record.
2. **Purchase Price** - Confirmation of the purchase price offered, subject to contract and exclusive of VAT.
3. **Source of Funding** - Confirmation of how the purchase would be financed, with full details of third party funding if required.
4. **Approvals** - Details and timescales of any Board, Investment Committee or other third party approvals, including valuations, which would be required.
5. **Timescale** - Confirmation of the proposed transaction timescale to unconditional exchange and completion of contracts, including clearance of any conditions, surveys or approvals.
6. **Deposit** – Confirmation that a 10% deposit will be paid upon exchange of contracts.
7. **Professional Team** - Details of your professional team and / or any other advisors.
8. **Due Diligence** - Confirmation of due diligence undertaken to date.
9. **Any Other Conditions** - Any other conditions that the offer would be subject to.

As a general point, as I have said previously, it would be more productive to discuss on the phone or face to face, and if you wish to do this following clarifying your interest, we would be pleased to facilitate.

Regards

[REDACTED]

Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]

[REDACTED]

[\[REDACTED\]@kingsbury-consultants.co.uk](mailto:[REDACTED]@kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)



<[image003.jpg](#)>

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---

**From:** [REDACTED]  
**Sent:** 25 October 2015 20:00  
**To:** [REDACTED] <[\[REDACTED\]@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)>  
**Cc:** [REDACTED]; [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);  
[amanda.peck@islington.gov.uk](mailto:amanda.peck@islington.gov.uk); [REDACTED]; Janet Burgess <[janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)>;  
[REDACTED]  
**Subject:** 0803: Archway Central Hall

Dear [REDACTED]

Thank you for this strange message just retrieved.

The situation is that you have declined to disclose the terms or the survey plans offered in your details, plans and terms which would disclose what your clients are selling and for how much. My clients hope that yours none-the-less

genuinely wish to consider a sale but understandably question whether this is the case and, if not, how much more time and expense to incur. Please send the information offered in your details, preferably to ourselves and to our clients' valuation surveyor, [REDACTED] at the Surveying Service copied herein.

To clarify your points:

1. We shall be happy to meet at the premises with the benefit of the terms and surveys offered in your details.
2. You have amongst others copies of our letters to the sent to owners and mortgagees named in the Land Registry title entries. We have had no response to this or other enquiries since being shown the property by previous owners' agents.
3. I confirm that we are happy to negotiate your clients' offer of sale at an open market value.
4. No statement we have made is inaccurate. The proposal may be confidential but it makes financially viable and efficient use of the property as seen.

We are pleased for your confirmation that your clients remain as are ours committed to design a scheme and deliver a scheme to enable refurbishment of this locally listed building. We look forward to receiving the plans and terms offered accordingly.

With best wishes

[REDACTED]

---

From: [REDACTED]@Kingsbury-Consultants.co.uk  
To: [REDACTED]  
CC: [REDACTED] [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);  
[amanda.peck@islington.gov.uk](mailto:amanda.peck@islington.gov.uk); [REDACTED]; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)  
Subject: RE: Former Archway Methodist Church  
Date: Wed, 21 Oct 2015 11:56:54 +0000

Dear [REDACTED] Colleagues,

For avoidance of doubt:

1. We have offered to meet with you to discuss any proposals you may have – you have chosen not to take us up on this offer
2. You made statements that you (or colleagues) had made enquiries with our firm which had not been responded to – you have not been able to provide any evidence of this
3. We have asked you repeatedly over the last month to disclose any offer / proposal / interest which you may have in the property – you have not done so
4. Our only conclusion therefore is that you do not have proposal which is viable for the property, and that the previous statements which

have been made are not accurate.

Our clients remain committed to working with the Council and local stakeholders to design and deliver a scheme which provides a community use plus a revenue generating element in order to enable the extensive refurbishment works to be carried out in a commercially viable manor.

Thank you for your interest, and if of course you wish to discuss any aspects of this property in the future, please contact our firm and we would be pleased to liaise with you.

[Redacted]

Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[Redacted]

[Redacted]

[\[Redacted\]@kingsbury-consultants.co.uk](mailto:[Redacted]@kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)



<image003.jpg>

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**From:** [Redacted]

**Sent:** 08 October 2015 23:33

**To:** [Redacted] [@Kingsbury-Consultants.co.uk](mailto:[Redacted]@Kingsbury-Consultants.co.uk)>

**Cc:** [Redacted] [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk); [amanda.peck@islington.gov.uk](mailto:amanda.peck@islington.gov.uk); [Redacted]; Janet Burgess [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)>

**Subject:** RE: Former Archway Methodist Church

Many thanks and I look forward to getting the summary.

Attached again the 2015 Land Registry plus as to hand the 2009 entries and my letter of that date.

[REDACTED]

---

From: [REDACTED]@Kingsbury-Consultants.co.uk  
To: [REDACTED]  
CC: [REDACTED]@Kingsbury-Consultants.co.uk  
Subject: Re: Former Archway Methodist Church  
Date: Thu, 8 Oct 2015 20:51:10 +0000

Dear [REDACTED]

You have not attached anything, but the ownership has not changed for over 10 years.

You said that you had a proposal?

[REDACTED], please email [REDACTED] the summary for the above thanks.

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 8 Oct 2015, at 22:38, [REDACTED] > wrote:

Thank you for your email indicating that you would be pleased to hear from us wanting to view the property or to talk about your clients intentions.

If your clients would consider a sale or lease please do let me have details in the normal way. Are they still the owners as registered in March this year, copy attached?

Regards

[REDACTED]



From: [REDACTED]@Kingsbury-Consultants.co.uk  
To: [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk); [REDACTED]  
CC: [REDACTED]; [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);  
[REDACTED]; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)  
Subject: RE: Former Archway Methodist Church  
Date: Wed, 7 Oct 2015 16:29:40 +0000

Dear [REDACTED]

I note your email below.

1. Again, please provide evidence of these approaches – we have a very detailed file of all the enquiries ever made on the property, and all have been accounted for, so in the absence of you providing any further background, we do not agree that you have not been responded to.
2. Our client has never had a mortgage on the property.
3. You state that you have not seen any evidence of “*the owner or agent to those likely to know of local or other interest*” – For over 5 years, we have had 2 very large “All Enquiries” boards on the property, we have advertised locally and nationally, we have distributed details to other 10,000 parties on our database, and have carried out 4 formal pre-application meetings with the Council – what more would you suggest is done to make local people aware of this?
4. I note that you have a proposal for the property, but rather than contact us, you have sent this to a Council officer.

For continued avoidance of doubt, if anyone has a proposal for this property, wishes to view it, or talk about our clients intentions then I would be delighted to hear from you as soon as possible.

To this end, I would like to invite [REDACTED] to our offices so we can go through your proposal, whatever that may be – maybe you could let me have some dates next week?

Kind Regards,

[REDACTED]

Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]

[REDACTED]

[\[REDACTED\]@kingsbury-consultants.co.uk](mailto:[REDACTED]@kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

[<image002.jpg>](#) [<image003.jpg>](#)

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**From:** [REDACTED] [<mailto:contact@betterarchway.org.uk>]

**Sent:** 07 October 2015 15:21

**To:** [REDACTED] [@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)>

**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED],

Please see below the response from [REDACTED]. As he says, if you would like to see the proposals they are with the Islington case officer or if you are looking to market the property please feel free to send [REDACTED] the details. He is also available to present the scheme to you in person if you would like.

Kind regards, [REDACTED]

---

**From:** [REDACTED]

**Sent:** 05 October 2015 18:05

**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)

**Cc:** Janet Burgess; [REDACTED]; [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);

**Subject:** FW: Former Archway Methodist Church

Many have tried as have we, so he is mistaken.

The mortgage may obviously have been redeemed since we wrote to mortgagees named in the charge appearing in the Land Registry entries.

We have seen no response to any of these approaches, and no evidence of any approach by the owners or their agents to those likely to know of local or other interest.

Our proposals in progress are to hand with the case officer dealing with his clients' application, but I could go and put them in front of him as well.

[REDACTED]

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk]

**Sent:** 05 October 2015 13:58

**To:** [REDACTED]

**Cc:** [REDACTED] [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser

**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED]

I have still not heard from you in respect of your emails to us.

By way of a reminder:

1. You stated that you and / or your colleagues had tried to contact us and had not been responded to or dealt with in a way which was appropriate – please provide evidence of this, otherwise we shall assume you were mistaken.
2. You said that you had contacted our client's mortgages, which as they do not have a mortgage, is not possible, so we shall assume this is an error in your records.
3. You stated that you had a viable proposal for the building – again, please can you let us know this, as to simply say you have a proposal but then not to provide any further information, makes its consideration somewhat difficult!

I look forward to hearing, and again, would welcome the opportunity to discuss any of this with you.

Kind Regards

[REDACTED]

Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]

[REDACTED]

@kingsbury-consultants.co.uk  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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---

**From:** [REDACTED]

**Sent:** 23 September 2015 17:17

**To:** [REDACTED]

**Cc:** [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)>; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz [REDACTED]; Nicholls, Tim <[Timothy.Nicholls@islington.gov.uk](mailto:Timothy.Nicholls@islington.gov.uk)>; David Poyser [REDACTED]

**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED],

Our client has not had any other agents acting in respect of the property other than our firm, where we have been the sole agents for the last 5 years. Therefore, please advise specifically on who you had made these enquires with.

Likewise, our client does not have a mortgage, so again please provide evidence of which mortgagee you spoke to.

Furthermore, you had previously said that enquires had been made to our firm without a suitable response - again, please provide evidence of this.

The property has been openly marketed both for sale and to rent so any proposals would be considered, and indeed we have had numerous proposals made, none of which proved to be viable.

This is a very serious matter as the implications of what you are stating are such that it undermines the official statements made by our clients in good faith as part of their planning application.

If you are aware of any viable uses / occupiers / buyers etc then I would be grateful if you would specifically advise us of this rather than the rather ambiguous responses which have been supplied to date.

Likewise, I had asked if you had a particular user in mind for the replacement community space within the proposed scheme, and again I look forward to hearing.

I am of course available to talk on the phone or meet in person to discuss if you would prefer.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 23 Sep 2015, at 16:10, [REDACTED] > wrote:

Dear [REDACTED],

As notified to the owners' previous agents, to the owners' solicitors as correspondence address, to the owners and to the mortgagees as well as known to LBI councillors, planning, building control and arts and publicised at the Neighbourhood Forum public stakeholder meeting we do indeed have a viable proposal for the premises. We are again ready to submit our own application notwithstanding the silence from the owners.

Would-be operators, as acknowledged by the owners' previous agent, all have successful track



records and will be ready to set up funding for purchase and works with the benefit of the planning approval.

And were the premises made available for sale a principal operator would we understand be in a position to make an offer forthwith.

Kind regards,

█

---

**From:** █@Kingsbury-Consultants.co.uk]  
**Sent:** 23 September 2015 13:08  
**To:** █  
**Cc:** [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser  
**Subject:** Re: Former Archway Methodist Church

Dear █

I have not heard from you in response to the below.

Please could you let us know if you do indeed have a viable proposal for the property, or if you are aware of any enquiries which you do not feel have been progressed.

Kind Regards,

█

Kingsbury

█

█

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 18:01, █ > wrote:

Dear █,

We have been the sole agents for the property for at least the last 4 years from memory, although we cannot comment on how enquires we dealt with prior to this.

I can assure you that any enquires which our firm have received have been dealt with in full, and therefore if you are able to provide some evidence of enquires which "have not been meaningfully responded to" we shall investigate this, although I very much doubt this is the case, given it is in everyone's commercial interests to find a suitable use for this property.

In respect of our marketing, this has been extensive, ongoing and uninterrupted via all normal methods involved in the sale or letting of a building of this nature.

In respect of us making contact with local people and organizations, we have had many conversations, viewings and indicative proposals made, however none have proved to be viable, with the reason generally being that despite having ideological value, the commercial reality is unachievable given the lack of a revenue generating element to the property.

You will of course be aware that a replacement D1 community space is proposed in the current application, of a size and scale that is considered to be commercially viable. Maybe you would have a suggestion for an occupier for this space?

All of this is detailed within our marketing report submitted to the Local Authority.

Nevertheless, if you have, or are aware of, a viable use for this property in its existing form, then we would be delighted to hear from you and our client is more than happy to consider any proposal at any time.

I look forward to hearing.

Kind Regards,

A solid black rectangular redaction box covering the signature of the sender.

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 16:54, [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)> wrote:

Dear [REDACTED],

Thanks for your letter and as you will be aware, the building has been vacant for some considerable number of years prior to the involvement of Kingsbury.

[REDACTED] made approaches to the agents before you and was shown round the building. He also wrote to owners and mortgagees and telephoned the solicitor in Temple Fortune, and had no meaningful response to any of those approaches.

Others we know have approached the owners with similar lack of response and yet others have told us that they tried to make contact through your own firm, again without meaningful response.

We are surprised that if you have been actively marketing the premises you have failed to make contact with quite so many people who have been actively interested in the building, not least ourselves and other established organisations in the locality.

Kind regards,

[REDACTED]

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk]  
**Sent:** 21 September 2015 12:28  
**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Subject:** Former Archway Methodist Church

[REDACTED]

Dear [REDACTED]

As you are aware, we act for the freeholders of the former Archway Methodist Church, which is currently subject to a planning application in order to bring this unused building back to useful life.

As part of the application, our firm submitted a marketing report, which summarised the significant efforts which have been undertaken to find a viable use for the property, prior to a planning application being made.

As part of the feedback from the Council, it was highlighted that you had tried to make contact with our client, a Gibraltar-based company, on several occasions without success. This is news to us, and considering we have had large "All Enquiries" boards on the property for some years, I would have thought that we would be the likely first port of call!

Please can you contact me to discuss, as we would be very interested to hear from you if you do have a suggestion of a viable use for the property.

Kind Regards,

[REDACTED]

Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]

[REDACTED]@kingsbury-consultants.co.uk  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

\*\*\*\*\*

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**From:** Peck, Amanda  
**Sent:** 28 July 2015 16:50  
**To:** Control, Development  
**Subject:** FW: 0803: Archway Central Methodist Hall - Planning Application P2015/1144/FUL  
**Attachments:** Final Brochure A3.pdf; Archway arts centre feasibility landscape.doc; 0803 25 coloured.jpg

Can you log this as an objection to P2015/1144/FUL please with [REDACTED] as the contact on behalf of the Better Archway Forum [betham@hotmail.com](mailto:betham@hotmail.com)

Thanks

Amanda Peck  
Principal Planner  
Tel: 020 7527 3876

---

**From:** [REDACTED]  
**Sent:** 26 June 2015 13:51  
**To:** Dixon, Ben  
**Cc:** [REDACTED]  
**Subject:** RE: 0803: Archway Central Methodist Hall - Planning Application P2015/1144/FUL

Indeed please do.  
[REDACTED]

---

From: [Benjamin.Dixon@islington.gov.uk](mailto:Benjamin.Dixon@islington.gov.uk)  
To: [REDACTED]  
Subject: RE: 0803: Archway Central Methodist Hall - Planning Application P2015/1144/FUL  
Date: Fri, 26 Jun 2015 09:53:00 +0000

Dear [REDACTED]

Thank you for your email and attached information. I just wanted to check that you are happy for this to be put on the planning application file (as part of Better Archway Forum's official response) as a public document. This will obviously mean that it will be available to view by the applicant or anyone else requesting to view the application file.

Best regards

**Ben Dixon**  
Principal Planning Officer  
Major Applications Team  
London Borough of Islington

020 7527 2523

Alternative contact: Sarah Wilson 020 7527 2364

**Please note that any views expressed in this email represent an officer view only and shall not be held to prejudice any future decision which Islington Borough Council may choose to make.**

---

**From:** [REDACTED]  
**Sent:** 25 June 2015 18:21  
**To:** Dixon, Ben  
**Cc:** Courtie, Pete; [REDACTED]  
**Subject:** 0803: Archway Central Methodist Hall - Planning Application P2015/1144/FUL

Dear [REDACTED]

Thank you for your telephone call. As you have been within the building I think that the attached should give you the information needed, the colour-coded long section in two formats, Ruth Culver's assessment and an even more illustrative brochure.

The situation is that with planning permission we shall have a product both for negotiating with the owners and for bringing together the purchase and rehabilitation costs. Options are either for a major company such as introduced by Pete Courtie to fund these from their own resources and administer the use amongst other performers etc, or for the performers etc to act as an umbrella group managing this for themselves in either case benefiting from shared booking and other such resources. The group envisaged is of say 12 to 20 organisations, professional and amateur but all with a successful track records such as the Tower Theatre who had their own £2m.

It has been one of the pilot projects for CADO, Community Assets in Difficult Ownership, who with their counsel are supportive including in ways forward short of completing compulsory purchase. Other consultants have included valuation, acoustic, structural and mechanical and electrical engineering.

Complementing but not competing with the other venues, it will raise the profile of Archway and Highgate and choice of otherwise smaller places already here, not least the Methodist retained Central Buildings.

When supposedly offered through Christo & Co their agent realised we offered a good covenant both as to planning and as to finance, but received no response from the owners. Our own subsequent approaches to owners and to mortgagees have similarly been met with silence. [REDACTED] is collating a list of all of those who have told of their own approaches similarly being ignored.

I hope that this will be helpful but if and when anything further might be of assistance please do let me know. As you will see, I am copying this also to Pete Courtie who I hope will be able to substantiate to you the needs that this proposal can meet.

With best wishes

[REDACTED]

---

**From:** [REDACTED]  
**To:** [benjamin.dixon@islington.gov.uk](mailto:benjamin.dixon@islington.gov.uk)  
**CC:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Subject:** 0803: Archway Central Methodist Hall - Planning Application P2015/1144/FUL  
**Date:** Thu, 25 Jun 2015 16:38:06 +0100

Dear Ben

[REDACTED] of Better Archway has forwarded me your email and I would be happy to go through the proposal with you be telephone or calling in to your offices with drawings in their A3 folder.

Aware of the proposal are Pete Courtie supporting it to meet demands for arts provision, Kristian Kaminski, Geraldine Knipe and Karen Sullivan who asked me about progress when we last met. Only Pete has seen the proposals as they stand, although planning long ago as well as Building Control and Licensing gave favourable and helpful pre-application advice. While hesitant to progress to application when we still hoped for positive response from the owners, without such response or even acknowledgement my instructions are to go forward to a submission.

Best wishes

[REDACTED]

Betham Associates , Architects

---

From: [REDACTED]

To: [REDACTED]

Subject: FW: Archway Central Methodist Hall - Planning Application P2015/1144/FUL - officer would like a chat about the alternative proposals

Date: Thu, 25 Jun 2015 16:04:28 +0100

---

**From:** Dixon, Ben [<mailto:Benjamin.Dixon@islington.gov.uk>]

**Sent:** 25 June 2015 14:59

**To:** 'contact@betterarchway.org.uk'

**Subject:** Archway Central Methodist Hall - Planning Application P2015/1144/FUL

[REDACTED]

Dear [REDACTED]

Thank you for your response on behalf of the Better Archway Forum, which sets out clear concerns with regards the proposed development at the Archway Central Methodist Hall. I would be interested to have a conversation with you, to better understand any alternative community proposals which may have recently been proposed for the building, such as a community arts centre, which is discussed by many of the local residents who have responded objecting to the planning application. If you can provide me with a contact number, and a convenient time, then I will call you to discuss these matters. Alternatively, please feel free to call me on 020 7527 2523. I look forward to hearing from you.

Best regards

Ben

**Ben Dixon**

Principal Planning Officer

Major Applications Team

London Borough of Islington

020 7527 2523

**Luxton, Joe**

---

**From:** [REDACTED]  
**Sent:** 24 November 2017 16:59  
**To:** Peck, Amanda  
**Cc:** 'contact@betterarchway.org.uk'; Burgess, Janet; Cooijmans, Martijn; Kaminski, Kristian; Sullivan, Karen; [REDACTED]; Tall Stories ; [REDACTED]  
David Gilpin  
**Subject:** Re: 0803: Archway Central Hall  
**Attachments:** 0803 Accommodation.doc; 0803-29 ELEVATIONS STREET new.pdf; 0803-27 SECTION NEW COLOUR CODED.pdf; 0803-27 SECTION LONG new.pdf; 0803-24 2ND new.pdf; 0803-23 1ST new.pdf; 0803-22 Ground floor new.pdf; 0803-19 ELEVATIONS street SURVEY.pdf; 0803-17 SECTION LONG survey.pdf; 0803-14 2ND SURVEY.pdf; 0803-13 1st plan survey.pdf; 0803-12 Ground floor survey.pdf; 0803 pre-ap'2.doc

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Amanda

Added to the schedule of accommodation proposed I now attach work-in-hand proposals transcribed onto the more precise survey drawings received via their previous agents from the owners. These are the elevations, section and plans most relevant to planning matters. We have added the lay-by proposed by TfL to the east of the building and annotated the alternative position that they and we might prefer.

The colour-coded long section gives a useful if not totally up-to-date view of the whole. In particular the technical gallery is now better located. Also attached are the as-existing surveys of the same views.

Assuming that the major theatre company and/or dance company take the leading interest they will need administration space for running both the arts arena and their wider activities taken elsewhere, although still absolutely incidental to the arts use. The long-ago initial pre-application advice saw this and the Sui-Generis theatre performance use as potentially changes away from the existing D1 use. This and the new enclosures at 2nd floor level over the open courtyards either side of the original projection room are the principal grounds for assuming the need for a planning approval which in turn would be informed by the treatment of the locally listed building.

Renewal of windows to reflect the originals but meeting modern standards will presumably be by Permitted Development. The existing principal facade has embellishments in reconstituted stone rather than the concrete noted on the surveys. The originally hidden east side elevation is largely finished in cement-sand render that would be decorated in colour and tone to bring out the colour of the adjacent brickwork. There is no reason that the fabric and finishes should not be made good to match that of the parts of the same Methodist buildings retained.

In the alternative a Lawful Development Certificate would no doubt give the assurance needed to operators and investors.

Your comment on these two options together with any advice on the levels of further information that would be helpful beyond a normal Design, Access and Planning Statement would be most welcome.

Feasibility is consistent with the quantity surveyors' and structural engineers' assessments which the owners have kindly passed to us but in confidence so not to be circulated further. An acoustic report by Shaun Murkett Consultants is in hand and appears to be the only item from an outside expert required by your validation requirements.

Should a short consultation at your offices be helpful please do let me know.

With many thanks

---

**From:** [REDACTED]  
**Sent:** 06 November 2017 22:28:32  
**To:** Peck, Amanda  
**Cc:** 'contact@betterarchway.org.uk'; Burgess, Janet; Cooijmans, Martijn; Kaminski, Kristian; Sullivan, Karen; [REDACTED]  
**Subject:** Re: 0803: Archway Central Hall

Amanda

Thank you. This would be good.

I am away for the rest of this week, but I think a permission will be needed for two reasons. One being that theatre is sui generis is only one but a significant element of the use. The other is that as well as linking opportunities of the building with the widespread breadth of people and interests in the community, the diversity of accommodation and uses helps the project to be self-funding which will also be helped by the authority of a planning approval. The work-in-hand accommodation paper attached may elucidate.

Although only Locally Listed but protected by the extension of the Conservation Area, we want to take advantage of what the National Buildings Record File No 77301 (ISLARC1) describes in particular as *"the Main Hall, although placed at the back of the complex and with only a modest facade to St John's Way, is the most important room and has the only interior of real note"*, then *"from the balcony, however, much of the original effect can be appreciated"* and *"the Hall is of interest for its planning, successfully combining varied functions"*.

So on the one hand we do not want to submit an application with inadequate information but, on the other, we do not want to go on for ever and overwhelm everybody. A brief visit to assess how much and how little LBI will find helpful in determining the application will be much appreciated.

Best

---

**From:** Peck, Amanda <Amanda.Peck@islington.gov.uk>  
**Sent:** 06 November 2017 11:41  
**To:** [REDACTED]  
**Cc:** 'contact@betterarchway.org.uk'; Burgess, Janet; Cooijmans, Martijn; Kaminski, Kristian; Sullivan, Karen  
**Subject:** RE: 0803: Archway Central Hall



Thank you for your email.

I understand that your proposal will be for the continued community use of the building and am happy to provide advice on what elements of your scheme will require planning permission (the use may not require permission if it is the same use class and as the building is not listed internal changes will not require permission).

Regards

Amanda Peck  
Deputy Team Leader  
Tel: 020 7527 3876

As of 1<sup>st</sup> April 2017, the costs for pre-application advice and PPAs increased by 20%. Further information is available on our website at <https://www.islington.gov.uk/planning/applications/permission-check/need-planning-advice/formal-pre-app-advice>

## Formal Pre-application Advice service - Islington

[www.islington.gov.uk](http://www.islington.gov.uk)

Why should I apply for Pre-application Advice before submitting an application? The pre-app fees have increased from 1 April 2017. Please see the 'Pre-application ...

---

**From:** [REDACTED]  
**Sent:** 30 October 2017 17:11  
**To:** Peck, Amanda <Amanda.Peck@islington.gov.uk>  
**Cc:** 'contact@betterarchway.org.uk' <contact@betterarchway.org.uk>; Burgess, Janet <Janet.Burgess@islington.gov.uk>; Cooijmans, Martijn <martijn.cooijmans@islington.gov.uk>; Kaminski, Kristian <Kristian.Kaminski@islington.gov.uk>; Sullivan, Karen <Karen.Sullivan@islington.gov.uk>  
**Subject:** Re: 0803: Archway Central Hall

Dear Amanda,

Many thanks for this and we have now met with [REDACTED], surveyor, and today [REDACTED] architect for the owners. They advise that TfL have now again agreed a floating lay-by where they had shown on their plans in the public domain. This will do for the get-in for our proposals, although a later amendment could instead use the deterrent paved area albeit with removal of the young tree as get-in would be to first floor level. We understand that TfL do implicitly recognise that their new carriageway crosses the south-east corner of land belonging to the Central Hall, but we would not need to claim it back.

This is all very timely as they have kindly released to us in confidence copies of their structural engineer's report and quantity surveyor's costings for re-use of the existing building. The structural report still confirms the one we had obtained now some time ago and does not inhibit reuse as we propose, and the QS costings are actually lower than assumed for our valuer's feasibility study. So despite one time fears the scheme is again confirmed to be financially viable.

Thus my instructions are to progress and submit our application which will be with you shortly. Given the amount of history I do not think that pre-application submission would a beneficial use of anybody's time, but would be happy to see you or your colleagues if felt to be helpful.

Best wishes

---

**From:** Peck, Amanda <[Amanda.Peck@islington.gov.uk](mailto:Amanda.Peck@islington.gov.uk)>

**Sent:** 05 May 2016 10:01

**To:** [REDACTED]

**Cc:** 'contact@betterarchway.org.uk'; Burgess, Janet; Cooijmans, Martijn

**Subject:** RE: 0803: Archway Central Hall

[REDACTED],

I have received an update from TfL on their proposals adjacent to the Methodist Hall site and it looks like further discussion is required with them in order to agree where any servicing for this site can take place. Maria Rafi is the correct TfL contact and she has advised the following:

*The original planning application for the Methodist Church by Kingsbury consultations included a loading bay on St Johns Way however this was not a suitable location for a number of reasons. Following a meeting with Kingsbury Consultants we offered a conversion of 2 proposed parking bays on Archway Way road to a single loading bay and requested further information in terms of a delivery and servicing plan once planning was granted. However planning was not granted and TfL has had no further communication with Kingsbury on the matter.*

*The Archway gyratory project is now in the construction phase and following a stage one and two Road Safety Audit it was noted the location of the loading bay posed a safety risk from vehicles leaving the loading bay with little visibility for both the drivers travelling Northbound from St Johns Way to Archway Road and visibility for the driver leaving the loading bay. Investigation into safer alternative locations within the TfL highway boundary was not successful (the designer has investigated relocating the bay further north in the area where deterrent paving is proposed however this does not provide ideal clearance for unloading and would also require changes to carriageway and footway levels and the removal of a semi mature tree) and therefore the loading bay has been removed from the design.*

*The loading bay is not required at present as the Methodist Church building is unoccupied and no planning permission had been approved for development, therefore, additional work at this late stage of the project and any further loss of trees should be avoided. Therefore after consideration of the options and impacts the designer has been instructed to remove the loading bay from the design. There is still an option for any future developer of the Methodist church site to investigate a loading bay which may include areas within the development boundary and any future development applications should investigate a loading bay as part of their design. TfL would be happy to assist with review and approval of any potential options by the developer.*

I am also copying in my transport colleague Martijn Cooijmans who has been involved in discussions with TfL on this.

Regards

Amanda Peck  
Principal Planner  
Tel: 020 7527 3876

Please be advised that from 1<sup>st</sup> April 2016 the Service will be increasing the pre-application fees. For more information and to book visit [www.islington.gov.uk/planningadvice](http://www.islington.gov.uk/planningadvice)

Do you need planning advice?

[www.islington.gov.uk](http://www.islington.gov.uk)

Do you need planning advice?)



**From:** Peck, Amanda  
**Sent:** 03 May 2016 17:41  
**To:** [REDACTED]  
**Cc:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk); Burgess, Janet  
**Subject:** RE: 0803: Archway Central Hall

[REDACTED]

Thank you for your email. I understand that during the course of the last application TfL suggested that the 2 proposed parking bays shown on their scheme could be converted to a loading bay in order to allow loading and servicing of the Archway Methodist Church site. They would only do this in agreement with any developer once planning permission was granted (presumably because this would involve a financial contribution to make the change)

Their comments on the planning application included the following *“The drawings and draft Service Management Plan submitted with the application show a new layby being created on the south-eastern side of the gyratory. However, this was discussed prior to the application being submitted and would not be acceptable for a number of reasons, including impacts on traffic capacity, it being insufficiently sized for the anticipated service vehicle movements and impacts on pedestrians. Instead, it was suggested that as part of a TfL-developed scheme to enable two-way traffic working around the gyratory, a loading bay could be incorporated on the north-eastern side of the gyratory. If this is accepted by all parties, a way of securing this provision would need to be agreed and supported by a Delivery and Servicing Plan.”*

I think that both roads that bound the site are TfL roads and it is TfL who are carrying out the changes to the Gyratory and I would suggest that you contact TfL to discuss your proposal for the site and any potential changes. I will also forward on a copy of your email to the TfL officers who commented on the application who are: Maria Rafi [MariaRafi@tfl.gov.uk](mailto:MariaRafi@tfl.gov.uk) 020 3054 2741 and Jamie Forrester [jamieforrester@tfl.gov.uk](mailto:jamieforrester@tfl.gov.uk) -203 054 5861

Regards

Amanda Peck  
Principal Planner

Tel: 020 7527 3876

Please be advised that from 1<sup>st</sup> April 2016 the Service will be increasing the pre-application fees. For more information and to book visit [www.islington.gov.uk/planningadvice](http://www.islington.gov.uk/planningadvice)



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**From:** [REDACTED]  
**Sent:** 16 April 2016 18:48  
**To:** Peck, Amanda  
**Cc:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk); Burgess, Janet  
**Subject:** 0803: Archway Central Hall

Dear Amanda

I hope I have thanked you before for the very fulsome report.

Noted in paragraphs 3.5 and 5.71 (as below) was that TfL advised the loading bay to be on the north-east of the building. The existing original bay is indeed here at low level at the northern end of the north-east elevation as delineated in the Title Plan, copy attached. This has been presumed in our proposals where a gantry at 1st floor level can be extended out over the bay through the existing doorway opening to bring in sets, grand piano etc as occasionally needed. Copies of the work in progress 1st floor plan 0803/21 and (north-)east elevation 0803/28 are also attached.

However we have just received what is still the draft construction drawing for the gyratory removal, copy attached, which instead shows a layby for two cars and remote from the bay.

Could I ask you please discretely to pass on the the TfL consultee our request that this conflict be resolved?

As existing, a delivery lorry has to reverse into the bay. Rather than reversing in the wrong direction from the now to be northbound carriageway, a preferred solution may be to extend the low level bay northwards towards the blind facade of 8 Flowers Mews.

Best wishes

3.5 includes *"Instead, it was suggested that as part of a TfL-developed scheme to enable two-way traffic working around the gyratory, a loading bay could be incorporated on the north-eastern side of the gyratory. If this is accepted by all parties"*

5.71 includes *"TfL have suggested that a layby could be incorporated into the gyratory improvement scheme on Archway Road"*.

---

Subject: RE: Archway Methodist Hall planning application P2015/1144/FUL

From: [Amanda.Peck@islington.gov.uk](mailto:Amanda.Peck@islington.gov.uk)

To: [REDACTED]

CC: [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)

Date: Thu, 10 Mar 2016 10:40:24 +0000

██████████

Please find attached a copy of the report and I've made it available online now too.

Regards

Amanda Peck  
Principal Planner  
Tel: 020 7527 3876

Please be advised that from week commencing 23 March 2015 we are moving the Duty Planning Service to an appointment-only service for informal planning queries. The Duty Planning Service is suitable for general, informal procedural advice from an experienced officer. During the appointment they can discuss whether your application form has been completed correctly, offer advice on the planning processes, check application validation, check whether planning permission or listed building consent is required and more. The cost is £66 for a 20-minute appointment which includes a follow up summary email. For more information and to book visit [www.islington.gov.uk/planningadvice](http://www.islington.gov.uk/planningadvice)

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**From:** ██████████  
**Sent:** 09 March 2016 10:11  
**To:** Peck, Amanda  
**Cc:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Subject:** RE: Archway Methodist Hall planning application P2015/1144/FUL

Dear Amanda

Thank you for notifying those who made representations on this application. We have retrieved the full decision notice but not the delegated officer report. I wonder if this is available please?

██████████

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Subject: Archway Methodist Hall planning application P2015/1144/FUL  
From: [Amanda.Peck@islington.gov.uk](mailto:Amanda.Peck@islington.gov.uk)  
Date: Fri, 12 Feb 2016 16:51:50 +0000  
Dear all,

I am writing to you as you commented on the planning application at this site and provided an email address. As an update the application was refused today and a copy of all the information submitted with the application along with the decision notice and officer report can be found on the following link (using the planning application ref no):  
<http://www.islington.gov.uk/services/planning/applications/comment/Pages/planning-search.aspx?extra=10#header>

The reasons for refusal relate to the insufficient marketing of the site; insufficient affordable housing; design issues; quality of accommodation and insufficient sustainability information.

Regards

Amanda Peck  
Principal Planner  
Planning & Development  
Environment & Regeneration  
Islington Council  
Municipal Offices  
222 Upper Street  
London N1 1YA  
Tel: 020 7527 3876



Fax: 020 7527 2731  
[www.islington.gov.uk](http://www.islington.gov.uk)

Please be advised that from week commencing 23 March 2015 we are moving the Duty Planning Service to an appointment-only service for informal planning queries. The Duty Planning Service is suitable for general, informal procedural advice from an experienced officer. During the appointment they can discuss whether your application form has been completed correctly, offer advice on the planning processes, check application validation, check whether planning permission or listed building consent is required and more. The cost is £66 for a 20-minute appointment which includes a follow up summary email. For more information and to book visit [www.islington.gov.uk/planningadvice](http://www.islington.gov.uk/planningadvice)

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**Luxton, Joe**

---

**From:** [REDACTED]@tallstories.org.uk>  
**Sent:** 13 November 2017 18:18  
**To:** [REDACTED]; [REDACTED]  
**Cc:** [REDACTED] contact@betterarchway.org.uk; [REDACTED]  
[REDACTED]@strettons.co.uk  
**Subject:** Re: Archway Theatre Options

Hello all. Hope everyone is well.

Yes, it was a productive discussion. Apologies for the delay in responding – I was in rehearsal last week.

I think this reworked plan is a great start – with a couple of provisos.

One is that there doesn't appear to be a dressing room for performers – to be fit for purpose, it would need wash basins, toilets and ideally showers.

Also, from the research we've done, I think you need way more toilets for that number of customers.

Best wishes,

[REDACTED]

---

**From:** [REDACTED]@redtree-ventures.com>  
**Date:** Monday, 6 November 2017 at 12:23  
**To:** [REDACTED]@white.se>  
**Cc:** [REDACTED] "contact@betterarchway.org.uk"  
<contact@betterarchway.org.uk>, [REDACTED]@strettons.co.uk",  
[REDACTED]@strettons.co.uk>, [REDACTED]@tallstories.org.uk>  
**Subject:** Re: Archway Theatre Options

Dear All

Just to clarify, we thought it was prudent to make the passenger lift larger so that it could double up as a goods lift therefore freeing up more space.

Look forward to hearing your thoughts on this.

Regards

[REDACTED]

Sent from my iPhone

On 6 Nov 2017, at 12:15, [REDACTED]@white.se> wrote:

Dear [REDACTED],

further to our meeting on the 30th of October, and the very productive discussion, we have re-worked our plans to incorporate your comments. We have included :

- a large backstage area, and a get around to the stage.
- a goods lift and storage area.
- a rehearsal room/ workshop room
- A technical room with view of both the rehearsal room and the main stage area.

Kind Regards,

■

■  
*Architect ARB UK*

White Arkitekter AB  
Box 2502  
403 17 Göteborg

Sweden: ■

UK: ■

email ■@white.se  
[www.white.se/en](http://www.white.se/en)

<171106 Theatre Option.pdf>

<171105 Theatre.dwg>

**Luxton, Joe**

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk>  
**Sent:** 09 October 2015 08:38  
**To:** [REDACTED]  
**Cc:** [REDACTED] Nicholls, Tim;  
Peck, Amanda; [REDACTED] Burgess, Janet; [REDACTED]  
**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED],

The letter which you attached from over 5 years ago is to an address in Stamford Hill, North London and not to our offices.

As previously stated, we have had "All Enquiries" boards on the property for a long time, so I would of thought the logical place to start your enquires would be with our firm.

Nevertheless, we shall now send you details and if you do have an offer to make, please let us know.

Regards,

[REDACTED]

Kingsbury

[REDACTED]  
[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 9 Oct 2015, at 00:33, [REDACTED] > wrote:

Many thanks and I look forward to getting the summary.  
Attached again the 2015 Land Registry plus as to hand the 2009 entries and my letter of that date.

[REDACTED]

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk  
**To:** [REDACTED]  
**CC:** [REDACTED]@Kingsbury-Consultants.co.uk  
**Subject:** Re: Former Archway Methodist Church  
**Date:** Thu, 8 Oct 2015 20:51:10 +0000

Dear [REDACTED]

You have not attached anything, but the ownership has not changed for over 10 years.

You said that you had a proposal?

[REDACTED], please email [REDACTED] the summery for the above thanks.

[REDACTED]

Kingsbury

[REDACTED]  
[REDACTED]  
[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 8 Oct 2015, at 22:38, [REDACTED] > wrote:

Thank you for your email indicating that you would be pleased to hear from us wanting to view the property or to talk about your clients intentions. If your clients would consider a sale or lease please do let me have details in the normal way. Are they still the owners as registered in March this year, copy attached?

Regards

[REDACTED]  
Betham Associates Architects

---

From: [REDACTED]@Kingsbury-Consultants.co.uk

To: [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk); [REDACTED]

CC: [REDACTED]  
[timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk); [REDACTED]

[janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)

Subject: RE: Former Archway Methodist Church

Date: Wed, 7 Oct 2015 16:29:40 +0000

Dear [REDACTED]

I note your email below.

1. Again, please provide evidence of these approaches – we have a very detailed file of all the enquiries ever made on the property, and all have been accounted for, so in the absence of you providing any further background, we do not agree that you have not been responded to.
2. Our client has never had a mortgage on the property.
3. You state that you have not seen any evidence of “*the owner or agent to those likely to know of local or other interest*” – For over 5 years, we have had 2 very large “All Enquiries” boards on the property, we have advertised locally and nationally, we have distributed details to other 10,000 parties on our database, and have carried out 4 formal pre-application meetings with the Council – what more would you suggest is done to make local people aware of this?
4. I note that you have a proposal for the property, but rather than contact us, you have sent this to a Council officer.



For continued avoidance of doubt, if anyone has a proposal for this property, wishes to view it, or talk about our clients intentions then I would be delighted to hear from you as soon as possible.

To this end, I would like to invite [REDACTED] to our offices so we can go through your proposal, whatever that may be – maybe you could let me have some dates next week?

Kind Regards,

[REDACTED]

Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]

[REDACTED]

[REDACTED]@kingsbury-consultants.co.uk  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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**From:** [REDACTED] [<mailto:contact@betterarchway.org.uk>]

**Sent:** 07 October 2015 15:21

**To:** [REDACTED]@Kingsbury-Consultants.co.uk>

**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED],

Please see below the response from [REDACTED]. As he says, if you would like to see the proposals they are with the Islington case officer or if you are looking to market the property please feel free to send [REDACTED] the details. He is also available to present the scheme to you in person if you would like.

Kind regards, [REDACTED]

---

**From:** [REDACTED] [<mailto:betham@hotmail.com>]

**Sent:** 05 October 2015 18:05

**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)

**Cc:** Janet Burgess; [REDACTED]; [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk); [REDACTED]

**Subject:** FW: Former Archway Methodist Church

Many have tried as have we, so he is mistaken.

The mortgage may obviously have been redeemed since we wrote to mortgagees named in the charge appearing in the Land Registry entries.

We have seen no response to any of these approaches, and no evidence of any approach by the owners or their agents to those likely to know of local or other interest.

Our proposals in progress are to hand with the case officer dealing with his clients' application, but I could go and put them in front of him as well.

[REDACTED]

---

**From:** [REDACTED] [[\[REDACTED\]@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)]

**Sent:** 05 October 2015 13:58

**To:** [REDACTED]

**Cc:** [REDACTED]; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser

**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED],

I have still not heard from you in respect of your emails to us.

By way of a reminder:

1. You stated that you and / or your colleagues had tried to contact us and had not been responded to or dealt with in a way which was appropriate – please provide evidence of this, otherwise we shall assume you were mistaken.
2. You said that you had contacted our client's mortgages, which as they do not have a mortgage, is not possible, so we shall assume this is an error in your records.
3. You stated that you had a viable proposal for the building – again, please can you let us know this, as to simply say you have a proposal but then not to provide any further information, makes its consideration somewhat difficult!

I look forward to hearing, and again, would welcome the opportunity to discuss any of this with you.

Kind Regards

[Redacted]

Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[Redacted]

[Redacted]

[Redacted]@kingsbury-consultants.co.uk  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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**From:** [REDACTED]  
**Sent:** 23 September 2015 17:17  
**To:** [REDACTED]  
**Cc:** [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)>;  
[janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz  
[REDACTED]; Nicholls, Tim  
<[Timothy.Nicholls@islington.gov.uk](mailto:Timothy.Nicholls@islington.gov.uk)>; David Poyser  
[REDACTED]  
**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED],

Our client has not had any other agents acting in respect of the property other than our firm, where we have been the sole agents for the last 5 years. Therefore, please advise specifically on who you had made these enquires with.

Likewise, our client does not have a mortgage, so again please provide evidence of which mortgagee you spoke to.

Furthermore, you had previously said that enquires had been made to our firm without a suitable response - again, please provide evidence of this.

The property has been openly marketed both for sale and to rent so any proposals would be considered, and indeed we have had numerous proposals made, none of which proved to be viable.

This is a very serious matter as the implications of what you are stating are such that it undermines the official statements made by our clients in good faith as part of their planning application.

If you are aware of any viable uses / occupiers / buyers etc then I would be grateful if you would specifically advise us of this rather than the rather ambiguous responses which have been supplied to date.

Likewise, I had asked if you had a particular user in mind for the replacement community space within the proposed scheme, and again I look forward to hearing.

I am of course available to talk on the phone or meet in person to discuss if you would prefer.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 23 Sep 2015, at 16:10, [REDACTED] wrote:

Dear [REDACTED],

As notified to the owners' previous agents, to the owners' solicitors as correspondence address, to the owners and to the mortgagees as well as known to LBI councillors, planning, building control and arts and publicised at the Neighbourhood Forum public stakeholder meeting we do indeed have a viable proposal for the premises. We are again ready to submit our own application notwithstanding the silence from the owners.



Would-be operators, as acknowledged by the owners' previous agent, all have successful track records and will be ready to set up funding for purchase and works with the benefit of the planning approval.

And were the premises made available for sale a principal operator would we understand be in a position to make an offer forthwith.

Kind regards,

■

---

**From:** ■ [@Kingsbury-Consultants.co.uk](mailto:■@Kingsbury-Consultants.co.uk)  
**Sent:** 23 September 2015 13:08  
**To:** ■  
**Cc:** [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser  
**Subject:** Re: Former Archway Methodist Church

Dear ■,

I have not heard from you in response to the below.

Please could you let us know if you do indeed have a viable proposal for the property, or if you are aware of any enquiries which you do not feel have been progressed.

Kind Regards,

■

Kingsbury

■

■

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 18:01, [REDACTED]@Kingsbury-Consultants.co.uk> wrote:

Dear [REDACTED]

We have been the sole agents for the property for at least the last 4 years from memory, although we cannot comment on how enquires we dealt with prior to this.

I can assure you that any enquires which our firm have received have been dealt with in full, and therefore if you are able to provide some evidence of enquires which "have not been meaningfully responded to" we shall investigate this, although I very much doubt this is the case, given it is in everyone's commercial interests to find a suitable use for this property.

In respect of our marketing, this has been extensive, ongoing and uninterrupted via all normal methods involved in the sale or letting of a building of this nature.

In respect of us making contact with local people and organizations, we have had many conversations, viewings and indicative proposals made, however none have proved to be viable, with the reason generally being that despite having ideological value, the commercial reality is unachievable given the lack of a revenue generating element to the property.

You will of course be aware that a replacement D1 community space is proposed in the current application, of a size and scale that is considered to be commercially viable. Maybe you would have a suggestion for an occupier for this space?

All of this is detailed within our marketing report submitted to the Local Authority.

Nevertheless, if you have, or are aware of, a viable use for this property in its existing form, then we would be delighted to hear from you and our client is more than happy to consider any proposal at any time.

I look forward to hearing.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 16:54, [REDACTED]  
<[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)> wrote:

Dear [REDACTED]

Thanks for your letter and as you will be aware, the building has been vacant for some considerable number of years prior to the involvement of Kingsbury.

[REDACTED] made approaches to the agents before

you and was shown round the building. He also wrote to owners and mortgagees and telephoned the solicitor in Temple Fortune, and had no meaningful response to any of those approaches.

Others we know have approached the owners with similar lack of response and yet others have told us that they tried to make contact through your own firm, again without meaningful response.

We are surprised that if you have been actively marketing the premises you have failed to make contact with quite so many people who have been actively interested in the building, not least ourselves and other established organisations in the locality.

Kind regards,

■

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk]  
**Sent:** 21 September 2015 12:28  
**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Subject:** Former Archway Methodist Church

██████████

Dear ██████,

As you are aware, we act for the freeholders of the former Archway Methodist Church, which is currently subject to a planning application in order to bring this unused building back to useful life.

As part of the application, our firm submitted a marketing report, which summarised the significant efforts which have been undertaken to find a viable use for the property, prior to a planning application being made.

As part of the feedback from the Council, it was highlighted that you had tried to make contact with our client, a Gibraltar-based company, on several occasions without success. This is news to us, and considering we have had large "All Enquiries" boards on the property for some years, I would have thought that we would be the likely first port of call!

Please can you contact me to discuss, as we would be very interested to hear from you if you do have a suggestion of a viable use for the property.

Kind Regards,

██████████

Director

<image001.jpg>



1st Floor, 81 Alie Street, London E1 8NH

[Redacted]

[Redacted]

[Redacted] [@kingsbury-consultants.co.uk](mailto:[Redacted]@kingsbury-consultants.co.uk)  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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<N19 3TD 2015-03 RegisterNGL801733.pdf>

<0803 2009 Register NGL80173311.pdf>

<0803 owners.doc>

**Luxton, Joe**

---

**From:** [REDACTED]  
**Sent:** 08 July 2015 15:35  
**To:** Dixon, Ben; 'Kate Calvert'; Williams, Dawayne  
**Cc:** Courtie, Pete  
**Subject:** RE: Usage Levels in Other Community Spaces

[REDACTED] description of use and administrator relates to Archway Methodist Central Buildings with access from Archway Close.

The application relates to the former Methodist Central Hall last used formally for the Archway Road widening hearings and informally by guardian squatters put there by the owners.

[REDACTED]

---

**From:** Benjamin.Dixon@islington.gov.uk  
**To:** contact@betterarchway.org.uk; Dawayne.Williams@islington.gov.uk  
**CC:** [REDACTED]; Peter.Courtie@islington.gov.uk  
**Subject:** RE: Usage Levels in Other Community Spaces  
**Date:** Wed, 8 Jul 2015 14:14:42 +0000

Hi [REDACTED]

Thank you for the information. Just to clarify when you talk about 'Archway Methodist Hall' are you referring to the application property (I was under the impression it was currently vacant and unused for several years?) or the rooms within the adjoining Methodist Church to the west of the site on the island?

Best regards

Ben

**Ben Dixon**  
Principal Planning Officer  
Major Applications Team  
London Borough of Islington

020 7527 2523

Alternative contact: Sarah Wilson 020 7527 2364

**Please note that any views expressed in this email represent an officer view only and shall not be held to prejudice any future decision which Islington Borough Council may choose to make.**

---

**From:** [REDACTED] [mailto:contact@betterarchway.org.uk]  
**Sent:** 08 July 2015 14:50  
**To:** Williams, Dawayne; Dixon, Ben  
**Cc:** [REDACTED]; Courtie, Pete  
**Subject:** Usage Levels in Other Community Spaces

Apologies for a rather rushed job on this query, discussed yesterday at the meeting with Dawayne, but I thought better to let you have some information before I go, rather than wait until I get back in August.

### **Archway Methodist Hall**

I have spoken to the new administrator [REDACTED] who says they get quite a lot of hall hire requests, particularly for evening use for hobbies and classes. They also host regular classes during the day but have some free daytime slots. This may be because they have been without an administrator for a while. They also host other faith-based groups. The largest hall which is on the top floor doesn't have disabled access which they think might account for it not being as well booked, but might also suggest that on-going demand is largely for smaller rooms.

### **Hargrave Hall**

The person to ask about this would be the manager - [REDACTED] - Office hours: Mon, Tues, Thurs 9-1, Fri 9-12, Wed closed. However, I can report that my understanding from previous managers is that they received a lot of enquiries which had to be turned down. Currently I have to book the Better Archway AGM there well in advance in order to be able to get a slot when members are likely to be free to attend. I know that there is a real demand for space to hold family parties such as weddings, 50<sup>th</sup> wedding anniversaries and the like. However, after a party which got out of hand, being unsupervised, currently no party is permitted.

### **Caxton House**

I spoke to [REDACTED] [@caxtonhouse.org](mailto:[REDACTED]@caxtonhouse.org). She says they are busy and sometimes turn away bookings, including because they do not allow alcohol, a rule introduced a while back. They were slightly concerned that bookings might drop but in fact they went up. They have office space permanently rented out to charities and not for profit groups (12). There is a small conference room on the first floor (without lift access) and on the ground floor there is a meeting room and large sports hall, (spaces for 30, 60, and 150). The first floor is booked for meetings, not children or noisy activities in the day, and in the evening dance, theatre, yoga and pilates groups plus youth groups and IT workshops. Ground floor is everything from meetings to weddings to lunch clubs, handicrafts, six different sports activities. The majority of bookers, book for the whole year, some ad hoc bookings, but most are longer. Despite all their efforts to publicise the centre, the overwhelming majority of users come because of word of mouth recommendations.

And of course the classic option of a room over a pub has been lost as either the pubs have closed, or the upper floors have been converted to the more lucrative housing.

Best wishes, [REDACTED]

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**Luxton, Joe**

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**From:** [REDACTED]@redtree-ventures.com>  
**Sent:** 26 November 2017 22:14  
**To:** Peck, Amanda  
**Cc:** [REDACTED]  
**Subject:** Archway Methodist Hall - Various  
**Attachments:** Re: Archway Theatre Options; 171106 Theatre Option.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Amanda

Many thanks to you and Christian for meeting with us on Thursday, we felt it was a worthwhile and productive meeting and I am confident that we can work together towards a positive conclusion for the site.

As promised please find herewith the latest correspondence between ourselves and Tall Stories in response to the plans (also attached) which evolved via two meetings which we had with them and BAF and which were included in the computer presentation which [REDACTED] gave on Thursday.

On another note, Christian mentioned that there was a detailed assessment of the building carried out prior to its local listing, if possible, we would be grateful if a copy of this assessment could be made available to us?

Finally, copied in is our planner [REDACTED], so that you have his email address going forward.

Regards

[REDACTED] Msc, MRICS



44 Great Eastern Street, London EC2A 3EP

[REDACTED] | E [REDACTED]@redtree-ventures.com

[www.redtree-ventures.com](http://www.redtree-ventures.com)

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Please think about the environment before you print this email.

**Luxton, Joe**

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**From:** Peck, Amanda  
**Sent:** 06 November 2017 11:30  
**To:** Knipe, Geraldine; Wilson, Sarah; Kaminski, Kristian; Sullivan, Karen  
**Subject:** BAF and Archway Central Hall

Dear all,

It looks like BAF are due to submit a planning application for Archway Methodist hall (although this seems to have been in the pipeline for a number of years now)

Regards

Amanda Peck  
Deputy Team Leader  
Tel: 020 7527 3876

As of 1<sup>st</sup> April 2017, the costs for pre-application advice and PPAs increased by 20%. Further information is available on our website at <https://www.islington.gov.uk/planning/applications/permission-check/need-planning-advice/formal-pre-app-advice>

---

**From** [REDACTED]  
**Sent:** 30 October 2017 17:11  
**To:** Peck, Amanda <Amanda.Peck@islington.gov.uk>  
**Cc:** 'contact@betterarchway.org.uk' <contact@betterarchway.org.uk>; Burgess, Janet <Janet.Burgess@islington.gov.uk>; Cooijmans, Martijn <martijn.cooijmans@islington.gov.uk>; Kaminski, Kristian <Kristian.Kaminski@islington.gov.uk>; Sullivan, Karen <Karen.Sullivan@islington.gov.uk>  
**Subject:** Re: 0803: Archway Central Hall

Dear Amanda,

Many thanks for this and we have now met with [REDACTED], surveyor, and today [REDACTED] architect for the owners. They advise that TfL have now again agreed a floating lay-by where they had shown on their plans in the public domain. This will do for the get-in for our proposals, although a later amendment could instead use the deterrent paved area albeit with removal of the young tree as get-in would be to first floor level. We understand that TfL do implicitly recognise that their new carriageway crosses the south-east corner of land belonging to the Central Hall, but we would not need to claim it back.

This is all very timely as they have kindly released to us in confidence copies of their structural engineer's report and quantity surveyor's costings for re-use of the existing building. The structural report still confirms the one we had obtained now some time ago and does not inhibit reuse as we propose, and the QS costings are actually lower than assumed for our valuer's feasibility study. So despite one time fears the scheme is again confirmed to be financially viable.

Thus my instructions are to progress and submit our application which will be with you shortly. Given the amount of history I do not think that pre-application submission would a beneficial use of anybody's time, but would be happy to see you or your colleagues if felt to be helpful.

Best wishes

[REDACTED]

---

**From:** Peck, Amanda <[Amanda.Peck@islington.gov.uk](mailto:Amanda.Peck@islington.gov.uk)>  
**Sent:** 05 May 2016 10:01  
**To:** [REDACTED]  
**Cc:** 'contact@betterarchway.org.uk'; Burgess, Janet; Cooijmans, Martijn  
**Subject:** RE: 0803: Archway Central Hall

[REDACTED],

I have received an update from TfL on their proposals adjacent to the Methodist Hall site and it looks like further discussion is required with them in order to agree where any servicing for this site can take place. Maria Rafi is the correct TfL contact and she has advised the following:

*The original planning application for the Methodist Church by Kingsbury consultations included a loading bay on St Johns Way however this was not a suitable location for a number of reasons. Following a meeting with Kingsbury Consultants we offered a conversion of 2 proposed parking bays on Archway Way road to a single loading bay and requested further information in terms of a delivery and servicing plan once planning was granted. However planning was not granted and TfL has had no further communication with Kingsbury on the matter.*

*The Archway gyratory project is now in the construction phase and following a stage one and two Road Safety Audit it was noted the location of the loading bay posed a safety risk from vehicles leaving the loading bay with little visibility for both the drivers travelling Northbound from St Johns Way to Archway Road and visibility for the driver leaving the loading bay. Investigation into safer alternative locations within the TfL highway boundary was not successful (the designer has investigated relocating the bay further north in the area where deterrent paving is proposed however this does not provide ideal clearance for unloading and would also require changes to carriageway and footway levels and the removal of a semi mature tree) and therefore the loading bay has been removed from the design.*

*The loading bay is not required at present as the Methodist Church building is unoccupied and no planning permission had been approved for development, therefore, additional work at this late stage of the project and any further loss of trees should be avoided. Therefore after consideration of the options and impacts the designer has been instructed to remove the loading bay from the design. There is still an option for any future developer of the Methodist church site to investigate a loading bay which may include areas within the development boundary and any future development applications should investigate a loading bay as part of their design. TfL would be happy to assist with review and approval of any potential options by the developer.*

I am also copying in my transport colleague Martijn Cooijmans who has been involved in discussions with TfL on this.

Regards

Amanda Peck  
Principal Planner  
Tel: 020 7527 3876

Please be advised that from 1<sup>st</sup> April 2016 the Service will be increasing the pre-application fees. For more information and to book visit [www.islington.gov.uk/planningadvice](http://www.islington.gov.uk/planningadvice)



Do you need planning advice?

[www.islington.gov.uk](http://www.islington.gov.uk)

Do you need planning advice?)



**From:** Peck, Amanda  
**Sent:** 03 May 2016 17:41  
**To:** [REDACTED]  
**Cc:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk); Burgess, Janet  
**Subject:** RE: 0803: Archway Central Hall

[REDACTED],

Thank you for your email. I understand that during the course of the last application TfL suggested that the 2 proposed parking bays shown on their scheme could be converted to a loading bay in order to allow loading and servicing of the Archway Methodist Church site. They would only do this in agreement with any developer once planning permission was granted (presumably because this would involve a financial contribution to make the change)

Their comments on the planning application included the following *“The drawings and draft Service Management Plan submitted with the application show a new layby being created on the south-eastern side of the gyratory. However, this was discussed prior to the application being submitted and would not be acceptable for a number of reasons, including impacts on traffic capacity, it being insufficiently sized for the anticipated service vehicle movements and impacts on pedestrians. Instead, it was suggested that as part of a TfL-developed scheme to enable two-way traffic working around the gyratory, a loading bay could be incorporated on the north-eastern side of the gyratory. If this is accepted by all parties, a way of securing this provision would need to be agreed and supported by a Delivery and Servicing Plan.”*

I think that both roads that bound the site are TfL roads and it is TfL who are carrying out the changes to the Gyratory and I would suggest that you contact TfL to discuss your proposal for the site and any potential changes. I will also forward on a copy of your email to the TfL officers who commented on the application who are: Maria Rafi [MariaRafi@tfl.gov.uk](mailto:MariaRafi@tfl.gov.uk) 020 3054 2741 and Jamie Forrester [jamieforrester@tfl.gov.uk](mailto:jamieforrester@tfl.gov.uk) -203 054 5861

Regards

Amanda Peck  
Principal Planner  
Tel: 020 7527 3876

Please be advised that from 1<sup>st</sup> April 2016 the Service will be increasing the pre-application fees. For more information and to book visit [www.islington.gov.uk/planningadvice](http://www.islington.gov.uk/planningadvice)



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**From:** [REDACTED]  
**Sent:** 16 April 2016 18:48  
**To:** Peck, Amanda  
**Cc:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk); Burgess, Janet  
**Subject:** 0803: Archway Central Hall

Dear Amanda

I hope I have thanked you before for the very fulsome report.

Noted in paragraphs 3.5 and 5.71 (as below) was that TfL advised the loading bay to be on the north-east of the building. The existing original bay is indeed here at low level at the northern end of the north-east elevation as delineated in the Title Plan, copy attached. This has been presumed in our proposals where a gantry at 1st floor level can be extended out over the bay through the existing doorway opening to bring in sets, grand piano etc as occasionally needed. Copies of the work in progress 1st floor plan 0803/21 and (north-)east elevation 0803/28 are also attached.

However we have just received what is still the draft construction drawing for the gyrotory removal, copy attached, which instead shows a layby for two cars and remote from the bay.

Could I ask you please discretely to pass on the the TfL consultee our request that this conflict be resolved?

As existing, a delivery lorry has to reverse into the bay. Rather than reversing in the wrong direction from the now to be northbound carriageway, a preferred solution may be to extend the low level bay northwards towards the blind facade of 8 Flowers Mews.

Best wishes

3.5 includes *"Instead, it was suggested that as part of a TfL-developed scheme to enable two-way traffic working around the gyrotory, a loading bay could be incorporated on the north-eastern side of the gyrotory. If this is accepted by all parties"*

5.71 includes *"TfL have suggested that a layby could be incorporated into the gyrotory improvement scheme on Archway Road"*.

---

Subject: RE: Archway Methodist Hall planning application P2015/1144/FUL

From: [Amanda.Peck@islington.gov.uk](mailto:Amanda.Peck@islington.gov.uk)

To: [REDACTED]

CC: [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)

Date: Thu, 10 Mar 2016 10:40:24 +0000

Adrian,

Please find attached a copy of the report and I've made it available online now too.

Regards

Amanda Peck  
Principal Planner  
Tel: 020 7527 3876

Please be advised that from week commencing 23 March 2015 we are moving the Duty Planning Service to an appointment-only service for informal planning queries. The Duty Planning Service is suitable for general, informal procedural advice from an experienced officer. During the appointment they can discuss whether your application form has been completed correctly, offer advice on the planning processes, check application validation, check whether planning permission or listed building consent is required and more. The cost is £66 for a 20-minute appointment which includes a follow up summary email. For more information and to book visit [www.islington.gov.uk/planningadvice](http://www.islington.gov.uk/planningadvice)

---

**From:** [REDACTED]  
**Sent:** 09 March 2016 10:11  
**To:** Peck, Amanda  
**Cc:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Subject:** RE: Archway Methodist Hall planning application P2015/1144/FUL

Dear Amanda

Thank you for notifying those who made representations on this application.

We have retrieved the full decision notice but not the delegated officer report. I wonder if this is available please?

[REDACTED]

---

Subject: Archway Methodist Hall planning application P2015/1144/FUL

From: [Amanda.Peck@islington.gov.uk](mailto:Amanda.Peck@islington.gov.uk)

Date: Fri, 12 Feb 2016 16:51:50 +0000

Dear all,

I am writing to you as you commented on the planning application at this site and provided an email address. As an update the application was refused today and a copy of all the information submitted with the application along with the decision notice and officer report can be found on the following link (using the planning application ref no):

<http://www.islington.gov.uk/services/planning/applications/comment/Pages/planning-search.aspx?extra=10#header>

The reasons for refusal relate to the insufficient marketing of the site; insufficient affordable housing; design issues; quality of accommodation and insufficient sustainability information.

Regards

Amanda Peck  
Principal Planner  
Planning & Development  
Environment & Regeneration  
Islington Council  
Municipal Offices  
222 Upper Street  
London N1 1YA  
Tel: 020 7527 3876  
Fax: 020 7527 2731  
[www.islington.gov.uk](http://www.islington.gov.uk)

Please be advised that from week commencing 23 March 2015 we are moving the Duty Planning Service to an appointment-only service for informal planning queries. The Duty Planning Service is suitable for general, informal

procedural advice from an experienced officer. During the appointment they can discuss whether your application form has been completed correctly, offer advice on the planning processes, check application validation, check whether planning permission or listed building consent is required and more. The cost is £66 for a 20-minute appointment which includes a follow up summary email. For more information and to book visit [www.islington.gov.uk/planningadvice](http://www.islington.gov.uk/planningadvice)

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**From:** [REDACTED]  
**Sent:** 03 November 2015 09:58  
**To:** [REDACTED] Courtie, Pete  
**Cc:** [REDACTED] Peck, Amanda  
**Subject:** 0803: Archway Central Hall  
**Attachments:** methodist marketing.pdf; N19 3TD 2015-03 RegisterNGL801733.pdf; 0803 owners.doc

**Categories:** Green Category

Sorry not to have spotted this before, but the guide price of £1.7m is within the range that we had assumed as negotiable. An earlier agent had quoted £4m and we had reckoned £2m, but the Land Registry entries indicate that it then sold to one Gibraltar company from as I recall another for £1.8m. It is difficult to see such a residual site value from their current application proposals.

Question now is whether the willingness to sell is now real or remains clouded in obfuscation. If we give them the benefit of the doubt I suggest that Pete, David and I between us should set a value of an offer subject to contract.

Pete, we would look to you for up-to-date operating costs and income stream, or even if the dance company might still be interested with a real prospect of a sale?

David, we would look to you for negotiation with the owners' agents which is a skill in itself that I don't have, being better at agreement than dispute.

The document states "particulars were distributed via email to our company database of approximately 6,000 property companies, agents, corporations and individuals". These seem not to have included local councillors, Council officers, the Methodist church or Better Archway Forum all of which would have been found by going on line and searching "Archway".

[REDACTED]

---

**From:** [REDACTED]  
**To:** amanda.peck@islington.gov.uk  
**CC:** [REDACTED]  
**Subject:** FW: 0803: Archway Central Hall  
**Date:** Tue, 3 Nov 2015 08:39:58 +0000

No, that had escaped me.

We'll review it when I am at a computer later today.

Many thanks for pointing it out.

[REDACTED]

---

**From:** Amanda.Peck@islington.gov.uk  
**To:** betham@hotmail.com  
**Subject:** RE: 0803: Archway Central Hall  
**Date:** Tue, 3 Nov 2015 08:33:35 +0000

[REDACTED]

Thank you for copying me into your emails....I just want to double check that you have viewed this public document submitted with the planning application? It quotes a guide price for a freehold purchase at para 2.1, but no guide for a leasehold.

Regards

Amanda Peck

Principal Planner

Tel: 020 7527 3876

---

**From:** [REDACTED]  
**Sent:** 02 November 2015 17:40  
**To:** [REDACTED]  
**Cc:** [REDACTED]; Nicholls, Tim; Peck, Amanda; [REDACTED];  
Burgess, Janet; [REDACTED]; Courtie, Pete  
**Subject:** RE: 0803: Archway Central Hall

Dear [REDACTED]

Thank you for your email including that we may use the survey drawings available on line with your clients' planning application. Your other points I have passed to our valuation surveyor, [REDACTED] of the Surveying Service, so that he may respond as appropriate. In particular an indication of a guide price would be helpful to the would-be-purchasers.

[REDACTED]

---

**From:** [REDACTED] [@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)  
**To:** [REDACTED]  
**CC:** [REDACTED] [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);  
[amanda.peck@islington.gov.uk](mailto:amanda.peck@islington.gov.uk); [REDACTED]; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); [REDACTED]  
**Subject:** RE: 0803: Archway Central Hall  
**Date:** Mon, 26 Oct 2015 12:46:43 +0000

Dear [REDACTED]

Your emails continue to be misleading to the parties who you are copying in, and I am really unsure as to what the purpose is. It is absolutely not the case that you have made previous enquiries to our firm which have been unanswered, however, if your letter of several years ago to someone who you thought was the owners mortgagee (*they have never had a mortgage though*) is your only method for contacting us, then I am not surprised you have not been able to make contact. This is a very unusual way to enquire about a property that has been publicly marketed for a number of years, with a huge "All Enquiries" board attached to the property.

Anyway;

You are requesting a topographical survey for the surrounding building heights – I am saying that whilst this is in no way relevant or necessary for you to make an offer for the property, all of the technical data we have for the property is of course available from the Local Authorities website as part of our clients planning application – you have of course seen this anyway.



If you wish to make an offer for the property, which we are encouraging you to do, then please can you respond clearly setting out the terms of your proposal. At this stage we have no idea as to who the actual Buyer / Tenant is, or any indication to the terms which can be offered. This is the starting point, and if your offer requires any further information, then please set this out as conditions of the offer in the normal way.

We are not quoting a guide price, as all offers are invited and will then be judged on their merits. This is industry standard where there are in theory multiple uses for the property, plus are clients are keen to explore all angles rather than limit the process to just a sale or a letting for example.

To assist you, please can you respond to the following:

**Identity of the Purchaser** - The identity and nature of the proposed purchaser, detailing any previous relevant track record.

**Purchase Price** - Confirmation of the purchase price offered, subject to contract and exclusive of VAT.

**Source of Funding** - Confirmation of how the purchase would be financed, with full details of third party funding if required.

**Approvals** - Details and timescales of any Board, Investment Committee or other third party approvals, including valuations, which would be required.

**Timescale** - Confirmation of the proposed transaction timescale to unconditional exchange and completion of contracts, including clearance of any conditions, surveys or approvals.

**Deposit** – Confirmation that a 10% deposit will be paid upon exchange of contracts.

**Professional Team** - Details of your professional team and / or any other advisors.

**Due Diligence** - Confirmation of due diligence undertaken to date.

**Any Other Conditions** - Any other conditions that the offer would be subject to.

As a general point, as I have said previously, it would be more productive to discuss on the phone or face to face, and if you wish to do this following clarifying your interest, we would be pleased to facilitate.

Regards

[Redacted]

Director

cid:image003.jpg@01CD73EB.EBF1BED0



1st Floor, 81 Alie Street, London E1 8NH

T: [Redacted]

F: [Redacted]

E: [Redacted]@kingsbury-consultants.co.uk

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)



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---

**From:** [Redacted]

**Sent:** 25 October 2015 20:00

**To:** [Redacted]@Kingsbury-Consultants.co.uk>

**Cc:** [Redacted]; [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk); [amanda.peck@islington.gov.uk](mailto:amanda.peck@islington.gov.uk); [Redacted] Janet Burgess <[janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)>; [Redacted]

**Subject:** 0803: Archway Central Hall

Dear [Redacted]

Thank you for this strange message just retrieved.

The situation is that you have declined to disclose the terms or the survey plans offered in your details, plans and terms which would disclose what your clients are selling and for how much. My clients hope that yours none-the-less genuinely wish to consider a sale but understandably question whether this is the case and, if not, how much more time and expense to incur. Please send the information offered in your details, preferably to ourselves and to our clients' valuation surveyor, David Craig Hall at the Surveying Service copied herein.

To clarify your points:

1. We shall be happy to meet at the premises with the benefit of the terms and surveys offered in your details.
2. You have amongst others copies of our letters to the sent to owners and mortgagees named in the Land Registry title entries. We have had no response to this or other enquiries since being shown the property by previous owners' agents.
3. I confirm that we are happy to negotiate your clients' offer of sale at an open market value.
4. No statement we have made is inaccurate. The proposal may be confidential but it makes financially viable and efficient use of the property as seen.

We are pleased for your confirmation that your clients remain as are ours committed to design a scheme and deliver a scheme to enable refurbishment of this locally listed building. We look forward to receiving the plans and terms offered accordingly.

With best wishes

[REDACTED]

---

From: [REDACTED]@Kingsbury-Consultants.co.uk  
To: [REDACTED]  
CC: [REDACTED]; [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);  
[amanda.peck@islington.gov.uk](mailto:amanda.peck@islington.gov.uk); [REDACTED]; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)  
Subject: RE: Former Archway Methodist Church  
Date: Wed, 21 Oct 2015 11:56:54 +0000

Dear [REDACTED] & Colleagues,

For avoidance of doubt:

We have offered to meet with you to discuss any proposals you may have – you have chosen not to take us up on this offer

You made statements that you (or colleagues) had made enquiries with our firm which had not been responded to – you have not been able to provide any evidence of this

We have asked you repeatedly over the last month to disclose any offer / proposal / interest which you may have in the property – you have

not done so

Our only conclusion therefore is that you do not have proposal which is viable for the property, and that the previous statements which have been made are not accurate.

Our clients remain committed to working with the Council and local stakeholders to design and deliver a scheme which provides a community use plus a revenue generating element in order to enable the extensive refurbishment works to be carried out in a commercially viable manor.

Thank you for your interest, and if of course you wish to discuss any aspects of this property in the future, please contact our firm and we would be pleased to liaise with you.

[Redacted]

Director



1st Floor, 81 Alie Street, London E1 8NH

T: [Redacted]

F: [Redacted]

M: [Redacted]

E: [Redacted]@kingsbury-consultants.co.uk

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)



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**From:** [REDACTED]  
**Sent:** 08 October 2015 23:33  
**To:** [REDACTED] <[\[REDACTED\]@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)>  
**Cc:** [REDACTED] <[timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk)>;  
[amanda.peck@islington.gov.uk](mailto:amanda.peck@islington.gov.uk); [REDACTED] Janet Burgess <[janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)>  
**Subject:** RE: Former Archway Methodist Church

Many thanks and I look forward to getting the summary.

Attached again the 2015 Land Registry plus as to hand the 2009 entries and my letter of that date.

[REDACTED]

---

**From:** [REDACTED] <[\[REDACTED\]@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)>  
**To:** [REDACTED]  
**CC:** [REDACTED] <[\[REDACTED\]@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)>  
**Subject:** Re: Former Archway Methodist Church  
**Date:** Thu, 8 Oct 2015 20:51:10 +0000

Dear [REDACTED]

You have not attached anything, but the ownership has not changed for over 10 years.

You said that you had a proposal?

[REDACTED], please email [REDACTED] the summary for the above thanks.

[REDACTED]

Kingsbury

T: [REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 8 Oct 2015, at 22:38, [REDACTED] > wrote:

Thank you for your email indicating that you would be pleased to hear from us wanting to view the property or to talk about your clients intentions.

If your clients would consider a sale or lease please do let me have details in the normal way. Are they still the owners as registered in March this year, copy attached?

Regards

[REDACTED]

Betham Associates Architects

---

From: [REDACTED]@Kingsbury-Consultants.co.uk

To: [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk); [REDACTED]

CC: [REDACTED]; [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk); [REDACTED]

[janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)

Subject: RE: Former Archway Methodist Church

Date: Wed, 7 Oct 2015 16:29:40 +0000

Dear [REDACTED]

I note your email below.

1. Again, please provide evidence of these approaches – we have a very detailed file of all the enquiries ever made on the property, and all have been accounted for, so in the absence of you providing any further background, we do not agree that you have not been responded to.
2. Our client has never had a mortgage on the property.
3. You state that you have not seen any evidence of “*the owner or agent to those likely to know of local or other interest*” – For over 5 years, we have had 2 very large “All Enquiries” boards on the property, we have advertised locally and nationally, we have distributed details to other 10,000 parties on our database, and have carried out 4 formal pre-application meetings with the Council – what more would you suggest is done to make local people aware of this?
4. I note that you have a proposal for the property, but rather than contact us, you have sent this to a Council officer.

For continued avoidance of doubt, if anyone has a proposal for this property, wishes to view it, or talk about our clients intentions then I would be delighted to hear from you as soon as possible.

To this end, I would like to invite [REDACTED] to our offices so we can go through your proposal, whatever that may be – maybe you could let me have some dates next week?



Kind Regards,

[REDACTED]

[REDACTED]

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

T: [REDACTED]

F: [REDACTED]

M: [REDACTED]

E: [REDACTED]@kingsbury-consultants.co.uk

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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**From:** [REDACTED] [<mailto:contact@betterarchway.org.uk>]

**Sent:** 07 October 2015 15:21

**To:** [REDACTED]@Kingsbury-Consultants.co.uk>

**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED],

Please see below the response from [REDACTED]. As he says, if you would like to see the proposals they are with the Islington case officer or if you are looking to market the property please feel free to send [REDACTED] the details. He is also available to present the scheme to you in person if you would like.

Kind regards, [REDACTED]

---

**From:** [REDACTED]  
**Sent:** 05 October 2015 18:05  
**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Cc:** Janet Burgess; [REDACTED]  
**Subject:** FW: Former Archway Methodist Church

Many have tried as have we, so he is mistaken.

The mortgage may obviously have been redeemed since we wrote to mortgagees named in the charge appearing in the Land Registry entries.

We have seen no response to any of these approaches, and no evidence of any approach by the owners or their agents to those likely to know of local or other interest.

Our proposals in progress are to hand with the case officer dealing with his clients' application, but I could go and put them in front of him as well.

[REDACTED]

---

**From:** [REDACTED] [@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)  
**Sent:** 05 October 2015 13:58  
**To:** [REDACTED]  
**Cc:** [REDACTED] [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser  
**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED]

I have still not heard from you in respect of your emails to us.

By way of a reminder:

1. You stated that you and / or your colleagues had tried to contact us and had not been responded to or dealt with in a way which was appropriate – please provide evidence of this, otherwise we shall assume you were mistaken.
2. You said that you had contacted our client's mortgages, which as they do not have a mortgage, is not possible, so we shall assume this is an error in your records.
3. You stated that you had a viable proposal for the building – again, please can you let us know this, as to simply say you have a proposal but then not to provide any further information, makes its consideration somewhat difficult!

I look forward to hearing, and again, would welcome the opportunity to discuss any of this with you.

Kind Regards

[Redacted]

Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

T: [Redacted]

F: [Redacted]

E: [Redacted]@kingsbury-consultants.co.uk

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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**From:** [Redacted]

**Sent:** 23 September 2015 17:17

**To:** [Redacted]

[Redacted] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)>; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz

[Redacted] Nicholls, Tim <[Timothy.Nicholls@islington.gov.uk](mailto:Timothy.Nicholls@islington.gov.uk)>; David Poyser

[Redacted]

**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED],

Our client has not had any other agents acting in respect of the property other than our firm, where we have been the sole agents for the last 5 years. Therefore, please advise specifically on who you had made these enquires with.

Likewise, our client does not have a mortgage, so again please provide evidence of which mortgagee you spoke to.

Furthermore, you had previously said that enquires had been made to our firm without a suitable response - again, please provide evidence of this.

The property has been openly marketed both for sale and to rent so any proposals would be considered, and indeed we have had numerous proposals made, none of which proved to be viable.

This is a very serious matter as the implications of what you are stating are such that it undermines the official statements made by our clients in good faith as part of their planning application.

If you are aware of any viable uses / occupiers / buyers etc then I would be grateful if you would specifically advise us of this rather than the rather ambiguous responses which have been supplied to date.

Likewise, I had asked if you had a particular user in mind for the replacement community space within the proposed scheme, and again I look forward to hearing.

I am of course available to talk on the phone or meet in person to discuss if you would prefer.

Kind Regards,

[REDACTED]

Kingsbury

T: [REDACTED]

[REDACTED] [REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 23 Sep 2015, at 16:10, [REDACTED] > wrote:

Dear [REDACTED]

As notified to the owners' previous agents, to the owners' solicitors as correspondence address, to the owners and to the mortgagees as well as known to LBI councillors, planning, building control and arts and publicised at the Neighbourhood Forum public stakeholder meeting we do indeed have a viable proposal for the premises. We are again ready to submit our own application notwithstanding the silence from the owners.

Would-be operators, as acknowledged by the owners' previous agent, all have successful track records and will be ready to set up funding for purchase and works with the benefit of the planning approval.

And were the premises made available for sale a principal operator would we understand be in a position to make an offer forthwith.

Kind regards,

[REDACTED]

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk]

**Sent:** 23 September 2015 13:08

**To:** [REDACTED]

**Cc:** [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser

**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED],

I have not heard from you in response to the below.

Please could you let us know if you do indeed have a viable proposal for the property, or if you are aware of any enquiries which you do not feel have been progressed.

Kind Regards,

██████████

Kingsbury

T: ██████████

██████████

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 18:01, ██████████@Kingsbury-Consultants.co.uk> wrote:

Dear ██████,

We have been the sole agents for the property for at least the last 4 years from memory, although we cannot comment on how enquires we dealt with prior to this.

I can assure you that any enquires which our firm have received have been dealt with in full, and therefore if you are able to provide some evidence of enquires which "have not been meaningfully responded to" we shall investigate this, although I very much doubt this is the case, given it is in everyone's commercial interests to find a suitable use for this property.

In respect of our marketing, this has been extensive, ongoing and uninterrupted via all normal methods involved in the sale or letting of a building of this nature.

In respect of us making contact with local people and organizations, we have had many conversations, viewings and indicative proposals made, however none have proved to be viable, with the reason generally being that despite having ideological value, the commercial reality is unachievable given the lack of a revenue generating element to the property.



You will of course be aware that a replacement D1 community space is proposed in the current application, of a size and scale that is considered to be commercially viable. Maybe you would have a suggestion for an occupier for this space?

All of this is detailed within our marketing report submitted to the Local Authority.

Nevertheless, if you have, or are aware of, a viable use for this property in its existing form, then we would be delighted to hear from you and our client is more than happy to consider any proposal at any time.

I look forward to hearing.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 16:54, [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)> wrote:

Dear [REDACTED],

Thanks for your letter and as you will be aware, the building has been vacant for some considerable number of years prior to the involvement of Kingsbury.

[REDACTED] made approaches to the agents before you and was shown round the building. He also wrote to owners and mortgagees and telephoned the solicitor in Temple Fortune, and had no meaningful response to any of those approaches.

Others we know have approached the owners with similar lack of response and yet others have told us that they tried to make contact through your own firm, again without meaningful response.

We are surprised that if you have been actively marketing the premises you have failed to make contact with quite so many people who have been actively interested in the building, not least ourselves and other established organisations in the locality.

Kind regards,

■

---

**From:** ■ [@Kingsbury-Consultants.co.uk](mailto:■@Kingsbury-Consultants.co.uk)  
**Sent:** 21 September 2015 12:28  
**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Subject:** Former Archway Methodist Church

■

Dear ■,

As you are aware, we act for the freeholders of the former Archway Methodist Church, which is currently subject to a planning application in order to bring this unused building back to useful life.

As part of the application, our firm submitted a marketing report, which summarised the significant efforts which have been undertaken to find a viable use for the property, prior to a planning application being made.

As part of the feedback from the Council, it was highlighted that you had tried to make contact with our client, a Gibraltar-based company, on several occasions

without success. This is news to us, and considering we have had large "All Enquiries" boards on the property for some years, I would have thought that we would be the likely first port of call!

Please can you contact me to discuss, as we would be very interested to hear from you if you do have a suggestion of a viable use for the property.

Kind Regards,

[REDACTED]

Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]

[REDACTED]

[\[REDACTED\]@kingsbury-consultants.co.uk](mailto:[REDACTED]@kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

\*\*\*\*\*  
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This e-mail is intended for the addressee only. If you have received it in error, please contact the sender and delete the material from your computer. Please be aware that information in this email may be confidential, legally privileged and/or copyright protected.

**From:** [REDACTED]  
**Sent:** 08 October 2015 23:33  
**To:** [REDACTED]  
**Cc:** [REDACTED] Nicholls, Tim; Peck, Amanda;  
[REDACTED] Burgess, Janet  
**Subject:** RE: Former Archway Methodist Church  
**Attachments:** N19 3TD 2015-03 RegisterNGL801733.pdf; 0803 2009 Register NGL80173311.pdf; 0803 owners.doc  
**Categories:** Green Category

Many thanks and I look forward to getting the summary.  
Attached again the 2015 Land Registry plus as to hand the 2009 entries and my letter of that date.

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk  
**To:** [REDACTED]  
[REDACTED]@Kingsbury-Consultants.co.uk  
**Subject:** Re: Former Archway Methodist Church  
**Date:** Thu, 8 Oct 2015 20:51:10 +0000

Dear [REDACTED]

You have not attached anything, but the ownership has not changed for over 10 years.

You said that you had a proposal?

[REDACTED] please email [REDACTED] the summary for the above thanks.

[REDACTED]  
Kingsbury  
[REDACTED]  
[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 8 Oct 2015, at 22:38, [REDACTED] wrote:

Thank you for your email indicating that you would be pleased to hear from us wanting to view the property or to talk about your clients intentions.

If your clients would consider a sale or lease please do let me have details in the normal way. Are they still the owners as registered in March this year, copy attached?

Regards

[REDACTED]  
Betham Associates Architects

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk  
**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk); [REDACTED]

CC: [redacted] [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk); [redacted]  
[janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)

Subject: RE: Former Archway Methodist Church

Date: Wed, 7 Oct 2015 16:29:40 +0000

Dear [redacted],

I note your email below.

1. Again, please provide evidence of these approaches – we have a very detailed file of all the enquiries ever made on the property, and all have been accounted for, so in the absence of you providing any further background, we do not agree that you have not been responded to.
2. Our client has never had a mortgage on the property.
3. You state that you have not seen any evidence of “*the owner or agent to those likely to know of local or other interest*” – For over 5 years, we have had 2 very large “All Enquiries” boards on the property, we have advertised locally and nationally, we have distributed details to other 10,000 parties on our database, and have carried out 4 formal pre-application meetings with the Council – what more would you suggest is done to make local people aware of this?
4. I note that you have a proposal for the property, but rather than contact us, you have sent this to a Council officer.

For continued avoidance of doubt, if anyone has a proposal for this property, wishes to view it, or talk about our clients intentions then I would be delighted to hear from you as soon as possible.

To this end, I would like to invite [redacted] to our offices so we can go through your proposal, whatever that may be – maybe you could let me have some dates next week?

Kind Regards,

[redacted]  
Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[redacted]

[kingsbury-consultants.co.uk](http://kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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---

**From:** [redacted] [<mailto:contact@betterarchway.org.uk>]

**Sent:** 07 October 2015 15:21

**To:** [redacted] [@Kingsbury-Consultants.co.uk](mailto:@Kingsbury-Consultants.co.uk)>

**Subject:** RE: Former Archway Methodist Church

Dear [redacted],

Please see below the response from [redacted]. As he says, if you would like to see the proposals they are with the

Islington case officer or if you are looking to market the property please feel free to send [REDACTED] the details. He is also available to present the scheme to you in person if you would like.

Kind regards, [REDACTED]

---

**From:** [REDACTED]  
**Sent:** 05 October 2015 18:05  
**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Cc:** Janet Burgess; [REDACTED]; [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);  
[REDACTED]  
**Subject:** FW: Former Archway Methodist Church

Many have tried as have we, so he is mistaken.  
The mortgage may obviously have been redeemed since we wrote to mortgagees named in the charge appearing in the Land Registry entries.  
We have seen no response to any of these approaches, and no evidence of any approach by the owners or their agents to those likely to know of local or other interest.  
Our proposals in progress are to hand with the case officer dealing with his clients' application, but I could go and put them in front of him as well.

---

**From:** [REDACTED] [@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)  
**Sent:** 05 October 2015 13:58  
**To:** [REDACTED]  
**Cc:** [REDACTED]; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser  
**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED]

I have still not heard from you in respect of your emails to us.

By way of a reminder:

1. You stated that you and / or your colleagues had tried to contact us and had not been responded to or dealt with in a way which was appropriate – please provide evidence of this, otherwise we shall assume you were mistaken.
2. You said that you had contacted our client's mortgages, which as they do not have a mortgage, is not possible, so we shall assume this is an error in your records.
3. You stated that you had a viable proposal for the building – again, please can you let us know this, as to simply say you have a proposal but then not to provide any further information, makes its consideration somewhat difficult!

I look forward to hearing, and again, would welcome the opportunity to discuss any of this with you.

Kind Regards

[REDACTED]  
Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]  
[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)



<image002.jpg> <image003.jpg>

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---

**From:** [REDACTED]  
**Sent:** 23 September 2015 17:17  
**To:** [REDACTED] >  
**Cc:** [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)>; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz [REDACTED]; Nicholls, Tim <[Timothy.Nicholls@islington.gov.uk](mailto:Timothy.Nicholls@islington.gov.uk)>; David Poyser [REDACTED]  
**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED]

Our client has not had any other agents acting in respect of the property other than our firm, where we have been the sole agents for the last 5 years. Therefore, please advise specifically on who you had made these enquires with.

Likewise, our client does not have a mortgage, so again please provide evidence of which mortgagee you spoke to.

Furthermore, you had previously said that enquires had been made to our firm without a suitable response - again, please provide evidence of this.

The property has been openly marketed both for sale and to rent so any proposals would be considered, and indeed we have had numerous proposals made, none of which proved to be viable.

This is a very serious matter as the implications of what you are stating are such that it undermines the official statements made by our clients in good faith as part of their planning application.

If you are aware of any viable uses / occupiers / buyers etc then I would be grateful if you would specifically advise us of this rather than the rather ambiguous responses which have been supplied to date.

Likewise, I had asked if you had a particular user in mind for the replacement community space within the proposed scheme, and again I look forward to hearing.

I am of course available to talk on the phone or meet in person to discuss if you would prefer.

Kind Regards,  
[REDACTED]

Kingsbury

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 23 Sep 2015, at 16:10, [REDACTED] wrote:

Dear [REDACTED],

As notified to the owners' previous agents, to the owners' solicitors as correspondence address, to the owners and to the mortgagees as well as known to LBI councillors, planning, building control and arts and publicised at the Neighbourhood Forum public stakeholder meeting we do indeed have a viable proposal for the premises. We are again ready to submit our own application notwithstanding the silence from the owners.

Would-be operators, as acknowledged by the owners' previous agent, all have successful track records and will be ready to set up funding for purchase and works with the benefit of the planning approval.

And were the premises made available for sale a principal operator would we understand be in a position to make an offer forthwith.

Kind regards,

[REDACTED]

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk]

**Sent:** 23 September 2015 13:08

**To:** [REDACTED]

**Cc:** [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser

**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED],

I have not heard from you in response to the below.

Please could you let us know if you do indeed have a viable proposal for the property, or if you are aware of any enquiries which you do not feel have been progressed.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[REDACTED][consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 18:01, [REDACTED]@Kingsbury-Consultants.co.uk> wrote:

Dear [REDACTED],

We have been the sole agents for the property for at least the last 4 years from memory,

although we cannot comment on how enquires we dealt with prior to this.

I can assure you that any enquires which our firm have received have been dealt with in full, and therefore if you are able to provide some evidence of enquires which "have not been meaningfully responded to" we shall investigate this, although I very much doubt this is the case, given it is in everyone's commercial interests to find a suitable use for this property.

In respect of our marketing, this has been extensive, ongoing and uninterrupted via all normal methods involved in the sale or letting of a building of this nature.

In respect of us making contact with local people and organizations, we have had many conversations, viewings and indicative proposals made, however none have proved to be viable, with the reason generally being that despite having ideological value, the commercial reality is unachievable given the lack of a revenue generating element to the property.

You will of course be aware that a replacement D1 community space is proposed in the current application, of a size and scale that is considered to be commercially viable. Maybe you would have a suggestion for an occupier for this space?

All of this is detailed within our marketing report submitted to the Local Authority.

Nevertheless, if you have, or are aware of, a viable use for this property in its existing form, then we would be delighted to hear from you and our client is more than happy to consider any proposal at any time.

I look forward to hearing.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 16:54, [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)> wrote:

Dear [REDACTED]

Thanks for your letter and as you will be aware, the building has been vacant for some considerable number of years prior to the involvement of Kingsbury.

[REDACTED] made approaches to the agents before you and was shown round the building. He also wrote to owners and mortgagees and

telephoned the solicitor in Temple Fortune, and had no meaningful response to any of those approaches.

Others we know have approached the owners with similar lack of response and yet others have told us that they tried to make contact through your own firm, again without meaningful response.

We are surprised that if you have been actively marketing the premises you have failed to make contact with quite so many people who have been actively interested in the building, not least ourselves and other established organisations in the locality.

Kind regards,

[REDACTED]

---

**From:** [REDACTED] [@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)  
**Sent:** 21 September 2015 12:28  
**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Subject:** Former Archway Methodist Church

[REDACTED]

Dear [REDACTED],

As you are aware, we act for the freeholders of the former Archway Methodist Church, which is currently subject to a planning application in order to bring this unused building back to useful life.

As part of the application, our firm submitted a marketing report, which summarised the significant efforts which have been undertaken to find a viable use for the property, prior to a planning application being made.

As part of the feedback from the Council, it was highlighted that you had tried to make contact with our client, a Gibraltar-based company, on several occasions without success. This is news to us, and considering we have had large "All Enquiries" boards on the property for some years, I would have thought that we would be the likely first port of call!

Please can you contact me to discuss, as we would be very interested to hear from you if you do have a suggestion of a viable use for the property.

Kind Regards,

[REDACTED]

Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]

[\[REDACTED\]@kingsbury-consultants.co.uk](mailto:[REDACTED]@kingsbury-consultants.co.uk)  
**W:** [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

[<image002.jpg>](#) [<image003.jpg>](#)

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**From:** [REDACTED]  
**Sent:** 08 October 2015 23:24  
**To:** [REDACTED] Nicholls, Tim; [REDACTED]  
Burgess, Janet; Peck, Amanda  
**Cc:** [REDACTED]  
**Subject:** FW: 0803: Former Archway Methodist Church P2015/1144/FUL  
**Attachments:** N19 3TD 2015-03 RegisterNGL801733.pdf  
**Categories:** Green Category

[REDACTED] replied:

Dear [REDACTED]

You have not attached anything, but the ownership has not changed for over 10 years.

You said that you had a proposal?

[REDACTED], please email [REDACTED] the summary for the above thanks.

I'm not sure why he did not find the attachment but he has asked for me to receive their summary, possibly the sale or lease details. Anyway if the owners haven't changed for ten years they will be the ones and the mortgagees I wrote to.

---

**From:** [REDACTED]  
**To:** [REDACTED]; amanda.peck@islington.gov.uk  
**Subject:** 0803: Former Archway Methodist Church P2015/1144/FUL  
**Date:** Thu, 8 Oct 2015 21:38:49 +0100

for info

A

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**From:** [REDACTED]  
**To:** [REDACTED]@kingsbury-consultants.co.uk  
**Subject:** RE: Former Archway Methodist Church  
**Date:** Thu, 8 Oct 2015 21:37:55 +0100

Thank you for your email indicating that you would be pleased to hear from us wanting to view the property or to talk about your clients intentions.

If your clients would consider a sale or lease please do let me have details in the normal way. Are they still the owners as registered in March this year, copy attached?

Regards

[REDACTED]  
Betham Associates Architects

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk  
**To:** contact@betterarchway.org.uk; [REDACTED]  
**CC:** [REDACTED] timothy.nicholls@islington.gov.uk; [REDACTED]; janet.burgess@islington.gov.uk  
**Subject:** RE: Former Archway Methodist Church  
**Date:** Wed, 7 Oct 2015 16:29:40 +0000



Dear [REDACTED],

I note your email below.

Again, please provide evidence of these approaches – we have a very detailed file of all the enquiries ever made on the property, and all have been accounted for, so in the absence of you providing any further background, we do not agree that you have not been responded to.

Our client has never had a mortgage on the property.

You state that you have not seen any evidence of “*the owner or agent to those likely to know of local or other interest*” – For over 5 years, we have had 2 very large “All Enquiries” boards on the property, we have advertised locally and nationally, we have distributed details to other 10,000 parties on our database, and have carried out 4 formal pre-application meetings with the Council – what more would you suggest is done to make local people aware of this?

I note that you have a proposal for the property, but rather than contact us, you have sent this to a Council officer.

For continued avoidance of doubt, if anyone has a proposal for this property, wishes to view it, or talk about our clients intentions then I would be delighted to hear from you as soon as possible.

To this end, I would like to invite [REDACTED] to our offices so we can go through your proposal, whatever that may be – maybe you could let me have some dates next week?

Kind Regards,

[REDACTED]

Director

cid:image003.jpg@01CD73EB.EBF1BED0



1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]

[REDACTED]

[redacted] [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)



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---

**From:** [redacted] [mailto:contact@betterarchway.org.uk]  
**Sent:** 07 October 2015 15:21  
**To:** [redacted] Kingsbury-Consultants.co.uk>  
**Subject:** RE: Former Archway Methodist Church

Dear [redacted],

Please see below the response from [redacted]. As he says, if you would like to see the proposals they are with the Islington case officer or if you are looking to market the property please feel free to send [redacted] the details. He is also available to present the scheme to you in person if you would like.

Kind regards, [redacted]

---

**From:** [redacted]  
**Sent:** 05 October 2015 18:05  
**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Cc:** Janet Burgess; [redacted] [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk); [redacted]  
**Subject:** FW: Former Archway Methodist Church

Many have tried as have we, so he is mistaken.  
The mortgage may obviously have been redeemed since we wrote to mortgagees named in the charge appearing in the

Land Registry entries.

We have seen no response to any of these approaches, and no evidence of any approach by the owners or their agents to those likely to know of local or other interest.

Our proposals in progress are to hand with the case officer dealing with his clients' application, but I could go and put them in front of him as well.

[REDACTED]

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk]  
**Sent:** 05 October 2015 13:58  
**To:** [REDACTED]  
**Cc:** [REDACTED]; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser  
**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED],

I have still not heard from you in respect of your emails to us.

By way of a reminder:

You stated that you and / or your colleagues had tried to contact us and had not been responded to or dealt with in a way which was appropriate – please provide evidence of this, otherwise we shall assume you were mistaken.

You said that you had contacted our client's mortgages, which as they do not have a mortgage, is not possible, so we shall assume this is an error in your records.

You stated that you had a viable proposal for the building – again, please can you let us know this, as to simply say you have a proposal but then not to provide any further information, makes its consideration somewhat difficult!

I look forward to hearing, and again, would welcome the opportunity to discuss any of this with you.

Kind Regards

[REDACTED]

Director

cid:image003.jpg@01CD73EB.EBF1BED0



1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]

[REDACTED]

[\[REDACTED\]@kingsbury-consultants.co.uk](mailto:[REDACTED]@kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)



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---

**From:** [REDACTED]

**Sent:** 23 September 2015 17:17

**To:** [REDACTED]

**Cc:** [REDACTED] [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)>; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz [REDACTED]>; Nicholls, Tim <[Timothy.Nicholls@islington.gov.uk](mailto:Timothy.Nicholls@islington.gov.uk)>; David Poyser [REDACTED]

**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED]

Our client has not had any other agents acting in respect of the property other than our firm, where we have been the sole agents for the last 5 years. Therefore, please advise specifically on who you had made these enquires with.

Likewise, our client does not have a mortgage, so again please provide evidence of which mortgagee you spoke to.

Furthermore, you had previously said that enquires had been made to our firm without a suitable response - again, please provide evidence of this.

The property has been openly marketed both for sale and to rent so any proposals would be considered, and indeed we have had numerous proposals made, none of which proved to be viable.

This is a very serious matter as the implications of what you are stating are such that it undermines the official statements made by our clients in good faith as part of their planning application.

If you are aware of any viable uses / occupiers / buyers etc then I would be grateful if you would specifically advise us of this rather than the rather ambiguous responses which have been supplied to date.

Likewise, I had asked if you had a particular user in mind for the replacement community space within the proposed scheme, and again I look forward to hearing.

I am of course available to talk on the phone or meet in person to discuss if you would prefer.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 23 Sep 2015, at 16:10, [REDACTED] wrote:

Dear [REDACTED],

As notified to the owners' previous agents, to the owners' solicitors as correspondence address, to the owners and to the mortgagees as well as known to LBI councillors, planning, building control and arts and publicised at the Neighbourhood Forum public stakeholder meeting we do indeed have a viable proposal for the premises. We are again ready to submit our own application notwithstanding the silence from the owners.

Would-be operators, as acknowledged by the owners' previous agent, all have successful track records and will be ready to set up funding for purchase and works with the benefit of the planning approval.

And were the premises made available for sale a principal operator would we understand be in a position to make an offer forthwith.

Kind regards,

[REDACTED]

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk]  
**Sent:** 23 September 2015 13:08  
**To:** [REDACTED]  
**Cc:** [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser  
**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED]

I have not heard from you in response to the below.

Please could you let us know if you do indeed have a viable proposal for the property, or if you are aware of any enquiries which you do not feel have been progressed.



Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 18:01, [REDACTED]@Kingsbury-Consultants.co.uk> wrote:

Dear [REDACTED],

We have been the sole agents for the property for at least the last 4 years from memory, although we cannot comment on how enquires we dealt with prior to this.

I can assure you that any enquires which our firm have received have been dealt with in full, and therefore if you are able to provide some evidence of enquires which "have not been meaningfully responded to" we shall investigate this, although I very much doubt this is the case, given it is in everyone's commercial interests to find a suitable use for this property.

In respect of our marketing, this has been extensive, ongoing and uninterrupted via all normal methods involved in the sale or letting of a building of this nature.

In respect of us making contact with local people and organizations, we have had many conversations, viewings and indicative proposals made, however none have proved to be viable, with the reason generally being that despite having ideological value, the commercial reality is unachievable given the lack of a revenue generating element to the property.

You will of course be aware that a replacement D1 community space is proposed in the current application, of a size and scale that is considered to be commercially viable. Maybe you would have a suggestion for an occupier for this space?

All of this is detailed within our marketing report submitted to the Local Authority.

Nevertheless, if you have, or are aware of, a viable use for this property in its existing form, then we would be delighted to hear from you and our client is more than happy to consider any proposal at any time.

I look forward to hearing.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 16:54, [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)> wrote:

Dear [REDACTED]

Thanks for your letter and as you will be aware, the building has been vacant for some considerable number of years prior to the involvement of Kingsbury.

[REDACTED] made approaches to the agents before you and was shown round the building. He also wrote to owners and mortgagees and telephoned the solicitor in Temple Fortune, and had no meaningful response to any of those approaches.

Others we know have approached the owners with similar lack of response and

yet others have told us that they tried to make contact through your own firm, again without meaningful response.

We are surprised that if you have been actively marketing the premises you have failed to make contact with quite so many people who have been actively interested in the building, not least ourselves and other established organisations in the locality.

Kind regards,

■

---

**From:** ■ [@Kingsbury-Consultants.co.uk](mailto:■@Kingsbury-Consultants.co.uk)  
**Sent:** 21 September 2015 12:28  
**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Subject:** Former Archway Methodist Church

■

Dear ■

As you are aware, we act for the freeholders of the former Archway Methodist Church, which is currently subject to a planning application in order to bring this unused building back to useful life.

As part of the application, our firm submitted a marketing report, which summarised the significant efforts which have been undertaken to find a viable use for the property, prior to a planning application being made.

As part of the feedback from the Council, it was highlighted that you had tried to make contact with our client, a Gibraltar-based company, on several occasions without success. This is news to us, and considering we have had large "All Enquiries" boards on the property

for some years, I would have thought that we would be the likely first port of call!

Please can you contact me to discuss, as we would be very interested to hear from you if you do have a suggestion of a viable use for the property.

Kind Regards,

[Redacted]

Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[Redacted]

[Redacted]

[@kingsbury-consultants.co.uk](mailto:[Redacted]@kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

[<image002.jpg>](#) [<image003.jpg>](#)

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**From:** [REDACTED]  
**Sent:** 11 October 2015 17:17  
**To:** [REDACTED]  
**Cc:** Peck, Amanda; [REDACTED]; Nicholls, Tim;  
[REDACTED]; Burgess, Janet  
**Subject:** FW: Former Archway Methodist Church  
**Attachments:** Archway Methodist Church N19 - Summary.pdf  
  
**Categories:** Green Category

For info

---

**From:** [REDACTED]  
**To:** [REDACTED]@kingsbury-consultants.co.uk  
**CC:** [REDACTED]@kingsbury-consultants.co.uk  
**Subject:** FW: Former Archway Methodist Church  
**Date:** Sun, 11 Oct 2015 17:13:58 +0100

Dear [REDACTED]  
Thank you for these details. They refer to being available on reduced terms. Can you let me know what they are please?  
Can also let me have a copy of a measured site survey that you offer upon request please?  
We can then be well informed before making appointment for a further internal inspection as the details suggest.  
Best wishes

[REDACTED]  
[REDACTED]

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk  
**To:** [REDACTED]  
**CC:** [REDACTED]@Kingsbury-Consultants.co.uk  
**Subject:** RE: Former Archway Methodist Church  
**Date:** Fri, 9 Oct 2015 09:42:37 +0000

Dear [REDACTED]  
Please see attached the summary.

[REDACTED]  
Executive Assistant



1st Floor, 81 Alie Street, London E1 8NH  
[REDACTED]  
[REDACTED] [kingsbury-consultants.co.uk](http://kingsbury-consultants.co.uk)  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)



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---

**From:** [REDACTED]  
**Sent:** 08 October 2015 21:51  
**To:** [REDACTED]  
**Cc:** [REDACTED]@Kingsbury-Consultants.co.uk>  
**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED]

You have not attached anything, but the ownership has not changed for over 10 years.

You said that you had a proposal?

[REDACTED], please email [REDACTED] the summary for the above thanks.  
[REDACTED]

Kingsbury  
[REDACTED]  
[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 8 Oct 2015, at 22:38, [REDACTED] wrote:

Thank you for your email indicating that you would be pleased to hear from us wanting to view the property or to talk about your clients intentions.

If your clients would consider a sale or lease please do let me have details in the normal way. Are they still the owners as registered in March this year, copy attached?

Regards

[REDACTED]  
Betham Associates Architects

---

From: [REDACTED]@Kingsbury-Consultants.co.uk

To: [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk); [REDACTED]

[REDACTED] [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk); [REDACTED]

[janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)

Subject: RE: Former Archway Methodist Church

Date: Wed, 7 Oct 2015 16:29:40 +0000

Dear [REDACTED],

I note your email below.

1. Again, please provide evidence of these approaches – we have a very detailed file of all the enquiries ever made on the property, and all have been accounted for, so in the absence of you providing any further background, we do not agree that you have not been responded to.



2. Our client has never had a mortgage on the property.
3. You state that you have not seen any evidence of "the owner or agent to those likely to know of local or other interest" – For over 5 years, we have had 2 very large "All Enquiries" boards on the property, we have advertised locally and nationally, we have distributed details to other 10,000 parties on our database, and have carried out 4 formal pre-application meetings with the Council – what more would you suggest is done to make local people aware of this?
4. I note that you have a proposal for the property, but rather than contact us, you have sent this to a Council officer.

For continued avoidance of doubt, if anyone has a proposal for this property, wishes to view it, or talk about our clients intentions then I would be delighted to hear from you as soon as possible.

To this end, I would like to invite [REDACTED] to our offices so we can go through your proposal, whatever that may be – maybe you could let me have some dates next week?

Kind Regards,

[REDACTED]  
Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]

@kingsbury-consultants.co.uk

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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---

**From:** [REDACTED] [<mailto:contact@betterarchway.org.uk>]

**Sent:** 07 October 2015 15:21

**To:** [REDACTED] <[\[REDACTED\]@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)>

**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED]

Please see below the response from [REDACTED]. As he says, if you would like to see the proposals they are with the Islington case officer or if you are looking to market the property please feel free to send [REDACTED] the details. He is also available to present the scheme to you in person if you would like.

Kind regards, [REDACTED]

---

**From:** [REDACTED]

**Sent:** 05 October 2015 18:05

**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)

**Cc:** Janet Burgess; [REDACTED] [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);

**Subject:** FW: Former Archway Methodist Church

Many have tried as have we, so he is mistaken.

The mortgage may obviously have been redeemed since we wrote to mortgagees named in the charge appearing in the Land Registry entries.

We have seen no response to any of these approaches, and no evidence of any approach by the owners or their agents to those likely to know of local or other interest.

Our proposals in progress are to hand with the case officer dealing with his clients' application, but I could go and put them in front of him as well.

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk]  
**Sent:** 05 October 2015 13:58  
**To:** [REDACTED]  
**Cc:** [REDACTED]; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser  
**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED],

I have still not heard from you in respect of your emails to us.

By way of a reminder:

1. You stated that you and / or your colleagues had tried to contact us and had not been responded to or dealt with in a way which was appropriate – please provide evidence of this, otherwise we shall assume you were mistaken.
2. You said that you had contacted our client's mortgages, which as they do not have a mortgage, is not possible, so we shall assume this is an error in your records.
3. You stated that you had a viable proposal for the building – again, please can you let us know this, as to simply say you have a proposal but then not to provide any further information, makes its consideration somewhat difficult!

I look forward to hearing, and again, would welcome the opportunity to discuss any of this with you.

Kind Regards

[REDACTED]  
Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]  
E: [REDACTED]@kingsbury-consultants.co.uk  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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---

**From:** [REDACTED]  
**Sent:** 23 September 2015 17:17

To: [REDACTED]

Cc: [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)>; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz [REDACTED]; Nicholls, Tim <[Timothy.Nicholls@islington.gov.uk](mailto:Timothy.Nicholls@islington.gov.uk)>; David Poyser [REDACTED]

**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED],

Our client has not had any other agents acting in respect of the property other than our firm, where we have been the sole agents for the last 5 years. Therefore, please advise specifically on who you had made these enquires with.

Likewise, our client does not have a mortgage, so again please provide evidence of which mortgagee you spoke to.

Furthermore, you had previously said that enquires had been made to our firm without a suitable response - again, please provide evidence of this.

The property has been openly marketed both for sale and to rent so any proposals would be considered, and indeed we have had numerous proposals made, none of which proved to be viable.

This is a very serious matter as the implications of what you are stating are such that it undermines the official statements made by our clients in good faith as part of their planning application.

If you are aware of any viable uses / occupiers / buyers etc then I would be grateful if you would specifically advise us of this rather than the rather ambiguous responses which have been supplied to date.

Likewise, I had asked if you had a particular user in mind for the replacement community space within the proposed scheme, and again I look forward to hearing.

I am of course available to talk on the phone or meet in person to discuss if you would prefer.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 23 Sep 2015, at 16:10, [REDACTED] wrote:

Dear [REDACTED],

As notified to the owners' previous agents, to the owners' solicitors as correspondence address, to the owners and to the mortgagees as well as known to LBI councillors, planning, building control and arts and publicised at the Neighbourhood Forum public stakeholder meeting we do indeed have a

viable proposal for the premises. We are again ready to submit our own application notwithstanding the silence from the owners.

Would-be operators, as acknowledged by the owners' previous agent, all have successful track records and will be ready to set up funding for purchase and works with the benefit of the planning approval.

And were the premises made available for sale a principal operator would we understand be in a position to make an offer forthwith.

Kind regards,

█

---

**From:** █@Kingsbury-Consultants.co.uk]  
**Sent:** 23 September 2015 13:08  
**To:** █  
**Cc:** [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser  
**Subject:** Re: Former Archway Methodist Church

Dear █

I have not heard from you in response to the below.

Please could you let us know if you do indeed have a viable proposal for the property, or if you are aware of any enquiries which you do not feel have been progressed.

Kind Regards,

█

Kingsbury

█

█

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 18:01, █@Kingsbury-Consultants.co.uk> wrote:

Dear █,

We have been the sole agents for the property for at least the last 4 years from memory, although we cannot comment on how enquires we dealt with prior to this.

I can assure you that any enquires which our firm have received have been dealt with in full, and therefore if you are able to provide some evidence of enquires which "have not been meaningfully responded to" we shall investigate this, although I very much doubt this is the case, given it is in everyone's commercial interests to find a suitable use for this property.

In respect of our marketing, this has been extensive, ongoing and uninterrupted via all normal methods involved in the sale or letting of a building of this nature.

In respect of us making contact with local people and organizations, we have had many conversations, viewings and indicative proposals made, however none have proved to be viable, with the reason generally being that despite having ideological value, the commercial reality is unachievable given the lack of a revenue generating element to the property.

You will of course be aware that a replacement D1 community space is proposed in the current application, of a size and scale that is considered to be commercially viable. Maybe you would have a suggestion for an occupier for this space?

All of this is detailed within our marketing report submitted to the Local Authority.

Nevertheless, if you have, or are aware of, a viable use for this property in its existing form, then we would be delighted to hear from you and our client is more than happy to consider any proposal at any time.

I look forward to hearing.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 16:54, [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)> wrote:

Dear [REDACTED],

Thanks for your letter and as you will be aware, the building has been vacant for some considerable number of years prior to the involvement of Kingsbury.

[REDACTED] made approaches to the agents before you and was shown round the building. He also wrote to owners and mortgagees and telephoned the solicitor in Temple Fortune, and had no meaningful response to any of those approaches.

Others we know have approached the owners with similar lack of response and yet others have told us that they tried to make contact through your own firm, again without meaningful response.

We are surprised that if you have been actively marketing the premises you have failed to make contact with quite so many people who have been actively interested in the building, not least ourselves and other established



organisations in the locality.

Kind regards,

██████████

---

**From:** ██████████@Kingsbury-Consultants.co.uk]  
**Sent:** 21 September 2015 12:28  
**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Subject:** Former Archway Methodist Church

████████████████████

Dear ██████████

As you are aware, we act for the freeholders of the former Archway Methodist Church, which is currently subject to a planning application in order to bring this unused building back to useful life.

As part of the application, our firm submitted a marketing report, which summarised the significant efforts which have been undertaken to find a viable use for the property, prior to a planning application being made.

As part of the feedback from the Council, it was highlighted that you had tried to make contact with our client, a Gibraltar-based company, on several occasions without success. This is news to us, and considering we have had large "All Enquiries" boards on the property for some years, I would have thought that we would be the likely first port of call!

Please can you contact me to discuss, as we would be very interested to hear from you if you do have a suggestion of a viable use for the property.

Kind Regards,

████████████████████

Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

████████████████████

[██████████@kingsbury-consultants.co.uk](mailto:██████████@kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

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**From:** ██████████@Kingsbury-Consultants.co.uk>  
**Sent:** 21 October 2015 12:57  
**To:** ██████████  
**Cc:** ██████████; Nicholls, Tim; Peck, Amanda;  
██████████ Burgess, Janet  
**Subject:** RE: Former Archway Methodist Church

**Categories:** Green Category

Dear ██████████ & Colleagues,

For avoidance of doubt:

1. We have offered to meet with you to discuss any proposals you may have – you have chosen not to take us up on this offer
2. You made statements that you (or colleagues) had made enquiries with our firm which had not been responded to – you have not been able to provide any evidence of this
3. We have asked you repeatedly over the last month to disclose any offer / proposal / interest which you may have in the property – you have not done so
4. Our only conclusion therefore is that you do not have proposal which is viable for the property, and that the previous statements which have been made are not accurate.

Our clients remain committed to working with the Council and local stakeholders to design and deliver a scheme which provides a community use plus a revenue generating element in order to enable the extensive refurbishment works to be carried out in a commercially viable manor.

Thank you for your interest, and if of course you wish to discuss any aspects of this property in the future, please contact our firm and we would be pleased to liaise with you.

██████████  
Director



██████████  
██████████  
██████████  
[@kingsbury-consultants.co.uk](mailto:██████████@kingsbury-consultants.co.uk)  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)



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---

**From:** ██████████  
**Sent:** 08 October 2015 23:33

To: [REDACTED]@Kingsbury-Consultants.co.uk>  
Cc: [REDACTED]; timothy.nicholls@islington.gov.uk;  
amanda.peck@islington.gov.uk; [REDACTED]; Janet Burgess <janet.burgess@islington.gov.uk>  
Subject: RE: Former Archway Methodist Church

Many thanks and I look forward to getting the summary.  
Attached again the 2015 Land Registry plus as to hand the 2009 entries and my letter of that date.

---

From: [REDACTED]@Kingsbury-Consultants.co.uk  
To: [REDACTED]  
Cc: [REDACTED]@Kingsbury-Consultants.co.uk  
Subject: Re: Former Archway Methodist Church  
Date: Thu, 8 Oct 2015 20:51:10 +0000

Dear [REDACTED]

You have not attached anything, but the ownership has not changed for over 10 years.

You said that you had a proposal?

[REDACTED], please email [REDACTED] the summary for the above thanks.

[REDACTED]  
Kingsbury  
[REDACTED]  
[REDACTED]  
[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 8 Oct 2015, at 22:38, [REDACTED] > wrote:

Thank you for your email indicating that you would be pleased to hear from us wanting to view the property or to talk about your clients intentions.

If your clients would consider a sale or lease please do let me have details in the normal way. Are they still the owners as registered in March this year, copy attached?

Regards

[REDACTED]  
Betham Associates Architects

---

From: [REDACTED]@Kingsbury-Consultants.co.uk  
To: [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk); [REDACTED]  
Cc: [REDACTED] [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk); [REDACTED] [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)  
Subject: RE: Former Archway Methodist Church  
Date: Wed, 7 Oct 2015 16:29:40 +0000

Dear [REDACTED],

I note your email below.

1. Again, please provide evidence of these approaches – we have a very detailed file of all the enquiries ever made on the property, and all have been accounted for, so in the absence of you providing any further background, we do not agree that you have not been responded to.
2. Our client has never had a mortgage on the property.
3. You state that you have not seen any evidence of “*the owner or agent to those likely to know of local or other interest*” – For over 5 years, we have had 2 very large “All Enquiries” boards on the property, we have advertised locally and nationally, we have distributed details to other 10,000 parties on our database, and have carried out 4 formal pre-application meetings with the Council – what more would you suggest is done to make local people aware of this?
4. I note that you have a proposal for the property, but rather than contact us, you have sent this to a Council officer.

For continued avoidance of doubt, if anyone has a proposal for this property, wishes to view it, or talk about our clients intentions then I would be delighted to hear from you as soon as possible.

To this end, I would like to invite [REDACTED] to our offices so we can go through your proposal, whatever that may be – maybe you could let me have some dates next week?

Kind Regards,

[REDACTED]  
Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]

[kingsbury-consultants.co.uk](http://kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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---

**From:** [REDACTED] [<mailto:contact@betterarchway.org.uk>]

**Sent:** 07 October 2015 15:21

**To:** [REDACTED] <[\[REDACTED\]@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)>

**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED]

Please see below the response from [REDACTED]. As he says, if you would like to see the proposals they are with the Islington case officer or if you are looking to market the property please feel free to send [REDACTED] the details. He is also available to present the scheme to you in person if you would like.

Kind regards, [REDACTED]

---

**From:** [REDACTED]



**Sent:** 05 October 2015 18:05

**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)

**Cc:** Janet Burgess; [REDACTED]; [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);

**Subject:** FW: Former Archway Methodist Church

Many have tried as have we, so he is mistaken.

The mortgage may obviously have been redeemed since we wrote to mortgagees named in the charge appearing in the Land Registry entries.

We have seen no response to any of these approaches, and no evidence of any approach by the owners or their agents to those likely to know of local or other interest.

Our proposals in progress are to hand with the case officer dealing with his clients' application, but I could go and put them in front of him as well.

---

**From:** [REDACTED] [@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)]

**Sent:** 05 October 2015 13:58

**To:** [REDACTED]

**Cc:** [REDACTED]; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser

**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED],

I have still not heard from you in respect of your emails to us.

By way of a reminder:

1. You stated that you and / or your colleagues had tried to contact us and had not been responded to or dealt with in a way which was appropriate – please provide evidence of this, otherwise we shall assume you were mistaken.
2. You said that you had contacted our client's mortgages, which as they do not have a mortgage, is not possible, so we shall assume this is an error in your records.
3. You stated that you had a viable proposal for the building – again, please can you let us know this, as to simply say you have a proposal but then not to provide any further information, makes its consideration somewhat difficult!

I look forward to hearing, and again, would welcome the opportunity to discuss any of this with you.

Kind Regards

[REDACTED]  
Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]

[kingsbury-consultants.co.uk](http://kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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---

**From:** [REDACTED]

**Sent:** 23 September 2015 17:17

**To:** [REDACTED]

**Cc:** [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)>; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz [REDACTED]; Nicholls, Tim <[Timothy.Nicholls@islington.gov.uk](mailto:Timothy.Nicholls@islington.gov.uk)>; David Poyser [REDACTED]

**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED]

Our client has not had any other agents acting in respect of the property other than our firm, where we have been the sole agents for the last 5 years. Therefore, please advise specifically on who you had made these enquires with.

Likewise, our client does not have a mortgage, so again please provide evidence of which mortgagee you spoke to.

Furthermore, you had previously said that enquires had been made to our firm without a suitable response - again, please provide evidence of this.

The property has been openly marketed both for sale and to rent so any proposals would be considered, and indeed we have had numerous proposals made, none of which proved to be viable.

This is a very serious matter as the implications of what you are stating are such that it undermines the official statements made by our clients in good faith as part of their planning application.

If you are aware of any viable uses / occupiers / buyers etc then I would be grateful if you would specifically advise us of this rather than the rather ambiguous responses which have been supplied to date.

Likewise, I had asked if you had a particular user in mind for the replacement community space within the proposed scheme, and again I look forward to hearing.

I am of course available to talk on the phone or meet in person to discuss if you would prefer.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]  
[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 23 Sep 2015, at 16:10, [REDACTED] > wrote:

Dear [REDACTED]

As notified to the owners' previous agents, to the owners' solicitors as correspondence address, to the owners and to the mortgagees as well as known to LBI councillors, planning, building control and arts and publicised at the Neighbourhood Forum public stakeholder meeting we do indeed have a viable proposal for the premises. We are again ready to submit our own application notwithstanding the silence from the owners.

Would-be operators, as acknowledged by the owners' previous agent, all have successful track records and will be ready to set up funding for purchase and works with the benefit of the planning approval.

And were the premises made available for sale a principal operator would we understand be in a position to make an offer forthwith.

Kind regards,

[REDACTED]

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk]  
**Sent:** 23 September 2015 13:08  
**To:** [REDACTED]  
**Cc:** [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser  
**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED]

I have not heard from you in response to the below.

Please could you let us know if you do indeed have a viable proposal for the property, or if you are aware of any enquiries which you do not feel have been progressed.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]  
[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 18:01, [REDACTED]@Kingsbury-Consultants.co.uk> wrote:

Dear [REDACTED]

We have been the sole agents for the property for at least the last 4 years from memory, although we cannot comment on how enquires we dealt with prior to this.

I can assure you that any enquires which our firm have received have been dealt with in full, and therefore if you are able to provide some evidence of enquires which "have not been meaningfully responded to" we shall investigate this, although I very much doubt



this is the case, given it is in everyone's commercial interests to find a suitable use for this property.

In respect of our marketing, this has been extensive, ongoing and uninterrupted via all normal methods involved in the sale or letting of a building of this nature.

In respect of us making contact with local people and organizations, we have had many conversations, viewings and indicative proposals made, however none have proved to be viable, with the reason generally being that despite having ideological value, the commercial reality is unachievable given the lack of a revenue generating element to the property.

You will of course be aware that a replacement D1 community space is proposed in the current application, of a size and scale that is considered to be commercially viable. Maybe you would have a suggestion for an occupier for this space?

All of this is detailed within our marketing report submitted to the Local Authority.

Nevertheless, if you have, or are aware of, a viable use for this property in its existing form, then we would be delighted to hear from you and our client is more than happy to consider any proposal at any time.

I look forward to hearing.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]  
[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 16:54, [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)> wrote:

Dear [REDACTED],

Thanks for your letter and as you will be aware, the building has been vacant for some considerable number of years prior to the involvement of Kingsbury.

[REDACTED] made approaches to the agents before you and was shown round the building. He also wrote to owners and mortgagees and telephoned the solicitor in Temple Fortune, and had no meaningful response to any of those approaches.

Others we know have approached the owners with similar lack of response and yet others have told us that they tried to make contact through your

own firm, again without meaningful response.

We are surprised that if you have been actively marketing the premises you have failed to make contact with quite so many people who have been actively interested in the building, not least ourselves and other established organisations in the locality.

Kind regards,

█

---

**From:** █@Kingsbury-Consultants.co.uk]  
**Sent:** 21 September 2015 12:28  
**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Subject:** Former Archway Methodist Church

█

Dear █

As you are aware, we act for the freeholders of the former Archway Methodist Church, which is currently subject to a planning application in order to bring this unused building back to useful life.

As part of the application, our firm submitted a marketing report, which summarised the significant efforts which have been undertaken to find a viable use for the property, prior to a planning application being made.

As part of the feedback from the Council, it was highlighted that you had tried to make contact with our client, a Gibraltar-based company, on several occasions without success. This is news to us, and considering we have had large "All Enquiries" boards on the property for some years, I would have thought that we would be the likely first port of call!

Please can you contact me to discuss, as we would be very interested to hear from you if you do have a suggestion of a viable use for the property.

Kind Regards,

█

Director

<image001.jpg>

█

[@kingsbury-consultants.co.uk](mailto:█@kingsbury-consultants.co.uk)  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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sender's own and are not made on behalf of the Company. Kingsbury is the trading name of Kingsbury Investment & Development Consultants Ltd Registered in England & Wales under 06869268.

**From:** [REDACTED]  
**Sent:** 25 October 2015 20:00  
**To:** [REDACTED]  
[REDACTED] Nicholls, Tim; Peck, Amanda;  
[REDACTED]; Burgess, Janet; davidcraighall@aol.com  
**Subject:** 0803: Archway Central Hall  
**Categories:** Green Category

Dear [REDACTED]

Thank you for this strange message just retrieved.

The situation is that you have declined to disclose the terms or the survey plans offered in your details, plans and terms which would disclose what your clients are selling and for how much. My clients hope that yours none-the-less genuinely wish to consider a sale but understandably question whether this is the case and, if not, how much more time and expense to incur.

Please send the information offered in your details, preferably to ourselves and to our clients' valuation surveyor, [REDACTED] Hall at the Surveying Service copied herein.

To clarify your points:

1. We shall be happy to meet at the premises with the benefit of the terms and surveys offered in your details.
2. You have amongst others copies of our letters to the sent to owners and mortgagees named in the Land Registry title entries. We have had no response to this or other enquiries since being shown the property by previous owners' agents.
3. I confirm that we are happy to negotiate your clients' offer of sale at an open market value.
4. No statement we have made is inaccurate. The proposal may be confidential but it makes financially viable and efficient use of the property as seen.

We are pleased for your confirmation that your clients remain as are ours committed to design a scheme and deliver a scheme to enable refurbishment of this locally listed building. We look forward to receiving the plans and terms offered accordingly.

With best wishes

[REDACTED]

---

From: [REDACTED]@Kingsbury-Consultants.co.uk  
To: [REDACTED]  
[REDACTED] timothy.nicholls@islington.gov.uk;  
amanda.peck@islington.gov.uk; [REDACTED]; janet.burgess@islington.gov.uk  
Subject: RE: Former Archway Methodist Church

Date: Wed, 21 Oct 2015 11:56:54 +0000

Dear [REDACTED]

For avoidance of doubt:

We have offered to meet with you to discuss any proposals you may have – you have chosen not to take us up on this offer

You made statements that you (or colleagues) had made enquiries with our firm which had not been responded to – you have not been able to provide any evidence of this

We have asked you repeatedly over the last month to disclose any offer / proposal / interest which you may have in the property – you have not done so

Our only conclusion therefore is that you do not have proposal which is viable for the property, and that the previous statements which have been made are not accurate.

Our clients remain committed to working with the Council and local stakeholders to design and deliver a scheme which provides a community use plus a revenue generating element in order to enable the extensive refurbishment works to be carried out in a commercially viable manor.

Thank you for your interest, and if of course you wish to discuss any aspects of this property in the future, please contact our firm and we would be pleased to liaise with you.

[REDACTED]  
Director



1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]

[\[REDACTED\]@kingsbury-consultants.co.uk](mailto:[REDACTED]@kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)



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---

**From:** [REDACTED]  
**Sent:** 08 October 2015 23:33  
**To:** [REDACTED]@Kingsbury-Consultants.co.uk>  
**Cc:** [REDACTED] timothy.nicholls@islington.gov.uk;  
amanda.peck@islington.gov.uk; [REDACTED]; Janet Burgess <janet.burgess@islington.gov.uk>  
**Subject:** RE: Former Archway Methodist Church

Many thanks and I look forward to getting the summary.  
Attached again the 2015 Land Registry plus as to hand the 2009 entries and my letter of that date.

[REDACTED]

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk  
**To:** [REDACTED]  
**CC:** [REDACTED]@Kingsbury-Consultants.co.uk  
**Subject:** Re: Former Archway Methodist Church  
**Date:** Thu, 8 Oct 2015 20:51:10 +0000  
**Dear** [REDACTED]



You have not attached anything, but the ownership has not changed for over 10 years.

You said that you had a proposal?

please email [REDACTED] the summary for the above thanks.

Kingsbury

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 8 Oct 2015, at 22:38, [REDACTED] wrote:

Thank you for your email indicating that you would be pleased to hear from us wanting to view the property or to talk about your clients intentions.

If your clients would consider a sale or lease please do let me have details in the normal way. Are they still the owners as registered in March this year, copy attached?

Regards

[REDACTED]  
Betham Associates Architects

---

From: [REDACTED]@Kingsbury-Consultants.co.uk

To: [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk); [REDACTED]

CC: [REDACTED]; [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk); [REDACTED]

[janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)

Subject: RE: Former Archway Methodist Church

Date: Wed, 7 Oct 2015 16:29:40 +0000

Dear [REDACTED],

I note your email below.

1. Again, please provide evidence of these approaches – we have a very detailed file of all the enquiries ever made on the property, and all have been accounted for, so in the absence of you providing any further background, we do not agree that you have not been responded to.
2. Our client has never had a mortgage on the property.
3. You state that you have not seen any evidence of “*the owner or agent to those likely to know of local or other interest*” – For over 5 years, we have had 2 very large “All Enquiries” boards on the property, we have advertised locally and nationally, we have distributed details to other 10,000 parties on our database, and have carried out 4 formal pre-application meetings with the Council – what more would you suggest is done to make local people aware of this?
4. I note that you have a proposal for the property, but rather than contact us, you have sent this to a Council officer.

For continued avoidance of doubt, if anyone has a proposal for this property, wishes to view it, or talk about our clients intentions then I would be delighted to hear from you as soon as possible.

To this end, I would like to invite [REDACTED] to our offices so we can go through your proposal, whatever that may be – maybe you could let me have some dates next week?

Kind Regards,

[REDACTED]



Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH



[kingsbury-consultants.co.uk](http://kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

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---

**From:** [REDACTED] [<mailto:contact@betterarchway.org.uk>]

**Sent:** 07 October 2015 15:21

**To:** [REDACTED] [@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)>

**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED],

Please see below the response from [REDACTED]. As he says, if you would like to see the proposals they are with the Islington case officer or if you are looking to market the property please feel free to send [REDACTED] the details. He is also available to present the scheme to you in person if you would like.

Kind regards, [REDACTED]

---

**From:** [REDACTED]

**Sent:** 05 October 2015 18:05

**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)

**Cc:** Janet Burgess; [REDACTED] [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);

**Subject:** FW: Former Archway Methodist Church

Many have tried as have we, so he is mistaken.

The mortgage may obviously have been redeemed since we wrote to mortgagees named in the charge appearing in the Land Registry entries.

We have seen no response to any of these approaches, and no evidence of any approach by the owners or their agents to those likely to know of local or other interest.

Our proposals in progress are to hand with the case officer dealing with his clients' application, but I could go and put them in front of him as well.

[REDACTED]

---

**From:** [REDACTED] [@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)]

**Sent:** 05 October 2015 13:58

**To:** [REDACTED]

**Cc:** [REDACTED]; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser

**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED]

I have still not heard from you in respect of your emails to us.

By way of a reminder:

1. You stated that you and / or your colleagues had tried to contact us and had not been responded to or dealt with in a way which was appropriate – please provide evidence of this, otherwise we shall assume you were mistaken.
2. You said that you had contacted our client's mortgages, which as they do not have a mortgage, is not possible, so we shall assume this is an error in your records.
3. You stated that you had a viable proposal for the building – again, please can you let us know this, as to simply say you have a proposal but then not to provide any further information, makes its consideration somewhat difficult!

I look forward to hearing, and again, would welcome the opportunity to discuss any of this with you.

Kind Regards

[REDACTED]  
Director

<image001.jpg>

[REDACTED]  
[kingsbury-consultants.co.uk](http://kingsbury-consultants.co.uk)  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

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---

**From:** [REDACTED]  
**Sent:** 23 September 2015 17:17  
**To:** [REDACTED]  
**Cc:** [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)>; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz [REDACTED]; Nicholls, Tim <[Timothy.Nicholls@islington.gov.uk](mailto:Timothy.Nicholls@islington.gov.uk)>; David Poyser [REDACTED]  
**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED],

Our client has not had any other agents acting in respect of the property other than our firm, where we have been the sole agents for the last 5 years. Therefore, please advise specifically on who you had made these enquires with.

Likewise, our client does not have a mortgage, so again please provide evidence of which mortgagee you spoke

to.

Furthermore, you had previously said that enquires had been made to our firm without a suitable response - again, please provide evidence of this.

The property has been openly marketed both for sale and to rent so any proposals would be considered, and indeed we have had numerous proposals made, none of which proved to be viable.

This is a very serious matter as the implications of what you are stating are such that it undermines the official statements made by our clients in good faith as part of their planning application.

If you are aware of any viable uses / occupiers / buyers etc then I would be grateful if you would specifically advise us of this rather than the rather ambiguous responses which have been supplied to date.

Likewise, I had asked if you had a particular user in mind for the replacement community space within the proposed scheme, and again I look forward to hearing.

I am of course available to talk on the phone or meet in person to discuss if you would prefer.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 23 Sep 2015, at 16:10, [REDACTED] > wrote:

Dear [REDACTED],

As notified to the owners' previous agents, to the owners' solicitors as correspondence address, to the owners and to the mortgagees as well as known to LBI councillors, planning, building control and arts and publicised at the Neighbourhood Forum public stakeholder meeting we do indeed have a viable proposal for the premises. We are again ready to submit our own application notwithstanding the silence from the owners.

Would-be operators, as acknowledged by the owners' previous agent, all have successful track records and will be ready to set up funding for purchase and works with the benefit of the planning approval.

And were the premises made available for sale a principal operator would we understand be in a position to make an offer forthwith.

Kind regards,

[REDACTED]

---

**From:** [REDACTED] [@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)

**Sent:** 23 September 2015 13:08

**To:** [REDACTED]

**Cc:** [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser

**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED],

I have not heard from you in response to the below.

Please could you let us know if you do indeed have a viable proposal for the property, or if you are aware of any enquiries which you do not feel have been progressed.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 18:01, [REDACTED] [@Kingsbury-Consultants.co.uk](mailto:[REDACTED]@Kingsbury-Consultants.co.uk)> wrote:

Dear [REDACTED],

We have been the sole agents for the property for at least the last 4 years from memory, although we cannot comment on how enquires we dealt with prior to this.

I can assure you that any enquires which our firm have received have been dealt with in full, and therefore if you are able to provide some evidence of enquires which "have not been meaningfully responded to" we shall investigate this, although I very much doubt this is the case, given it is in everyone's commercial interests to find a suitable use for this property.

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In respect of us making contact with local people and organizations, we have had many conversations, viewings and indicative proposals made, however none have proved to be viable, with the reason generally being that despite having ideological value, the commercial reality is unachievable given the lack of a revenue generating element to the property.

You will of course be aware that a replacement D1 community space is proposed in the current application, of a size and scale that is considered to be commercially viable. Maybe you would have a suggestion for an occupier for this space?

All of this is detailed within our marketing report submitted to the Local Authority.

Nevertheless, if you have, or are aware of, a viable use for this property in its existing form, then we would be delighted to hear from you and our client is more than happy to consider any proposal at any time.

I look forward to hearing.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 16:54, [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)> wrote:

Dear [REDACTED],

Thanks for your letter and as you will be aware, the building has been vacant for some considerable number of years prior to the involvement of Kingsbury.

[REDACTED] made approaches to the agents before you and was shown round the building. He also wrote to owners and mortgagees and telephoned the solicitor in Temple Fortune, and had no meaningful response to any of those approaches.

Others we know have approached the owners with similar lack of response and yet others have told us that they tried to make contact through your own firm, again without meaningful response.

We are surprised that if you have been actively marketing the premises you have failed to make contact with quite so many people who have been actively interested in the building, not least ourselves and other established organisations in the locality.

Kind regards,

[REDACTED]

---

[REDACTED] [Kingsbury-Consultants.co.uk](http://www.kingsbury-consultants.co.uk)

**Sent:** 21 September 2015 12:28

**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)

**Subject:** Former Archway Methodist Church

[REDACTED]

Dear [REDACTED]

As you are aware, we act for the freeholders of the former Archway Methodist Church, which is currently subject to a planning application in order to bring this unused building back to useful life.

As part of the application, our firm submitted a marketing report, which summarised the significant efforts which have been undertaken to find a viable use for the property, prior to a planning application being made.

As part of the feedback from the Council, it was highlighted that you had tried to make contact with our client, a Gibraltar-based company, on several occasions without success. This is news to us, and considering we have had large "All Enquiries" boards on the property for some years, I would have thought that we would be the likely first port of call!

Please can you contact me to discuss, as we would be very interested to hear from you if you do have a suggestion of a viable use for the property.

Kind Regards,

[REDACTED]  
Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]  
@kingsbury-consultants.co.uk  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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**From:** [REDACTED]@Kingsbury-Consultants.co.uk>  
**Sent:** 26 October 2015 12:47  
**To:** a j betham  
**Cc:** [REDACTED] Nicholls, Tim; Peck, Amanda;  
[REDACTED] Burgess, Janet; [REDACTED]  
**Subject:** RE: 0803: Archway Central Hall

**Categories:** Green Category

Dear [REDACTED],

Your emails continue to be misleading to the parties who you are copying in, and I am really unsure as to what the purpose is. It is absolutely not the case that you have made previous enquiries to our firm which have been unanswered, however, if your letter of several years ago to someone who you thought was the owners mortgagee (*they have never had a mortgage though*) is your only method for contacting us, then I am not surprised you have not been able to make contact. This is a very unusual way to enquire about a property that has been publicly marketed for a number of years, with a huge "All Enquiries" board attached to the property.

Anyway;

1. You are requesting a topographical survey for the surrounding building heights – I am saying that whilst this is in no way relevant or necessary for you to make an offer for the property, all of the technical data we have for the property is of course available from the Local Authorities website as part of our clients planning application – you have of course seen this anyway.
2. If you wish to make an offer for the property, which we are encouraging you to do, then please can you respond clearly setting out the terms of your proposal. At this stage we have no idea as to who the actual Buyer / Tenant is, or any indication to the terms which can be offered. This is the starting point, and if your offer requires any further information, then please set this out as conditions of the offer in the normal way.
3. We are not quoting a guide price, as all offers are invited and will then be judged on their merits. This is industry standard where there are in theory multiple uses for the property, plus are clients are keen to explore all angles rather than limit the process to just a sale or a letting for example.

To assist you, please can you respond to the following:

1. **Identity of the Purchaser** - The identity and nature of the proposed purchaser, detailing any previous relevant track record.
2. **Purchase Price** - Confirmation of the purchase price offered, subject to contract and exclusive of VAT.
3. **Source of Funding** - Confirmation of how the purchase would be financed, with full details of third party funding if required.
4. **Approvals** - Details and timescales of any Board, Investment Committee or other third party approvals, including valuations, which would be required.
5. **Timescale** - Confirmation of the proposed transaction timescale to unconditional exchange and completion of contracts, including clearance of any conditions, surveys or approvals.
6. **Deposit** – Confirmation that a 10% deposit will be paid upon exchange of contracts.
7. **Professional Team** - Details of your professional team and / or any other advisors.
8. **Due Diligence** - Confirmation of due diligence undertaken to date.
9. **Any Other Conditions** - Any other conditions that the offer would be subject to.

As a general point, as I have said previously, it would be more productive to discuss on the phone or face to face, and if you wish to do this following clarifying your interest, we would be pleased to facilitate.

Regards

[REDACTED]

Director

cid:image003.jpg@01CD73EB.EBF1BED0

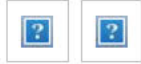


1st Floor, 81 Alie Street, London E1 8NH



@kingsbury-consultants.co.uk

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)



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---

**From:** [REDACTED]  
**Sent:** 25 October 2015 20:00  
**To:** [REDACTED]@Kingsbury-Consultants.co.uk>  
**Cc:** [REDACTED]; timothy.nicholls@islington.gov.uk;  
amanda.peck@islington.gov.uk; [REDACTED]; Janet Burgess <janet.burgess@islington.gov.uk>;  
[REDACTED]  
**Subject:** 0803: Archway Central Hall

Dear [REDACTED]

Thank you for this strange message just retrieved.

The situation is that you have declined to disclose the terms or the survey plans offered in your details, plans and terms which would disclose what your clients are selling and for how much. My clients hope that yours none-the-less genuinely wish to consider a sale but understandably question whether this is the case and, if not, how much more time and expense to incur.

Please send the information offered in your details, preferably to ourselves and to our clients' valuation surveyor, [REDACTED] at the Surveying Service copied herein.

To clarify your points:

1. We shall be happy to meet at the premises with the benefit of the terms and surveys offered in your details.
2. You have amongst others copies of our letters to the sent to owners and mortgagees named in the Land Registry title entries. We have had no response to this or other enquiries since being shown the property by previous owners' agents.
3. I confirm that we are happy to negotiate your clients' offer of sale at an open market value.
4. No statement we have made is inaccurate. The proposal may be confidential but it makes financially viable and efficient use of the property as seen.

We are pleased for your confirmation that your clients remain as are ours committed to design a scheme and deliver a scheme to enable refurbishment of this locally listed building. We look forward to receiving the plans and terms offered accordingly.

With best wishes



---

From: [REDACTED]@Kingsbury-Consultants.co.uk  
To: [REDACTED]  
CC: [REDACTED] [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);  
[amanda.peck@islington.gov.uk](mailto:amanda.peck@islington.gov.uk); [REDACTED]; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)  
Subject: RE: Former Archway Methodist Church  
Date: Wed, 21 Oct 2015 11:56:54 +0000

Dear [REDACTED] & Colleagues,

For avoidance of doubt:

We have offered to meet with you to discuss any proposals you may have – you have chosen not to take us up on this offer

You made statements that you (or colleagues) had made enquiries with our firm which had not been responded to – you have not been able to provide any evidence of this

We have asked you repeatedly over the last month to disclose any offer / proposal / interest which you may have in the property – you have not done so

Our only conclusion therefore is that you do not have proposal which is viable for the property, and that the previous statements which have been made are not accurate.

Our clients remain committed to working with the Council and local stakeholders to design and deliver a scheme which provides a community use plus a revenue generating element in order to enable the extensive refurbishment works to be carried out in a commercially viable manor.

Thank you for your interest, and if of course you wish to discuss any aspects of this property in the future, please contact our firm and we would be pleased to liaise with you.

[REDACTED]  
Director

cid:image003.jpg@01CD73EB.EBF1BED0



1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]  
[@kingsbury-consultants.co.uk](mailto:[REDACTED]@kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)



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---

From: [REDACTED]  
Sent: 08 October 2015 23:33

To: [REDACTED]@Kingsbury-Consultants.co.uk>  
Cc: [REDACTED]; [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);  
[amanda.peck@islington.gov.uk](mailto:amanda.peck@islington.gov.uk); [REDACTED]; Janet Burgess <[janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)>  
Subject: RE: Former Archway Methodist Church

Many thanks and I look forward to getting the summary.

Attached again the 2015 Land Registry plus as to hand the 2009 entries and my letter of that date.

---

From: [REDACTED]@Kingsbury-Consultants.co.uk  
To: [REDACTED]  
Cc: [REDACTED]@Kingsbury-Consultants.co.uk  
Subject: Re: Former Archway Methodist Church  
Date: Thu, 8 Oct 2015 20:51:10 +0000  
Dear [REDACTED]

You have not attached anything, but the ownership has not changed for over 10 years.

You said that you had a proposal?

[REDACTED], please email [REDACTED] the summary for the above thanks.

Kingsbury  
[REDACTED]  
[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 8 Oct 2015, at 22:38, [REDACTED] > wrote:

Thank you for your email indicating that you would be pleased to hear from us wanting to view the property or to talk about your clients intentions.

If your clients would consider a sale or lease please do let me have details in the normal way. Are they still the owners as registered in March this year, copy attached?

Regards

[REDACTED]  
Betham Associates Architects

---

From: [REDACTED]@Kingsbury-Consultants.co.uk  
To: [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk); [REDACTED]  
[REDACTED] [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk); [REDACTED]  
[janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk)  
Subject: RE: Former Archway Methodist Church  
Date: Wed, 7 Oct 2015 16:29:40 +0000  
Dear [REDACTED],

I note your email below.

1. Again, please provide evidence of these approaches – we have a very detailed file of all the enquiries ever made on the



property, and all have been accounted for, so in the absence of you providing any further background, we do not agree that you have not been responded to.

2. Our client has never had a mortgage on the property.
3. You state that you have not seen any evidence of “the owner or agent to those likely to know of local or other interest” – For over 5 years, we have had 2 very large “All Enquiries” boards on the property, we have advertised locally and nationally, we have distributed details to other 10,000 parties on our database, and have carried out 4 formal pre-application meetings with the Council – what more would you suggest is done to make local people aware of this?
4. I note that you have a proposal for the property, but rather than contact us, you have sent this to a Council officer.

For continued avoidance of doubt, if anyone has a proposal for this property, wishes to view it, or talk about our clients intentions then I would be delighted to hear from you as soon as possible.

To this end, I would like to invite [redacted] to our offices so we can go through your proposal, whatever that may be – maybe you could let me have some dates next week?

Kind Regards,

[redacted]  
Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[redacted]

[kingsbury-consultants.co.uk](http://kingsbury-consultants.co.uk)

W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

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**From:** [redacted] [<mailto:contact@betterarchway.org.uk>]

**Sent:** 07 October 2015 15:21

**To:** [redacted] [@Kingsbury-Consultants.co.uk](mailto:[redacted]@Kingsbury-Consultants.co.uk)>

**Subject:** RE: Former Archway Methodist Church

Dear [redacted]

Please see below the response from [redacted]. As he says, if you would like to see the proposals they are with the Islington case officer or if you are looking to market the property please feel free to send [redacted] the details. He is also available to present the scheme to you in person if you would like.

Kind regards, [redacted]

---

**From:** [redacted]

**Sent:** 05 October 2015 18:05

**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)

**Cc:** Janet Burgess; [redacted] [timothy.nicholls@islington.gov.uk](mailto:timothy.nicholls@islington.gov.uk);

**Subject:** FW: Former Archway Methodist Church

Many have tried as have we, so he is mistaken.

The mortgage may obviously have been redeemed since we wrote to mortgagees named in the charge appearing in the Land Registry entries.

We have seen no response to any of these approaches, and no evidence of any approach by the owners or their agents to those likely to know of local or other interest.

Our proposals in progress are to hand with the case officer dealing with his clients' application, but I could go and put them in front of him as well.

---

**From:** [REDACTED]@Kingsbury-Consultants.co.uk]  
**Sent:** 05 October 2015 13:58  
**To:** [REDACTED]  
**Cc:** [REDACTED]; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser  
**Subject:** RE: Former Archway Methodist Church

Dear [REDACTED]

I have still not heard from you in respect of your emails to us.

By way of a reminder:

1. You stated that you and / or your colleagues had tried to contact us and had not been responded to or dealt with in a way which was appropriate – please provide evidence of this, otherwise we shall assume you were mistaken.
2. You said that you had contacted our client's mortgages, which as they do not have a mortgage, is not possible, so we shall assume this is an error in your records.
3. You stated that you had a viable proposal for the building – again, please can you let us know this, as to simply say you have a proposal but then not to provide any further information, makes its consideration somewhat difficult!

I look forward to hearing, and again, would welcome the opportunity to discuss any of this with you.

Kind Regards

[REDACTED]  
Director

<image001.jpg>

1st Floor, 81 Alie Street, London E1 8NH

[REDACTED]  
[\[REDACTED\]@kingsbury-consultants.co.uk](mailto:[REDACTED]@kingsbury-consultants.co.uk)  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

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**From:** [REDACTED]

**Sent:** 23 September 2015 17:17

**To:** [REDACTED]

**Cc:** [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)>; [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz [REDACTED]; Nicholls, Tim <[Timothy.Nicholls@islington.gov.uk](mailto:Timothy.Nicholls@islington.gov.uk)>; David Poyser [REDACTED]

**Subject:** Re: Former Archway Methodist Church

Dear [REDACTED]

Our client has not had any other agents acting in respect of the property other than our firm, where we have been the sole agents for the last 5 years. Therefore, please advise specifically on who you had made these enquires with.

Likewise, our client does not have a mortgage, so again please provide evidence of which mortgagee you spoke to.

Furthermore, you had previously said that enquires had been made to our firm without a suitable response - again, please provide evidence of this.

The property has been openly marketed both for sale and to rent so any proposals would be considered, and indeed we have had numerous proposals made, none of which proved to be viable.

This is a very serious matter as the implications of what you are stating are such that it undermines the official statements made by our clients in good faith as part of their planning application.

If you are aware of any viable uses / occupiers / buyers etc then I would be grateful if you would specifically advise us of this rather than the rather ambiguous responses which have been supplied to date.

Likewise, I had asked if you had a particular user in mind for the replacement community space within the proposed scheme, and again I look forward to hearing.

I am of course available to talk on the phone or meet in person to discuss if you would prefer.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 23 Sep 2015, at 16:10, [REDACTED] wrote:

Dear [REDACTED],

As notified to the owners' previous agents, to the owners' solicitors as correspondence address, to

the owners and to the mortgagees as well as known to LBI councillors, planning, building control and arts and publicised at the Neighbourhood Forum public stakeholder meeting we do indeed have a viable proposal for the premises. We are again ready to submit our own application notwithstanding the silence from the owners.

Would-be operators, as acknowledged by the owners' previous agent, all have successful track records and will be ready to set up funding for purchase and works with the benefit of the planning approval.

And were the premises made available for sale a principal operator would we understand be in a position to make an offer forthwith.

Kind regards,

██████

---

**From:** ██████████@Kingsbury-Consultants.co.uk]  
**Sent:** 23 September 2015 13:08  
**To:** ██████████  
**Cc:** [janet.burgess@islington.gov.uk](mailto:janet.burgess@islington.gov.uk); Kaya Makarau Schwartz; Nicholls, Tim; David Poyser  
**Subject:** Re: Former Archway Methodist Church

Dear ████████,

I have not heard from you in response to the below.

Please could you let us know if you do indeed have a viable proposal for the property, or if you are aware of any enquiries which you do not feel have been progressed.

Kind Regards,

██████████

Kingsbury

██████████

██████████

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 18:01, ██████████@Kingsbury-Consultants.co.uk> wrote:

Dear ████████,

We have been the sole agents for the property for at least the last 4 years from memory, although we cannot comment on how enquires we dealt with prior to this.

I can assure you that any enquires which our firm have received have been dealt with in full, and therefore if you are able to provide some evidence of enquires which "have not been meaningfully responded to" we shall investigate this, although I very much doubt this is the case, given it is in everyone's commercial interests to find a suitable use for this property.

In respect of our marketing, this has been extensive, ongoing and uninterrupted via all normal methods involved in the sale or letting of a building of this nature.

In respect of us making contact with local people and organizations, we have had many conversations, viewings and indicative proposals made, however none have proved to be viable, with the reason generally being that despite having ideological value, the commercial reality is unachievable given the lack of a revenue generating element to the property.

You will of course be aware that a replacement D1 community space is proposed in the current application, of a size and scale that is considered to be commercially viable. Maybe you would have a suggestion for an occupier for this space?

All of this is detailed within our marketing report submitted to the Local Authority.

Nevertheless, if you have, or are aware of, a viable use for this property in its existing form, then we would be delighted to hear from you and our client is more than happy to consider any proposal at any time.

I look forward to hearing.

Kind Regards,

[REDACTED]

Kingsbury

[REDACTED]

[REDACTED]

[www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

On 21 Sep 2015, at 16:54, [REDACTED] <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)> wrote:

Dear [REDACTED]

Thanks for your letter and as you will be aware, the building has been vacant for some considerable number of years prior to the involvement of Kingsbury.

[REDACTED] made approaches to the agents before you and was shown round the building. He also wrote to owners and mortgagees and telephoned the solicitor in Temple Fortune, and had no meaningful response to any of those approaches.

Others we know have approached the owners with similar lack of response and yet others have told us that they tried to make contact through your own firm, again without meaningful response.

We are surprised that if you have been actively marketing the premises you

have failed to make contact with quite so many people who have been actively interested in the building, not least ourselves and other established organisations in the locality.

Kind regards,

■

---

**From:** ■@Kingsbury-Consultants.co.uk]  
**Sent:** 21 September 2015 12:28  
**To:** [contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)  
**Subject:** Former Archway Methodist Church

■

Dear ■

As you are aware, we act for the freeholders of the former Archway Methodist Church, which is currently subject to a planning application in order to bring this unused building back to useful life.

As part of the application, our firm submitted a marketing report, which summarised the significant efforts which have been undertaken to find a viable use for the property, prior to a planning application being made.

As part of the feedback from the Council, it was highlighted that you had tried to make contact with our client, a Gibraltar-based company, on several occasions without success. This is news to us, and considering we have had large "All Enquiries" boards on the property for some years, I would have thought that we would be the likely first port of call!

Please can you contact me to discuss, as we would be very interested to hear from you if you do have a suggestion of a viable use for the property.

Kind Regards,

■

Director

<image001.jpg>

■

■@kingsbury-consultants.co.uk  
W: [www.kingsbury-consultants.co.uk](http://www.kingsbury-consultants.co.uk)

<image002.jpg> <image003.jpg>

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**From:** [REDACTED]  
**Sent:** 16 November 2015 12:52  
**To:** [REDACTED]  
**Cc:** [REDACTED]; Courtie, Pete; Peck, Amanda  
**Subject:** RE: 0803: Archway Central Hall  
**Attachments:** 0803 New adventures PLANS EXG.pdf; 0803 21 1ST NEW.pdf; 0803 25 SECTION NEW.pdf; 0803 25 coloured.pdf

Dear [REDACTED]

Best of luck for your visit there. In brief it appears your size would need demolition of balconies all around the Hall. Alternatively our proposal would restrict full height at one end and take away corners at the other, but with additional space each side and the seating retained looking down into the main space. If helpful I attach marked up with your 8m high x 13m x 18m volume in red:

- The vendor's survey plan showing the volume cutting through the balconies but then having more than 8 metres clear height.
- Our proposed 1st floor plan 0803/21 showing the new floor connecting the balconies.
- Our proposed Section 0803/25 showing the 8m height above the 1st floor conflicting with the ceiling at one end.

and for information:

- Our proposed Section 0803/25 colour-coded as to uses throughout.

Obviously, further design work may resolve conflicts, but at first glance it seems either demolish balconies to meet your main needs in full but with limited other facilities and use, or retain the full flexibility including studios downstairs but impinge into or reconfigure the 8m x 13m x 18m volume.

All best wishes

[REDACTED] n

---

**From:** [REDACTED]@new-adventures.net  
**To:** [REDACTED]  
**CC:** [REDACTED]; peter.courtie@islington.gov.uk; amanda.peck@islington.gov.uk  
**Subject:** Re: 0803: Archway Central Hall  
**Date:** Mon, 16 Nov 2015 07:00:07 +0000

Dear [REDACTED]

Many thanks for your email.

I have indeed had very initial conversations with the Kingsbury and I am visiting the site this week with colleagues to explore whether there is any potential in the site. Our main issue is height and size. We need a studio space with at least 8m of ceiling clearance and a minimum floor space (without pillars) of 18m wide by at least 13m deep. We make big shows.

I have no idea at the moment whether the building could deliver us that but we'll know in the coming week.



All best

Executive Director

[\[REDACTED\]@new-adventures.net](mailto: [REDACTED]@new-adventures.net)

On 11 Nov 2015, at 14:06, [REDACTED] > wrote:

Dear [REDACTED]

Pete tells me that you have arranged access with the owners' agents who are also slowly affording us information. Their property details said "new terms" and "survey available". The first they then declined to disclose but their current states there has been a guide price of £1.7m. In the past their predecessors had quoted £4m but the Land Registry entries show it was actually transferred for £1.8m. We had been assuming around £2m.

On the latter after first resisting releasing the survey, then saying it was only available in CAD and our saying this would be ideal, we do now have the survey in AutoCad and transferred to the CAD drawing Express that we use here. This is reassuring as it has verified the tracing we had taken off hard copies and especially to the sections through the roof which though not crucial we had only been able to assume.

You will know that they have a planning application in at the moment where the case officer, Amanda Peck, is still awaiting information requested. Our own quick review of RICS indicative costs and local sales prices achieved leaves it difficult to find residual site value of any significance, but it may be a thin end of the wedge to establish use before following by new-build.

So I don't know if the apparent change of heart by the owners' agents is a genuine interest in disposal or the minimum necessary to justify to planning their claims to have been marketing despite the deafening silence that greeted my letters long ago to the owners and charge holders. But I am happy that you and/or we should progress any genuine interest or call the bluff on marketing claims.

My valuation surveyor [REDACTED] is meeting me tomorrow to consider any offer on our part based on the umbrella group of arts organisations, but not to be made if risking our being seen to be bidding against each other. Can you keep me abreast of how things are going please?

In representations to date we have mentioned the possible inclusion of a major arts company as parent to the many smaller participants otherwise in the group, but maintained your complete anonymity. In simplistic terms you would have access to resources to fund the whole project but use the Hall itself for creating and rehearsing pieces. The wider group would fill available spaces for the rest of time day and evening, seven days a week, and all have long and successful track records but would have to combine as to financing the new project.

With best wishes

---

From: [REDACTED]@new-adventures.net

To: [REDACTED]

CC: [REDACTED]  
Subject: Re: 0803: Archway Arts Arena PS  
Date: Mon, 12 May 2014 07:00:15 +0000

Dear [REDACTED]

Many thanks for your email last week.

As way of an update we are indeed now exploring other sites in conjunction with the local authority. Additionally we really would only be interested in further exploring the Archway Methodist Church after we had been able to carry out a site visit.

To this end I would prefer for you not to reference collaborating with us in your planning application.

If anything changes at our end, or if you are able to arrange site access please do let us know.

With best wishes

[REDACTED]

[REDACTED]  
**Executive Director**

---

**From:** [REDACTED]  
**Date:** Thursday, 8 May 2014 13:15  
**To:** [REDACTED] <[\[REDACTED\]@new-adventures.net](mailto:[REDACTED]@new-adventures.net)>  
**Cc:** [REDACTED]  
**Subject:** RE: 0803: Archway Arts Arena PS

Dear [REDACTED]

Time passes, but we are now creating a window within which to complete the BAF application. A hope is that from a community group the application will not ring the alarm bells too much in the owners. I don't know if you have made other progress in your search here or elsewhere, but it will be good to cater for your needs in our application. The three simple points would be:

- Brief for [REDACTED] office.  
Is it to cater for meetings or just a bolt hole?  
Would visibility be welcome, either being seen in the office and/or being able to see out into the rehearsal space or street?  
Might it be a separate extension openable up into the Large Studio?
- How "large" or small can the Large Studio be?

A visit to see the company working in offices and rehearsal spaces might answer all, and suggest other opportunities.

With all best wishes

[REDACTED]

---

From: [REDACTED]  
To: [REDACTED]@new-adventures.net  
Subject: RE: 0803: Archway Arts Arena PS  
Date: Tue, 4 Feb 2014 18:58:49 +0000

Dear [REDACTED]

That timing would suit our programme well for a meeting. We expect to be back in harness on the project from 17th March, and will be distracted by other matters live during the week commencing 10th.

For your own building needs the best introduction would be to see where you are working now, presumably somewhat separated between rehearsal, offices etc.

Best wishes

[REDACTED]

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From: [REDACTED]@new-adventures.net  
To: [REDACTED]  
Subject: Re: 0803: Archway Arts Arena PS  
Date: Tue, 4 Feb 2014 09:20:27 +0000

Dear [REDACTED],

It would be great to meet and update each other on where things are with regard to our building needs and to hear from you how things progress with Archway Central Hall.

I am away on business for a week or so now but wondered how you were fixed w/c 3 March.

All best,

[REDACTED]

[REDACTED]  
**Executive Director**  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Date:** Wednesday, 15 January 2014 16:41  
**To:** [REDACTED] <[\[REDACTED\]@new-adventures.net](mailto:[REDACTED]@new-adventures.net)>  
**Subject:** FW: 0803: Archway Arts Arena PS

Dear [REDACTED]

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In truth we can design in enough flexibility to accommodate the first two of my questions, but could you give me an idea please of how large should be the additional medium/large studio?

Best wishes

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[REDACTED]

PS: Our tickets for Saddlers Wells are for Friday evening, 24th January, just in case you are around and at a loose end.

[REDACTED]

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**From:** [REDACTED]  
[REDACTED]  
**Subject:** FW: 0803: Archway Arts Arena PS  
**Date:** Sun, 10 Nov 2013 09:29:10 +0000

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**From:** [REDACTED] <[\[REDACTED\]@new-adventures.net](mailto:[REDACTED]@new-adventures.net)>  
**To:** [REDACTED]  
**CC:** [REDACTED]  
**Subject:** Re: 0803: Archway Arts Arena PS  
**Date:** Sat, 9 Nov 2013 23:53:43 +0000

Dear [REDACTED],

Many thanks for the emails. I am on my way to Washington DC where I will be catching up with [REDACTED] and will go through your questions in more detail and revert to you.

In the meantime I can confirm that RE: Bourne is the charitable-arm of the company and that it has legal charitable status. Our intention would be that Re: Bourne was the contracting party for the lease etc to ensure good rates and cement the community impact of the building.

All best wishes,

[REDACTED]

[REDACTED]

**Executive Director**

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Date:** Friday, 8 November 2013 17:21  
**To:** [REDACTED] <[\[REDACTED\]@new-adventures.net](mailto:[REDACTED]@new-adventures.net)>  
**Cc:** [REDACTED]  
**Subject:** FW: 0803: Archway Arts Arena PS

PS: looking further ahead, I wonder if New Adventures is registered as a charity? Better Archway Forum may be in the near future, which would allow nil or at least very low Business Rates on the Central Hall as an added incentive to the owners.

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**Date:** Fri, 8 Nov 2013 17:16:15 +0000

Many thanks James

I think the fleshing out need only be:

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- Artistic Director presumably needs space for more than just a desk. Larger meetings elsewhere but say ?three visitors in his room plus the equivalent of my drawing board for instance to accommodate different modes of work.
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To: [REDACTED]  
CC: [REDACTED]  
Subject: Re: 0803: Archway Arts Arena  
Date: Mon, 4 Nov 2013 16:39:57 +0000

Dear [REDACTED]

In haste...

We'd need the upper space converted into one large studio.

Downstairs we would need office space for six plus one office for our Artistic Director. WE'd additionally like one medium/large studio.

I will get you a more fleshed-out proposal in the next week.

I hope your meeting goes well.

All best,

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[REDACTED]

**Executive Director**

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Date:** Monday, 4 November 2013 12:48  
**To:** [REDACTED] <[\[REDACTED\]@new-adventures.net](mailto:[REDACTED]@new-adventures.net)>  
**Cc:** [REDACTED]  
[REDACTED]  
**Subject:** RE: 0803: Archway Arts Arena

Monday evening getting close. A wish-list, however much work-in-progress, still usefule.

Best

[REDACTED]

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**From:** [REDACTED]  
**To:** [REDACTED] <[\[REDACTED\]@new-adventures.net](mailto:[REDACTED]@new-adventures.net)>  
**CC:** [REDACTED]  
**Subject:** RE: 0803: Archway Arts Arena  
**Date:** Mon, 28 Oct 2013 13:37:24 +0000

Dear [REDACTED]



Doubly good to be in touch by the end of the week as I realise we have a committee meeting on Monday evening next.

Best wishes

[REDACTED]

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From: [REDACTED]  
To: [REDACTED] [@new-adventures.net](mailto:[REDACTED]@new-adventures.net)  
CC: [REDACTED]  
Subject: RE: 0803: Archway Arts Arena  
Date: Fri, 25 Oct 2013 17:50:25 +0100

Dear [REDACTED]

Many thanks, I look forward to our being in touch on your return.

[REDACTED]

---

From: [REDACTED] [@new-adventures.net](mailto:[REDACTED]@new-adventures.net)  
To: [REDACTED]  
[REDACTED]  
Subject: Re: 0803: Archway Arts Arena  
Date: Fri, 25 Oct 2013 06:54:00 +0000

Dear [REDACTED]

Many thanks for the update. We are still very keen to explore this opportunity further.

I am leaving for New York tomorrow for a couple of days but will be back on Wednesday next week. Can we speak next Thursday and agree a plan? I will get you rough wish-list in the meantime...

All best,

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From: [REDACTED]  
Date: Wednesday, 23 October 2013 17:00  
To: [REDACTED] [@new-adventures.net](mailto:[REDACTED]@new-adventures.net)>

**Cc:** [REDACTED]

**Subject:** RE: 0803: Archway Arts Arena

Deafening silence from owners and from the card I pushed through the door, and no response to my email to my contact there last known to have returned to Australia. There may be another contact on my old phone memory card type .HDS and .VOL files, but I have not found anyone including t-mob who can open them now.

So, we must progress with the application and re-establish momentum without expecting to get in again in the short term. We would like this to take account of what would be your own needs and so your wish-list and a subsequent design review would be much appreciated. Obviously, it can still go in without obligation to New Adventures and with Better Archway Forum and/or yourselves as named applicants.

If I may I'll telephone in a few days to catch up.

Best wishes

[REDACTED]

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From: [REDACTED]@new-adventures.net

To: [REDACTED]

Subject: Re: 0803: Community Led Project Support funding | Homes and Communities Agency (HCA) - an idea for the arts centre?

Date: Thu, 12 Sep 2013 07:08:25 +0000

Thanks for this [REDACTED]

Do let me know if you are contact.

[REDACTED]

**Executive Director**

[REDACTED]

---

**From:** [REDACTED]

**Date:** Wednesday, 11 September 2013 13:06

**To:** [REDACTED]@new-adventures.net>

**Subject:** 0803: Community Led Project Support funding | Homes and Communities Agency (HCA) - an idea for the arts centre?

A suggestion from a Better Archway Forum committee member that I am sure you will know about, but just in case not.

I am trying again to re-establish contact with the occupiers without alarming the owners.



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From: [REDACTED]  
To: [REDACTED]  
Subject: FW: Community Led Project Support funding | Homes and Communities Agency (HCA) - an idea for the arts centre?  
Date: Wed, 11 Sep 2013 11:18:10 +0100

Not sure if this is the funding stream was thinking of for the Whittington & Cat but worth looking at for the ballet folk. [REDACTED]

**From** [REDACTED]  
**Sent:** 11 September 2013 10:34  
**To:** [REDACTED]  
**Subject:** Community Led Project Support funding | Homes and Communities Agency (HCA)

See the attached article re funding for community led development projects (managed by the mayors office for Greater London) - is this an option for the Archway Arts Centre /Theatre ?

<http://www.homesandcommunities.co.uk/community-led-project-support#.UjA49wCYPol.email>

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<image001.gif>

**From:** [REDACTED]  
**Sent:** 11 November 2015 14:07  
**To:** [REDACTED]  
[REDACTED] Courtie, Pete; Peck, Amanda  
**Subject:** 0803: Archway Central Hall

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear [REDACTED]

Pete tells me that you have arranged access with the owners' agents who are also slowly affording us information. Their property details said "new terms" and "survey available". The first they then declined to disclose but their current states there has been a guide price of £1.7m. In the past their predecessors had quoted £4m but the Land Registry entries show it was actually transferred for £1.8m. We had been assuming around £2m.

On the latter after first resisting releasing the survey, then saying it was only available in CAD and our saying this would be ideal, we do now have the survey in AutoCad and transferred to the CAD drawing Express that we use here. This is reassuring as it has verified the tracing we had taken off hard copies and especially to the sections through the roof which though not crucial we had only been able to assume.

You will know that they have a planning application in at the moment where the case officer, Amanda Peck, is still awaiting information requested. Our own quick review of RICS indicative costs and local sales prices achieved leaves it difficult to find residual site value of any significance, but it may be a thin end of the wedge to establish use before following by new-build.

So I don't know if the apparent change of heart by the owners' agents is a genuine interest in disposal or the minimum necessary to justify to planning their claims to have been marketing despite the deafening silence that greeted my letters long ago to the owners and charge holders. But I am happy that you and/or we should progress any genuine interest or call the bluff on marketing claims.

My valuation surveyor [REDACTED] is meeting me tomorrow to consider any offer on our part based on the umbrella group of arts organisations, but not to be made if risking our being seen to be bidding against each other. Can you keep me abreast of how things are going please?

In representations to date we have mentioned the possible inclusion of a major arts company as parent to the many smaller participants otherwise in the group, but maintained your complete anonymity. In simplistic terms you would have access to resources to fund the whole project but use the Hall itself for creating and rehearsing pieces. The wider group would fill available spaces for the rest of time day and evening, seven days a week, and all have long and successful track records but would have to combine as to financing the new project.

With best wishes

[REDACTED]

---

**From:** [REDACTED]@new-adventures.net  
**To:** [REDACTED]  
**CC:** [REDACTED]  
**Subject:** Re: 0803: Archway Arts Arena PS  
**Date:** Mon, 12 May 2014 07:00:15 +0000

Dear [REDACTED]



Many thanks for your email last week.

As way of an update we are indeed now exploring other sites in conjunction with the local authority. Additionally we really would only be interested in further exploring the Archway Methodist Church after we had been able to carry out a site visit.

To this end I would prefer for you not to reference collaborating with us in your planning application.

If anything changes at our end, or if you are able to arrange site access please do let us know.

With best wishes

[REDACTED]  
[REDACTED]  
**Executive Director**  
[REDACTED]  
[REDACTED]

---

**From:** [REDACTED]  
**Date:** Thursday, 8 May 2014 13:15  
**To:** [REDACTED] <[\[REDACTED\]@new-adventures.net](mailto:[REDACTED]@new-adventures.net)>  
**Cc:** [REDACTED]  
**Subject:** RE: 0803: Archway Arts Arena PS

Dear [REDACTED]

Time passes, but we are now creating a window within which to complete the BAF application. A hope is that from a community group the application will not ring the alarm bells too much in the owners.

I don't know if you have made other progress in your search here or elsewhere, but it will be good to cater for your needs in our application. The three simple points would be:

- Brief for [REDACTED] office.  
Is it to cater for meetings or just a bolt hole?  
Would visibility be welcome, either being seen in the office and/or being able to see out into the rehearsal space or street?  
Might it be a separate extension openable up into the Large Studio?
- How "large" or small can the Large Studio be?
- A visit to see the company working in offices and rehearsal spaces might answer all, and suggest other opportunities.

With all best wishes

[REDACTED]

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**To:** [REDACTED]@new-adventures.net>  
**Cc:** [REDACTED]  
**Subject:** RE: 0803: Archway Arts Arena

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BETHAM ASSOCIATES, ARCHITECTS 105-111 EUSTON STREET, LONDON NW1 2EW

Telephone and facsimile 020 7387 0451

BETHAM ASSOCIATES, ARCHITECTS 105-111 EUSTON STREET, LONDON NW1 2EW

Telephone and facsimile 020 7387 0451

Our ref: 0803

Your ref: P2018/4068/FUL

17th February 2019

To LB Islington Planning

Re: Archway Arts Arena, Archway Central Hall, London N19 3TD (N193QS)

I refer to the report of 22 June 2018 to the owners, Flowervale Properties Ltd, submitted with their application P2018/4068/FUL and referring to proposals that led to our own application P2019/0214/FUL.

It is unfortunate that before writing Savills did not either notify or consult us as this may have allowed the report to have been better informed and less prone to error. Much of the missed information was furthermore already in the public domain and known to the applicants.

However the report does in its opening paragraph confirm "it is important to note that (its) appraisal does not constitute a formal valuation in accordance with the RICS Valuation Standards and may not be relied upon as such, ...". It further confirms in Section 4.0 APPRAISAL "(They) have not been provided with any trading projections in respect of the proposed facility nor have (they) been provided with details of how the proposed scheme will be funded". They could of course have asked either this firm named on the drawings or their own clients' surveyor negotiating with at least one of the professional companies wishing to participate.

In its opening page the report lists theatres where Savills have had recent experience without detailing seating capacities or numbers of events per week. A quick search on line suggests capacities of up to over 2,000 and in terms of events per week from as few as 5 up to 12 at the Bush Theatre, Shepherd's Bush, which however has seating for only 180 and 70 in its two auditoria.

Savills' Report includes that "it is important to note that (they) have relied upon the accuracy of ... drawings" from White Architects and attached at their Appendix 1. We would add t

Document ends



**Accommodation: Archway Arts Arena, 11 St John's Way, London N19 3QS 0803**

The accommodation to be provided has been informed by the many and varied potential users consulted, and has been formulated to complement and thus reinforce that of the main hall. This provides for a wide user base that offers a good covenant and will be mutually supportive; visitors to one event can remain or return to another that they would not otherwise have sought.

All complies with the ABBT Yellow Book and has had pre-application support from LBI planning, building control and licensing.

**Main hall:**

- 443 raked seating in horseshoe plan as audience or for participation less two for each of 6 wheel chair spaces added.
- 357 raked seating plus 270 seating on level and 20 wheel-chair spaces with sight lines to cinema screen.
- For choral performances, 300 audience seating on level plus 357 raked seating for choir with sight lines to conductor and further audience in rear choir stalls beyond.
- Level area as for above and 8 metres high by 13 metres by 15 metres for creating and rehearsing pieces with unobtrusive public viewing potential from rear of raked seating.
- Black out screen reinstated across rooflight, other windows remain sound-proofed and blocked.
- Scenery store with its own haystack smoke extract and 1-hour fire-resisting shutter and lobby to the open stage. Hoist up to scenery store from TfL lay-by and footway.
- Ground floor dressing rooms via lobby with (mechanical) smoke extract.
- Technical gallery 14sq.m behind raked seating.
- *Disabled access between dressing rooms and stage yet to be shown.*
- Acoustics pending expert report:
  - Originally designed for speech to 1,000 in approx 5,000cu.m with good acoustics apparent once acoustic ceiling tiles added.
  - Proposed somewhat over 3,000cu.m volume suited to an audience of 350 for music, 450 for music and speech or up to 650 for speech alone.

**Screening room and lecture theatre:**

- 120 gently raked and gently arced seating with sight lines of screen.
- 1.8 metre deep area for speakers between screen and front row of seating.
- 40 sq.m max service room for speakers, refreshments etc.  
(Camera obscura table may be within this area, reducing it to 25 to 30 sq.m).

**Camera obscura:**

- Using the redundant boiler chimney with the mirrored table at ground floor level with views across London to the North Downs, to the Hampstead Highgate ridge and to the Woodford (Blue Remembered) Hills. This has not the necessity of other provision but exploits the opportunity as an additional attraction.

**Creche:**

- Access from the main foyer and/or independently from south-eastern street doors.
- 80 sq.m for 30 children.

**Undercroft:**

- Flexible 190 sq.m used either as a whole with get-in from the Archway Road lay-by or divisible into up to six rooms each of between 30 and 45 sq.m as may be required as offices, practice rooms, class rooms etc ancillary to other uses.
- Please note that the more the premises are used in co-operation with the Methodist retained Central Buildings with its rooms typically from 40 to 63 sq.m, the less the need for smaller ancillary rooms and the greater the availability of the usefully large undercroft in one or only two parts.

**Kitchen and servery:**

- 42.5 sq.m on 2<sup>nd</sup> floor to:
  - serve adjoining dining room, committee room, bar.
  - by trolley restock the first floor café and bar.
  - by trolley to provide refreshments as required throughout the buildings.

**Board room, dining room, bar:**

- As a supplementary interval bar to performances in the Main Hall.
- Committee room secluded from but overlooking the public domain and Main Hall.
- Dining room for particular functions.

**Café bar:**

- 16sq.m servery restocked with fresh food by trolley from the kitchen.
- 90sq.m public area:
  - Priority for Main Hall audience during intervals.
  - Open generally throughout the day and evening.
  - Overlooks the public domain of St John's Way (A1)  
(As the Chapel in the Archway Methodist Central Buildings).

**First aid room:**

- Ground floor, accessible to public and emergency services and close to disabled wc. (Not mandatory but proposed in conjunction with crèche).

**Ventilation and plant:**

- As originally, fresh air drawn in at north-east roof level down to basement plant room for any warming and then returned up north-west and north east to discharge at ground and upper floor levels into the hall from where it is extracted from below the gallery and from high-level to roof level south.
- New heat recovery from extract across roof level to warm up incoming fresh air supplemented by air-to-air heat exchanger and gas-fired boiler.
- Ground floor supplies and extracts ducted at new ceiling level over central access path serving undercroft, screening room etc.

**Sanitary accommodation:**

- For public including ambulant disabled, principally at first floor level below raked seating to either side of the café bar.
- For staff including disabled, principally ancillary to performer dressing rooms at ground floor north.
- For wheelchair disabled, adjacent to the lift on each of the three floors.
- Additionally:
  - Crèche, children's wc's plus adjacent disabled wc for staff.
  - Box office, single staff wc.
  - Kitchen & Technical gallery have access to 2<sup>nd</sup> floor disabled access wc.

**Main entrance and access:**

- A prominent and well-regarded building locally, also located conveniently for good orbital as well as radial bus and rail routes at Archway and nearby Upper Holloway.
- Street entrance from St John's Way to the Foyer and curved display wall inviting exploration without commitment, with steps and lifts taking the eye on to the various parts of the building.
- Opportunity to reopen doorways to the Archway Methodist Central Buildings Octagon at ground floor and at 1<sup>st</sup> floor level to allow mutual inter-connection as and when appropriate.
- Box office serving the Foyer for information and bookings 32sq.m to accommodate other front-of-house administration.
- Lift serving the two ground floor levels and both upper floors principally for disabled and for servicing the rooms. Stairs have easy gradient and built to 1930's LCC standards meet modern requirements.
- Means of escape retained at northern end with new second staircase replacing that taken out south-west and providing performers' access. Undercroft get-in via means of escape.

These are all compatible and financially viable with the structural engineering and refurbishment costs reports kindly provided in confidence by the current owners.

ADRIAN BETHAM, RIBA

Betham Associates, Architects



## **The Archway Artistic Resource & Cultural Hub “The AARCH”**

The Better Archway Forum has an ambition to create a 400-seat arts centre and cultural hub in Archway. The summary below outlines how this new asset responds to key areas of need within local and pan-London arts provision.

### **Why Archway?**

Archway is currently experiencing a boom in investment in both infrastructure and housing. In particular, the current upgrading of key central sites such as Archway Roundabout and Archway Tower are set to transform this long-neglected area.

However, the fact that a roundabout and tower block remain the only significant landmarks at the heart of Archway means the addition of an arts centre to the same central site would have a dramatic impact on the locality.

As a venue presenting high-quality events within a hub for local artistic activities, The Aarch would provide a focus for community development and local identity as well as opportunities for artistic engagement in an area which currently lacks quality cultural provision.

### **The Need**

The Borough of Islington has the highest population density of local authorities in England and Wales. There are over 40,000 residents within a 1mile radius of the proposed site. In addition, being just 1 minute from a Zone 2 tube station as well as 17 different bus routes, the effective catchment area is exponentially larger.

According to Arts Council data, local residents are a healthy mix of “Highly Engaged” audiences - who currently travel out of the area for quality provision - and “Some Engagement/Not Engaged” Audiences - who represent considerable potential for artistic engagement and its documented societal and wellbeing benefits.

With a its broad demographic mix ranging from 52% social housing to many new private housing developments, Archway is very much in need of a cultural heart and hub – a high quality arts venue that also serves the community in a high quality way.

### **Size**

London arts feasibility studies have repeatedly pointed to the lack of mid-size auditoria (400-500 seats) in London. For example, the recently built 400-seat auditorium at Kings Place is constantly in demand and is consequently able to presents a vibrant, eclectic programme. The National Theatre and Royal Opera have both recently built new venues of this size.

Within The Aarch catchment area there a number of performance venues including Jackson’s Lane, Upstairs at the Gatehouse, The Red Hedgehog and Lauderdale House. Many of these are often sold-out, however they all have under 200 seats, meaning box-office income is too low to sustain anything with more than four professional performers on stage.

There are no venues in the locality with a sprung floor suitable for dance performances. Also nothing with the tiered performance-area seating required by larger community ensembles and choral societies - these groups currently have no choice but to hire churches with unsuitable acoustics and pay for temporary scaffolding to be erected.

With a sprung floor and a flexible seating arrangement of 350-450 seats (350 tiered plus 100 more in various optional lay-outs) The Aarch would provide a variety of new resources to the area. It would also attract high-profile performances for which there is currently no performing space, complementing rather than competing with existing provision.

### **Programming & Usage**

The main auditorium with in The Aarch would be run primarily as a receiving house. The flexible design of the auditorium means it would be suitable for theatre, dance and music. Programming strategy would incorporate a broad mix of events to attract the widest possible range of ages and backgrounds to visit the venue.

In addition, both the main hall and smaller spaces within the complex would be suitable for rehearsals, and initial research has indicated that several local organisations of national significance would welcome this resource. There would also be office space within the complex creating a vibrant work-hub for arts-administration and community-focused projects and meaning the building would be in day-long use.

The success of the Roundhouse in Camden, the Hampstead Theatre in Belsize Park and The Almeida in Islington all prove that well-run, high-quality arts venues with vision can flourish outside the West End. For example the recently opened Park Theatre in Finsbury Park has become a vibrant destination attracting enthusiastic fundraising support Ian McKellen, Alan Rickman and Maureen Lipman as well as national press acclaim.

### **Wider Benefits**

Research shows that there are five key ways that arts and culture can boost local economies: 1. attracting visitors; 2. creating jobs and developing skills; 3. attracting and retaining businesses revitalising places; and 4. developing talent. All of these would be of great benefit to Archway business and residents.

In addition, those who attend or participate in cultural activities are 60% more likely to report good health compared to those who do not. Engagement in arts and culture improves the cognitive abilities of children and young people. The use of art has the power to improve mental health and facilitate social interaction – all very much to be welcomed within Archway.

## Other features of the building

- Lift: Offering disabled access as well as to move food from 1st to the 2nd floor.
- Sound proof walls: To prevent distraction from neighbouring activities.
- High suspended lighting: Theatrical lighting for performances, designed to serve all parts of the hall.
- Middle Curtain: Curved to promote good acoustics, and permitting adjustment of the auditorium for larger or smaller audiences.

## Archway will...

- Provide attractive public spaces.
- Feature a safe pedestrian environment.
- Support local business and employment
- Create opportunities and facilities for young people.
- Function as a mixed use centre.
- Feature environmental sustainability, protect the environment for future generations
- Allow local people to be actively involved to ensure a wide range of needs are met.

**BETTER  
ARCHWAY  
FORUM**

[www.betterarchway.org.uk](http://www.betterarchway.org.uk)

## Current Activities

- Food growing group
- Eco group
- Submissions to LB Islington for the Sustainable Communities Act.
- Work on extending the Archway conservation area.
- Meetings with LB Islington regeneration department to look at how to
- Improve the impact of changes around Archway.

If you'd like to know more,  
drop us an email at

[contact@betterarchway.info](mailto:contact@betterarchway.info).



Archway Central Hall

## Consultation Response on an Arts Centre in Archway

Right from the early days of public consultation in Archway there has been an interest in creating an arts centre:

### ➤ February 2005 – Report on Brainstorming Meeting

Use some of local large underused buildings for artistic purposes - galleries, performance space. (Is a band of people who were hoping to get St George's church but failed. Transport links to St George's not nearly as good as at Archway.)

### ➤ April 2007 – Focus Groups Report

A summary of the views expressed in a series of focus groups, including with hard to reach groups, found that:

#### Arts and exhibitions

Four groups supported the idea of a cinema on the site – suggestions were for a small independent, an outdoor one in summer, or integrated in a new library complex. A cinema was seen by one group as catering for the needs of young people and as useful in bringing visitors to the area who would also use the restaurants. One group who lived near the site did not want a cinema because it would create nighttime noise.

Provision for the arts was favoured by most, but a stand alone gallery/exhibition space was only thought viable by one group. One group pointed out that there was already good arts provision in nearby Waterlow Park. However another group thought an arts/library/studio complex could be a major feature of the redevelopment (see Section 3 above). Other suggestions were for exhibition space in a new library, in a hotel (if built), on the top floor of the Tower, in the Methodist Hall or in the piazza.

### ➤ Urbanbuzz Consultation of 2008

This was a three-day event run in conjunction with University College London as an opportunity to roll out academic expertise in planning and public space into the wider community.

An Arts Centre was one of the top 10 issues chosen by participants:

Create a new mixed use arts centre in the old Methodist Hall/cinema

Yes 139, no 8, not sure 11, blank 4

Under free comments Leisure - 28 mentions – plus 15 on Post-Its

With ideas like the arts centre, youth sports centre, and skatepark.

### ➤ 12 March 2015 – PlanArchway Drop-In Event

This was part of the Archway Neighbourhood Forum research to establish priorities for residents and users of the area.

Under the heading of 'Arts Centre' the following points were made:

No point unless access to hall is sorted eg pedestrian access (took 7 minutes to cross all roads today !!)

Sounds like good use of building

An art centre is needed with a cinema

Yes but doesn't work unless programmed activities

Sounds good target young adults / teenagers

Yes!

Definitely!

Good place for adult education classes too, like pottery

**Under the heading 'Other Issues'**, there was a request for Dalston style café/cinema.

**On the Write-In Sheet specifically for the Arts Centre comments were:**

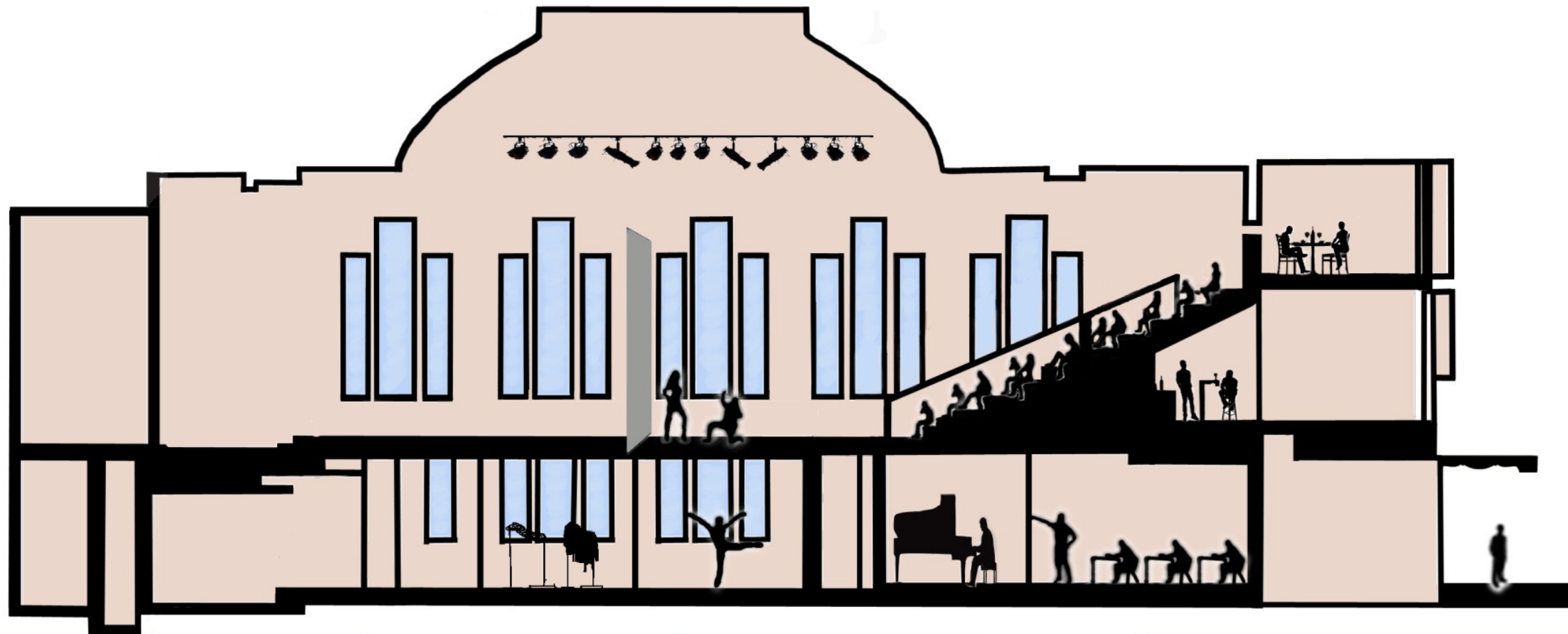
Lorry space for deliveries

Arts Centre would make a fantastic concert hall/theatre/performance space. Would attract touring musicians and performers if it could be made into 600+ capacity that would attract profiled acts.

There will be many people moving into the area – an arts centre is just what we need.

Need some sort of community space!





**Ground Floor - proposed use:**

- Studio rooms: For private sessions, particularly instrumental and singing, as well as workshops for individuals and groups.
- Screening rooms: For smaller and private film screenings.
- Changing room: Easily accessible from the stage.
- Offices: Administration space for organisations using the building.

**First Floor - proposed use:**

- Performance space: With audience seating for concerts, play, musicals, etc.
- Activity space: Flexible area for rehearsal and performance workshops.
- Green room: A back-stage space for performers before, during and after events, with ample storage for props.

**Second floor - proposed use:**

- Additional Audience Seating: For events attracting more people.
- Café: Attracting footfall throughout the day with hot drinks, cakes, light meals and wine, so promoting the location to a wider public and providing a steady income stream.
- Dining room: Additional space for the café, or available separately for conferences and parties.



## Archway Central Hall - pre-application planning advice

**From:** Hart, Jan

**Sent:** 13 March 2009 16:52

This building is not listed, and the internal features are therefore not protected. The enforcement team have been alerted and will make a site visit to assess the current situation, but only significant and substantial demolition of the building would require conservation area consent.

Planning Officers are currently undertaking pre-application discussions on a redevelopment proposal on the site. The applicant has indicated that they may be submitting an application in the next few weeks (contrary to officer advice), though this is unconfirmed as yet. Planning Officers are assessing different land use options and the possibility of retaining some community use on the site.

A separate pre-application submission has also been made which proposes retaining the building for use by local arts groups. The case officer is David Fowler. We are monitoring and he'll be able to answer any further enquires.

Jan Hart

Service Director - Public Protection

Environment and Regeneration

Islington Council

222 Upper Street

N1 1YA

Tel: 020 7527 3193

Fax: 020 7527 2932

**From David Farndon,**

Dear [REDACTED],

**Re: Central Hall, 11 St Johns Way, N19 3QS**

I refer to the pre-application submission dated 14 January 2009 regarding the above site.

The following advice has been broken into sections for the ease of dealing with each of the planning considerations.

### Conservation and Design

The potential restoration of the site would be encouraged by the Local Planning Authority. As you may be aware, any physical alterations would need to be sensitive to the fabric of the locally listed building and sympathetic to the character of the conservation area. The Conservation Officer is supportive of any improvements to the building.

### Land Use

From the information you have submitted, it would appear that the first floor will be used as a performance and activities space, and thus would potentially be classed as a mixed Sui Generis and D1 use. The lower level is proposed to be offices and activity spaces, which would potentially fall within the B1 and D1 use classes. As you have not provided any detailed information relating to the likely workings of the proposed building, it is hard to establish the predominance of each activity, and thus the overall use class. While the Council encourages the retention of existing community premises, as stated in policies C4 and C5 of the Unitary Development Plan (2002), there is a possibility that adequate justification would allow a change away from the current D1 use class. As you stated in our telephone conversation, there may be a café provided within the building. If this was ancillary to the main use of the building then I do not anticipate a problem with its inclusion. However, without the submission of a full planning application and the associated assessment, the impact resulting from this activity is hard to establish. Thus, I feel that while in principle the proposed uses may be justified, more definitive and detailed information as required in a full planning application will enable a greater understanding of what is being proposed, and thus whether it is acceptable.

### Amenity

The potential impact of the use will need to take into account the amenities of local residents. The Council's noise team would be consulted upon any submitted application for a change of use to encourage appropriate measures against any unacceptable noise resulting from the new use of the building. Furthermore, any increased traffic or late night activity will have further impacts that will need to be assessed under a planning application. It is hard to offer any specific feedback with regard to these issues without a site visit and more definitive information on the workings of the proposed use.

I hope this has been of some help. Please note that advice is provided at officer level and in no way prejudices any future determinations made by the Local Planning Authority. If you have any queries with regard to the above information, or if you require any further clarification, please do not hesitate to contact me.

Yours sincerely,

**David Farndon**

Planning Officer, North/South Area, Planning Service, Public Protection Division

Environment and Regeneration Department, PO Box 333, 222 Upper Street, London N1 1YA

Tel: **020 7527 2115** Alternative contact: **Matthew Durling - 020 7527 2317**

[www.islington.gov.uk](http://www.islington.gov.uk) How to get here: <http://www.islington.gov.uk/contact/visitingoffices/222upperst.asp>



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I hope this has been of some help. Please note that advice is provided at officer level and in no way prejudices any future determinations made by the Local Planning Authority. If you have any queries with regard to the above information, or if you require any further clarification, please do not hesitate to contact me.

Yours sincerely,

**David Farndon**

Planning Officer, North/South Area, Planning Service, Public Protection Division

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## Luxton, Joe

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**From:** Kaimakamis, John  
**Sent:** 06 April 2020 17:21  
**To:** [REDACTED]  
**Cc:** Duigan, Matthew; Knipe, Geraldine; Greenwood, Simon  
**Subject:** RE: 0803 Archway Central Hall inclusive access design (P2019/0214/FUL)

Dear [REDACTED]

Since we last spoke I hope you are safe and well along with your close ones.

I need to inform you that I will no longer be the planning officer dealing with your planning application. I appreciate that your strong intention is that you want to continue with the submission despite the difficulties in gaining the owner's consent to carry out any potential planning permission.

As I have previously stated, the ownership matter is not a planning consideration, and the Council would assess your application on its merits.

It has already been stated to you that we support the proposal in principle, however you need to address the further information requirements put forward by both the design and conservations officer, as well as the access officer.

I have passed on all the relevant documents to my managers so that they are aware of the history of your application.

A new planning officer will be allocated to your application proposal and I would anticipate they will be in touch with you as soon as reasonably possible given the wider circumstances we are all operating in.

I also assume you may have been informed that the appellants to the Planning Inspectorate's Appeal Decision have challenged this in the High Court. With regard to this matter, please contact the Council's legal officer Laura Avery, whom you may recall from the informal hearing.

Regards

John Kaimakamis

---

**From:** [REDACTED]  
**Sent:** 31 March 2020 21:13  
**To:** Kaimakamis, John <John.Kaimakamis@islington.gov.uk>  
**Cc:** Kate Calvert <contact@betterarchway.org.uk>; Sullivan, Karen <Karen.Sullivan@islington.gov.uk>  
**Subject:** Re: 0803 Archway Central Hall inclusive access design (P2019/0214/FUL)

Thank you for your patience. I have had a lot else on my plate but I shall allocate the time it deserves to respond to the needs for additional information.

---

**From:** [REDACTED]  
**Sent:** 24 January 2020 13:40  
**To:** [Clare.Goodridge@islington.gov.uk](mailto:Clare.Goodridge@islington.gov.uk) <[Clare.Goodridge@islington.gov.uk](mailto:Clare.Goodridge@islington.gov.uk)>



**Cc:** Kaimakamis, John <[John.Kaimakamis@islington.gov.uk](mailto:John.Kaimakamis@islington.gov.uk)>; Kate Calvert <[contact@betterarchway.org.uk](mailto:contact@betterarchway.org.uk)>  
**Subject:** 0803 Archway Central Hall inclusive access design (P2019/0214/FUL)

Dear Clare Goodridge

I am sorry only now to be thanking you for your helpfully detailed comments on our application, and to apologise that given the then urgency of submitting the application it was accompanied by what had been intended only as our initial internal notes rather than the eventual application document.

We had been planning to address this in particular and all other additional information when informed also by anything relevant in the Decision Letter on the owners' appeal that had been expected in November but is still awaited.

We shall now catch up with these matters and I thank you in the meanwhile for your patience.

With best wishes





**P2018/4068/FUL/ Appeal Reference: APP/V5570/W/19/3229738  
representations on behalf of the Better Archway Forum**

Please see also representations made to the Local Planning Authority on the application originally

The owners' appeal will rely upon many things, not least their allegations that:

1. **The existing building is of no architectural or historic interest,**
2. **The proposed height is not excessive,**
3. **The existing building is incapable of repair due to structure,**
4. **The existing building is incapable of repair due to cost,**
5. **The alternative community or arts uses are inappropriate, and**
6. **The alternative proposal for use as a community arts centre is not deliverable,**  
Our investigations show that none, far less all, of these are tenable.
  
7. **The appellants' Statement of Case refers specifically to Better Archway Forum on pages 3, 4, 84, 100, 127, 129, 141-143 & 354-357.**

In the light of the allegations the Inspector is invited to review the Better Archway Forum's own application submitted early this year and available at <https://planning.islington.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=472160&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Islington/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Islington/Menu/PL.xml&DAURI=PLANNING>.

Hard copy will be available at the Hearing.

**1. Architectural and historic interest:**

- a. Extension to St Johns Grove CA in 2008:  
Please find attached the committee report relating to the conservation area extension in 2008. Paragraph 4.3 confirms that the Council extended the conservation area partly with the explicit intention of preserving the Methodist Central Hall. The public notice and character appraisal also explicitly identify the central hall as intrinsic to the reason for extending the conservation area.
- b. National Buildings Record:  
Please see on page 3 description of the Main Hall and its best being appreciated from balcony level. It confirms that "the main hall ... is the most important room and has the only interior of real note" that "from the balcony, however, much of the original effect can be appreciated".
- c. Angela Connelly; The London Journal:  
This is included in the appeal documents and without its illustrations but including correspondence and support from Angela Connelly in our application documents. It covers architect, design, community and evolution to the time of its writing including references to the Better Archway Forum's symposium <https://www.betterarchway.org.uk/archway-symposium> and campaigns such as for removal of the otiose gyratary.

- d. Four other "0803 Optional Heritage" pages are included with our application and may also be seen there  
at <https://planning.islington.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=472160&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Islington/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Islington/Menus/PL.xml&DAURI=PLANNING>

## 2. Height:

- a. The appeal proposal appears to conflict with policy on protected Local View 4. LV4 operates from 67.0m Above Ordnance Datum (AOD) at Archway Road Points A, B (Lidyard Road) and C (Pauntley Street) to 52.1m AOD at St Paul's 6,590m (6.59km) away from Point A.  
The foot of Archway Road is approximately 600 metres from Point A or 9% of the distance to St Paul's. Thus the lower level of LV4 at Archway will be approximately 9% of the difference down from 67.0m to 52.1m =  $67.0 - (67.0 - 52.1) \times 9\% = 65.7\text{m AOD}$ . Street level at the junction of Holloway and Junction Roads is 56.0m and, so, any new building should not be more than 9.7m above that street level.  
The appeal application No P2018/4068/FUL to rebuild Archway Central Hall within LV4 is for 6 storeys to a height annotated on application elevation <https://planning.islington.gov.uk/NorthgatePublicDocs/00491249.pdf> as 79.5m AOD, 13.8m higher than the LV4 limit of 65.7m.
- b. Archway Development Framework SPD includes:  
New development should take into account the scale, height and massing of neighbouring buildings either new or old. They should relate to the local context and form a consistent and coherent urban structure, whilst maintaining a degree of variety in individual architectural styles. In particular the existing scale of Archway Close should be respected.
- c. At a recent appeal for a similar six-storey scheme on a nearby site outside the Conservation Area the Inspector ruled that:  
*... the height of the appeal scheme would appear incongruous and out of scale, and ... the proposal would unacceptably harm the character and appearance of the area. Accordingly, it would be contrary to Policies 7.4 and 7.6 of the London Plan (adopted March 2016) TLP, Policy CS9 of Islington's Core Strategy (adopted February 2011) (CS) and Policy DM2.1 of the Development Management Policies (adopted June 2013) (DMP) which, amongst other things require developments to have a high quality of design that has regard to the scale and mass of surrounding buildings, is sympathetic in scale and appearance, and responds positively to the streetscape and wider area.*

## 3. Structure:

The owners' surveyor, Cormac Dolan, kindly provided us with a copy of their own engineers detailed reports:

- a. INSPECTION OF OPENING UP WORKS AND SCOPE OF STRUCTURAL REPAIRS,
- b. STRUCTURAL INSPECTION OF EXISTING HALL AND FEASIBILITY OF REUSING THE EXISTING STRUCTURE with its APPENDIX C, GSE – ASSUMED EXISTING STRUCTURE and

c. Summary STRUCTURAL INSPECTION OF EXISTING HALL AND FEASIBILITY OF REUSING THE EXISTING STRUCTURE.

Their summary especially in Option 2 largely agrees with the conclusions of our own structural engineer's assessment as to remedial work, to avoid additional load onto the existing structure for which it was not designed. These are all included in our own application, for instance the only new structure of the floor between galleries is supported off new stand-alone columns off piled footings remote from other existing foundations.

Their summary in Option 2 appears not to know of the high quality sound insulation in the original building matching that of Broadcasting House but rightly calls for external wall insulation.

As in our application documents, in particular *0803 Optional Energy heritage and sustainability*, the building lends itself readily to retro-fit energy efficiency measures and reaching over 70% BREEAM rating. We have accordingly been approached by he Mayor (of London's) Energy Efficiency Fund ("MEEF") <https://www.amberinfrastructure.com/our-funds/the-mayor-of-londons-energy-efficiency-fund/about-meef/>

4. **Cost:**

- a. The owners' surveyor, Cormac Dolan, kindly provided a copy of their own quantity surveyor's detailed costing of the remedial works from which I attach our summary at a touch over £4-million inclusive of VAT. This is less than the figure of £4m exclusive of VAT of the Indicative Cost Report we had prepared from the RICS Building Cost Information Service and assumed by our valuer who had reported on 23rd March 2016 at the time of the Owners' earlier application not taken to appeal "*The performance and studio space option by comparison justifies a purchase price of circa £2,000,000 that delivers a return of 8% on acquisition and purchase costs for a scheme that meets the planning brief and will help anchor the new transient social demographic without any significant loss of residential accommodation.*" This is 17.5% higher than the asking price quoted in vendor's marketing report accompanying their earlier application of the time.
- b. The owners' application subject now to this appeal included an earlier report of 22nd June 2018 commissioned from Savills to attack the financial of our proposals to which I responded by letter of 18th February 2019, copy attached. The report that is however to say the least misinformed. It takes no account of facilities other than the Main Hall and values this against comparables that typically house half the number of events per week and, even then, at a rate per seat at 40% of the average of comparables it quotes.
- c. Others considered by Savills may do otherwise but we do not waste everybody's time, effort and money on planning applications for proposals that we have not found to be sustainable.
- d. Savills have now added to their report an addendum addressed to the Local Planning Authority for which please see 6(d) and 7 (p3, 1.4) below.

## 5. Community or arts uses appropriate:

- a. The Arts Centre proposal grew to meet:
  - i. the Local Planning Authority's concerns over this neglected part of the Methodist Central Buildings exemplified by the extension of the Conservation Area in 2008 (as 1 above),
  - ii. the Greater London and Islington Council policies for community and arts uses,
  - iii. Islington LB policies expanding provision for children, young people and families,
  - iv. local knowledge of unmet demand for the variety of community and arts facilities including from Better Archway Forum Focus Groups, Seminar and other consultations from 2005 to 2019, and
  - v. organisations who have approached or been approached by the Better Archway Forum for such accommodation whether for performance, rehearsal or outreach by arts, community and sports activities include:
    - Tall Stories, <https://www.tallstories.org.uk/about>
    - New Adventures, <https://new-adventures.net/about-us>
    - Complicité, <http://www.complicite.org/ourhistory.php>
    - Islington Boxing Club via a member of [www.islingtonboxingclub.org](http://www.islingtonboxingclub.org)
    - National Youth Theatre <https://www.nyt.org.uk/>
    - Arthouse Cinema <http://www.arthousecrouchend.co.uk/>
    - Camden and Islington NHS Mental Health Services <https://www.candi.nhs.uk/our-services>
    - Survivors' Poetry <https://www.facebook.com/Survivors-Poetry-256129269973/>
    - Colourstrings, <http://www.colourstrings.co.uk/about/history/>
    - Live Music Now <http://www.livemusicnow.org.uk/>
    - Toastmasters <https://www.toastmasters.org>
    - Tufnell Park Film Club <https://www.tufnellparkfilmclub.com/>
    - London Metropolitan University Visual and Performing Arts department <https://www.londonmet.ac.uk>
  - vi. **Classes** – As evidenced by centres like Hargrave Hall and the Whittington Community Centre, there is on-going demand for classes including dance, music, choral, art, fitness, meditation, and crafts including sewing, knitting and crochet. As these are usually relatively small operations we do not think it is helpful to approach individuals until such time as we might receive planning permission but we do have a list of contacts for everything from language teaching to Swing exercise classes.
- b. For the Archway Town Centre Group, Jan Tucker saw that the proposal provides for the wide diversity that is liked locally, and it will generate footfall throughout the day and evening as well as provide a welcome additional face to the area.



## 6. Community arts centre deliverable:

- a. Apart from the questions asked by my response, the Savills report fails to confront the value of the 464 seat auditorium as larger enough above typical fringe theatre sizes to break even profitably and smaller enough than West End venues to be readily filled.
- b. Need for 400-500 seat venues was identified in London in the 1990's. This led to the building of Spitalfields Market Opera. That 400-500 seat performing arts venue and rehearsal space is where - amongst other successful projects - the internationally acclaimed and commercially successful show "Stomp!" was created. The tiny "opera house" was an economically successful going concern at the time of the City of London compulsory purchase order for demolition of half of the Spitalfields Market. It clearly proved both the need and the viability of a 400 seat venue in striking distance of an inner London tube station and a more appropriate comparable than the much smaller and much larger ones selected by Savills.  
This is the kind of size venue which provides the crucial stepping stone for "grass roots" arts projects to launch up to a low-level commercially viable sized 400-500 seat venue, prior to launching into full size (1,000-2,000 seat) theatres and concert halls.
- c. The value will be two-fold:
  - i. One is in the excellent public transport accessibility radial and orbital from London-wide as well as its captive market from local areas themselves with otherwise poorer transport links.
  - ii. The other is in the wide diversity of local population and of their interests that can be accommodated.  
Rowntree Foundation studies show that decisions reached by consensus across the widest diversity of contributors are the strongest. The strength of cohesion in diversity.
- d. This means that the cafe and crèche with the three principal spaces of the Main Hall, Screening Room/Lecture Theatre and Undercroft whether as a whole or divided into smaller studios can all be used throughout the morning, afternoon and evening. Someone who comes in for one activity may then be tempted to try another, between boxing class and opera for instance.
- e. Other successful enterprises initiated by community groups that have blossomed into self-sustaining stand-alone organisations locally include the
  - i. Highgate Cemetery <https://highgatecemetery.org/about> and the
  - ii. Harington Scheme <https://www.harington.org.uk/about-us>.
- f. Other comparables to the theatre element of the Archway Central Hall proposal include further afield:
  - Trinity Arts, Bristol <https://www.3ca.org.uk/about>
  - Circomedia, Bristol <https://www.circomedia.com>
  - Rosehill, Whitehaven <https://www.rosehilltheatre.co.uk/>
  - Theatre Royal, Wakefield, <https://www.theatreroyalwakefield.co.uk/about-us/>
  - The Lamproom, Barnsley <http://www.barnsleylamproom.com/useful-information/faqs-general-information/>
  - Leith Theatre, Edinburgh <https://www.leiththeatretrust.org/about>

- g. The centre in its prominent location will complement the accommodation and also act as a visible face for the other successful venues locally such as Upstairs-at-the-Gatehouse, Jacksons Lane, Lauderdale House and not least the Methodist retained Central Buildings.
- h. The Business Plan currently in draft may obviously remain confidential pending negotiations with the owners and will be completed for this purpose when informed additionally by all aspects of any approval of the current planning application P2019/0214/FUL submitted early this year. The Plan is being prepared informed by the Owners' reports on the existing structure (as 3 above) and costs (as 4 above) and with the participation principally of:
  - Ruth Culver who has managed Spitalfields Market Opera and headed the Bayliss Programme for Education & Outreach at English National Opera.
  - Chris M Bailey: Campaign Manager at Action on Empty Homes and Head of Services at The Recycled Asset Company (TRACOUK)
  - David Craig Hall: valuer and surveyor at the Surveying Service.
  - Tall Stories board of trustees via joint founder and artistic director Toby Mitchell
  - The Theatres Trust national planning adviser, Tom Clarke MRTPI.
  - Locality Head of Services (South), David Moynihan.
  - Mayor of London's Energy Efficiency Fund (MEEF).

**7. The Appeal statement refers to the Better Archway Forum on pages 3, 4, 84, 100, 127, 129, 141-143 & 354-357.**

- o p3, 1.4: Savills' Addendum is in response to the LBI Delegated Report of 27th March 2019 and addresses points made in our letter of 18th February 2019, copy attached as 4 above, as to the Cafe and, they say as to the Creche although I am not aware of one in any of the comparables they quote. The comparables they quote remain either larger and difficult to fill or smaller and difficult to break even according to all the expert information we have been given. They do not appear to allow for instance for the Undercroft, for the Screening Room or for use of all facilities throughout the day and evening.
- o p3, 1.5: Unfortunately despite "meaningful discussions" the owners' proposals failed to reinstate a social infrastructure with the intended variety of accommodation to meet the diversity of potential client base or to achieve any space suitable for theatre use.
- o p4, 1.6: As 1.5, no satisfactory proposal was presented by the appellants.
- o p4, 1.10: The Conservation Area is described in the Character Appraisal and in the Committee Report attached. It is seen locally as is the community certainly as "diverse" but not "straggling".
- o p84: 6.10: Please see p3, 1.5 above as to absence of meaningful discussions.
  - 6.11: Better Archway Forum has indeed submitted the application which is not for "a theatre" but for an Arts Centre including amongst others an ancillary theatre use. Tall Stories as p30 above have indicated that they would "love to perform in the space" in our proposal and have usefully informed it but are not a party to the application.

6.12: That "the *existing* space is highly inefficient and not fit for purpose" is of course true. Not least the space cannot well be appreciated until up at gallery level while no significant performance area is visible from the galleries and there is little or no back stage accommodation or get-in. These are all addressed in the current application for change of use but not, according to Tall Stories or any other theatre group, in the Owners' offerings.

- o p100: Public responses:

Tall Stories tour full-sized as in West End terms theatres around the world. My understanding is that they would perform at Archway on each Sunday afternoon and evening then striking set until the next Sunday, they would use the space from time to time to create new pieces for performance elsewhere and would use such accommodation to expand the range of pieces and outreach. The joint artistic directors and founders together with other day-to-day staff and with the Board of Trustees carry an impressive and helpful range of expertise as well as consulting externally.

The Northern Line runs under the other side of the retained Methodist Central Buildings and terrace of Archway Close, now Navigator Square. In the early 1930's it terminated at Archway, then known as Highgate with reversing sidings under Navigator Square. A reason for rebuilding the original Methodist Buildings was to improve sound insulation.

The skylight is a welcome element of the Central Hall and designed from the start to be blacked out for cinema performances to professional standards as required by J Arthur Rank as 50% funder.

- o p127: Noted that Tall Stories was "looking to create a new venue and has seed money available".  
Communication improved with the Owners' new surveyor, Cormac Dolan, but did not lead to a propose a space suitable for theatre use whereas Tall Stories have indicated that they would "love to perform in the space" proposed in our current application.
- o p129 refers to responses to the Owners' earlier application not taken to appeal:  
Better Archway Forum responses noted.

Historic Environment and Design notes that "while the period style of the exterior is important to the surroundings, it is the interior which holds the greatest charm" which accords with our own assessment and that of the National Buildings Record as 1(b) above.

Housing notes that for both air quality and noise levels externally mechanical ventilation would be required. This is not wasted in the Arts Centre proposal, whereas passive ventilation is preferred good practice for offices such as subject of the current appeal.

- pp141-142, 5.17:  
Tall Stories and New Adventures each reported failure by former agents to respond to their approaches.

Better Archway Forum had approached two former agents of the Owners:

- i. I attach the Christo & Co details as owners' sole agents received from Paul.Stone@Christo.co.uk on 13th June 2008. He first showed me over the building on Thursday 19th June 2008 at 9am. Christo & Co themselves saw that the umbrella group of arts organisations together offered an excellent covenant. Each had a good track record but even failure of individual ones would not affect the whole. However no response came from their instructing owners.
  - ii. Ross.Kemp@Kingsbury-Consultants.co.uk emailed on 12th September 2011 that their clients will only consider unconditional offers in excess of £1.65m for this property. An unconditional offer prior to plans and a planning approval was hardly to be expected. On 9th October 2011 Kingsbury offered "survey drawings" and "reduced terms". In the event we were initially not provided with either. Eventually we were referred to survey drawings submitted with the earlier planning application, which have indeed been extremely helpful, but no reduced term.
- pp354-357: These are from the paper by Angela Connelly also attached with her support to our current change of use application. Our initial sketch plans on p356 were based on the small scale plans of as I recall earlier sale details I had received possibly from John Mason at the Central Buildings.

In conclusion we strongly urge that the appeal be dismissed.

Please do notify us of the time of the hearing and any site inspection.

**For the Better Archway Forum, Adrian Betham RIBA.**



**LONDON BOROUGH OF ISLINGTON  
TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION  
AREAS) ACT 1990, SECTION 69**

**BOUNDARY CHANGES TO A) THE MERCERS ROAD/  
TAVISTOCK TERRACE CONSERVATION AREA (NO. 24)  
AND B) THE ST JOHN'S GROVE CONSERVATION AREA  
(NO. 28)**

Notice is hereby given under the provisions of the 1990 Act, that the Council of the London Borough of Islington determined on 12 February 2008 that the areas described in the schedules to this notice are areas of special architectural or historic interest, and that it is desirable to preserve and enhance their character and appearance. Accordingly, the Council has designated the areas as Conservation Areas.

The principle effect of these designations is as follows:

1. Consent must be obtained from the Council for the demolition of any building in the area.
2. Six weeks notice must be given to the Council before works are carried out to any tree in the area.
3. Special publicity must be given to planning applications for the development in the area.
4. In carrying out any function under the planning acts (and in particular for determining applications for planning permission) the Council and the Secretary of State are required to take into account the desirability of preserving and enhancing the character and appearance of the area.

The boundaries are shown on the plans attached to the report to the Council's North Area Planning Committee of 12 February 2008.

Further information regarding the Conservation Areas may be obtained from the Conservation Team, Planning Department, 222 Upper Street, London N1 1YA

**Schedule:**

a) Mercer's Road/ Tavistock Terrace Conservation Area:  
two warehouses to the rear of 443-453 Holloway Road

b) St John's Grove Conservation Area:

24-26 and 32 and 36-50 Junction Road; 2-12 Archway Close; the Methodist church, Archway Close; Archway Tavern, Archway Close; 8-9 Flowers Mews; the former Methodist Hall and office building/ shops associated with the Methodist church on St John's Way.

26 February 2008

Louise Reid, Head of Development Management



**Report of: Environment and Regeneration Assistant Director (Planning)**

Meeting of	Date	Agenda Item	Ward(s)
North Area Planning Committee	12 February 2008		Junction

Delete as appropriate	Exempt	Non-exempt

**Subject: St John's Grove Conservation Area:  
Proposed Boundary Changes**

## **1. Synopsis**

- 1.1 The report recommends the adoption of an extension to the existing St John's Grove Conservation Area (LB Islington No. 28), to include
- selected properties on the north side of Junction Road, namely nos. 24-26, 32, 36-50,
  - all buildings on Archway Close, (nos. 2-12 and the Methodist church),
  - nos. 8-9 Flowers Mews,
  - the Methodist Hall and the office building with shops associated with the Methodist church on St John's Way,
  - and the Archway Tavern.
- 1.2 The report explains the benefits of the designation for the area proposed for inclusion in the Conservation Area.

## **2. Recommendations**

- 2.1 That the St John's Grove Conservation Area (LBI no. 28) be extended with immediate effect as shown on the attached plan Appendix 1.
- 2.2 That the appropriate officers be instructed to take all the necessary steps to bring the designation into effect and to inform all interested parties accordingly.
- 2.3 That the Article 4(2) Direction for the existing St John's Grove Conservation area be introduced on a provisional six month basis for the extension areas.

- 2.4 That officers be instructed to carry out a public consultation exercise on the designation, the Article 4(2) Direction and the Design Policy Guidelines and to report back to Committee on the results of the consultation.

### **3. Background**

- 3.1 The St John's Grove Conservation Area (LBI No. 28) was originally designated on 23 April 1990 to introduce conservation controls into this part of the Borough where there are buildings of architectural or historic interest.
- 3.2 In September 1995 two additional properties were added into the Conservation Area, namely St. Peter's Church and no. 72 Dartmouth Park Hill. Both were under threat of demolition at the time and were subsequently saved and refurbished for alternative uses.
- 3.3 The boundaries were last reviewed and extended on 17 March 2003, and properties on the south side of Junction Road and a number of properties on side streets included. Since then a further appraisal of the area has been carried out and it has been found that a number of properties merit inclusion in the Conservation Area and protection from demolition.
- 3.4 The conservation area designation has overall been effective in preserving the character and appearance of the area. Design policy guidelines were adopted in 1991 following public consultation, and an Article 4(2) Direction introduced in August 2002 and confirmed in December 2002, again following public consultation.

### **4. Discussion**

- 4.1 In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 69, Local Authorities are obliged to review from time to time their conservation areas and conservation area boundaries, and carry out adjustments to existing boundaries where those are considered necessary.
- 4.2 The extension of the existing St John's Grove Conservation Area will bring control over the complete or substantial demolition of the buildings included within it. Any proposal to alter, extend or replace the buildings proposed for inclusion will be assessed against the criterion of whether such proposals would preserve or enhance the character of the Conservation Area.
- 4.3 The Methodist Hall on St John's Way, a locally Listed building considered to be of historic and architectural interest, is currently under threat of demolition, and it is considered that this further strengthens the case to include the 'Archway island site' in the Conservation Area.

### **5. Implications**

- 5.1 Finance Implications - All costs arising from the adoption of the proposed Conservation Area extension will be met from the existing planning revenue budget. It is unlikely that it will bring significant workload in terms of development control casework.
- 5.2 Legal Implications - All legal implications are included within the main body of the report.

- 5.3 Equality Implications - The extension of the Conservation Area will contribute to preserving and enhancing the architectural and historic character of the Borough for the benefit of all residents and workers.
- 5.4 Environment - The proposed extension of the Conservation Area will help to protect and retain the existing built fabric in the Borough and promote the repair of buildings rather than their demolition and redevelopment.

## **6. Conclusion and reasons for recommendations**

The proposed Conservation Area extension will bring tighter controls over development within the Conservation Area and will ensure that important historical buildings and features are preserved.

### **Background papers:**

-character appraisal

## Final Report Clearance

**Signed by**

Assistant Director (Planning)

Date

**Received by**

Head of Democratic Services

Date

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Date: 17 January 2008

# BOUNDARY CHANGES TO THE ST JOHN'S GROVE CONSERVATION AREA

## CHARACTER APPRAISAL



*Archway Tavern, built in 1866 to designs by J.G. Ensor, locally Listed at Grade B*

## 1. INTRODUCTION

- 1.1 In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 69, Local Authorities are obliged to review from time to time their conservation areas and conservation area boundaries, and carry out adjustments where those are considered necessary.
- 1.2 This document has been prepared by the Conservation Team at Islington Council. It recommends that the existing St John's Grove Conservation Area in the north of the Borough is extended to include what is known as the Archway Island site, and a number of properties of architectural interest on the north side of Junction Road.
- 1.3 In September 2007 the Council adopted the *Archway Development Framework* as a Supplementary Planning Document. The proposed Conservation Area extension zone, with exception of Woolworth's on 36-50 Junction Road, falls within the area covered by the Framework. The framework stresses the importance of Archway as a 'thriving district centre'. With regard to the historic environment it lists a number of buildings that are of particular merit and states:

*Developments should conserve the cultural and historical buildings of interest in the area, including the following locally listed buildings:*

- 32 Junction Rd, Listed at Grade A*
- The Archway Tavern, listed at Grade B*
- The shop front of 6 Archway Close, listed at Grade B*
- The former Archway Methodist Hall, listed at Grade B*

*Archway Close and its historic frontages contribute towards creating a local character and identity in Archway. Any new development should seek to retain the facades and enhance the setting of these buildings.*

The aims set out in the Framework for the improvement and promotion of the Archway area will be fostered by the designation of the island site and the best buildings on Junction Road. The extension of the Conservation Area will help to improve the image of the area, attract visitors and pay due regard to its historic and architectural interest.

- 1.4 The boundaries of the St John's Grove Conservation Area have recently been reviewed and it is considered that there are properties of architectural and historic interest to the north east and east which merit protection, including those listed in the Framework. Those properties include all buildings on the Archway Island site; those are

- The Archway Tavern
- 2-12 Archway Close
- 1-4 Central Hall buildings
- 3-9 St John's Way
- The Archway Methodist Hall
- 8-9 Flowers Mews.

It is proposed to also include the following properties on the northern side of Junction Road:

- 24-26 Junction Road
- 32 Junction Road.



- 36-50 Junction Road

- 1.5 The character of the St John's Grove Conservation Area was initially mainly residential. The Conservation Area has been extended in March 2003 to include properties on the southern side of Junction Road stretching from Brookside Road to Holloway Road, nos. 1-89 Junction Road. Those properties have commercial uses on the ground floor, and have brought a commercial element to the character of the Conservation Area. It is therefore considered justified to include further high quality buildings of non-residential character in the Conservation Area, to protect them from demolition and acknowledge their architectural and historic significance.
- 1.6 Attached to the designation of a Conservation Area are a number of benefits and obligations. Benefits would include the option of a grant scheme, funded in partnership with English Heritage, to improve existing shopfronts and street frontages. Such grant schemes have been run successfully in several areas in Islington, including Whitecross Street, Chapel Market, Caledonian Road and the southern stretch of Holloway Road, where existing shopfronts and façades have been refurbished and upgraded. It is also envisaged that the designation would generally improve the public image of the area by acknowledging the rich architectural and historic heritage around the Archway Island site and its local significance. Planning obligations to building owners and occupants will generally remain as they are, with the exception that Conservation Area Consent would be required for demolition of buildings.
- 1.7 The Council has put in place a set of Conservation Area Design Guidelines specific to the St John's Grove Conservation Area. Those guidelines are considered to remain valid and shall apply to the properties now proposed for inclusion in the conservation area. The list of shopfronts to be retained will have to be amended and worthy shopfronts in the newly designated new areas will have to be included. Policies for roof extensions for the newly included buildings will be considered.

## **2. PLANNING POLICY CONTEXT**

- 2.1 Conservation Areas are areas which the Council considers to be of '*special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'. [Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990]. Once a conservation area is designated the Council has a statutory obligation to:
- from time to time, publish proposals for the preservation of enhancement of the character and appearance of the conservation area.
  - pay special attention to preserving or enhancing the character of the area when considering planning proposals affecting the area.
- 2.2 Conservation is not about preventing change, it is about ensuring that any future change preserves or enhances the character and appearance of the conservation area. To achieve this the council uses its planning powers to manage change so that it occurs in a careful and sensitive manner.
- 2.4 Listed / locally Listed Buildings and trees**
- 2.4.1 There are no statutorily listed buildings in the areas which are proposed for inclusion in the St John's Grove Conservation Area.

2.4.2 **Local listing** is a designation made by the Council. Buildings on this list are classed Grade A, B or C, denoting their significance (descending in significance from A to C). Grade S denotes locally important shop fronts. Buildings on the list are considered to be of local importance, either architecturally or historically, and special to the Borough. Listed Building Consent is not required to alter locally Listed buildings. Normal planning regulations apply; this means that some alterations to dwelling houses and most alteration to flats and commercial premises will require Planning Permission. It is considered best practice that the Council's Conservation Officers are informed of any proposed alterations to ensure that the materials and techniques used are not harmful to the building's historic fabric.

The locally listed buildings within the St John's Grove Conservation Area are as follows:

<b>Name</b>	<b>Number</b>	<b>Road</b>	<b>Grade</b>
Archway Tavern		Archway Close	B
Archway Methodist Central Hall		Archway Close	B
(shopfront)	6	Archway Close	B
Former Royal Friendly Society	32	Junction Road	A

#### 2.4.3 **Trees**

Private trees in a Conservation Area are protected; a Section 211 Notification to the Council is required for felling and pruning trees located on private land. Trees on public land (highways, housing estates etc) will not be affected by the designation.

### 3. **APPRAISAL OF THE AREA'S CHARACTER AND APPEARANCE**

3.1 This section identifies buildings and other features which give the Island site and the section of Junction Road in question their special character and appearance. The appraisal is however no comprehensive catalogue of buildings and features, and while it aims to identify the most significant buildings, areas and features, it should not be read as a definite list of important elements.

#### 3.2 **Location & General Character**

3.2.1 Junction Road and the Archway island site are located in the north of the borough to the east and west of the Holloway Road, a main traffic artery leading to Highgate and out of London.

3.2.2 The properties proposed for inclusion in the Conservation Area are used for commercial purposes and form part of the Archway Special Policy Area which promotes Archway as a local town centre. The Junction Road properties also form apart of the local protected shopping area, and 24-26 and 32 Junction Road fall within an Area of Opportunity centred around the Archway Tower.

3.2.3 Buildings on both sites date from the Victorian, the Edwardian and the inter-war period. They contribute to the character of the local Archway shopping area. Heights vary from two to five storeys, and uses range from office to retail and entertainment with some residential on upper storeys. Flowers Mews is a residential conversion of a former smithy building.

### 3.3 Origins & Historic Development

3.3.1 The Holloway Road was first mentioned in 1307 and from medieval times formed a significant route from London to the north past Highgate. Some suburban development is recorded from the mid C18. The Mother Red Cap public house on the Holloway Road is shown at c1740.

3.3.2 Junction Road and St John's Way are both laid out in the C19 as part of the development of the area as a London suburb, and built up with Victorian terrace houses. The Archway Tavern is built in 1866 to designs by J.G. Ensor, marking the terminus of the local tramway. A first Methodist chapel building is constructed in 1873 on a designated site, wedged between terraces on the Archway Road and St John's Way. The chapel is replaced in 1933-4 by a new enlarged building to designs by George Withers, financed by the Methodist cinema mogul J Arthur Rank, with a hall on St John's Way, and offices and shops facing the traffic junction and Archway Road.



*Aerial photograph (1946) showing the original road layout prior to the introduction of the gyratory system*

3.3.3 The post-war period brings a significant change with the re-planning of traffic in 1962 and the introduction of a gyratory system. Archway Road is truncated and the traffic carried around Flowers Mews and the Methodist hall. This results in the loss of some Victorian houses to the east and the Whittington Almshouses to the north. The island

site itself however retains its buildings and stands as a witness of C19 north London suburban development, with typical Victorian terraces but also a grand public house and the impressive if neglected Methodist building, today split into two separate ownerships.

### **3.4 Archaeology**

The Unitary Development Plan (2002) does not identify any areas of particular archaeological interest in the area in question.

### **3.5 Spatial Analysis**

3.5.1 The Archway Island site is very clearly defined by the roads that constitute its boundaries. The site forms a distinct architectural entity, if compromised by the heavy traffic flow surrounding it. Landmarks on the island site are clearly the Archway Tavern public house and the buildings of the former Methodist chapel which occupy bigger frontages and are built to greater heights than the terrace of Victorian houses on Archway Close and the buildings on Flowers Mews. The pub and Methodist buildings, while neglected to a greater or lesser extent, are buildings of quality and lend identity to the site. The Victorian terrace houses on Archway Close are good quality examples of their type, and contribute to the architectural and historic variety of the area.

3.5.2 Junction Road is an important local traffic route leading to Tufnell Park and on to Kentish Town; buildings identified for inclusion in the Conservation Area (nos 24-26, 32, 36-50) differ in appearance but all contribute to the character of the area. While the south side of Junction Road is characterised by continuous terraces of relatively uniform design with some infill buildings, the north side is much more diverse; buildings are generally set back and allow for a generous pavement. The best buildings on the north side merit protection and are therefore proposed to be included in the CA.

### **3.6 Key Views & Vistas**

3.6.1 The island site falls within two protected local views to St Paul's; those are views from Archway Bridge and Archway Road. Any new development must not interfere with those views, and heights of new structures must respect the protected viewing corridor.

3.6.2 Views into the conservation area from all main roads are important. Views up Holloway Road from the south and along Junction Road as well as from St John's Way are the most significant.

3.6.3 There are a number of local landmark buildings views onto which are locally significant; those include the Methodist Hall and the Archway Tavern on the island site, and the Royal Friendly Society on Junction Road.

### **3.7 Building Materials and frontages**

3.7.1 Building materials are predominantly brick, including London stock brick and red brick, in some cases with stone dressings; also there are a number of rendered and painted frontages. The Royal Friendly Society has a good heavily sculpted ground floor in stone, and stone dressings on brick above. Roofs, where they are visible, are covered in slate or ceramic tiles.

3.7.2 Many shopfronts have been altered in the C20, with the introduction of aluminium or uPVC frames replacing timber shopfronts. Good shopfronts survive at 6 Archway Close and the Archway Tavern. Woolworths on Junction Road retain parts of its attractive original curved shopfront and metal frame.

### 3.8 The Buildings

3.8.1 The buildings within the area to be added to the conservation area make a positive contribution to its character and appearance. Some of the building in the area are in need of repair or sympathetic refurbishment, most importantly many of the existing shopfronts.

3.8.2 Buildings that make a **positive contribution** are worthy of retention although some may require restoration or refurbishment. There is a general presumption in favour of their retention which is set out in the current UDP and in national guidance (Planning Policy Guidance 15). Demolition or unsympathetic alterations will therefore be resisted. All of the buildings within the extension zone of the Conservation Area are deemed to make a positive contribution to the character of the area; the finest buildings within the area are covered by local Listing (see list above).

3.8.3 On Junction Road are:

- the locally listed Edwardian Royal Friendly Society building with an elaborate brick and stone frontage with an elegant turret, chimneys and neo-Baroque gable,
- the Woolworth's building at 36050 Junction Road, a Neo-Georgian block in brick with sash windows and decorative metal balconies and an elegantly curved shopfront at the centre,
- and a double fronted three storey Victorian Villa at no 24-26, with good sculpted window surrounds and keystones.

3.8.4 The archway island site includes:

- The locally Listed Victorian building of the Archway Tavern in brick with a heavily sculpted roof
- The Former Methodist hall and offices, in a restrained art Deco mode, built in brick and render, with shops on the ground floor and stepped parapets
- The Victorian three storey terrace houses in brick (some painted or rendered) on Archway Close, with shops on the ground floor, with good architraves and one locally listed shopfront at no. 6
- And the former smithy building and its neighbour on 8-9 Flowers Mews, of an intimate scale and showing its origins as mews buildings.

### 3.9 Land uses

3.9.1 There are a small number of residential conversions in the area, including the former stables/ smithy on Flowers Mews. However, most of the buildings in the proposed Conservation Area are in commercial or office use, some with residential use on upper floors. The non-residential uses contribute to the character and vibrancy of the area, and conversion to residential will not normally be permitted.

3.9.2 Often the best use for a building is that which it was designated for, and retaining the commercial character is important to the area. Public houses, shops and offices should

be kept in appropriate uses which will help to retain their architectural or historic local interest.

### **3.10 Public Realm**

Street surfaces and street furniture within a conservation area constitute the setting for its buildings and should contribute to the quality of public spaces and the wider street scene. There is scope for improvement to the existing paving, street furniture and railings. The paving consists generally of concrete slabs, and replacement with natural stone should be considered, in order to create a better quality environment and introduce a material fitting the age and character of the area and its buildings. The area to the east of the Methodist Hall is particularly unattractive and is used for car parking. This area should be upgraded and landscaped, including the removal of car parking, in any forthcoming scheme for the building or streetscape initiative.

### **3.11 Gardens & Trees**

There is no public green space in the extension zone, and the conservation area has a lack of soft landscaping and planting. Archway Close and the area in front of the Methodist Hall benefit from some recently planted street trees; those should be retained. Woolworth's (36-50 Junction Road) also features trees which make a contribution to the streetscene; those should equally be retained.

### **3.12 Negative factors and desirable improvements**

3.12.1 The greatest harm to the character of the area has occurred in recent decades, with the loss of original timber shopfronts, the replacement of timber windows with aluminium or uPVC, and the installation of new inappropriate signage. The designation of a Conservation Area will put further emphasis on the reinstatement of lost features such as timber shopfronts and windows and doors in an appropriate material and to a high quality design.

3.12.2 Furthermore, the current traffic layout is unsatisfactory and physically separates the island site from the shopping area on Junction Road. An improved connection between the two is desirable, and all efforts should be made to make the island site more accessible. Such considerations also form part of the current Archway Framework.

### **3.13 Capacity for Change**

3.13.1 There is scope to greatly improve especially the ground floor street frontages of existing shops with better fittings and materials more suitable to the host buildings. Applications will be assessed on their merits and applicants encouraged to adopt a design strategy sympathetic to the host building.

3.13.2 Further roof extensions on the Victorian properties on Archway Close should not be permitted. The buildings form a consistent group and the existing roof extension at no. 10 is unsatisfactory and harmful to the appearance of the area.

## **4. COMMUNITY INVOLVEMENT AND CONSULTATION**

4.1 The designation of properties on Archway Close has been communicated to local councillors and the Town Centre Manager. No open public consultation has been



carried out in this instance in order to protect the Methodist Hall building; this building which is considered locally significant is under threat of demolition, and a number of schemes and recent enquiries suggest that the current building owner is intending to progress a replacement scheme.

## **5. CONSERVATION AREA DESIGN GUIDELINES**

Together with general advice and guidance about conservation area law and policy that is available in separate pamphlets, the Council will prepare a draft amendment to the existing St John's Grove Conservation Area design guidelines which, when adopted, should be used in the determination of planning applications and reflect how the area should be managed. These amendments will be prepared in line with national good practice guidance set out in '*Guidance on the Management of Conservation Areas*' by English Heritage.

## **6. MANAGEMENT PROPOSALS**

- 6.1 In order to reduce street clutter signage and other furniture will be removed as and when they are no longer required. The Council will endeavour, when new works are required, to choose replacement products that will also enhance the character and appearance of the area in keeping with good practice guidance in the English Heritage '*Streets for All*' document. The Council will also seek to use its powers to remove any unauthorised advertising hoardings, roller shutters and other visually detrimental alterations.
- 6.2 The Council is currently running building improvement grant schemes in conservation areas in partnership with English Heritage. The aim of the schemes is to encourage economic regeneration by contributing funds for the repair and improvement of historic buildings and the public realm. The extension zone of the St John's Grove Conservation Area is a prime candidate for such a grant scheme as it fits the English Heritage criteria. The Council would, therefore, aim to prepare a bid to English Heritage and, if successful, the grant would be available to business and property owners within the scheme areas who wish to repair or improve the frontages of their buildings. Typical work that can be funded includes restoration of historic shop fronts; installation of new high quality shop fronts designed to complement the character of the area; replacing modern uPVC windows with historically accurate ones; removing render and cleaning brickwork to the upper parts of a property. Grant funded improvements to the public realm also help to reinforce the local distinctiveness and commercial attractiveness of the area.

This document was prepared by the Conservation and Design Team of the London Borough of Islington



*Boundary changes hatched fat in light blue. Existing Conservation Area hatched in thin blue.*



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30 April 2020

Dear Mr Carless,

You will be aware that we have previously written to the Council requesting further information in relation to housing matters. We advised in those letters (INS01-INS03) that there may be further requests as our initial preparation continued. We can confirm that there are several areas of the Plan and the supporting evidence base that we are seeking further information and justification on. These are set out under the following headings.

**Sustainability Appraisal / Strategic Environmental Assessment**

We have now had an opportunity to review the Integrated Impact Assessment (IIA) (PD4) and are seeking further clarification and justification in relation to a number of matters associated with the Sustainability Appraisal / Strategic Environmental Assessment (the SA). These are set out in the following table.

Plan Reference	Clarification Sought
Area Spatial Strategies	<p>The Plan relies on eight area spatial strategy areas to deliver the majority of its needs. Most of these have been described as being 'carried forward' from the currently adopted development plan. Given that this Plan would replace the currently adopted development framework and is therefore a 'new' Plan, we would like further clarification on whether there are any alternative overall strategies to the identification of the area spatial strategies that would allow the Plan to meet its identified needs and therefore represent a reasonable alternative(s)?</p> <p>Having regard to the context set out by regional and national policy and any constraints that these bring, are there alternative <u>uses</u> that could have been considered within each area spatial strategy and should therefore have been assessed as a reasonable alternative(s)?</p> <p>The assessment tables for the area spatial strategies set out that they have 'no effect' as they represent a spatial</p>

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Your ref: INS04  
Our ref: LBI03

Planning Inspectors:  
Mr Manning and Mr Parker  
c/o Programme Officer, Ms Edwards

29 May 2020

Dear Sirs,

**Re: LB Islington response to fourth letter from Inspectors, 30 April 2020**

Thank you for your fourth letter (document reference INS04) and request for additional information. This letter sets out the council's response to the various clarifications and justifications sought in relation to the Sustainability Appraisal / Strategic Environmental Assessment (the SA), as well as responding to questions on business and retail floorspace needs and deliverability of site allocations.

**Sustainability Appraisal / Strategic Environmental Assessment**

In relation to considering reasonable alternatives the IIA (document reference PD4) paragraph 2.12 states that:

'Only the consideration of reasonable alternatives is necessary. It is unnecessary to consider an unrealistic alternative. Also not every plan issue needs an alternative. Sometimes there may be only one approach to an issue with no possibility of having no policy as an option...'

This is supported by the guidance produced for the RTPi by Levitt-Therival consultants<sup>1</sup> which sets out in section 3 guidance on identifying reasonable alternatives:

'Alternatives are not needed for every plan issue. A 'policy versus no policy' comparison of alternatives is necessary only where 'no policy' is under active consideration by the planning team. Where only one alternative is reasonable, then looking at other alternatives is not 'reasonable'. Not meeting objectively assessed housing need and going against Government policy are also generally not 'reasonable'.'

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<sup>1</sup>Page 12 Strategic Environmental Assessment. Improving the effectiveness and efficiency of SEA/SA for land use plans. RTPi Practice Advice January 2018 <https://www.rtpi.org.uk/media/1822/sea-sappracticeadvicefull2018c.pdf>

The IIA notes that other policy issues are constrained by the context of the London Plan and the two-tier policy system within which London Boroughs operate. Nevertheless the SA did identify and consider various policy alternatives where these were considered reasonable, realistic and distinct. The council would however like to emphasise that given the borough's context, its character and limited remaining development capacity - land supply in Islington is constrained, and the borough is small and densely populated – the genuine and meaningful alternatives are often very limited.

The Legal Compliance Statement (document reference SD30) provides further explanation of the consideration of alternatives both in the context of plan preparation and also as part of a detailed response from the council to Tileyard London Limited Regulation 19 representation on the IIA. The sustainability topic paper (document reference SD 27) also provides further explanation of the approach.

### **Area Spatial Strategies**

Paragraph 4.53 in the IIA sets out the council's justification for choosing the spatial strategy areas and is clear why no reasonable alternatives were identified for the spatial strategy areas. The Local Plan Topic Paper: Vision and Objectives, Policy PLAN1, Spatial Strategies (document reference SD20) provides further explanation to justify the continued inclusion of spatial strategy areas.

The spatial strategy areas already accommodate established functions such as housing, commercial (business and retail), industrial, leisure, cultural, transportation, and social infrastructure. These areas also have the greatest capacity to accommodate future growth across a variety of functions. The Site Allocations topic paper (document reference SD23) for example identifies sites within the Site Allocations DPD accounting for around 80% of the growth are focused within the Spatial Strategy areas.

The spatial strategy in the Local Plan Review reflects the spatial strategy established in the current Local Plan. As set out in Topic Paper SD20 the issues that existed when the spatial areas were derived continue to exist. The spatial strategy reflects the areas where growth and development needs have been - and continue to be – focused given the constraints and challenges for accommodating growth sustainably that operate within the borough. The amount of development delivered in recent years and further pressure for development means these spatial areas continue to be necessary.

The borough outside of these areas is predominantly residential and whilst there will be development opportunities that do come forward, these will be at a more limited scale and not require specific spatial policies. Moreover other policies in the plan provide a clear basis for guiding development in such locations. Other constraints which affect the potential for growth outside the spatial areas include heritage assets, social infrastructure, transport infrastructure and open spaces. Approximately half of the borough is covered by Conservation Area designations, 41 in total and this is where most of the listed buildings are located. Both Conservation Areas and listed buildings are largely concentrated in the southern half of the borough, south of the Emirates Stadium and to the west of Holloway



Road. The Emirates Stadium itself is a constraint as it will inevitably remain in place throughout the plan period. The transport corridors; the East Coast mainline, the overground network, the Regent's canal and the primary road network are constraints through their use, although the road network provides growth opportunities at key junctions. Islington parks and open spaces are protected land use of utmost importance. Given these constraints and the specific borough context, the council does not consider that there are any realistic alternative locations for focusing growth and addressing identified development needs for a range of uses.

An alternative way of viewing this is the variety of existing uses in the spatial strategy areas provides the opportunity for growth. Targeting growth towards the spatial strategy areas therefore responds to the identified need for land supply and changing needs for different uses and the ability for these uses to work together harmoniously. It also reinforces a sustainable pattern of development given the proximity of the Spatial Strategy areas to key transport links present, and their location along historic transport routes. Specific policies are needed within these areas to help guide the competing pressures for land use as well as to ensure that growth and change is accommodated sustainably. These locations reflect the locations in the London Plan where growth is focused and are therefore consistent with the objective of achieving Good Growth. Part of achieving the Mayor's aim of Good Growth is the objective to make the best use of land which means directing growth towards the most accessible and well-connected places to make the most efficient use of the existing public transport network. It is not considered that a plan without specific spatial policies within these locations would be justified, effective or deliverable or lead to sustainable development outcomes.

Presentationally there could have been one overarching spatial strategy policy rather than eight individual strategies with further detailed content included elsewhere in thematic policies in the Local Plan. However this would not have changed the areas identified for growth, which would have remained and may have led to repetition and a lack of clarity from a spatial point of view.

Most of the spatial areas accommodate a range of uses and do not restrict other uses. In terms of alternative uses which should have been assessed by the IIA as reasonable alternatives, the one use which is restricted, to an extent, across the town centre focused spatial areas is residential uses in town centres. This is set out in Policy R3. Other restricted uses such as hotels and Purpose built student accommodation have had a more permissive alternative considered which could potentially be an alternative in some of the spatial strategy areas<sup>2</sup>. With regards conventional residential use the topic paper for Retail, Leisure and Services, Culture and Visitor Accommodation (SD22) sets out why the council considers residential uses to be problematic in terms of how they co-exist with a broad range of commercial uses found in Town Centres as well as the risks posed in terms of their potential negative impacts on commercial uses. Residential uses are not precluded. Policy R3 strongly resists residential uses at ground floor level. Changes of use at upper floor levels, whilst permitted, would have to comply with criteria in relation to residential quality, impact on continued operation of other town centre uses and loss of ancillary floorspace. The

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<sup>2</sup> Paragraphs 4.206 to 4.211 Integrated Impact Assessment Islington Local Plan Proposed Submission (Regulation 19), September 2019

significant additional promotion of residential use in the town centre spatial strategy areas has not been included as an alternative as it would conflict with the borough wide approach.

The delivery of a significant proportion residential accommodation in town centres is not required to meet overall housing targets and is not realistic or appropriate given other identified development needs in these locations. However some site allocations do identify opportunities for residential development where this is considered appropriate. The following site allocation references are examples of mixed use sites within the town centre where residential uses are allocated: AUS12, NH1, NH2, NH12, FP1, FP2, FP9, FP11, ARCH1, ARCH6 and ARCH11, The following are similar mixed use sites with residential identified in Bunhill and Clerkenwell: BC15, BC24, BC25, BC37.

The restriction of certain uses within SP3 is addressed further below.

With regards to clarification as to whether the area spatial strategies in some cases go further than policies in the plan and therefore have more than 'no effect' this is considered in the legal compliance statement page 59 which states : "the spatial policies are the spatial expression of the detailed plan policies set out in the rest of plan; therefore, this assessment considers that, for the most part, the SP suite of policies will themselves have no effect as they reflect requirements of other policies, albeit drafted with reference to each specific area. Where the spatial policies have a specific policy element which is unique to that spatial area, then this has been identified in the assessment, for example building heights and improving pedestrian connections are identified in the assessment of SP3." Other examples are the positive effect against the objective for access to housing for SP2 in respect of the policy which sets out specific criteria for residential moorings. Permeability improvements and more sustainable travel movements are considered a positive effect identified for SP2 as well as the policy recognising the need to continue to provide important services for local communities along Caledonian Road. Policy SP8 is also considered positive for its recognition of the views to and from Highbury Fields open space. In the Bunhill and Clerkenwell AAP, for example, a minor positive effect was identified in relation to the preservation of heritage assets in policy BC8. BC7 will have positive effects on health and wellbeing through redevelopment of the Finsbury Leisure Centre. BC3 will have a minor positive effect as it supports the enhancement of the public open space at Finsbury Square. There is a positive effect for BC4 which identifies City Road Basin as a potential location for the expansion of Islington's Heat Network. Another minor positive for BC4 are the specific criteria for residential moorings similar to SP2.

### **Policy SP3**

SP3 is not a newly identified spatial strategy area. It is included in the current Local Plan as part of the King's Cross and Pentonville Road key area. However, for the purposes of the Local Plan review it has been separated out in order to provide further detail to address the development challenges and opportunities the LSIS faces.

The consideration of alternatives for SP3 is considered under policy B2 in the IIA which explains why the alternative considered was dismissed in paragraph 4.170 of the Regulation

19 IIA report. This is explained in further detail under the heading 'Policies SP3, B1 and B2' below.

Further to this the council does not consider that there are any reasonable alternatives. The Employment Topic Paper (SD16) sets out the extensive evidence in support of the proposed policy approach which seeks to safeguard and intensify the designated LSIS for industrial uses. The introduction of non-industrial uses in the designated LSISs is not supported. The arguments in favour of this approach are based on the existing local and regional policy and evidence; the changes to the existing stock of industrial uses in London and Islington; the shift away from traditional industrial uses to those which support a more serviced based economy; and the very significant and rapidly increasing development pressures from non-industrial uses. The Employment topic paper sets these arguments out and the council is clear that the promotion of significant quantum of non-industrial uses such as office floorspace would be contrary to the evidence and policy context and would not be a reasonable alternative to consider. The GLA has expressed support for the council's policy approach to industrial land; confirmed by the Mayor in his response and clarification letter to the November 2018 Regulation 18 consultation, and to the October 2019 Regulation 19 consultation.

Vale Royal/Brewery Road LSIS has a long standing history of industrial activity which has been reflected in successive development plans. The boundary is defined in current Local Plan Policy as the identified LSIS. The boundary has not been changed with no reasonable alternatives possible. The following is a simple description of the boundary and justifies why there are no possible reasonable alternatives.

The western boundary of the LSIS comprises York Way (A5200), which runs north to south adjacent to the proposed area. This also forms the boundary of the borough of Islington, beyond which lies a predominantly residential development within LB Camden. It thus forms a natural boundary to the LSIS.

The boundary to the south comprises railway lines which are elevated running east/west and a second set of lines running almost north/south in a cutting – these enter a tunnel. Both sets of lines form a physical boundary to the LSIS. The southern boundary then runs along Blundell Street with the north of the road in industrial use and the south residential with the Nailour estate.

To the east the boundary is formed by Caledonian Road, land uses on the other side of the road include the Pentonville Prison and the Caledonian estate – a grade II listed early Edwardian estate which results in a clear natural boundary and delineation of uses. The eastern boundary continues north up to Market Road.

To the north, the boundary runs along a short section of Market Road before turning south at the Market Road Gardens public park and adjacent Hayward adventure playground. The Islington tennis centre and adjacent football pitches form the northern boundary running parallel with Market Road along the rear of the industrial units fronting Brewery Road.

Given the above context and the clear evidence of need to protect and enhance industrial uses in the LSIS there were not considered to be any reasonable alternatives to the boundary that also retains the integrity and industrial function of the area.

The IIA notes that there is a minor positive effect against the objective minimising the need to travel for policy SP3 which will help encourage a shift to more sustainable forms of travel with reference to improving pedestrian connections. However the assessment should have added that there is a degree of uncertainty in respect of the transport routes as they are reliant on what development comes forward and at what time, which introduces a significant amount of variables that cannot realistically be covered in an SA.

In terms of the layout the council does not consider there is any realistic possibility that a different layout can be identified and considered deliverable for the industrial estate given the existing road network and street pattern. The spatial policy, supported by evidence, (Document reference EB15) identifies improvements that can be made within the existing layout of the area. Land ownership is also fragmented and whilst the concentration of site allocations in the west of the LSIS may afford an opportunity for changes to layout this could not be considered comprehensive enough to consider an LSIS wide opportunity apart from site specific opportunities. The council does not consider there evidence to support a change in layout, it would mean significant changes to the roads and affect some landowners significantly and is therefore not considered realistic or achievable.

### **Policies SP3, B1 and B2**

The IIA explains why the alternative was rejected in paragraph 4.170 of the Regulation 19 IIA report. There are two reasons:

- it is not a policy requirement of the draft London Plan and,
- the draft London Plan policy strongly highlights the imperative to protect the industrial function of these areas and minimise the introduction of alternative uses which would undermine that function.

Draft London Plan Policy E7<sup>3</sup> part D 2) sets out that the industrial and related activities on-site and in surrounding parts of the SIL, LSIS or Non-Designated Industrial Site should not be compromised in terms of their continued efficient function, access, service arrangements and days/hours of operation. The council would add that the LSIS is compact and constrained with narrow access roads which already present challenging servicing arrangements. Mitigating the impacts of introducing other uses sensitive to industrial land uses may be not be that simple.

Paragraph 6.7.1 of the draft London Plan explains that all boroughs are encouraged to explore the potential to intensify industrial activities on industrial land to deliver additional capacity. The council considers it is supporting intensification with the policy approach in SP3. What the borough is not doing is considering whether these uses can be co-located or mixed with residential. But as noted in the IIA it is not a policy requirement to consider mixed use development and the council considers it is unreasonable for the following reasons:

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<sup>3</sup>Policies E4, E5 and E7 of the London Plan are subject to Directions by the Secretary of State:

[https://www.london.gov.uk/sites/default/files/annex\\_to\\_letter\\_to\\_the\\_mayor\\_of\\_london\\_13\\_march\\_2020.pdf](https://www.london.gov.uk/sites/default/files/annex_to_letter_to_the_mayor_of_london_13_march_2020.pdf)

- Islington is classified as ‘retain capacity’ borough for industrial floorspace in the draft London Plan.
- housing needs and other needs can be met in more appropriate locations elsewhere in the borough
- there is extensive evidence which supports the safeguarding and intensification of designated LSIS which any approach to co-location may hinder
- any consideration of such an approach would create uncertainty for landowners

Paragraph 3.130 of the sustainability topic paper (document reference SD 27) also provides further explanation for the approach taken:

*“As noted in paragraph 4.170 of the IIA, an alternative was considered which would support intensification of industrial activities to deliver additional capacity and to consider whether some industrial activities could be co-located or mixed with residential or other uses. The alternative was dismissed as unreasonable, given the pressures the LSIS faces. In the past residential uses ( and other non-B uses) were seen as a main threat to the LSIS, and in recent years the intense pressure from office-led proposals has become as much of, if not greater, threat to the LSIS in the long term. Therefore, it was considered that the co-location approach, either involving residential or offices, would erode the industrial function of the LSIS over time and lead to its loss longer term. The choice is stark here – the council can either protect and intensify the primary function of the LSIS and there can be no effective protection without a policy explicitly resisting offices, or the council can allow the loss of the LSIS over time. It is also worth stressing that the London Plan only invites local authorities to consider co-location approach, but more strongly highlights the imperative to protect the industrial function of these areas and minimise the introduction of alternative uses which would undermine that function. The Council does not consider that this position has changed, especially in light of the Mayor of London’s Regulation 19 conformity response in relation to industrial policies”.*

Draft London Plan Policy E4, even taking into account the Directions suggested by the Secretary of State which were not available when the IIA was drafted, identifies that:

*“The retention, enhancement and provision of additional industrial capacity across the three categories of industrial land set out in part B should be planned, monitored and managed, Any release of industrial land in order to manage issues of long-term vacancy and to achieve wider planning objectives, including the delivery of strategic infrastructure, should be facilitated through the processes of industrial intensification, co-location and substitution set out in Policy E7 Industrial intensification, colocation and substitution and supported by Policy E5 Strategic Industrial Land”.*

It is important to highlight that the LSIS has low vacancy rate (below optimal levels) and so this is not an issue to be managed through release of industrial land within the area. Further detail on this and the broader context of industrial land supply is set out in the employment topic paper (document reference SD16). The recent SoS directions to the draft London Plan do not change and in fact reinforce this point, highlighting that boroughs are encouraged to

assess the release of industrial land for alternative uses where industrial land vacancy rates are high.

The response from the Mayor has not sought to encourage the borough to investigate the intensification approach and co-location, on the contrary the GLA has expressed support for the council's policy approach to industrial land; confirmed by the Mayor in his response and clarification letter to the November 2018 Regulation 18 consultation, and to the October 2019 Regulation 19 consultation. The Mayor's responses specifically support Islington's policy to resist non- industrial uses, including offices, in the LSIS. Further the response states that new offices development should only be located in the CAZ, town centres and within established office clusters outside of these areas. The council maintains its position that the approach adopted is the only realistic option for protecting industrial uses is the specific context of Islington which is a highly constrained borough with high land values and very considerable development pressures.

## **Policy PLAN 1**

The approach to design principles has evolved which is explained in paragraph 4.100 of the IIA. This context is identified in the Vision and Objectives, Policy PLAN1, Spatial Strategies Topic Paper and explains why the PLAN1 approach is necessary in the context of Islington being the second most densely populated borough in the UK and an extremely limited land supply. The evolution of the policy has seen it move away from an original design policy embedded within the Design and Heritage chapter to an overarching policy that requires a holistic approach to all development. The policy and its approach also enables sustainable development in line with the NPPF which sets out at paragraph 8 the three overarching objectives of the planning system; a) an economic objective b) a social objective c) an environmental objective.

PLAN1 also reflects the principles of Good Growth which are integral to the draft London Plan (2019), including, *inter alia*:

- GG1 which puts inclusive growth at the heart of Good Growth and emphasises the need to plan for good quality inclusive spaces and buildings and the importance permeability.
- GG2 which emphasises the importance of making the best use of land, whilst also taking a design-led approach to optimising development capacity, understanding what is valued about places, strengthening the distinct and varied character of London.
- GG3 which seeks to improve health outcomes and reduce health inequalities by addressing the wider determinants of health (PLAN 1 seeks to promote positive health outcomes through the key design principles).
- GG4 which seeks to create good quality homes that meet high standards of design
- GG5 which seeks to ensure economy benefits are shared more equitably
- GG6 which seeks to achieve resilience through development that also contributes to wider sustainability objectives in tackling climate change for example.

PLAN 1 also aligns with the approach advocated in Policy D3 of the draft London Plan which advocates a design-led approach to development. Strong alignment with the NPPF and London Plan objectives together with Islington's mission of making the borough fairer makes alternatives to this policy unreasonable.



Through its integrated design approach, PLAN1 is a design-led response to building strong and inclusive communities. PLAN1 is the overarching design policy for the implementation of the Local Plan and the Local Plan is clear that high quality design is very important. The four key design principles are considered an essential part of delivering the vision and objectives of the Local Plan, these have evolved from the Government's Lifetime Neighbourhood principles. Policy PLAN1 has adopted the Lifetime Neighbourhood principles that are directly related to planning and development in forming appropriate key design principles for use in a Local Plan and can apply to all chapters of the Local Plan. The four principles: Connected; Contextual, Inclusive and Sustainable are all crucial to delivering development that meets Islington's needs.

Taking account of the need nationally to create high quality buildings and places and the London Plan approach to delivering good growth and good design alongside the specific context of Islington, the council does not consider that there are reasonable alternatives to this policy.

### **Policy H3**

The provision of genuinely affordable housing is a key priority for the council, as stated by Objective 1 of the Local Plan: Strategic and Development Management Policies. This objective is wholly consistent with national and regional policy and reflects strong evidence of needs as set out in the Housing Topic Paper (document reference SD19).

Islington's approach builds on the borough's own current policy and the threshold approach set out in policy H5 of the draft London Plan; however, the threshold approach is a 'one-size-fits-all' policy, and its application in Islington is likely to lead to the council missing out on affordable housing delivery. If the council were to adopt the 35% threshold approach, in effect, Islington would be lowering its current affordable housing policy requirements at the time when the need for affordable housing remains very high, and if anything it is increasing.. Therefore, policy H3 of the Local Plan reinterprets the Mayor's threshold approach and adds specific additional detail and requirements to reflect the Islington context. This level of detail is appropriate for a borough Local Plan document.

The Mayor's general conformity response recognises that Islington's approach "is more stringent than that set out in Draft New London Plan Policy H6 as it limits the application of the Viability Tested Route to those development proposals where there are exceptional circumstances only". However, the Mayor considers that "this approach is in line with Draft New London Plan Policy DF1 and the revised National Planning Policy Framework / Planning Practice Guidance which limits site specific viability to exceptional circumstances where there are genuine barriers to delivery."

The approach of only permitting affordable housing viability evidence in exceptional circumstances is justified in the specific Islington context. The key points which support this

are the council's identification of affordable housing as a key priority<sup>4</sup>, the NPPF's support for the plan-led viability approach and the Mayor's express support for the approach being in line with the draft London Plan, NPPF and NPPG. In this policy context and taking account of the specific circumstances in Islington, the council does not consider that it would be reasonable to consider more scenarios where viability evidence can be provided as an alternative.

The Small Sites Viability topic paper (document reference SD24) explains the approach to seeking affordable housing contributions from sites under 10 units and justifies why considering dropping this policy approach would not be a realistic alternative for the Local Plan to consider as part of the IIA. The topic paper explains how Part I of Policy H3 of the Proposed Local Plan is essentially a retained policy which has successfully operated as part of the council's adopted Development Plan in the form of Policy CS12 Part G of the Core Strategy since late 2012. The topic paper sets out the special circumstances that exist in the borough, including the role of small sites as a significant component of housing supply, evidence on housing need and in particular the significant need for genuinely affordable housing. Islington's current policy has been judged in many appeal decisions<sup>5</sup> to be justified in light of the borough's unique circumstances and high levels of affordable housing need.

Whilst the council has not considered the alternative approach to have no policy on affordable housing on small sites within this context an alternative and more permissive approach has been considered. The alternative to impose a higher trigger of 3 to 9 net additional units for affordable housing small sites contributions as opposed the trigger of one unit in policy H3I was considered in the IIA – see paragraphs 4.124 to 4.125. Within the context of Islington this alternative is considered by the council to be the only realistic alternative given the severe housing needs in the borough and the borough's physical characteristics. It was identified to contribute less to meeting the boroughs identified housing needs and having negative effects against sustainability appraisal objectives for affordable housing delivery, poverty, health and community cohesion.

## **Policy H7**

There are different approaches which could include a more permissive policy framework for market extra care housing for older people, or the use of the London Plan benchmark instead of local figures.

The use of the London Plan benchmark as noted in the Specialist Housing Topic paper (document reference SD26) would result in a requirement for over 600 units of additional units of extra care accommodation over 10 years. Given the limited availability of land for development in the borough and the need to meet a range of other development needs, this benchmark is not considered deliverable in the borough. It is also noted that the benchmark

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<sup>4</sup> The Housing Topic Paper (document reference SD19) sets out further detail in section 3 background and section 4 discussion which explains the need for affordable housing and the level of affordable housing in the borough. Objective 1 of the Local Plan states: "Maximising the delivery of genuinely affordable housing of a high quality is a key aspect of the Local Plan, which will help tackle inequality in the borough and improve quality of life for residents."

<sup>5</sup> The Small sites Viability Topic Paper (document reference SD24) sets out in paragraphs 3.11 to 3.17 further detail on the appeal decisions which support the existing and proposed policy approach

is not a binding target and can be viewed as an aspirational component of the overall housing target which boroughs should look to address. It is noted that the policy supports provision of affordable extra care, where this is supported by local evidence

A more permissive policy framework for market extra care housing was also dismissed as not being fit for purpose to meet housing needs. Social rented housing accounts for 62% of older people's accommodation in the borough. Extra care can be provided through adaptable conventional housing and more specialist forms of conventional accommodation with varying elements of care. Islington has chosen to address the policy through delivery of conventional housing.

The council's Strategy and Commissioning Team, have provided further detail on extra care housing need in the borough in. Appendix 2 of the Specialist Housing Topic paper sets out this evidence. Setting the local evidence aside and using the London Plan benchmark is not considered a reasonable alternative.

### **Policies SC2, SC3, B4 and B5**

The Social and Community Infrastructure Topic Paper provides further justification for Policy SC2, which protects existing playspaces and requires major development to provide further additional playspaces. The topic paper notes that Islington's Open Space, Sport and Recreation Assessment (2009) audited 276 play and youth facilities located within parks, gardens and other open spaces. The findings of the 2009 audit are still considered to be valid in terms of the general level of provision, although improvement works have taken place at a number of play spaces since the audit was carried out. The council considers that the evidence supports the retained policy requirement and the policy contains sufficient flexibility to require 'appropriate' on-site provision which 'must be proportionate to the anticipated increase in child population' resulting from the development. A higher or different threshold is not supported by the evidence and is accordingly not considered reasonable.

The assessment of policy SC3 in the Sustainability Assessment in the IIA considers that the policy will have no effect. The policy asks for a screening assessment of all major and other applications where potential health issues arise. Because the policy requires a screening assessment in the first instance and there are no specific requirements associated with this it cannot be said to have any effect for the purposes of this assessment. Given the current policy requirement for HIAs, the continued need to improve health outcomes and address health inequalities in the borough, there were not considered to be any realistic alternative options. In addition, draft London Plan objective GG3 requires developments to assess the potential impact of proposals on the health and well-being of communities. The policy approach reflects current guidance and how this has been operating for a number of years and provides clarity but also flexibility. The screening assessment will generally be proportionate to the size of the development.

The Employment Topic Paper identifies that Policy B4 builds on the existing affordable workspace policy; but adds more detail, specifically in terms of the amount, duration of the term, type of space requirements in relation to quality. Considering the alternative, 'a no policy approach' would not have been reasonable. The other alternative considered but

discounted was looking at considering the effects of various different percentage levels of affordable workspace. The viability evidence tested the provision of 5%, 10% and 20% affordable workspace for 10, 15 and 20 year periods and concluded that floorspace at 10% of floorspace let at a peppercorn rent for 20 years should be viable on most office developments. The viability topic paper in paragraph 6.34 notes that the results of the viability testing of the larger office development typologies adopted in the study demonstrates a clear correlation showing that the greater the quantum of B1a floorspace, the greater the disposition to viably absorb a greater provision of affordable workspace for a longer peppercorn period, especially in spatial areas where office values are high. This supports the longer period sought.

Policy B5 relates to jobs and training requirements and follows on from existing policy set out in the Core Strategy Policy CS13 part C. There is no change in the policy approach from that adopted in 2011 therefore removing the policy position would not be reasonable. Amending the levels of contribution or quantum of development which contributed were not considered possible to assess with any degree of certainty with regards the significance of the outcomes therefore as an alternative this was not possible to consider.

## **Policy R1**

Policy R1 part F excludes residential development from Primary Shopping Areas, and limits residential development elsewhere in town centres to upper floors. It is considered this is a balanced approach which protects and promotes the borough's commercial areas while not unduly restricting residential development within town centres.

The Plan's evidence base suggests that the introduction of significant quantum of residential uses in town centres, especially at ground floor level, can be detrimental to the commercial function of town centres for a variety of reasons. This includes the need to protect commercial floorspace above ground floor units to allow for future effective commercial operation. With retailing already undergoing significant changes and now in a state of even greater flux it is important that commercial units in the PSA have adequate floor space including ancillary floorspace to respond to commercial demands.

Residential uses in town centres have the effect of pricing out commercial uses due to higher residential values and increasing the potential for complaints about noise or other disturbance resulting from the proximity of residents to commercial premises<sup>6</sup>.

Islington's town centres are well visited and operate with healthy vacancy levels, making it unnecessary to encourage residential in town centres to prop up viability, vibrancy and vitality as may be needed in more struggling and peripheral town centre locations elsewhere in London and the country. Islington has also seen many offices turn into residential accommodation through permitted development rights, including in its town centres. It is therefore important that the town centres' commercial functions are not further eroded.

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<sup>6</sup> Paragraph 3.66 London Borough of Islington Retail and Leisure Study 2017

An approach which considered more flexibility and support for residential use in town centres would be contrary to the Plan's evidence base as discussed above and was therefore not considered a reasonable alternative.

## **Policy R2**

Paragraph 4.180 in the IIA sets out the reason why different percentages were not considered stating:

“The other alternative considered but discounted was looking at considering the effects of various different percentage levels of A1 retail use protected in the PSA across each of the town centres. This was considered to have too many variants to be able to define the effects and also to be a potentially inconsistent approach with little justification in evidence for the variations.”

The minimum A1 percentages for the four town centres Primary Shopping Areas have been devised using analysis of the Retail Survey 2017 and 2019 and the findings from the retail and leisure study 2017 (document reference EB7). The percentage thresholds seek to retain the predominant shopping function of PSAs as the most connected and accessible parts of town centres with underground and bus services. The percentages are considered achievable, whilst acknowledging the variety of other leisure and service uses that occupy and contribute to the PSAs vitality and vibrancy.

The percentage thresholds for each town centre are different because of varying needs and functions of the different town centres. Considering different percentages would not be consistent with the evidence base and would not be appropriate.

## **Policies R3, R6, R7, R9 and R11**

Policy R3 addresses a number of 'development management' areas of policy, for example promoting town centre uses to town centres, the retail hierarchy, the sequential test/edge of centre locations, accessibility, amenity and design considerations as well as policy specific to the CAZ. None of these were considered possible to change to any degree of significance. The alternative identified for Policy R2 and assessed in the IIA can also be considered an alternative to Policy R3 part F. The policy alternative for R2 would identify specific primary and secondary frontages within which certain proportions of A1 retail would be protected – similar or the same to the current adopted policy approach. Policy R3 part F replaces the 'secondary' frontage aspect of policy. .

Policy R6's main concern is with protecting small shops, which are a feature of the boroughs character. The only alternative which could have been considered would have been removal of this policy but this was not actively considered so is not reasonable to consider as an alternative.

In respect of policy R7, an alternative was considered – see paragraph 4.192. The alternative to the policy of having a high percentage threshold to protect these areas as A1 use class is

to rely on a qualitative approach alongside the thresholds for the Primary Shopping Area ie to have a more flexible Specialist Shopping Area approach. So for Finsbury Park instead of the 75% threshold it would be 55% and in Angel it would be a 60% threshold alongside a qualitative approach specific to these locations which would allow a judgement to be made on the impact on the specialist shopping function from a proposal. This would result in the degradation of the Specialist Shopping Areas which rely on a high A1 use mix, resulting in Angel and Finsbury Park losing their unique selling proposition and is therefore not a reasonable alternative.

The potential alternatives to Policy R9; would be variations in the period for which the temporary use is considered. Variations were not considered possible to assess as the assessment would not be able to provide a meaningful comparison of the various effects and the significance that different periods of time that a vacant unit could be used for flexible uses. There could be an alternative to the range of uses. It was not considered realistic to expand the range of uses further as the approach adopted was already permissive. A more limited range of uses was a possible alternative however this was considered unreasonable given the flexibility the policy is seeking to promote.

The approach for Policy R11: Public Houses builds on the current public house policy DM4.10, which seeks to provide a more detailed assessment of the public houses that warrant protection against change of use; and the conditions that public houses must demonstrate to show reasonable measures have been taken to retain viability of the pub. This approach provides appropriate balance in terms of protecting pubs and encouraging development of economic, social or cultural value. Whilst the policy approach goes further than for other cultural uses, this is considered to be justified given the scale of closure and the contributions pubs can make to the community. The only alternative which could have been considered would be a more permissive approach which would allow more circumstances where a loss of pubs could occur, through a shorter period of marketing for example 12 or 6 months/and a shorter vacancy period or lessor vacancy period. This is not considered reasonable by the council as it would not strike the appropriate balance in that it would provide insufficient protection for pubs.

### **Policies R1, R10 and BC2 (Cultural Quarters)**

Discounting the alternative as unrealistic because they were promoted by the London Plan is acknowledged to be an incorrect statement. Having no cultural quarters identified in the Local Plan is unreasonable. The existing Core Strategy in policy CS14A recognises that Islington will have strong cultural and community provision with a number of major attractions in the borough and that the council will protect and enhance cultural uses and encourage new arts and cultural uses within town centres. As an approach the identification of cultural quarters is seen to be an evolution of this current plan approach. This also helps build on the local recognition of this sectors important contribution to the boroughs economy<sup>7</sup> as well as enhancing the lives of visitors and residents.

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<sup>7</sup> Inspiring Islington Arts Strategy <https://democracy.islington.gov.uk/documents/s10032/Arts%20Strategy%202017-20.pdf>



As to the cultural quarter designations themselves and their boundaries, it is considered unrealistic for the IIA to consider alternatives. Boundaries for Archway and Angel cultural quarters are identified as the town centre boundaries and these are set, albeit amendments to Angel town centre boundary are made in response to changes over time from development. The boundaries cover the whole of Archway and Angel town centres as the policy intends to promote development to consider its contribution to the cultural offer of these centres that operate as a connected spatial locality. To designate only part of the town centres as cultural quarters could have a limiting effect on enhancing the cultural capital. The findings from the retail study identify the role culture has to play in the future of town centres. This increased cultural and leisure function seems inevitable with online shopping reducing the demand for traditional A1 retailing which is a trend which may well have been accelerated by the Covid-19 crisis. The cultural quarter approach is an evolution of policy in the existing Local Plan and should apply to the whole of the town centre.

The question would then be whether Archway and Angel should be designated rather than say Nags Head or Finsbury Park. The reason Angel and Archway were selected as Cultural Quarters is that Angel has an existing cultural scene through its theatres, galleries and music venues that needs retention and enhancement. Archway conversely has limited cultural uses accessible to town centre visitors but has a range of cultural and artistic organisations and institutions that could be enhanced through a cultural quarter designation and encourage a wider range of cultural uses accessible to town centre visitors.

The boundary for the Farringdon cultural quarter could have considered an alternative, although it was judged that this would not be a meaningful assessment. The boundary was identified in collaboration with officers with a responsibility for culture who used advised on where was considered appropriate in terms of existing venues and likely future growth based on knowledge of the area and expertise. In addition policy BC2 contains flexibility with a sequential approach to cultural development which permits where appropriate cultural development outside the cultural quarter in other areas of the CAZ.

Elsewhere when the boroughs other town centres were considered in line with the broad remit given by Policy HC5 in the London Plan which expects Cultural Quarters to be defined around existing clusters of cultural uses or be used to develop new clusters the Nag's Head and Finsbury Park, apart from single cultural facilities of significance, were not identified to have the wider cultural momentum and potential of either Angel or Archway. Therefore it was considered unnecessary to identify these centres as alternatives.

### **Policies DH1 and DH3 (Tall Buildings)**

The reasonable alternative considered for DH3: Building heights was to permit tall buildings solely based on a set of design criteria without locational restrictions. The alternative was considered to have negative effects on local character and distinctiveness, the efficient use of land and possibly heritage and open space.

The council's observations on the potential alternatives identified by the Inspectors are as follows. The council did not consider policy alternatives for areas or zones where tall

buildings may be acceptable, or a policy alternative with a combination of specific sites and a criteria based approach because we did not consider them reasonable alternatives as they were not supported by our evidence base and not compliant with the London Plan.

Islington commissioned the Tall Buildings Study to provide an evidence base to develop our policy on building heights. The Tall Buildings Study progresses through a methodology which first identifies broad areas which are potentially suitable for development of tall buildings, and then assesses these broad areas to identify individual sites. The council did not assess a policy alternative which allocated these broad locations as appropriate for development of tall buildings as it had before it a thorough urban design analysis which goes further to identify sites which are potentially suitable. Basing a policy around the broad areas would include many locations which our evidence indicates are not suitable for development of tall buildings. We therefore did not consider this a reasonable alternative.

London Plan policy D9 requires Development Plans to identify the locations where tall buildings may be an appropriate form of development, to identify the maximum height that can be acceptable in each location, and to ensure that tall buildings are only developed in these locations. A criteria based policy does not comply with the London Plan requirement to identify locations, and to restrict development of tall buildings outside of these locations. This would therefore also prohibit use of a combined policy option which includes a criteria based component. It is noted that the Mayor in his conformity response welcomes Islington's approach to tall buildings, stating it is aligned with the draft new London Plan policy.

The justification for omitting any supposed shortfall in housing and business floorspace as a consideration in the tall building assessment is the fundamental effect this would have on the plan-led locational approach to the potential location of tall buildings. If a supposed shortfall in housing or employment space were to outweigh other design considerations for potential locations as part of the tall buildings evidence base then this would undermine the grounds for that evidence base and therefore the locations identified. A developer of a potential tall building would simply appeal any Council's decision on the basis of a shortfall in housing or employment land supply on either a discounted location for a tall building or potentially any location in the borough. This approach risks encouraging speculative applications for tall buildings in inappropriate locations. In addition there is a growing body of evidence that illustrates that high density residential and commercial development can be delivered with compact low and medium rise developments and do not require tall buildings (Islington Tall Buildings Study, page 55).

Furthermore as demonstrated by this letter and letter LBI02 the council does not consider it has a shortfall in housing supply over the plan period and considers that historic windfall employment site delivery demonstrates there will be sufficient supply of employment land to meet the identified need.

### **Policy Assessment Tables**

Paragraph 2.21 outlines how short/medium/long term effects, cumulative effects, synergistic effects, secondary effects and permanent / temporary effects have been assessed and presented as part of the IIA. A summary of the cumulative effects and other effects is

included in the IIA at the end of each section, whilst this mainly considers cumulative effects across the plan policy areas and these are not always identified in the assessment tables in the appendix. Other effects such as temporary are identified where relevant. Paragraph 2.21 highlights the pragmatic approach taken in presenting the cumulative and synergistic effects in the IIA identifying that while these may not all be explicitly noted in individual assessments, there has been detailed consideration of the effects.

As stated in the Legal Compliance Statement (SD30) the council considers that the assessment tables are adequate. Many of the sustainability framework objectives will not be affected by a particular policy and ultimately, there is no requirement to provide full detailed narrative for assessment of every policy against every objective. Regulation 12 of the 2004 Regulations requires the responsible authority to identify, describe and evaluate the likely significant effects on the environment of implementing the plan. The planning policy guidance<sup>8</sup> is also explicit in this regard:

“The sustainability appraisal should only focus on what is needed to assess the likely significant effects of the plan. It should focus on the environmental, economic and social impacts that are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan.”

Further guidance on significant effects is set out in RTPI guidance<sup>9</sup> which refers back to Annex II of the SEA directive stating:

“The magnitude of the plan’s effects, including the degree to which the plan sets a framework for projects, the degree to which it influences other plans, and environmental problems relevant to the plan.

The sensitivity of the receiving environment, including the value and vulnerability of the area, exceeded environmental quality standards, and effects on designated areas or landscapes.

Effect characteristics, including probability, duration, frequency, reversibility, cumulative effects, transboundary effects, risks to human health or the environment, and the magnitude and spatial extent of the effects.”

The council takes from the guidance the complicated nature of determining effects and their significance, recognising that ultimately IIA is part of the process which should help inform decisions on the right policy approaches to take. So long as what are considered to be significant effects are recognised in the assessment then the approach can be considered robust. The council is aware there may be a number of minor effects not identified in the assessment tables but does not consider this fundamental to the robustness of the IIA.

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<sup>8</sup> PPG Paragraph: 009 Reference ID: 11-009-20140306 <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

<sup>9</sup> Page 12 Strategic Environmental Assessment. Improving the effectiveness and efficiency of SEA/SA for land use plans. RTPI Practice Advice January 2018 <https://www.rtpi.org.uk/media/1822/sea-sappracticeadvicefull2018c.pdf>

## Cumulative Assessment

Paragraph 2.21 in the IIA highlights the pragmatic approach taken in presenting the cumulative and synergistic effects in the assessment. A summary of the cumulative effects and other effects is included in the IIA at the end of each Local Plan Chapter section. This mainly considers cumulative effects across the plan policy areas and these are not always identified in the assessment tables in the appendix. Other effects such as temporary are identified where relevant. The IIA is already a lengthy and complex document and if it were to set out every possible cumulative effect this would be disproportionate and unnecessary for the purposes of assessment. The council considers the approach to cumulative effects sufficient for a robust SA, the cumulative impacts were considered and the council chose to present them in a way that was easily accessible. We would be prepared to provide further commentary if the Inspectors consider that would be helpful. Whilst effects may not all be explicitly noted in individual assessments, there has been detailed consideration of the effects. The council would be able to document this further if that would be of assistance to the Inspectors.

## Site Allocations

A small number of site allocations could potentially be allocated for a different balance of uses depending on the spatial strategy area they fall into or if they were identified an, other important site. The principal alternative use priority would be either residential or business use. This was considered as part of the capacity work, but not presented as effects of this were considered insignificant. Cumulatively however the effect of amending the contribution of a number of sites may have an overall effect which could have been considered as part of the assessment. Changes emanating from the examination process for example may necessitate some further assessment work. This would fall within the iterative nature of the sustainability appraisal process.

The following is an assessment of the area spatial strategies:

- **Policy SP1: Bunhill and Clerkenwell** – Given the CAZ designation almost all site allocations are identified for business use and therefore it is considered unrealistic to suggest any of these are available for significant quantum of alternative uses. There are two sites BC13 and BC26 which already have planning permission for alternate uses which should they be subject to further amendments or new applications the council would seek business floorspace rather than significant variations of other uses. There are also various council new build sites (BC6, BC27, BC30 BC37 and BC47) identified for residential use which would not be reasonable to consider for other uses.
- **Policy SP2: King's Cross and Pentonville** – Given the CAZ designation which covers a large part of this area there is little scope for alternatives, with 5 of the 7 sites identified solely for business use. There are two sites where mixed uses are allocated. KC2 and KC4 are both outside the CAZ boundary nor located in Priority Employment Locations. Both are allocated for business-led mixed use development which is considered reasonable and reflective of the site location adjacent to the CAZ.

- **Policy SP3: Vale Royal/Brewery Road LSIS** – Given the LSIS designation all site allocations are identified for retention and intensification of industrial uses and is not reasonable to suggest any of these are available for alternative uses.
- **Policy SP4: Angel and Upper Street** – All but three of the sites are within the CAZ and some are also in PEL. Of the ones outside 2 are for specific uses; for culture and supported living. AUS8 has an opportunity at the rear of the site for either business or residential uses and is allocated for business uses.
- **Policy SP5: Nag’s Head and Holloway** – The four sites within the town centre are all allocated for mixed use development comprising business, retail and residential. One town centre site NH11 is identified solely for a warehouse intensification. Outside the town centre four of the sites are located within PEL. Of the remaining six, two are in educational use (NH13 and NH14) two are for residential use with consent or advanced pre-application discussions (NH4 and NH7). Of the remaining two NH10 is considered suitable for either residential or student accommodation with some light industrial. NH6 is identified for mixed use redevelopment with retention of existing business floorspace.
- **Policy SP6: Finsbury Park** – There are eleven sites allocated within the town centre allocated for mixed use development. A number of these sites are identified in the specialist shopping frontage on Fonthill Road and have a focus on retail led development. Three sites have a focus on business floorspace FP9, FP6 and FP5 and may present an opportunity for alternative uses, although all have small capacity with the exception of FP9. FP14 and FP12 are residential led allocations informed by planning consents. FP7 is mixed use residential with some business floorspace. Sites FP1 and FP10 are currently under construction.
- **Policy SP7: Archway** - There are eight sites allocated within the town centre. Three are allocated for specific uses with limited scope for alternative uses: ARCH1 for residential led development with an element of business floorspace, ARCH3 for a cultural hub, with the potential for some ground floor retail use, and ARCH8 for the intensification of business uses. Each of these three sites is the subject of planning activity relevant to the allocated uses. The other five town centre sites are allocated for mixed use or business-led mixed use development. Two of these have planning permission (ARCH9 and ARCH12) and two (ARCH6 and ARCH11) are involved in pre-application discussions.
- **Policy SP8: Highbury Corner and Lower Holloway** – Six sites are allocated in this spatial strategy area, five of which are within a designated PEL with three also within local shopping areas. These five sites have a focus on commercial and business uses, with HC1 allocated for commercial-led development with the retention of the on-site music venue and HC2 allocated for commercial and higher education uses. The other sites are allocated for mixed uses, which should support the PEL designation and retail and service function of the area. These are all small sites with the exception of HC3, which is a complex site where the allocation provides flexibility for the precise balance and quantum of uses to be determined through detailed designs as part of the planning application process. The sixth site, HC4, is an existing residential site which has planning permission for additional residential units.
- **Other important sites** – of the 26 sites, seven are identified solely for business use and eight are identified solely for residential use. The rest are allocated for mixed use development. Variation in the proportion of mix of uses on these sites is unlikely to have a significant effect. Of the seven sites allocated solely for business use, six are also located within designated priority employment locations so it would not be reasonable to allocate for other uses. The remaining site (OIS8) is a small site where consideration of an alternative use – for example residential – would not have a significant effect.

## Meeting Business Floorspace Needs

The effect of applying a 20% lapse rate to site allocations without permission would reduce anticipated supply by around 40,000sqm. The council do not consider applying a 20% lapse in advance of consent is appropriate as this is making assumptions before permission has been granted. The lapse rate is based on a range of existing permissions including windfalls and is not necessarily reflective of allocations where the Local Plan provides certainty. The site allocations are considered deliverable during the plan period and applying a lapse rate to allocated sites without permission is considered overly conservative.

Assumptions generally already take a conservative approach to avoid overestimation, for example assuming prevailing building heights. As and when site specific discussions and detailed design occurs there is likely to be an uplift on some sites where specific constraints have been demonstrated to be overcome through the planning process. Also commercial developments in predominantly commercial areas are less likely to be constrained by amenity impacts such as sunlight and daylight, and privacy and overlooking issues. An analysis of historical allocations demonstrates this below.

A more detailed analysis of the lapse rate data for Islington showed that a small number of these permissions were prior approvals and permissions for the loss of office floorspace, rather than its delivery. These are automatically discarded from the lapse rate calculation which is based on the proportion of B1a floorspace proposed. Further analysis of 6 lapsed permissions shows that they were subsequently superseded by another permission for the delivery of new office floorspace. Therefore, whilst they can technically be considered to have lapsed, the later permissions demonstrate that this did not represent a lost opportunity for the delivery of new office floorspace on the sites in question. In all 6 cases the permissions have been started or completed and, overall, provided an increase in floorspace compared to the lapsed consents. If these sites are excluded the lapse rate decreases to 10%. This reflects a strong trend for office completions over the past few years and is considered to be a more realistic reflection of the fact that sites for office proposals in the borough generally tend to come forward once they have been granted consent – either through the original consent being implemented or a subsequent consent. It should be noted that one single permission accounts for nearly 40% of the lapse rate – this involved a site that was allocated for office use and had consent for an office scheme but was subsequently granted consent for hotel use at appeal. Over 70% of these lapsed permissions date back to years 2005-2009.

Considering the above analysis of the lapse rate, an update of Table 13 – contained in the Employment Topic paper (SD16) - is shown in Table 1 below, which includes a revised 10% lapse rate in Scenario 2:



Table 1: Office floorspace supply and demand summary

	Updated demand (sqm)		Scenario 1: supply identified considering 20% lapsed rate (sqm)		Scenario 2: supply identified considering 10% lapsed rate (sqm)		Scenario 3: supply identified (sqm)
Office floorspace requirement (ELS, 2016) <sup>2</sup>	400,000	Office pipeline at 80% completion rate	110,530	Office pipeline at 90% completion rate	124,347	Office pipeline at 100% completion rate	138,163
Office floorspace lost between 2015-2018 <sup>3</sup>	43,000	Site allocations capacity assumptions for offices excluding permitted schemes (January 2020)	201,071	Site allocations capacity assumptions for offices excluding permitted schemes (January 2020)	201,071	Site allocations capacity assumptions for offices excluding permitted schemes (January 2020)	201,071
Updated office floorspace requirement (2019)	443,000	-	-	-	-	-	-
<b>Total</b>	<b>443,000</b>		<b>311,601</b>		<b>325,418</b>		<b>339,234</b>

When applying the revised lapse rate above, the office pipeline at a 90% completion rate is 124,347sqm. This results in an office supply of 325,418sqm. If the revised lapse rate is also applied to site allocations without permissions, the office supply is of 305,311sqm, however, as stated above, the plan provides sufficient certainty on site allocations and applying a lapse rate is not necessarily reflective of the likelihood of new development coming forward on these sites. The certainty provided through the site allocations in the Local Plan is an important and necessary factor in terms of ensuring that the use/s specified in the allocations are delivered, and is underpinned by Policy SA1: Delivering development priorities.

With a revised office supply of 325,418sqm (at 90% completion rate), there would still be a difference between office demand/supply of 117,582sqm, where demand outweighs supply. However, the council has seen a strong delivery of office space in windfall sites over the last ten years which will go a long way towards help addressing any shortfall.

The council has identified new permissions data for the 2018/19 monitoring year, involving B1(a) floorspace (gains and losses), which is likely to provide an additional 27,500sqm of office floorspace, from an increased office pipeline. If this additional figure is considered, the office supply would be of 352,918sqm and the difference between demand and supply would

be reduced to 90,082sqm. The council will produce an updated pipeline in due course alongside the next AMR.

It is worth noting that there have been two additional major consents granted in April 2020 which would further decrease any office shortfall resulting in an increase of 12,830sqm of business floorspace (general B1 for office use). Considering these recent consents and the potential additions to the office pipeline mentioned above, the difference between demand and supply could be narrowed down to 77,252sqm at a 90% completion rate.

### **Windfall of office**

The council undertook analysis of permissions for new B1 floorspace over the last 10 years. This looked at net floorspace of schemes that have delivered over 100sqm of B1 floorspace on sites, which have not been allocated for employment use. Office to Residential permitted development rights have been excluded as well as changes of use/loss of B1 which are accounted for in the pipeline.

The windfall data demonstrates that there has been a steady supply of new office developments coming forward of 83,299sqm in total over 10 years or an average of 7,573sqm per year. Given the continued strong policy framework for the protection of business floorspace and change in approach to the promotion of new floorspace this is expected to strengthen the windfall trend and help to make a significant contribution to the borough's need for business floorspace. The change in the Finsbury Local Plan approach relates to promoting office development throughout the area as compared to the current approach which is restricted to specific locations identified as Employment Priority Area (office) or Employment Priority Area (general). Further, the new policy in the AAP area is strengthened significantly in other ways, for example through the requirement for proposals of over 500sqm in the AAP area to provide 90% or 80% office floorspace, depending on the location.

In addition there is a significant change to the operation of the CAZ mixed use policy. The mixed use approach required major office schemes where there was a net increase in office floorspace in the CAZ to provide at least 20% of the total net increase in floorspace as housing. Removing this requirement means that there is likely to be more windfall sites coming forward with a greater proportion of office space. If a 20% uplift is applied to historical windfall sites in the CAZ for example, this could have led to further 13,000sqm of floorspace. Whilst it is acknowledged that the 20% uplift may not have been achieved on every site, this helps to illustrate how the new policy environment can facilitate the delivery of additional floorspace to contribute towards identified needs for business floorspace in the borough.

In summary, depending on if a conservative lapse rate of 20% or 10% discount is applied (based on lapses which genuinely resulted in the lost opportunity for sites to deliver office floorspace) the shortfall of office floorspace is between 117,582sqm to 131,399sqm, excluding a further discount on site allocation capacity which is not considered appropriate. If windfall capacity is added to this for 13 years of the 16 year plan period based on past delivery alone, this would result in a further 98,500sqm. This leaves either a shortfall of 19,082 at a 90% completion rate or a shortfall of 32,899sqm at an 80% completion rate. It is

considered that this can be further addressed through an improved policy environment within the CAZ as mentioned above, through future updates to the pipeline, as well as through increases delivered through site allocations (further addressed below).

## **Site capacities**

Although it is possible that developers may bring forward schemes that result in the delivery of less floorspace than is considered achievable in the site capacity assumptions (appended to the Site Allocations Topic Paper – examination document reference SD23), analysis of past delivery provides evidence that there is a reasonable prospect that there will be an increase in capacity cumulatively when considering actual delivery from all the site allocations together. 101 sites were allocated through the 2013 Site Allocations and Finsbury Local Plan DPDs, of which 44 have either been developed, or construction has progressed to the point that an allocation is no longer deemed necessary. The remaining sites, with the exception of two council-owned sites that are no longer considered likely to come forward within the Plan period, have been carried forward either fully or partially (in the case of core Town Centre sites that have seen some delivery and have therefore been broken down into smaller components) into the draft new Plan.

Of the 44 sites that have been completed or are nearing completion, 20 were allocated for business or commercial-led development, or for a mix of uses that included a significant element of employment floorspace.

The site capacity assumptions accompanying the 2013 Site Allocation and Finsbury Local Plan DPDs suggested these 20 sites could accommodate approximately 38,000sqm of office floorspace. The amount of office floorspace that has actually been secured from these sites is greater than 48,000sqm. There is variation across the sites, with some providing little or no office floorspace contrary to the council's assumptions. Nevertheless, other sites have delivered an uplift in office floorspace that, cumulatively, comfortably exceeds the site capacity assumptions. It is worth noting that the new policy approach set out in the plan would not allow sites to be developed for uses other than those identified in the site allocations in order to ensure that meeting the need for priority uses is not jeopardised.

In considering how reasonable it is to assume that future shortfalls in office floorspace can be met, it is also relevant that the council's site capacity methodology uses prevailing building heights to inform capacity assumptions. This is a cautious approach which provides an indication of a site's potential, whilst leaving the full analysis of individual site capacity to the planning application process and the detailed designs worked up by applicants. This is the appropriate time for such an assessment to take place and, as is apparent from past delivery, is likely to show that sites can accommodate additional floorspace.

There are examples of sites which may potentially deliver significantly more office floorspace than is assumed in the allocation. One such site is the Moorfields Eye Hospital site. The council has been engaged in discussions with the site owners over a number of years. Their ambition is for the site to deliver a significantly greater quantum of office floorspace which could contribute towards addressing any shortfall. However, as this is a complex site with a number of constraints including heritage considerations, it would not be appropriate at this

stage to assume a much larger capacity figure. This will be resolved through pre-application discussions and through the planning application process in due course.

The site capacity assumptions for each site is set out in the Site Allocations topic paper (document reference (SD23)). For the sites identified with office floorspace – site capacity assumptions were derived from a mixture of planning applications/permissions, or based on assumptions about the quantum and mix of floorspace using the methodology set out in the council's response to the Inspector's first letter (LBI01). A brief summary of this for each site is provided in Appendix 1 of this paper. Individual site capacity assumptions were not discussed and agreed with the landowner/developer for each site. Further information on the role of site capacity assumptions and engagement with landowners/developers is set out in LBI02.

### **Shortfall**

Taking into account the office pipeline; office use anticipated from site allocations and the scope for some site allocations to provide more office floorspace than projected resulting in a cumulative increase in office space across all site allocations; an anticipated continued windfall that could increase compared to past trends particularly within the CAZ; the strengthened policy position set out in the draft Local Plan to both protect existing business floorspace and to intensify it, the council consider that the vast majority, if not all, of the anticipated office floorspace requirement can be met.

The council will take a plan, monitor and manage approach to the delivery of office floorspace. Depending on delivery trends over the plan period the council will look at other mechanisms in which additional business floorspace could be delivered. There is a commitment within the draft Local Plan for a review within 5 years – this would provide the opportunity for the further exploration of additional delivery mechanisms together with the review of other policy areas.

### **Deliverability of sites**

The council has reviewed the circumstances of each of the 36 sites identified in letter INS04. For the vast majority of the sites, the landowner/developer response is not considered to be a fundamental objection to the site being allocated or something that brings into question the deliverability of the sites. In most cases the landowners are asking for a greater degree of flexibility for certain uses as well as or instead of those specified, taking a different view about the scope and/or level of development possible, or asking for more valuable land uses to be considered. In many instances representations from landowners/developers on these sites also express support for the allocation. The council would not expect complete agreement from all landowners unless allocations did not restrict the use of land in some way.

The draft Local Plan identifies the borough's priority uses, based on robust evidence of identified development needs. As a small borough that has delivered high levels of growth over a sustained period, there are frequently competing demands on different sites, not only the main uses of sites, but also the mix of uses. This situation has intensified over time, and

as stated elsewhere in the submission documents, Islington faces a genuinely extreme set of circumstances to deliver priority development needs in the context of multiple competing development pressures combined with a constrained supply of land available for development. In the context of site allocations, this requires the council to balance the different plan priorities to reflect these within different allocations and to be robust by firmly promoting the priority uses and resisting others in order to achieve this. Whilst developers and landowners may prefer to have freedom to develop different and more profitable uses, giving that degree of flexibility would mean that the plan priorities cannot be secured and that the plan would not be sound. Nonetheless, the council considers the site allocations do strike an appropriate balance between providing flexibility where this is appropriate, whilst also providing certainty in helping to deliver on priority land uses. For instance, where sites are allocated for multiple uses, the allocations are framed in broad terms; the proportions of the uses for each allocation are not specified. Rather, the acceptable uses are specified and in many cases the predominant use which is being sought, for example “a mixed-use development with intensification of business floorspace and an element of residential”. This provides scope for flexibility within the overall clear parameters.

Within the Local Housing and Delivery Group report ‘*Viability Testing Local Plans: advice for planning practitioners*’ (2012)<sup>10</sup>, it is noted that:

*“The approach to assessing plan viability should recognise that it can only provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability. It cannot guarantee that every development in the plan period will be viable, only that the plan policies will be viable for the sufficient number of sites upon which the plan relies in order to fulfil its objectively assessed needs.”*

The majority of the typologies adopted in the viability study were based on sites contained within the Council’s Site Allocations ‘Direction of Travel’ (2018) document. The Council considers that the predominant use of sites taken from the Council’s Site Allocations to form the basis of the study’s adopted development typologies allows for the assessment of sites likely to come forward over the lifetime of the new Local Plan, and therefore affords a higher level of assurance that tested emerging planning policies are viable and deliverable.

The results of the viability testing as set out in the Council’s Draft Local Plan Viability Study (December 2018) indicated that in the vast majority of cases, the emerging planning policy requirements set out in the Proposed Submission Draft Local Plan are viable and deliverable.

Clearly, over the lifetime of the Local Plan, factors such as macroeconomic changes, advancements in construction methods, formulation of exemplar architecture and design, and indeed through the implementation of the Plan itself leading to regeneration and infrastructure enhancements, will all serve to alter localised market conditions, and consequently lead to changes in development values and the viability of sites. Both landowners and developers will clearly observe market changes with a view to developing high value land uses to unlock greater profits. As a result, both developers and landowners therefore tend to favour flexibility in respect to land uses for their respective sites.

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<sup>10</sup> <https://www.local.gov.uk/sites/default/files/documents/viability-testing-local-p-42b.pdf>



However, the council in the capacity of the Local Planning Authority must plan with wider objectives in mind; and at the Plan-making stage this necessitates allocating sites for certain land uses to aid in the delivery of the strategic objectives of the Development Plan.

In addition, paragraph 57 of the NPPF and the NPPG (2019) in respect to viability make it clear that landowner and developer aspirations for their sites and the value they expect to receive from development must be appropriately framed within the context of adopted Development Plan policy.

Given that patterns of prevailing land use are already well established in Islington, it is considered that any necessary revisions to land use(s) within Site Allocations, which may arise during the lifetime of the Plan, would likely be solely confined to supplementary land uses to a primary 'host' land use.

The development management process which implements the Development Plan allows for changes in site circumstances and conditions to be assessed at the point of the submission of a planning application, thereby allowing for responsive and informed decision-making. Changes in circumstances and site-specific factors can form material considerations which can be appropriately balanced against the policies of the Development Plan at the decision-making stage. Where departures of the Development Plan are deemed to be warranted at the decision-making stage, this can often be achieved whilst ensuring compliance with the strategic policies of the Development Plan and other planning policy requirements.

While many developers and landowners have asked for more flexibility, few have stated that their site cannot be developed for its allocated use or is not available for development. The council do not therefore consider the issues raised would result in all of the sites being unsound. As mentioned above, because of competing development pressures in the borough land-uses for almost every piece of land is contested in some way. During the preparation and examination of the current Site Allocations DPD (2013) this was also apparent with landowners requesting changes to increase flexibility on a number of sites. These objections did not result in the plan being found unsound or the sites not being deliverable. Most of the site allocations in the current Local Plan have now come forward for development or been carried through into this plan as identified in LBI02, demonstrating that they have successfully guided and facilitated development over the last 7 years.

For those sites where there were more specific objections in relation to their deliverability, the objections are summarised below and a brief response is provided. :

Allocation reference	Summary of objection	Impact on deliverability
<b>AUS6</b>	In their representations, the landowner asserted there was no evidence to support the requirement for a significant amount of business floorspace at the expense of housing in this location. They suggested the council's	The council has balanced plan priorities and reflected this in relevant allocations in order to help meet identified development needs. There is clearly evidence of need for business floorspace in the borough, and this is a highly suitable location for such development. The council



Allocation reference	Summary of objection	Impact on deliverability
	<p>viability appraisal did not take into account abnormal costs impacting on the site, and that without the higher land values associated with residential development the policy objectives for the site would not be deliverable. In addition, they argued the scale of development envisaged in LBI's viability study did not optimise the true capacity of the site. There have been no recent pre-application discussions or planning applications relating to this site.</p>	<p>considers the proposed allocation would facilitate a viable development within the Angel Town Centre and CAZ that is deliverable within the lifetime of the Plan. The viability issues are addressed in the Viability Topic Paper (paragraphs 6.42-6.46).</p>
<b>AUS8</b>	<p>The landowner objects to the priority given to business uses on the rear part of the site, as they think residential use would be more in keeping with the surrounding context. They have provided viability evidence suggesting that their plans for the restoration of the Grade II* heritage asset would be hindered by a business allocation. They also consider D1 uses should be included alongside D2 uses in the allocation. Pre-application advice was sought on a mixed use development comprising D1, D2 and C3 uses in 2019, although this was subsequently withdrawn.</p>	<p>A more flexible approach to land use in respect of the rear part of the site may be warranted in this case to facilitate the restoration of an important heritage asset and enable the development of the site within the Plan period. The council will consider a modification to this allocation in relation to business and residential use.</p>
<b>FP4</b>	<p>Object to the removal of 'residential use' from the allocation which it is suggested is necessary to</p>	<p>Retail-led mixed use development on the site is considered appropriate and deliverable in the site's location. The uses specified reflect an updated evidence and policy</p>

Allocation reference	Summary of objection	Impact on deliverability
	make the scheme deliverable.	context. This is an important site within the Specialist Shopping Area therefore it is essential that retail is provided, together with the provision of business floorspace for which there is an identified need.
<b>FP5</b>	It is suggested that only a purely residential scheme would be viable, with concern that allocation will leave the site undeveloped.	The council disagrees that only a purely residential scheme would be viable. The viability issues raised in relation to the site are addressed in the Viability Topic Paper (paragraphs 6.47-6.53).
<b>FP15</b>	Landowner requests that the allocation is removed as there are plans for the site.	No detail on the proposed uses has been provided, however this demonstrates that the site is likely to come forward for development and therefore an allocation is appropriate to help guide this in line with the Local Plan priorities and given the site's location. The Draft Local Plan Viability Study tested a typology for a new commercial building reflecting the allocation for this site. The results of the study indicated that such a development proposal would be viable and deliverable.
<b>NH5</b>	Landowner supports allocation of the site but considers the site should be allocated for a range of uses including serviced apartments. Do not consider it would be viable to re-provide existing business floorspace.	The site allocation provides a large degree of flexibility to deliver a mixed residential and business use scheme. The restriction on visitor accommodation is necessary in order to meet priority development needs, particularly for conventional housing and office floorspace. It is considered that a mixed-use scheme on the site is capable of being viably delivered.
<b>Arch 3</b>	The landowner responded to say the site should be allocated for B1 office use and/or general town centre uses as there is no evidence of need for its use as a cultural hub and very	ARCH3 is allocated for refurbishment/redevelopment to create a cultural hub in Archway Town Centre. Retail use might be acceptable on the ground floor.

Allocation reference	Summary of objection	Impact on deliverability
	<p>significant doubt that it would be deliverable for such a use within the plan period as not commercially viable.</p>	<p>This site was subject to a recent appeal decision<sup>11</sup> for demolition and rebuild as an office, which explored the issues raised in the objection in great detail. It concluded that there was no compelling evidence that demonstrates that the building is no longer suitable or appropriate, or that it is not possible to bring it back into an economically viable, social infrastructure use.</p>
<b>BC28</b>	<p>The landowner states the allocation should be amended to allow for residential use as part of a mixed-use scheme to promote viability and deliverability. With regards to policy BC1 they state that in some locations it may be necessary for new development proposals to include an element of residential use to support development viability. They state that the allocation should be amended to optimise the development potential of the site and increase overall scheme viability and deliverability.</p>	<p>Based on the findings of the viability study it is considered that an office development (compliant with emerging planning policy requirements) could be viably delivered on the site.</p> <p>It is important to maximise the provision of office floorspace on this site, given its location and its potential development capacity.</p>
<b>BC33</b>	<p>The landowner requests a more flexible range of uses, and asks that the allocation is amended to allow for 'office-led mixed-use development'. The representation also asks for more flexibility with policy BC1 to ensure viability. The representation states that the allocation as presently drafted, does not allow for</p>	<p>The viability study tested several typologies located in the CAZ which modelled an intensification of office floorspace. The results of the viability study indicated that in the vast majority of cases, schemes coming forward within the CAZ which involve an intensification of office floorspace would be viable,</p>

<sup>11</sup> (APP/V5570/W/19/3229738)



Allocation reference	Summary of objection	Impact on deliverability
	other commercial uses, which would be required to deliver the development.	whilst also complying with emerging planning policy requirements.  It is important to maximise the provision of office floorspace on this site, given its location.

In addition to the above there were several sites with extant permission where the landowners/developers are arguing for the removal of the allocation. In such instances, allocation does not preclude delivery of the original permission. However, the revised allocations are considered necessary to guide future proposals given up to date evidence and having balanced the different identified development needs in relation to the different sites involved.

As part of the Examination process, where there are issues of soundness on specific sites and where potential modifications would not impact on other strategic policies and land-use objectives, the council will engage in dialogue to explore where there might be common ground. Where concerns related to deliverability of sites are found to be justified through the examination process and these have not been able to be resolved, changes can also be recommended by the Inspectors.

### **Meeting Retail Needs**

The Retail and Leisure Study 2017 assessed the overall quantitative need for new (convenience and comparison goods) retail floorspace over the plan period (up until 2036), and also assessed the need for new commercial leisure uses and the 'gaps' in provision over the plan period. A need for 12,247sqm of comparison goods floor space and 6,341sqm of convenience goods floor space. This equates to 18,588sqm of additional comparison and convenience floor space. The Retail and Leisure study provides an overview of the approach to these assessments and it identifies that capacity, especially over the short to medium term, is limited. The approach taken in the Local Plan responds to this by ensuring that existing provision is protected and encouraging increased provision, especially in Town Centres. The Retail and Leisure Study identifies that need for new convenience goods floorspace can be met by extensions to existing stores and supporting new smaller convenience stores.

The site allocations topic paper sets out that the sites identified have capacity to deliver 48,931sqm of net additional retail and leisure floorspace (within the A and D2 use classes). Around 11,000sqm of this capacity is directed towards D2 uses with the remaining 38,000sqm identified for A uses. With projected demand for 18,588sqm of A1 comparison and convenience retailing, the identified capacity for 38,000sqm for A uses is considered more than adequate to meet this need.

The site allocations focus on delivering retail floor space primarily in the town centres. However, there are opportunities for retail floor space to come forward in town centre and

local shopping areas through non-allocated sites. Policies within the Plan provide support for new retail to come forward both within Town Centres and Local Shopping Areas. Policy R3 Part D allows proposals for main town centre uses including A uses and D2 uses of up to 200sqm to locate in Local Shopping Areas without the need to apply the sequential test. Positive and protective policies for retail development across the borough along with demonstrated capacity through site allocations are considered to provide the basis to deliver the retail needs identified over the plan period.

We hope that this letter has addressed the requests for information in your letter and look forward to hearing from you further.

Yours sincerely

*J Gibb*

Jonny Gibb  
Team Leader Planning Policy  
Islington Council

## Appendix 1:

### Summary of capacities for site allocations delivering office floorspace

Site	Office floorspace (net additional)	Comments on assumptions
KC2: 176-178 York Way, N1 0AZ	8,289	Site capacity assumption based on business-led development. Assumed 60% of floorspace as office.
KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1	1,253	Site capacity assumption based on limited intensification of business floorspace.
KC4: Former York Road Station, 172-174 York Way	902	As the building is listed, the site capacity assumption is based on a limited intensification of the building, all for business use. No increase in height assumed.
KC5: Belle Isle Frontage, land on the east side of York Way	7,498	Site capacity assumptions based on business-led development assuming 65% of floorspace for office development.
KC7: All Saints Triangle, Caledonian Rd, Kings Cross, London N1 9RR	2,926	Site capacity assumption of 50% of the uplift in floorspace for office.
VR6: The Fitzpatrick Building, 188 York Way, N7 9AD	3,808	Figures based on planning permission
VR8: 55-61 Brewery Road, N7 9QH	250	Figures based on planning permission
VR9: Rebond House, 98-124 Brewery Road, N7 9BG	818	Figures based on planning application.
AUS2: Pride Court, 80-82 White Lion Street, N1 9PF	325	Site capacity assumptions based on business led scheme comprising 80% of the floorspace for office.
AUS3: Electricity substation, 84-89 White Lion Street, N1 9PF	2,027	Site capacity assumption based on office-led scheme, assuming 80% of the floorspace.
AUS4: Land at 90-92 White Lion Street, N1 9PF	650	Figures based on planning permission.
AUS5: 94 White Lion Street (BSG House), N1 9PF	668	Site capacity assumption based on 100% of the uplift being office floorspace.



AUS6: Sainsbury's, 31-41 Liverpool Road, N1 0RW	12,256	Site capacity assumption with office use provided as part of a mixed-use office and retail scheme. Assumed 40% of uplift.
AUS7: 1-7 Torrens Street, EC1V 1NQ	919	Site capacity assumption based on 30% of the mix of uses being office floorspace.
AUS8: 161-169 Essex Road, N1 2SN	1,086	Site capacity assumption based on 100% of the uplift being for office use.
AUS9: 10-14 White Lion Street, N1 9PD	3,794	Capacity based on planning permission.
AUS10: 1-9 White Lion Street, N1 9PD	2,447	Capacity based on planning consent.
AUS12: Public Carriage Office, 15 Penton Street, N1 9PU	3,358	Site capacity assumptions assume 75% of floorspace will be for B1 use.
NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG	13,100	Site capacity assumptions assumed proportion of office (29%) as part of retail-led mixed-use development.
NH2: 368-376 Holloway Road (Argos and adjoining shops), N7 6PN	9,187	Site capacity assumed 80% of net additional floorspace will be for B1 use.
NH3: 443-453 Holloway Road, N7 6LJ	3,000	Site capacity assumption based on business-led development with a 57/43 office/industrial split.
NH5: 392A and 394 Camden Road, N7	1,450	Capacity based on previous planning permissions.
NH6: 11-13 Benwell Road, N7 7BL	595	Site capacity assumption based on the reprovision and intensification of business use, with the uplift in floorspace split 50/50 between office and residential use.
NH7: Holloway Prison, Parkhurst Road, N7 0NU	1,100	This was included in error as part of assumptions around the non-residential element of the site. To be updated.
NH9: Islington Arts Factory, Parkhurst Road, N7 0SF	414	Figures based on existing planning application.
NH12: 379-391 Camden Road and 341-345 Holloway Road	1,971	Site capacity assumption based on replacement warehouse space with other uses above.
FP2: Morris Place/Wells Terrace (including Clifton House), N4 2AL	6,666	Site capacity assumption based on office being around 40% of floorspace.
FP4: 129-131 & 133 Fonthill Road & 13 Goodwin Street, N4	700	Site capacity assumption based on office/SME being delivered on upper floors.

FP6: Cyma Service Station, 201A Seven Sisters Road, N4 3NG	1,047	Site capacity assumption - assumed all of the floorspace as office.
FP7: Holloway Police Station, 284 Hornsey Road, N7 7QY	280	Site capacity assumption that around 25% of floorspace would be for offices.
FP9: 233 Seven Sisters Road, N4 2DA	9,811	Site capacity assumption of 60% of net floorspace as office.
FP11: 139-149 Fonthill Road, N4 3HF	01	Capacity based on planning permission.
FP12: 179-199 Hornsey Road, N7 9RA	947	Assumptions informed by discussions on planning applications.
FP14: Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7	5,159	Capacity figures from planning application.
FP15: 216-220 Seven Sisters Road, N4 3NX	1,355	Site capacity assumptions that around three quarters of floorspace would be for office use.
FP16: Conservative Club, 1 Prah Road, N4 2RA	980	Site capacity assumption of all floorspace for office.
ARCH1: Vorley Road/Archway Bus Station, N19	2,096	Site capacity assumed 15% of floorspace for office.
ARCH2: 4-10 Junction Road (buildings adjacent to Archway Underground Station), N19 5RQ	1,029	Site capacity assumption of 70% of floorspace as office.
ARCH6: Job Centre, 1 Elthorne Road, N19 4AL	1,788	Site capacity assumption of 70% of floorspace as office.
ARCH8: Brookstone House, 4-6 Elthorne Road, N19 4AJ	1,552	Site capacity assumption of 100% of floorspace as office.
ARCH9: 724 Holloway Road, N19 3JD	419	Site capacity assumption informed by recent planning applications on the site.
ARCH11: Dwell House, 619-639 Holloway Road, N19 5SS	1,101	Site capacity assumption of 15% of floorspace as office.
ARCH12: 798-804 Holloway Road, N19 3JH	310	Figure based on extant planning permission.
HC1: 12, 16-18 and 24 Highbury Corner, N5 1RA	700	Site capacity assumption of 45% of floorspace as office.
HC2: Spring House, 6-38 Holloway Road, N7 8JL	1,421	Site capacity assumption of 50% of floorspace as office.

HC5: 2 Holloway Road, N7 8JL and 4 Highbury Crescent, London, N5 1RN	1,250	Assumptions based on implemented planning permission on the site.
HC6: Land adjacent to 40-44 Holloway Road, N7 8JL	838	Assumption of 70% of net increase as office floorspace.
BC1: City Barbican Thistle Hotel, Central Street	541	Site capacity assumed a modest increase in height on part of the site, all for office floorspace.
BC2: City Forum, 250 City Road	3,800	Based on planning permission
BC5: London College of Fashion, Golden Lane	1,479	The capacity assumption estimates that one third of the currently unbuilt land on this site may be developed resulting in a net uplift for office floorspace.
BC7: 198-208 Old Street (petrol station)	1,469	Based on planning permission
BC9: Inmarsat, 99 City Road	12,327	Site capacity assumption of 100% of floorspace as office.
BC10: 254-262 Old Street (east of roundabout)	11,639	Site capacity assumption of 90% of floorspace as office.
BC11: Longbow House, 14-20 Chiswell Street	3,502	Site capacity assumption of 100% of floorspace as office.
BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage	1,954	Based on planning permission
BC15: Richard Cloudesley School, 99 Golden Lane	216	Based on planning permission
BC16: 36-43 Great Sutton Street (Berry Street)	894	Site capacity assumed 100% of net uplift is office.
BC17: Caxton House, 2 Farringdon Road	9,925	Based on planning application
BC18: Cardinal Tower, 2A, 4-12 Farringdon Road and 48-50 Cowcross Street	13,293	Based on planning permission
BC24: Clerkenwell Fire Station, 42-44 Rosebery Avenue	1,290	Site capacity assumption of uplift in floorspace for office.
BC25: Mount Pleasant Post Office, 45 Rosebery Avenue	4,260	Based on planning permission
BC26: 68-86 Farringdon Road (NCP carpark)	3,869	Based on planning permission
BC28: Angel Gate, Goswell Road	19,592	Site capacity assumption of 100% of floorspace as office.
BC32: Monmouth House, 58-64 City Road	6,170	Based on planning permission

BC33: Oliver House, 51-53 City Road	490	Site capacity assumption of uplift in floorspace as office.
BC34: 20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street	36,373	Based on planning permission. There is an error as this figure should be 45,466 to reflect permission.
BC35: Finsbury Tower, 103-105 Bunhill Row	10,150	Based on planning permission
BC36: Finsbury Business Centre, 40 Bowling Green Lane	1,622	Site capacity based on all uplift in floorspace being for office use.
BC38: Moorfields Eye Hospital	50,000	Site capacity assumed significant proportion of uplift for office.
BC39: Laser House, 132-140 Goswell Road	1,426	Based on planning permission.
BC40: The Pentagon, 48 Chiswell Street	1,422	Site capacity assumption for all of increase in floorspace for office.
BC41: Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 & 21-23 Leonard Street	3,019	Based on planning permission
BC42: Site of electricity substation opposite 15-27 Gee Street and car park spaces at 90-98 Goswell Road	3,956	Based on planning permission
BC44: Crown House, 108 Aldersgate Street	174	Site capacity assumption based on all the uplift being office (check against spreadsheet - slightly different figure)
BC48: Castle House, 37-45 Paul Street; and Fitzroy House, 13-17 Epworth Street and 1-15 Clere street	4,766	Site capacity assumption based on all uplift I floorspace being office.
BC49: Building adjacent to railway lines and opposite 18-20 Farringdon Lane	1,047	Site capacity assumption based on all uplift in floorspace being office.
BC54: Sycamore House, 5 Sycamore Street	544	Based on planning permission
BC55: 2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street	4,353	Site capacity assumption based on office use on upper floors.
OIS1: Leroy House, 436 Essex Road, N1 3QP	1,888	Site capacity assumption for all of increase in floorspace for office.

OIS4: 1 Kingsland Passage and BT Telephone Exchange, Kingsland Green	7,714	Site capacity assumption of 60% of floorspace for office.
OIS10: 500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH	700	Site capacity assumption of around 50% of floorspace for office.
OIS20: Vernon Square, Penton Rise, WC1X 9EW	3,052	Site capacity assumption of 70% of floorspace as office.
OIS21: Former railway sidings adjacent to and potentially including Caledonian Road Station	300	Based on a site capacity assumption with 19% office.
OIS24: Pentonville Prison, Caledonian Road, N7 8TT	3,432	Based on a site capacity assumption of 7% office.

	<p>illustration of the other policies in the Plan. We would like clarification on whether the area spatial strategies in some cases go further than this and result in effects not already assessed under other policies in the Plan.</p>
Policy SP3	<p>This represents a new area spatial strategy area. We require further justification with regard to whether there are any reasonable alternatives that should have been assessed, including, but not limited to, its boundary and transport routes and layout.</p>
Policies SP3, B1 and B2	<p>The emerging London Plan at Policy E7 allows the consideration of mixed-use developments within Locally Significant Industrial Sites through a plan led or masterplanning process. The IIA and the legal compliance statement (SD30) suggest that this was not considered a reasonable alternative because it is not a requirement of the emerging London Plan. We require further justification for this approach to substantiate the Council’s position.</p>
Policy PLAN 1	<p>There is no discussion in the IIA of reasonable alternatives for this Policy. Are there any differing approaches or policy requirements that should have been assessed?</p>
Policy H3	<p>The IIA includes the consideration of alternatives to Policy H3, which includes the Mayor’s ‘threshold’ approach that would require major development proposals to provide a minimum of 35% affordable housing (or 50% on public sector or industrial land). Further, proposals which would not meet the minimum threshold or other criteria must provide viability evidence to determine the maximum amount of affordable housing that can be provided; and would be subject to various review mechanisms including a late stage review.</p> <p>We would like the Council’s view in relation to whether another alternative should have been appraised that would</p>



	<p>allow the consideration of viability evidence alongside the affordable housing targets/thresholds set out in Policy H3.</p> <p>In addition, the NPPF sets out that affordable housing should not be sought from developments of under 10 dwellings. On this basis, we would like the Council's view on whether a reasonable alternative to this effect should have been assessed?</p>
Policy H7	There is no discussion in the IIA of reasonable alternatives for this policy. Are there any differing approaches or policy requirements that should have been assessed?
Policies SC2, SC3, B4 and B5	There is no discussion in the IIA of reasonable alternatives for these policies. Are there any differing approaches or policy requirements that should have been assessed, such as different thresholds with each policy?
Policy R1	The policy sets out that residential development will not be allowed in Primary Shopping Areas. Given that the NPPF does not exclude residential uses in town centres, what is the Council's justification for not considering an alternative that would allow some residential development in such areas?
Policy R2	The policy at Part A sets out percentage minimums of A1 uses for the Angel, Nag's Head, Finsbury and Archway town centres. What is the Council's justification for not considering different percentages as a reasonable alternative(s)?
Policies R3, R6, R7, R9 and R11	There is no discussion in the IIA of reasonable alternatives for these policies. Are there any differing approaches or policy requirements that should have been assessed?
Policies R1, R10 and BC2 (Cultural Quarters)	The IIA under Policy R10 sets out that there was an alternative considered which was to have no cultural quarters designated but this was discounted as unrealistic because they are promoted in the London Plan. Is ruling

	<p>out this alternative justified, given it is not a requirement to identify cultural quarters?</p> <p>In addition, should the SA have considered the cultural quarter designations themselves against reasonable alternatives and/or boundaries?</p>
<p>Policies DH1 and DH3 (Tall Buildings)</p>	<p>Have all reasonable alternatives been considered? What is the Council’s justification for not considering an alternative for ‘areas’ or ‘zones’ where tall buildings might be acceptable or a combination of specific sites and a criteria based approach?</p> <p>The policies take a strict approach to tall buildings in the Borough. Given there appears to be a shortfall in housing and business floorspace delivery over the Plan period, what is the justification for omitting such considerations from the assessment and therefore scoring Policy DH3 ‘no effect’ against IIA Objectives 5 and 8?</p>
<p>Policy Assessment Tables</p>	<p>Do the tables provide a sufficient depth of assessment to allow a robust conclusion to be reached?</p> <p>The assessment tables within the IIA include commentary on the assessment of likely significant effects of the policies. The heading sets out that this includes consideration of short/medium/long term effects, secondary effects and permanent / temporary effects. However, there appears to be no reference of such effects in the commentary throughout the IIA. We require further explanation to explain why this is the case and whether this affects the robustness of the SA.</p>
<p>Cumulative Assessment</p>	<p>In many cases the assessment is brief. We require further justification on whether the approach to the cumulative assessments is sufficient to ensure a robust SA.</p>

<p>Site Allocations</p>	<p>No reasonable alternatives were assessed with regard to the Site Allocations. The IIA notes that there were no alternatives, as not allocating the sites was unreasonable. However, we request clarification on whether any of the allocated sites could have been allocated for alternative uses in accordance with the relevant overarching area spatial strategy it falls within and if so, whether such alternative uses should have been assessed? Further, are there any of the 'other important site' allocations that could have been allocated for other uses and therefore been appraised against reasonable alternatives?</p> <p>Are the assessments of each site sufficiently detailed to be robust? The IIA sets out that there are many unknowns, is this justified?</p>
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**Meeting Business Floorspace Needs**

The Employment Land Study 2016 (EB4) identifies a need for 400,000 square metres (sqm) of additional office floorspace over the Plan period. This has been updated in the Employment Topic Paper (SD16) to 443,000 sqm to take into account losses in floorspace between 2015 and 2018. The topic paper also sets out at Table 13 that when extant planning permissions and the anticipated delivery from the Plan’s site allocations are taken together, along with a 20% lapse rate (to existing permissions only) that there would be delivery of 311,571 sqm over the Plan period. This represents a shortfall of 131,429 sqm. We would like the Council’s view on whether a 20% lapse rate should also be applied to the capacity that would be delivered from the site allocations that do not benefit from extant planning permission and what effect this would have on anticipated supply.

The topic paper suggests at Paragraph 7.41 that the shortfall is not a significant issue because: *“The site capacity assumptions might be underestimated on some sites. In reality proposals on some of the allocated sites could potentially deliver considerably more office floorspace than the current assumptions suggest; the scheme might deliver more when it is built”*.

In response to our initial questions in relation to housing, the Council’s reply (LB01) at Table 2 set out that *“It is acknowledged that tall buildings may not be delivered in all of the identified locations neither may the maximum heights be deemed appropriate when it comes to decision making on specific sites. In addition, it is noted that the proportion of the site at maximum height is a variable and this was considered having regard to site specifics therefore it is acknowledged that in reality a detailed design may result in capacity variations based on this factor”*

*alone*". Does this suggest that estimated capacity figures could reduce as well as increase in some cases? Is there sufficient certainty and evidence to suggest that such an approach would without reasonable doubt meet the identified shortfall of office floorspace?

Paragraph 7.41 of the topic paper also suggests that there will be further 'windfall office' proposals on other sites not currently identified in the Plan. Is there likely to be a reliable source of windfall capacity within the Plan period? Please can the Council provide evidence of previous windfall delivery of office floorspace (over the past 10 years if possible)?

If we were to find that the shortfall in office floorspace is unlikely to be met through increased capacities at the detailed design phase or through windfall opportunities, how else might the Council seek to meet the identified need and how could this be achieved during the examination?

On a related matter, the Site Allocations Document at Table 1.2 and the Bunhill and Clerkenwell Area Action Plan at Table 4.2 set out capacity assumptions for the spatial strategy areas and other important sites for office floorspace. Please can the Council provide a breakdown of this to each site allocation with a short explanation of how the assumed capacity was established and if this has been discussed and agreed with the landowner/developer.

**The Deliverability of the Site Allocations and the Position of Landowners / Developers**

It is clear from the Regulation 19 consultation responses that the landowners / developers of 36 site allocations do not support the allocated uses or have said that their site is not available. These are listed below:

1) KC2	19) NH14
2) KC3	20) FP3
3) KC4	21) FP4
4) KC5	22) FP5
5) VR2	23) FP7
6) VR5	24) FP9
7) VR6	25) FP13
8) VR10	26) FP15
9) AUS1	27) ARCH2
10) AUS3	28) ARCH3
11) AUS6	29) ARCH6
12) AUS7	30) HC3
13) AUS8	31) OIS10
14) AUS11	32) OIS12
15) AUS12	33) BC5
16) NH3	34) BC13
17) NH5	35) BC28
18) NH13	36) BC33

We are concerned that this brings into question the deliverability of these sites and would like to seek the views of the Council on this issue. We would also like the views of the Council in relation to whether the lack of support for the above sites or their allocated uses and therefore the question this raises over their deliverability, undermines the overall strategy of the Plan to meet its identified needs. In this regard, we would also like to know if all of the above sites were to be found unsound what effect would this have on the overall delivery of houses, office floorspace and retail floorspace over the Plan period.

### **Meeting Retail Needs**

The Retail and Leisure Study 2017 identifies that there is an additional need for 6,341 sqm (net) of convenience floorspace and 12,247 sqm (net) of comparison floorspace over the Plan period.

The site allocations include numerous sites where retail is set out as an acceptable use. However, it is unclear what floorspace capacities these sites are likely to deliver and therefore if these will be sufficient to meet the overall identified need. Please can the Council provide this information. In the event that there would be any shortfall, please can the Council set out how this could be addressed during the examination.

We are mindful that there is still some outstanding information in relation to our last two letters (INS02 and INS03). Therefore, we are requesting that all of the outstanding requests and additional information sought in this letter is provided by Friday 29 May 2020. Given the current difficult times, if the Council consider that meeting the deadline will not be possible, please let us know through the Programme Officer and an alternative date can be agreed. We would also like to thank the Council for their helpful responses to date.

Kind Regards,

*Jonathan Manning*

*Robert Parker*

INSPECTORS







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## Appeal Decision

Hearing Held on 3 and 4 October 2019

Site visit made on 4 October 2019

**by John Dowsett MA DipURP DipUD MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 7<sup>th</sup> February 2020**

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**Appeal Ref: APP/V5570/W/19/3229738**

**Former Part of the Archway Methodist Central Hall, at the junction of Archway Road and St. John's Way, Islington, London, N19 3TD**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Flowervale Properties Limited against the decision of the Council of the London Borough of Islington.
  - The application Ref: P2018/4068/FUL, dated 30 November 2018, was refused by notice dated 5 April 2019.
  - The development proposed is described as demolition of the existing building and the erection of a six-storey building comprising 3,939.3 sqm of B1(a) office space.
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### Decision

1. The appeal is dismissed.

### Procedural matters

2. The planning application form described the development as set out in the header above. The decision notice issued by the Council expanded this to read 'Demolition of the existing Archway Methodist Central Hall building and the erection of a 6-storey building with additional plant and lift overrun built form at roof-top level (overall height of 24.9 metres) to provide for 3,939 square metres (GIA) of office floorspace (Use Class B1(a)) along with associated access arrangements'. The appellant has adopted this description on the appeal form. Whilst the description used by the Council is more detailed, the original description from the planning application form accurately describes the development proposed and for which planning permission was sought. The building which is proposed to be demolished is identified on the submitted drawings by the red line boundary. Consequently, I have used the original description of the proposed development.
3. On the planning application form the address of the appeal site was given as 'Archway Central Hall, Islington, London N19 3TD'. The decision notice issued by the Council gives the address as 'Former Part of the Archway Methodist Central Hall, at the junction of Archway Road and St. John's Way, Islington, London, N19 3TD'. From the evidence submitted and from what I saw when I visited the site this latter address is more accurate, and the appellant has also used this on the appeal form. I have, therefore, used this for the purposes of the appeal.

4. On 1 October 2019, just before hearing opened, the Government published the National Design Guide (NDG) and updated the Planning Practice Guidance replacing the previous section on Design with a new section entitled Design: process and tools. This represented a change to Government policy to that which had been in place when the original planning application was determined and when the parties had submitted their evidence in respect of the appeal. As this policy was germane to the issues in the appeal, a period of two weeks was given for the main parties to submit any comments in respect of this new policy. Both main parties submitted written comments and I have taken these into account.
5. A draft Section 106 planning obligation was submitted during the course of the appeal that covered: financial contributions towards accessible transport, carbon offsetting, and employment and training; the employment of apprentices during the construction process; adherence to the Code of Construction Practice; adherence to the Council's Code of Local Procurement; entering into a Highways Reinstatement Agreement if required; the production and submission of an updated Energy Statement; the submission of a Travel Plan; the submission of a Green Performance Plan; the provision and operations of small/micro workspace within the development; and provisions for connection to a district heating network if one became available. At the time that the hearing was sitting, discussions were still ongoing between the parties in respect of the clauses in respect of the district heating system. In addition to the draft obligation, prior to the hearing, the appellant also submitted a signed Unilateral Undertaking that covered the same heads of terms, albeit with slightly different provisions in respect of the connection to a district heating system. Following the hearing, the parties advised that they had not been able to reach agreement on the terms relating to the district heating system connection and that the bilateral obligation would not be completed. The signed Unilateral Undertaking remained part of the appellant's submissions.

### **Main Issues**

6. The main issues in this appeal are:
  - The effect of the proposed development on the provision of Class D1 (non-residential institutions) floorspace in the locality having regard to the relevant provisions of the development plan;
  - The effect of the proposed development on the locally listed Archway Methodist Central Hall, as a non-designated heritage asset;
  - The effect of the proposed development on the character and appearance of the St John's Grove Conservation Area; and
  - The effect of the proposed development on the living conditions of the occupiers of nearby residential properties with particular regard to sunlight and daylight.

### **Reasons**

#### *Effect on provision of D1 floorspace*

7. The appeal building is a large hall that was previously functionally part of a larger complex of buildings constructed in the 1930's. The ownership of the

- appeal building was severed from the other buildings (hereinafter referred to as “the retained buildings”) a number of years ago and sold separately. The connecting doorway between the appeal building and the retained buildings was blocked off, but its position is still evident within the retained buildings.
8. Policy 3.16 of the London Plan 2016 (the London Plan) sets out that London requires additional social infrastructure to meet the needs of its growing and diverse population. The supporting text to the policy sets out that social infrastructure covers a wide range of facilities including: health provision, nurseries, schools, colleges and universities, community, cultural, play, recreation and sports and leisure facilities, places of worship, fire stations, policing and other criminal justice or community safety facilities. Policy DM4.12 of the Islington Local Plan Development Management Policies 2013 (DMP) addresses social infrastructure and cultural facilities. Part A of the Policy states that there should be no loss or reduction in social infrastructure uses unless, either a replacement facility is provided on the site that would meet the need of the local population for the specific use, or the specific need is no longer required on the site. It then sets out that, in the latter case, it must be demonstrated that that the proposal would not lead to a shortfall in provision for the specific use within the local catchment, and that there is either no demand for another suitable social infrastructure use on site, or that the site/premises is no longer appropriate for social infrastructure uses. The Policy further states that any replacement/relocated facilities for the specific use provide a level of accessibility and standard of provision equivalent to that of the existing facility.
  9. The glossary to the DMP defines infrastructure as any asset or network of assets essential for the continued operation of various types of development. Within this it defines social infrastructure as community spaces/facilities, emergency services and education facilities, and can also include community and social facilities available to, and to serve the needs of, local communities. These can include day-care centres, luncheon clubs and drop-in centres, education and training facilities including early years providers, schools, colleges and universities, health facilities, youth centres, libraries, community meeting facilities, community halls and policing facilities. It is noted that social and community facilities generally fall within Use Classes C2, D1, D2 as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended) and possibly some *sui generis* uses.
  10. Where a development proposal would result in the loss of social infrastructure, both London Plan Policy 3.16 and Policy DM4.12 of the DMP require an assessment of the suitability of the site for other social infrastructure uses. Within this policy context, it is evident that social infrastructure refers not just to specific uses or operations but also to the land, buildings and facilities that accommodate these uses.
  11. There is some difference of opinion between the parties as to what the lawful use of the building is although there is consensus that, as a place of worship, the appeal building falls into Use Class D1. The doctoral thesis of Angela Connelly<sup>1</sup>, which both parties have quoted in evidence, usefully sets out a history of the complex of buildings as a whole and from this it is clear that whilst there were other uses carried out within buildings, these were to support

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<sup>1</sup> Connelly A, *Methodist Central Halls as Public Sacred Space*, Manchester University 2010

its primary purpose as a place of worship. A place of worship falls within the definition of social infrastructure used by the DMP and the London Plan. Whilst the appeal building is not presently being used for any purpose, the appellant does not argue that the use of the appeal building has been abandoned or that there has been any intervening use between 2001, when it was legally severed from the retained buildings, and the present time that would constitute a material change of use. Notwithstanding the period of vacancy, the D1 use of the building persists.

12. It is therefore unarguable that the demolition of the appeal building would amount to a loss of D1 floorspace, as a building with a D1 use would no longer exist. The appellant suggests that appropriate re-provision was made when the Methodist church relocated its worship centre into part of the first floor of the retained buildings. Although the appeal proposal would not lead to the extinguishment of an active congregation, the relocation of the worship centre occurred approximately 20 years ago within the same complex of buildings that, at the time, were all operated by the Methodist church. Consequently, it is difficult to realistically say that this amounts to re-provision for floorspace that would be lost as a result of a development proposal submitted many years after the relocation.
13. In these circumstances, it would be more proper to consider the appeal building as a redundant, or unused, social infrastructure asset. Policy 3.16 of the London Plan requires that the suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered. DMP Policy DM4.12 also requires that it be demonstrated that that the proposal would not lead to a shortfall in provision for the specific use within the local catchment; and that there is either no demand for another suitable social infrastructure use on site, or that the site/premises is no longer appropriate for social infrastructure uses.
14. Although currently unoccupied, the appeal building was last used regularly as a place of worship by the Methodist church. The successive contractions of the church congregation set out in the evidence of both parties and the present worship centre within the retained buildings clearly show that the proposal would not result in a shortfall in specific provision for Methodist places of worship. The appellants evidence includes a report on the need for places of worship more generally<sup>2</sup>. This report looked at Greater London as a whole and whilst it identified that there was a demand for places of worship across the whole area, it does not indicate that there are specific requirements for either Islington as a whole or the area around Archway in particular.
15. At the hearing the Council confirmed that there have been no studies carried out in respect of D1 and D2 provision in the area.
16. The above points notwithstanding, the marketing report submitted by the appellant<sup>3</sup> shows that there was interest in the appeal building both from religious organisations and other operators for uses that would fall within the definition of social infrastructure and concludes that there is generally a good demand for community and leisure orientated uses in the area. This is,

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<sup>2</sup> CAG Consultants - *Responding to the needs of faith communities: places of worship*. 2008

<sup>3</sup> Strettons – *Marketing Summary Report relating to Former Archway Methodist Church, Archway, London N19*. October 2018

however, caveated that refurbishment costs and the restrictive covenants attached to the building, preventing its use as a place of worship and preventing the sale of alcohol from the premises, may have potentially deterred these from proceeding towards acquisition. Whilst the appellant has not made enquiries regarding lifting these covenants, there is no substantive evidence before me that would indicate that this would not be possible. I also note that there is currently a planning application, submitted by Better Archway Forum, for a change of use of the appeal building to an arts centre and ancillary theatre use that is presently under consideration by the Council. Although this latter may be better described as a cultural facility, which are considered separately under DMP Policy 4.12, cultural facilities are within the definition of social infrastructure used by London Plan Policy 3.16. Taken together, this evidence indicates that there is at least a latent demand for the building for social infrastructure purposes.

17. Turning to whether that the appeal building is no longer appropriate for social infrastructure uses, the Design and Access Statement submitted with the planning application sets out that prior to the evolution of the appeal proposal 14 options that involved the retention and refurbishment of the existing building were tested but were not found to be viable. However, no evidence has been submitted in respect of these options or the assessments undertaken. The appellant has submitted a report assessing the proposals by Better Archway Forum for reuse of the building. Whilst this concludes that the proposal is not viable, the report states that it is not a formal valuation in accordance with the RICS Valuation Standards and appears to be based on incomplete information. The findings of the report were also challenged by Better Archway Forum, who also appeared at the hearing, in written representations made in respect of the appeal proposal.
18. The appeal building is in a poor state of repair, which is set out in various reports submitted in evidence and was clear from my site visit. It is not in dispute that extensive remedial works would be required to bring the building back into use. Nonetheless, there is no compelling evidence before me that demonstrates that the building is no longer suitable or appropriate, or that it is not possible to bring it back into an economically viable, social infrastructure use. The proposal, therefore, does not meet the policy requirements to demonstrate that the social infrastructure asset is no longer required or could not be used for another social infrastructure use.
19. The reason for refusal also refers to Policy CS14 of the Islington Core Strategy 2011 (the Core Strategy), DMP Policy DM2.3 and ARCH1 of Islington's Local Plan: Site Allocations 2013 (LPSA). Core Strategy Policy CS14, whilst seeking to protect and enhance the existing arts and cultural uses and encourage new arts and cultural uses, does not refer to social infrastructure uses. Although cultural facilities fall within the broader London Plan definition of social infrastructure, DMP Policy 4.12 draws a distinction between social infrastructure and cultural facilities. Within the context of the Council's own planning policies Core Strategy Policy CS14 is not wholly relevant to the development proposal. DMP Policy DM2.3 refers to heritage assets and seeks their conservation. The appeal building is a non-designated heritage asset (NDHA) and the effect of the proposal on the NDHA formed the subject of a separate reason for refusal which is addressed below. Although relevant to the proposal as a whole, I do not consider that this policy is relevant to the consideration of Class D1 floorspace provision. Site Allocation ARCH1

encourages D1 uses but does not specifically require their retention and, consequently, is also not wholly relevant to this issue.

20. I therefore conclude that the proposed development would result in an unacceptable loss of Class D1 (non-residential institutions) floorspace in the locality having regard to the relevant provisions of the development plan. It would not comply with the relevant requirements of Policy 3.16 of the London Plan or Policy DM4.12 of the DMP.

*The effect of the proposal on the locally listed building*

21. It is common ground that the appeal building is locally listed and is an NDHA. There is disagreement over the extent of the local listing and which buildings are included. The Council suggest that the local listing is limited to the appeal building and the ground floor passageway within the retained buildings that provided access to the appeal building from Archway Close via an octagonal lobby. The Heritage Statement submitted with the application also stated that the local listing referred only to the appeal building. The appellant's position in their appeal submissions and at the hearing was that the local listing refers to both the appeal building and the retained buildings in their entirety.
22. The main evidence in respect of this matter is an extract from the Council's Register of Locally Listed Buildings and Locally Significant Shopfronts dated April 2010. This does not identify the buildings by reference to a plan, only by way of a description. The extract from the Islington Council Proposals Map included in the appellant's Statement has a marker positioned on the appeal building but does not define the extent visually. The register entry gives the address of the property as Archway Central Hall, Archway Close, N19 and describes the building as steel framed, clad in red brick and Portland stone with Odeon-style metal windows and notes that there is an interesting period interior within the main hall. Whilst the written description is not fulsome or definitive, there are several points within it that indicate that it refers to both the appeal building and the retained buildings.
23. Firstly, the address is given as Archway Close which is the name of the group of buildings, including part of the retained buildings, facing onto what is now Navigator Square but which the historical maps included in various appeal documents show was previously the south end of Archway Road prior to the creation of the, now removed, gyratory system. The appeal building fronts St John's Way.
24. Stone is more prevalent as a facing material on the retained buildings than the appeal building, which is largely constructed in brickwork with concrete parapets and dressings. Odeon style windows refers to the multipaned windows with a vertical emphasis commonly used in the art deco cinemas built by that company in the 1930's and which are used in both the appeal building and the retained buildings. Possibly most importantly, the description specifically differentiates and mentions the interior of the "main hall" which implies that it is part of a larger complex of buildings.
25. In addition to this, the 1992 report by the Royal Commission on the Historical Monuments of England assessor written at the time that the building was being considered for listing refers to the whole group of buildings as Archway Central Hall and differentiates the main hall (the appeal building) from lesser hall (now used as the worship centre). A photograph contained in the extract from Dr



Connelly's thesis and which is reproduced in the appellant's statement shows that part of the retained buildings which form the corner of St John's Way and Archway Close displaying a sign reading 'Archway Central Hall'<sup>4</sup>. Dr Connelly is recognised by both parties as an authority on the building and the extract from her thesis uses the term 'central hall' throughout to refer to the whole complex of buildings and the appeal building is referred to as 'the main hall'.

26. Based on the evidence available, the appellants argument that the local listing refers to both the appeal building and retained building is the more persuasive one. Nonetheless, the appeal building is clearly a very important component in the complex of buildings as it was the original place of worship and the main focus of the whole complex. The retained buildings originally contained uses that supported, and were ancillary to, the principle function of the main hall as a church. Whilst the disposition of the uses may have altered over time, this does not alter the fact that the appeal building was designed, built and used as the key component of the building complex.
27. Paragraph 197 of the Framework requires that a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset. The appeal proposal would not result in the total loss of the non-designated heritage asset, however, it would result in the loss of a principal component of it and the part that the retained buildings were provided to support. This would severely undermine both the understanding and comprehension of the complex of buildings as a whole, and the understanding of the retained buildings, which would be left in isolation from the function that they were designed to support.
28. In terms of its significance, the appellant's Heritage Statement suggests the building has only minor heritage value. Although it rates the evidential value of the building as low due to the construction of the previous Methodist Church on the site and its subsequent redevelopment to construct the central Hall in the 1930's disturbing evidence of any previous occupation of the site, it does not take into account the evidential value of the Central Hall complex itself, which also yields information about past human activity. The Heritage Statement also ascribes greater significance to the retained buildings due to the present signage on this reading 'Methodist Church' rather than Central Hall. However, the photographic evidence in Dr Connelly's thesis shows that this sign replaced an earlier sign that did read 'Archway Central Hall'<sup>5</sup>. In these circumstances the Heritage Assessment has underestimated the historic significance of the appeal building, although rightly assigning it importance as the last Central Hall to be built in London and due to its association with the cinema mogul J Arthur Rank.
29. Whilst the architecture of the appeal building may be simpler than the retained buildings and the construction of the gyratory system has exposed a plainer elevation that was previously concealed by other buildings, this does not result in the building, taken as a whole, having a low aesthetic value. The evidence indicates that this was deliberate design to appeal to wider population as part of the ambitions of the church. The Heritage Statement also suggests that the elevation of the appeal building fronting St John's Way was a secondary entrance to the main hall, whereas from the available historic plans and my site visit, which included an internal inspection of both the appeal building and

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<sup>4</sup> Connelly A, Methodist Central Halls as Public Sacred Space, Manchester University 2010: Figure 11.6 page 331

<sup>5</sup> *Ibid.* Figure 11.6 page 331

the retained buildings, it is evident that this was the principal entrance to the main hall when it functioned as a place of worship. The original secondary entrance via the retained buildings from the doorway on Archway Close, that also gave access to the rooms within the retained buildings, has only become a principal entrance since the severance of the appeal building. Although the façade of the appeal building facing St John's Way is in a state of disrepair and the windows are boarded up, there is no evidence that would indicate that this is not capable of repair which would improve its present appearance and reunite it visually with the retained buildings. Again, I find that the aesthetic value has been understated in the Heritage Assessment.

30. The Heritage Assessment gives a low to medium score for communal value, despite recognising that the building as a whole has a high potential for collective memory and experience because of the recreational, social, and religious uses for which it was used from the 1930s to the present day. This is in part due to the conclusion earlier in the Heritage Statement that only the appeal building was covered by the local listing and many of the social activities happened within the retained buildings. In their appeal submissions, the appellant has altered their position on this and argues, correctly in my view, that the whole complex is covered by the local listing. This also leads me to conclude that the communal value of the building has been understated.
31. Although the Heritage Assessment suggests that the appeal building is not suitable for local listing, the appellant has not followed this argument through to their appeal submissions which accept the local listing and indeed argue that it is more extensive than suggested by the Council.
32. The demolition of the appeal building, which was the main hall and original place of worship, would result in the loss of what was originally the most important part of the building complex. The appeal proposal would not lead to a total loss of significance, as parts of the complex of buildings that comprise the Central Hall would be retained, nonetheless, the loss of the principal component of the complex would lead to its significance being greatly diminished.
33. I therefore conclude that the proposed development would cause harm to locally listed Archway Methodist Central Hall, as a non-designated heritage asset. It would not comply with the relevant requirements of London Plan Policy 7.8; Core Strategy Policy CS9; DMP Policies DM2.1 and DM2.3; and LPSA ARCH 1 which, when taken together, seek to ensure that the significance of heritage assets are conserved or enhanced and that heritage assets, including non-designated heritage assets, are retained, repaired and re-used.

#### *Character and appearance of the conservation area*

34. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in making decisions on planning applications and appeals within a Conservation Area, special attention is paid to the desirability of preserving or enhancing the character and appearance of the area. In addition, Paragraph 193 of the National Planning Policy Framework (the Framework) requires when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

35. The St John's Grove Conservation Area has a mixed character. On Junction Road, the built form is predominantly three storey, terraced, buildings, many of which have business uses at ground floor level and give this part of the conservation area a busy, commercial, appearance which focusses at the junction with Upper Holloway Road. The area that includes the appeal building was added later to the original conservation area designation and is referred to as 'the island site', due to it being, at the time isolated within the roads forming the gyratory system. The island site and the group of taller buildings adjacent to Archway Underground Station, which are outside of the conservation area, create a focal point, reinforced by its location at the junction of several main roads: Junction Road; Upper Holloway Road; and Archway Road. The recently formed public space of Navigator Square, which re-united the island site with the buildings to the south on Junction Road adds a further focus. Although the appeal building is at the edge of the conservation area, it occupies an important position at the entrance/end (dependant on direction of travel) and the island site visually links the St John's Grove Conservation Area with the adjacent Holborn Union Infirmary Conservation Area, being separated only by the carriageway of Highgate Hill. The remainder of the conservation area is largely residential, although it also contains two impressive churches, one of which has been converted to residential use. It predominantly comprises substantial terraced and semi-detached dwellings, constructed in brick with stone dressings, on tree lined streets radiating off Junction Road, which contrast with this busier main thoroughfare.
36. The effect of the appeal proposal on the conservation area falls into two strands, the effect of the demolition of the existing building and the effect of the proposed replacement building.
37. Looking first at the loss of the existing building, the St John's Grove Conservation Area is on the Historic England Heritage at Risk Register and is classed as being in poor condition and having medium vulnerability. There is disagreement between the parties regarding the contribution that the appeal building makes to the character appearance and significance of the Conservation Area. The façade of the appeal building to St John's Way presently has many of the window openings boarded over and the original brick pediment over the main entrance has been lost. In this present condition, it makes little contribution to the street scene, however, this façade has not been irreversibly altered and from the historic photographs within the evidence the building presented an imposing façade to the street. Whilst the context of the appeal building was altered by the construction of the gyratory system in the 1970's, exposing the side elevation of the main hall building, this elevation whilst relatively plain is not bereft of architectural interest with five bays separated by brick piers framing a trio of tall, narrow, windows speaking to the original function of the building. As part of both the complex of buildings comprising the original Central Hall and the wider group of buildings on the island site, its scale and design contribute to the creation of a coherent perimeter block that contrasts with the taller, modern buildings adjacent and relates well to the scale of the other buildings within the conservation area. In this context, I find that it makes more than the neutral contribution to the character and appearance of the conservation area that is suggested by the appellant and is a positive contributor.
38. The Council suggest that part of the significance of the conservation area, and the island site in particular, is that it illustrates the linear development of the

area along arterial routes. The Methodist church buildings, together with the commercial buildings that served the surrounding suburb, are significant in terms of the social history of the area and the understanding of its development. The appellant considers the significance primarily relates to the areas architectural and historic value as an area of Victorian townscape. This is similar, although narrower, than the Council's position. As the character of an area is informed by its function, I give greater weight to the Council's assessment. The demolition of a significant part of this group of buildings would undermine the structure and scale of the perimeter block in an important location on the edge of the conservation area and, as I have previously found, diminish the understanding of the group of buildings. The conservation area is included on the Historic England Heritage at Risk Register and is assessed as being in poor condition. The loss of a large and prominent building from the historic built fabric of an area already in a poor condition would cause harm to the character and appearance of the area and be harmful to its significance. I would disagree with the Council's position that this would amount to substantial harm to the character and appearance, as the due to its overall size and mixed nature of the conservation area the effect would be localised to one part, albeit in a prominent location, and much of the character would be maintained. As a result, the harm resulting would be less than substantial.

39. In terms of the effect of the replacement building, I have had regard to the photomontages and verified views that have been submitted, but from my observations during the site visit, do not concur with the conclusion that the effect of the proposed new building would be beneficial to the character and appearance of the conservation area.
40. The National Design Guide (the NDG), which was published just before the hearing opened, which whilst not a detailed set of criteria against which to assess the design of a proposed development at a local level, sets out broad principles to achieve the well-designed places that the Framework expects new development to deliver.
41. The NDG identifies ten characteristics of well-designed places. The Council suggest, and I would agree, that the key characteristics to be considered in this case are context, identity and built form.
42. More detailed guidance is provided in the Islington Urban Design Guide Supplementary Planning Document 2017 (the SPD). In particular this advises that new development should maintain an appropriate height to width ratio between the buildings and the street they flank; building heights should be considered in terms of their proportion and in relation to the size of the space they define and/or enclose; development should maintain the prevailing plot width to height ratio and that development should normally retain and/or repair the existing roofline. It continues that an alteration to the existing roofline is likely to be unacceptable where the existing street frontages and roof profile have historical and/or architectural importance and/or contribute to an area's individual character, including listed buildings, conservation areas and sometimes other buildings that do not have this status. The SPD encourages contemporary design solutions but expects these to be skilfully woven into their context and respect the rhythm, scale and proportions of the existing street frontage.

43. Taken in isolation, the design and external appearance of the proposed replacement building is not inherently objectionable. However, the proposal must be taken in context with the surrounding built environment. I accept that there are tall buildings in the near vicinity of the appeal site, some of which have been re-clad in contemporary materials, which form part of the setting of the conservation area. Nonetheless, within the conservation area itself the prevailing building height is lower. The Character Appraisal, carried out at the time that the conservation area boundary was extended to include the island site, identifies the site as forming a distinct architectural entity with landmark features formed by taller buildings of the Methodist Hall buildings and the Archway Tavern. The proposed new building would, however, be notably taller than either of these. Although the proposed building would step down in height adjacent to the retained buildings and the lower buildings on Flowers Mews, the majority of the proposed building would be six storeys high and would read as such. This would be most evident on the prominent north-east elevation facing Archway Road where the perceived height would be significantly greater in relation the lower buildings at Flowers Mews than the current building.
44. The island site has a more commercial character than other parts of the conservation area, as it continues the commercial character of Junction Road. The proposed replacement building is also commercial in character, however, the contemporary design approach taken, which does little to reflect the influence of the scale, proportion or appearance of the local vernacular architecture of the conservation area would not, in my view, contribute to the local distinctiveness of the area or positively contribute towards creating a sense of place. I acknowledge that the three large multi-storey blocks adjacent to the underground station play a significant visual role, nonetheless, they are outside the conservation area. I saw when I visited the site that the older buildings on the island site provide a visual counterpoint to the plainer, modern, façades of these large buildings. The introduction within that group of a taller structure that echoes the height and massing and the approach to façade treatment of these would significantly erode the visual contribution the island site makes to the conservation area and the visual link it provides to the Holborn Union Infirmary Conservation Area.
45. Due to its height, the proposed new building would be visible in long range views from Junction Road where it would form a terminal feature. It is common ground that the proposal would not affect the key views of St Paul's Cathedral from Archway Road, nonetheless it would be very prominent when approaching the conservation area from the main routes of Archway Road, St John's Way and Holloway Road. I accept that there are more limited views from street level in Navigator Square and from the south east end of Highgate Hill due to the presence of other built elements. Nonetheless, the appeal site occupies a prominent position and the proposed new building would be widely seen. The island site is a visual gateway to the conservation area and development on it has the potential to significantly alter the character and appearance of the conservation area and the perception of it.
46. I also recognise that the proposed building would use materials that are present on the existing Central Hall buildings, such as Portland stone and bronze panelling to reflect the original windows of the Central Hall and also the cladding used on the nearby Archway Tower. However, the way it is proposed that these be used is markedly different. Whilst there is widespread use of



- stone within the conservation area this is mainly as a dressing or detail on buildings that are otherwise constructed of brick, except for the stone built former church at the junction of Tremlett Grove which is constructed in rusticated random rubble stonework with ashlar dressings. The proposed building would use stone as the primary facing material only partly relieved by bronze panels which would be inconsistent with the use of materials within the conservation area. It would also result in a building with a markedly different solid to void ratio from other buildings on the island site and the within the conservation area more generally.
47. Whilst the horizontal division of the façades of the replacement building into three elements and the curved façade to the Archway Road and St John's Way junction, incorporating the building entrance, takes a design cue from other corner buildings in the conservation area, in terms of scale the replacement building is an order of magnitude larger. Existing corner buildings are either the same height as the adjacent buildings or only slightly taller.
48. The combination of the above results in a building which would not sit comfortably in its context, and be inconsistent with visually dominate the lower, older, buildings on the island site. As a result, this would be harmful to the character and appearance of the conservation area and harmful to its significance by eroding the historic built form of the island site. However, as before, this harm would be less than substantial.
49. Paragraph 196 of the Framework requires that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The principal benefit identified by the appellant is the provision of new office floorspace to replace office space lost through conversion to residential use under permitted development rights, which would in turn lead to economic benefits through job creation during the construction period and thereafter during the operational phase. Whilst the Council do not challenge the appellants assessment of the extent of loss of office space in the Borough, it does, rightly in my opinion, make the point that the provision of office floorspace is primarily a private benefit for the owners of the building and the office space. Local employment generation would be a public benefit. The appellant has submitted an Economic Regeneration Statement which estimates the potential number of jobs that the project would support, and the gross value added by the project. These figures, however, do not indicate how many entirely new jobs would be created or to what extent these may be existing employees relocated from elsewhere. The report also caveats its findings in that not all the added economic value would be retained within the Council's administrative area due to market forces. Nonetheless, there would undoubtedly be an economic benefit from the project which can be afforded moderate weight.
50. Against this, the Framework requires great weight to be given to the conservation of heritage assets and that any harm to or loss of significance requires clear and convincing justification. Although the proposal would have some local economic benefits, these do not of themselves overcome the weight that has to be given to the harm that would result to conservation area from the proposal.



51. I therefore find that the proposed development would cause harm to the character and appearance of the St John's Grove Conservation Area. It would not comply with the relevant requirements of Policies 7.4, 7.6, 7.7 and 7.8 of the London Plan; Core Strategy Policies CS 8 and CS9; Policies DM2.1 and DM2.3 of the DMP; and LPSA ARCH 1 which, when taken together, expect new development affecting heritage assets to conserve their significance, by being sympathetic to their form, scale, materials and architectural detail; and that new development is of a high quality of design that makes a positive contribution to the local character and distinctiveness of an area. The policies also require that tall buildings should relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm and that the impact of tall buildings proposed in sensitive locations should be given particular consideration.
52. The reason for refusal also refers to London Plan Policy 7.5. This policy relates to the character of the public realm and the creation of new public spaces and, consequently, I do not consider that it is wholly relevant to the appeal proposal.

*Living conditions of the occupiers of nearby residential properties*

53. It is common ground between the parties that the proposed development would not have an effect on nearby residential properties in terms of noise and disturbance and that matters such as overlooking or intrusion from light spill from within the building could be suitably controlled using planning conditions. The sole point that was in dispute was the effect the new building may have in terms of daylight and sunlight. Due to the height of the proposed new building, which would exceed the height of that which it would replace, and the proximity of residential properties to the appeal site, there is potential for the new building to affect the amount of daylight and/or sunlight received by these properties.
54. The planning application was supported by a Daylight and Sunlight Assessment. Prior to the opening of the hearing some additional information in the form of daylight distribution tables were submitted. The submitted information did not include contour maps showing the distribution of light and the property layouts. During the discussions at the hearing it was agreed that whilst there were some transgressions of the minimum requirements for daylight and sunlight recommended in the Building Research Establishment report *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*, these were very minor. The Council's position at the hearing was that subject to the property layouts being verified it would be able to withdraw its reason for refusal on the grounds of daylight and sunlight. Whilst the appellant stated that the drawings showing daylight distribution existed, these were not available whilst the hearing was sitting and, even if they had been, it would not have been possible to verify the internal layouts before the hearing closed.
55. It was agreed that the daylight distribution drawings would be submitted, and a period of two weeks would be given to allow the Council to verify or otherwise the internal layouts of the potentially affected properties. Following the submission of the daylight distribution drawings, the Council confirmed that they did not query their accuracy.
56. The technical findings of the Daylight and Sunlight assessment are not in dispute between the main parties. Based on the evidence, I have no reason to

disagree with this. Whilst the proposed development would result in reductions to daylight and sunlight to some windows of nearby properties, these would be minor and within the context of redevelopment of an urban site some reduction in light to nearby properties is generally an acceptable consequence. The properties that are likely to be affected by the proposed development are dual aspect and there is no evidence before me that would suggest that the reductions in daylight or sunlight would have a severe effect on the living conditions within these properties when taken as a whole.

57. I conclude that the proposed development would not cause harm to the living conditions of the occupiers of nearby residential properties with particular regard to sunlight and daylight. It would comply with the relevant requirements of Policy 7.6 of the London Plan and Policy DM 2.1 of the DMP which expect new development to not cause unacceptable harm to the amenity of surrounding land including, among other matters, overshadowing, and access to direct sunlight and daylight.

### **Other matters**

58. The lack of a planning obligation to address several matters was a reason for refusal. Although the parties were unable to agree and complete a bilateral obligation, the appellant additionally submitted a completed and signed Unilateral Undertaking that covered the same heads of terms although with slightly different provisions in respect of connection to any future district heating system. Apart from the provisions relating to the district heating system, the Council do not have any concerns regarding the other clauses that are contained in the undertaking. The matters contained in the undertaking are primarily concerned with meeting policy requirements and, as such, do not represent particular public benefits of the proposal. Given that I am dismissing the appeal for other reasons, it is not been necessary for me to consider this matter in any further detail as in most respects it is no longer a significant contested issue and the outcome of any assessment would make no difference to my decision to dismiss the appeal.

### **Conclusion**

59. Section 38(6) of the of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications and appeals must be made in accordance with the development plan unless material considerations indicate otherwise.
60. I have found that the proposed development would result in an unacceptable loss of Class D1 (non-residential institutions) floorspace in the locality, cause harm to a non-designated heritage asset, the locally listed Archway Methodist Central Hall, and would cause harm to the character and appearance of the St John's Grove Conservation Area. As such it conflicts with the relevant requirements of Policies 3.16, 7.4, 7.6, 7.7 and 7.8 of the London Plan, Policies CS 8 and CS9 of the Core Strategy; Policies DM2.1, DM2.3 and DM4.12 of the DMP and LPSA ARCH 1. Although I have found that the proposed development would not cause harm to the living conditions of the occupiers of nearby residential properties, this does not outweigh the other harm that I have found. The loss of D1 floorspace and the harm that would be caused to the heritage assets are important matters and, as such, I find that the development would be contrary to the provisions of the development plan when taken as a whole.

61. The proposed development would result in some economic benefits in terms of providing employment during the construction period and thereafter providing employment and the potential for some increased spending in the local area once operational. The proposal would also result in the provision of additional B1 floorspace in the Borough where there is evidence that B1 floorspace has been lost due to conversions to residential use under permitted development rights. Whilst these factors weigh moderately in favour of the development, the harm that would be caused to the heritage assets in particular would be significant and lasting and would not be outweighed by the economic benefits of the proposal. No other material considerations have been identified that would indicate a decision could be made contrary to the provisions of the development plan.

62. For the above reasons, I conclude that the appeal should be dismissed.

*John Dowsett*

INSPECTOR

## **APPEARANCES**

### FOR THE APPELLANT:

Mr A Parkinson	Counsel
Mr N Taylor	Nicholas Taylor and Associates
Ms H Marshall	Lichfields
Mr J Williams	White Arkitekter
Mr M Bolton	Strettons
Mr J Ray	Right of Light Consulting
Mr C Dolan	Flowervale Properties

### FOR THE LOCAL PLANNING AUTHORITY:

Ms S Sackman	Counsel
Mr J Kamakamis	LB Islington Planning
Mr D McKinstry	LB Islington Planning
Mr G Reeves	LB Islington Planning
Ms L Avery	LB Islington Legal Services

### INTERESTED PERSONS:

Mr A Betham	Architect/Better Archway Forum
Mr K Calvert	Better Archway Forum
Ms M Murphy	Nicholas Taylor and Associates
Ms L Thiel	White Arkitekter

### DOCUMENTS SUBMITTED AT THE HEARING

1. Letter from Tall Stories Theatre Company
2. Signed Statement of Common Ground