

# Angel Town Centre Strategy

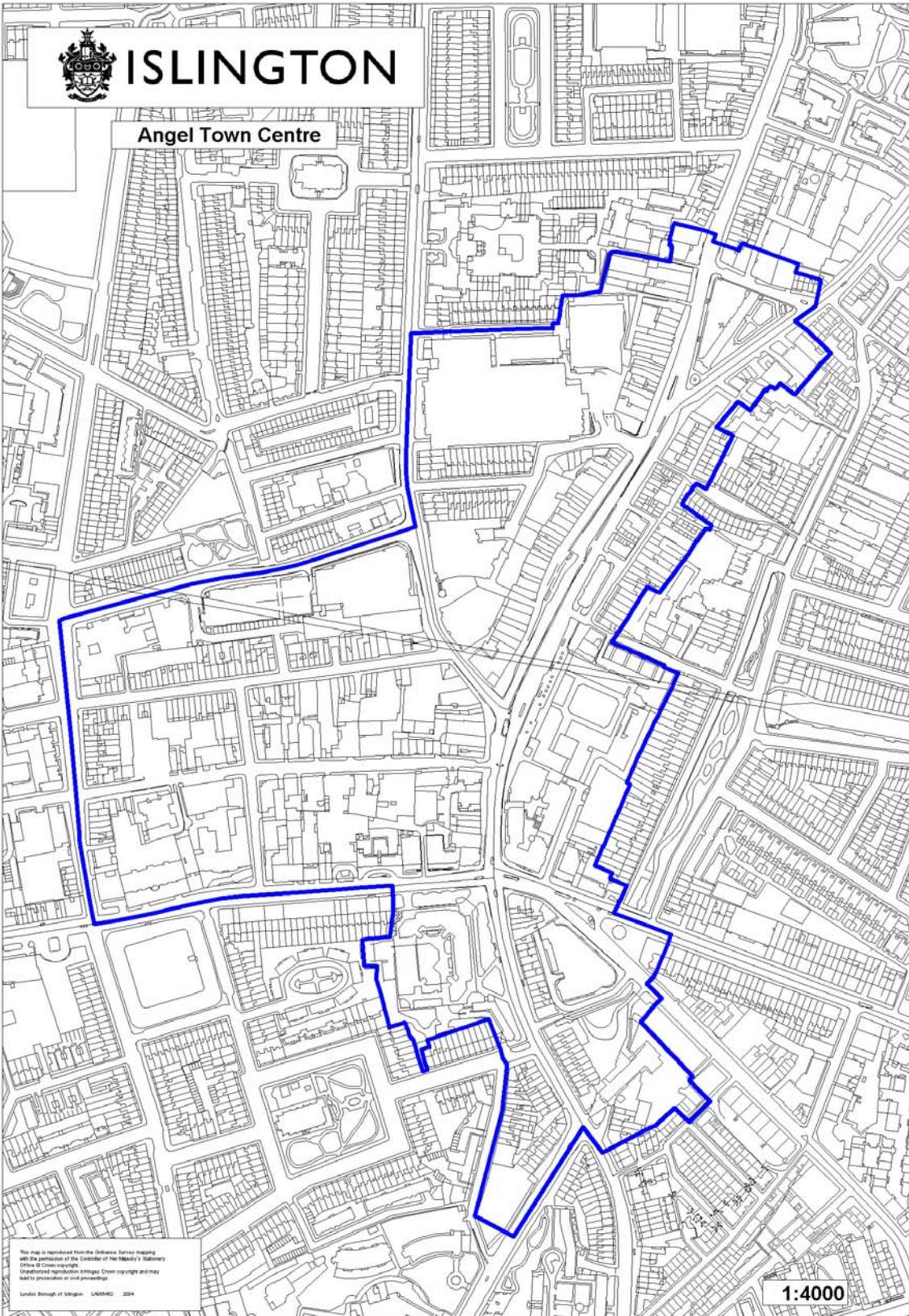


March 2004



# ISLINGTON

## Angel Town Centre



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# Introduction

The Council has been working, in conjunction with various other agencies public and private, to regenerate the Angel Town Centre since about 1980. The strategy to put this into action has been included in the statutory plans since 1983. Employment regeneration came with the large office developments around the Angel junction itself and retail development to support it, and the residential development in the Borough, through development on Liverpool Road of first Sainsbury's supermarket and later the N1 Centre.

The overall development strategy recognises the area around Liverpool Road, Chapel Market and the Upper Street High Pavement as the "shopping centre" within the Town Centre and so encourages new shopping development here. Camden Passage, on the other side of Upper Street is seen as a "specialist retailing area", acknowledging that most of the businesses here sell antiques.

Development of most of the vacant sites within the Town Centre has now been completed. In accordance with PPG 6 *Town Centres and Retail Development*, the new PPS 6 *Planning for Town Centres* and the UDP this document now contains policies which aim to sustain the regeneration which has been achieved in the leisure and retailing economies, and to balance further development of these at Angel with the needs of the Nag's Head and the potential for large-scale development at King's Cross.

The Angel has been a shopping/town centre for Islington for some time and contains many older buildings which contribute to its physical appearance and character. The Angel Conservation Area, which covers buildings either side of Upper Street was declared in 1981 and reviewed in 1991. The Chapel Market Conservation Area was declared in 1991. The western end has benefited from a Heritage Economic Regeneration Scheme which started in 2001.

This Town Centre Strategy is Supplementary Planning Guidance and is intended to form part of Islington's Local Development Framework. It has 5 sections:

**Section 1** sets out the **Aims and Objectives**.

These have been principally drawn from existing government and council policy statements, including *One Islington* and the *A1 Borough*. Though some may seem obvious, part of the purpose of producing this document is to develop further the public:private partnerships operating at present and ensure that all parties are working to the same ends.

**Section 2** provides an **Economic Development Strategy**

This sets the development framework to assist developers, businesses, training and education providers and planners in supporting and continuing to develop business and employment opportunities within the Town Centre. It develops in more detail the policies set out in Chapter 8 of the Islington Borough Plan, June 2002. It also takes on board policies contained in the Draft London Plan, PPG 6 and PPS 6, and complements the Borough Spending Plan and the Town Centre Manager's work to develop a Business Improvement District.

**Section 3** provides the **area strategy for s106 projects** as defined in the Section 106: Community Benefits SPG approved in April 2003.

**Section 4** is intended to contain **Management Protocols** currently being developed within Environment & Conservation and with other organisations through the Angel Town Centre Strategy Project Team to improve, and continue improving, delivery of public and private sector services.

**Section 5** lists the **Projects** currently underway or proposed for the Town Centre.

# Section I: Aims & Objectives

## Aims:

- To sustain and enhance an economically viable and vital Town Centre with a good range of premises for the different town centre uses.
- To strengthen the retailing base by encouraging development to supply more large shop units to meet current demand
- To widen the range of goods and services provided to meet the needs of people living and working in Islington
- To increase the amount of employment within the Town Centre
- To increasing the variety of leisure activities available
- To ensure all the facilities available within the Town Centre are easily accessible, physically and socially
- To make the town centre a safe and secure place to be
- To create a good “entrance” to the Borough
- To support the development of the A1 Borough Strategy
- To introduce and encourage measures to make the area and its economic activities greener and more sustainable
- To improve public transport availability and connections
- To improve the cleanliness of the town centre and generally enhance the quality of its environment
- To encourage high quality modern design in all new structures, using sustainable materials and construction methods within the town centre

## Objectives:

a] To develop a partnership between the Council, Angel Town Centre Limited and other key organisations to improve, and continue to review and improve, the management of services to and from businesses and other town centre users.

b] To operate the planning policies set out in Chapter Eight of the June 2002 UDP, and to be further developed in the Economic Development Strategy, to ensure that a good range of retail, restaurants, clubs and other leisure uses is provided within the town centre.

c] To produce a more detailed retailing strategy identifying areas where small shops should be protected and others where standard shop units can be developed to meet the unfilled demand from major retailers for space within the town centre.

d] To encourage the provision of more offices and workshops within the Town Centre to create jobs for London. Where new businesses move in to try to provide training and employment for local people.

e] To consider additional measures to give pedestrians priority over traffic especially in the shopping areas.

f] To develop a strategy for the streets to improve pedestrian circulation and the appearance by giving guidance as to what street furniture can be installed, where and how while, in parallel, reviewing the management of street cleaning and looking at education and enforcement to discourage littering.

g] To reduce the amount of refuse produced by businesses by developing management systems to encourage and support recycling and education/ advertising programmes to persuade consumers to accept less packaging and re-use plastic bags.

h] To improve Islington Green, and other amenity areas in and around the Town Centre used by workers and visitors.

i] To support introduction of the Borough's "scooter loan scheme" and development of a Borough-wide shopmobility scheme by creating a base for short-term hire of such vehicles by visitors to the Town Centre.

j] To encourage the development and re-use of currently vacant sites and buildings to sustain the regeneration of the town centre economy

k] To develop measures to protect the neighbouring residential areas from nuisance arising from town centre uses. These can include improvements to street-lighting, review of parking measures, crowd management to reduce noise in residential areas after midnight, enhanced street cleansing and development of partnerships between the town centre management teams and the various residents associations.

l] To develop co-ordinated monitoring and enforcement systems between the various agencies with responsibility for providing services and maintenance within the town centre and to implement them.

m] To increase the number of street trees, and explore the possibility of using other forms of planting to create colour and interest in the town centre streets.

n] In conjunction with the Licensing Policy to identify areas within the town centre where entertainment and other uses contributing to an evening economy can be encouraged, as well as those where these should be controlled.

# Section 2: Economic Development Strategy

## Introduction

This section provides a development framework to sustain the economic regeneration of the Town Centre into the future. It should be recognised that, compared with other centres nationally, the Angel Town Centre covers a small geographic area. It still principally serves people who live or work in Islington but a recent survey carried out for the N1 Centre shows a substantial percentage of people using the centre coming from areas across North and East London. It also provides a public transport interchange serving not only the surrounding high density residential areas but people from Hackney and Stoke Newington.

Its economic activity is based on retail, with shops supporting the evening economy by opening later, leisure use, with a very active evening economy, employment and more recently with the opening of the City and Islington College in Goswell Road, education.

The boundaries for this framework are taken from Islington's Borough Plan 2002. The key policies from Chapter 8 of that document are S1, S2 and S3 which are quoted below:

- S1      The Council has designated the Nag's Head and the Angel as town centres, and wishes to encourage new investment which enhances their quality and the range of services on offer; including retail, leisure, health facilities and other appropriate town centre uses. The Council will monitor the health and vitality of the two centres and will identify their assets, any opportunities for change and their capacity to accommodate new investment.**
  
- S2      The Council will promote the comprehensive and co-ordinated improvement of retail uses, other town centre uses and related facilities, in order to make the town centres more attractive, efficient and convenient. Where appropriate the Council will designate sites for new retail or other associated uses.**
  
- S3      To ensure that sites considered critical to the improvement of the Nag's Head and the Angel are made available for development by the use of compulsory purchase powers if necessary.**

The latest advice from Central Government, set out in PPS6, asks local authorities to identify sites to meet development need for the next 5 years. Islington has seen a

substantial growth in residential development in the last 5 years and needs to provide for the retail, leisure, entertainment needs of those residents.

The proposals to revise the Use Classes Order to further distinguish between retail, restaurant, hot food, pubs and other "A class" uses will allow Planning greater control to maintain a balance of retail, entertainment, and leisure uses within the Town Centre.

### **Hotels**

London's bid to host the Olympic Games in 2012, if successful, will increase demand for hotel accommodation throughout the city, some of which could be met by encouraging development of this type at the Angel. It is possible that the Borough already has a shortfall in bedspaces to meet the existing requirements of businesses and, particularly, visitors to exhibitions at the Business Design Centre.

### **Business/Office space**

Sustaining the Angel's economy is important both to the Borough and to London as a whole. The draft London Plan looks to supply additional sustainable employment and to do this needs to control loss of, and provide additional office floorspace in accessible locations. The Angel fits within this category and is within zone defined as "Central London" in the plan, so the existing business floorspace should be protected from change of use.

### **Retail**

There is still unfilled demand for floorspace from major high-street retailers, which is shown both by the obvious gaps in the range of goods and services provided here for residents and workers and by the competition for space in the N1 Centre, where rents paid exceed those forecast by the developer. The N1 Centre has achieved the Council's objectives by both improving the Town Centre as a shopping centre and encouraging more private sector investment in the area: both Marks & Spencer and Woolworths are investing in their premises by transforming storage space on upper floors into trading floorspace.

The N1 Centre shoppers' survey also showed that 49% of the respondents were disappointed by the quantity/range of shops and 40% would visit more often if there were a greater variety and more types of retailers. This supports the CACI Study "Consumer Expenditure in London 2001-2016" published in February 2003 showing that 75% of the money which Borough residents and workers could spend on comparison goods is spent in shopping centres outside the Borough. Despite recent development at both Angel and Nag's Head there are significant gaps in the market. At Angel provision of shoe shops and children's clothing is limited. This level of retail spending outside the Borough boundaries also indicates people having to travel to shop, which runs counter to the Council's aims for sustainability and accessibility.

The conclusion is that some sites for additional modern retailing floorspace should be identified, and the Council positively encourage and support this development.

### **Evening Economy**

The Angel Town Centre does not yet operate as a 24/7 economy but the increase in the number of restaurants and bars within the Town Centre itself and extending from

the Town Centre boundary along Upper Street has led to more people visiting the area after 6pm. This supports and is supported by the operation of the cinemas - within the N1 Centre and the Screen on the Green - theatres - Sadler's Wells and Almeida, and to a lesser extent the pub theatres in the King's Head and Old Red Lion, and various live music venues, the Islington Academy being the largest, though smaller pubs and restaurants are also now applying for entertainment licenses.

The new Licensing Act provides for 24/7 opening and so the Council's new Licensing Policy should assist in developing this sector of the market further and identifying areas for late-night opening and areas where this is inappropriate.

The areas which require significant change to contribute to this economy are Chapel Market and Camden Passage. Different sections of Chapel Market are open at different times of day. The market itself, and the shops at the eastern end of the street close at 6pm, after which the street is used for parking while the restaurants at the western end open only in the evenings.

While the restaurants in Camden Passage do open through the day the antiques shops and market only operate on Wednesdays and Saturdays, though there is now an additional Farmers' market which trades on Sunday mornings.

Some survey work is needed to establish precise requirements but looking at the current evening entertainment venues within the town centre and along Upper Street, it would seem that there could be some more provision made for clubs and live music not only for students from City and Islington College and the various halls of residence in the area but also to make it possible for residents to have a night out and walk home afterwards and not have to rely on taxis or night buses.

## **Future Development**

The specific issues for this section to address in detail are:

- Opportunities for further modern retail development
- Chapel Market
- Camden Passage
- Opportunities for other development
- Residential development within the Town Centre
- Crossrail II station

## **Further Retail development**

The CACI Study " Consumer Expenditure in London 2001-2016" published in February 2003 shows that 75% of the money Islington residents and workers have for consumer goods is spent in shopping centres outside the Borough, indicating that, despite recent development in both the Angel and Nag's Head town centre, there are still significant gaps in the range of goods on offer.

It also indicates that people have to travel to shop which runs counter to the Council's, and Mayor's aims for sustainable and accessible services for London residents.

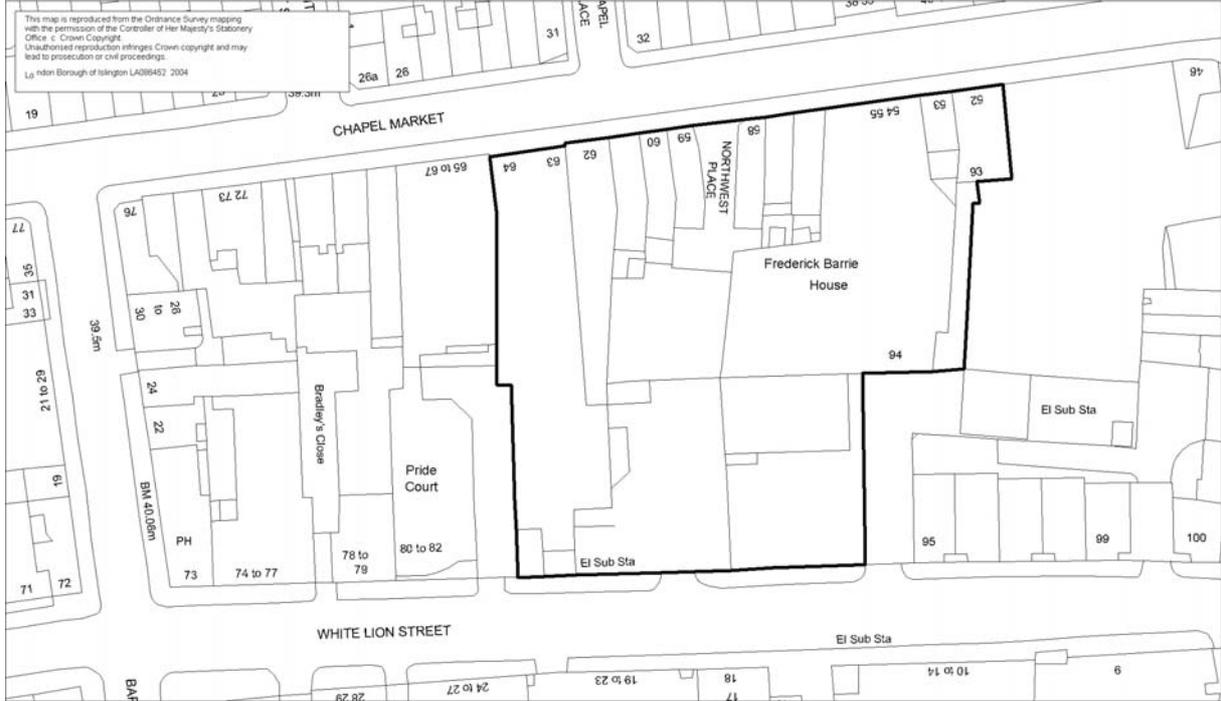
While there is a large amount of retail floorspace within Chapel Market, Upper Street and Camden Passage almost all of these units are significantly smaller than the standard shop units i.e. regular rectangular shape of approximately 500m<sup>2</sup> [5000ft<sup>2</sup>] which High Street retailers require. The ownership and buildings themselves present both physical and economic difficulties to combining a number of these small shops together to create the necessary larger units. The largest of the older shops are those on the High Pavement and range from 100m<sup>2</sup> to 200m<sup>2</sup> [1000ft<sup>2</sup> - 2000ft<sup>2</sup>], those in Chapel Market have an average floorspace area of 70m<sup>2</sup> - 80m<sup>2</sup> [700ft<sup>2</sup> - 800ft<sup>2</sup> while the units in Camden Passage are smaller still.

There are particular difficulties in persuading retailers to trade in a street with a daily street market, notably visibility of, and access to, their premises as well as the clutter which collects through the day and delivery vehicles getting through. It is noticeable that Marks and Spencer's Chapel Market shopfront is now more or less blank, recognising that people passing cannot see displays advertising goods for sale on that frontage.

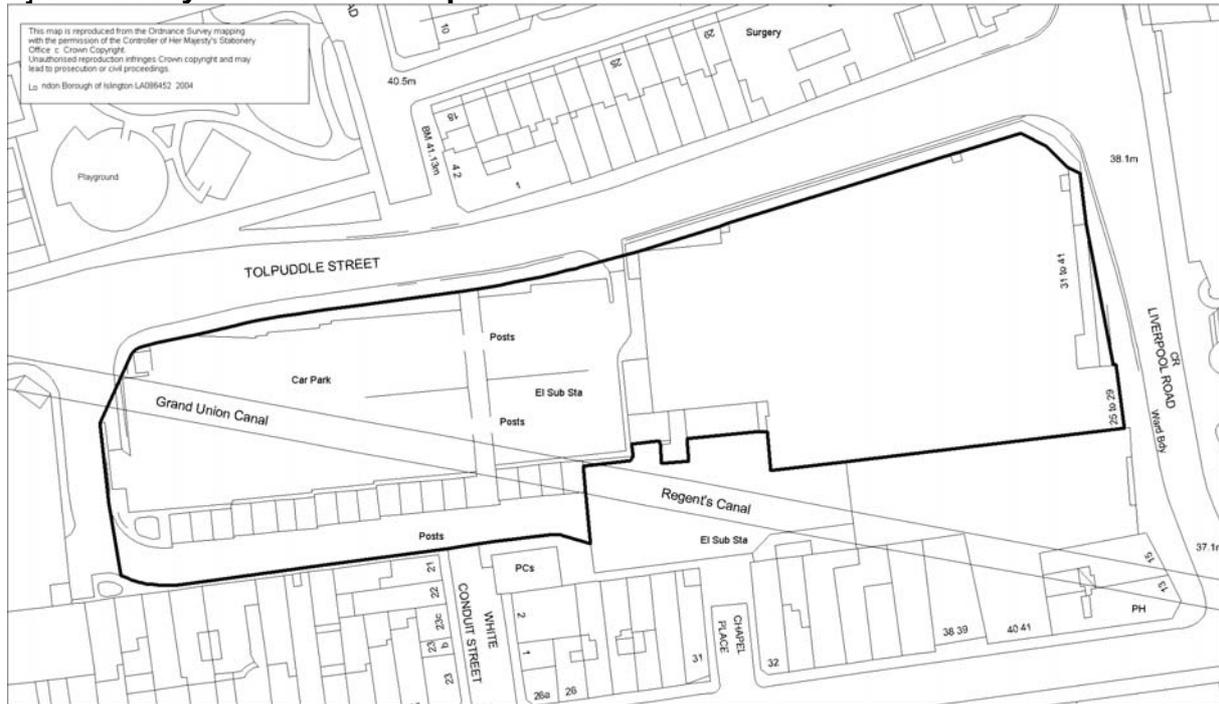
The competition for the larger units within the N1 Centre shows there is still unfilled demand for comparison retail within the Angel Town Centre. The levels of trading reported to the centre management show that the public are supporting the new shops to a far greater extent than expected.

The possible sites currently identified for retail development to meet the demand for standard shop units, and possibly larger retail units are:

a] **32-64 Chapel Market and 84 - 94 White Lion Street** - including the land the Council owns at North-West Place for barrow storage.



## b) Sainsbury's store and car-park.



These sites have been identified because:

- Some part of each is currently undeveloped or in use for car-parking.
- They link with the primary retailing frontages within the Town Centre and so both consolidate the retailing centre and are accessible to existing shoppers
- They are large enough to allow the right scale of development to provide the retail units in demand with adequate off-street servicing and refuse storage
- They provide opportunities for new well-designed buildings to add to the attractiveness of the Town Centre
- They could be linked with Chapel Market to encourage the private sector to invest in further regeneration of the western end of the street.

A detailed planning brief will need to be written for each site.

The upper floors on both premises would be suitable for other town centre uses such as hotels, entertainment venues - clubs, and offices.

## Chapel Market

### a) Market

The street market does widen the range of goods on offer to shoppers at the bargain end of the price range, though there doesn't seem to be much competition between traders within the market and there are issues about the quality of the goods on offer, which the Council has to address as the body responsible for the market management.

However, the number of stall-holders and traders seeking licenses has declined over the last 10-15 years and there are questions still to be answered as to whether traditional street markets continue to be economically viable in the 21<sup>st</sup> century.

The Borough Plan says that the Council will seek to maintain and support the street market in Chapel Market. There is also local general support for its continuation, and concern about possible "gentrification" though it is recognised that there are a number of problems with its current operation and suggestions have been made for changes to the way it serves its customers.

Suggested operational improvements include:

- improvements to the appearance of the stalls, including using different types of trading vehicles, as, for instance those used in France and Germany
- widening the range of traders and goods on offer
- review arrangement of stalls to improve visibility of shopfronts
- improving access and circulation through the street for people with disabilities, which should also improve circulation for all pedestrians
- increased enforcement against traders to ensure refuse is properly disposed of and trolleys stored during trading hours
- facilities for traders such as storage, accommodation, and vehicle parking
- making orders to bar traffic using the street at certain times of day and restrict parking
- improved market cleaning
- adding the Farmers' Market to the trading area on weekdays

The market traders currently operate the car park in Grant Street. The Council owns the site and should replace the current lease with a new one restricting use to market traders only.

## **b] Shops**

These are generally small in size with each freehold in a different ownership, which leaves them in the independent trader and lower rental sector of the retail market. A scheme to grant-aid the installation of new shopfronts using English Heritage's HERS funding has been running for the last three years in the section west of Baron Street. So far grants have been given to 6 properties with negotiations underway with a further 6. It is proposed to extend the scheme for a further three years, which creates an opportunity to collect data from the grant recipients to assess the extent to which the economic viability of the businesses concerned benefits through increased turnover or footfall through the market.

Chapel Market is designated as a secondary shopping frontage. This means the Council wishes to keep as much as possible as retail floorspace and will only allow a limited amount of the shops to be converted to other town centre uses, including restaurants.

The interaction between shops and market, particularly with the general untidiness of the street market and the way the stalls obscure shopfronts needs to be addressed if the shops are to profit from the increase in rental levels/freehold values happening elsewhere in the Town Centre, and hence be able to improve the premises without the need for grants.

To improve cleanliness and tidiness the shopkeepers also need to make adequate space available within their premises for refuse storage.

### **c] Residential**

The shops in Chapel Market were built to allow trading from the ground floor and the shopkeeper and his family to live above. Increasingly, and in response to the increase in house prices in Islington generally, this floorspace is being brought back into residential use.

This use is to be supported as it allows the Town Centre to contain the mixture of uses encouraged by PPG6 without the need for primarily residential developments within the Town Centre.

There are currently issues about separating residents' refuse storage and collection from shopkeepers and particularly market traders. Planning may need to take the lead in ensuring that this is dealt with adequately before planning consents are given for properties in Chapel Market.

## **Camden Passage**

The UDP includes the following policy for Camden Passage:

**"The Council will designate Camden Passage as specialist shopping area, as shown on the Proposals Map. Within this area the Council will limit the number of non-retail units. In judging the acceptability of non-retail uses in the speciality shopping area, the Council will have particular regard to the following:**

- i. the existing proportion of non-retail units so as to normally limit these to a maximum of one-third and to avoid gaps of more than two non-retail uses in any frontage;**
- ii. the number of similar uses in and around the area;**
- iii. the compatibility of the use with the unique pattern of antique/curio shopping in the Camden Passage area;**
- iv. the impact on the physical environment and whether the use would adversely affect the appearance of the frontage."**

This recognises that Camden Passage is a unique part of the Angel Town Centre; the antique shops and market there are a major international attraction of considerable economic interest to the borough. It also provides some protection for the retailing. While this policy cannot prevent a change of use within class A1 of the Use Classes Order i.e. from selling antiques to selling clothing, it does provide adequate control over the number of financial service [A2] and restaurant [A3] uses in the area.

There is little which can be added to this planning policy to alleviate the current pressure from businesses and property owners to change use to A3 or to improve

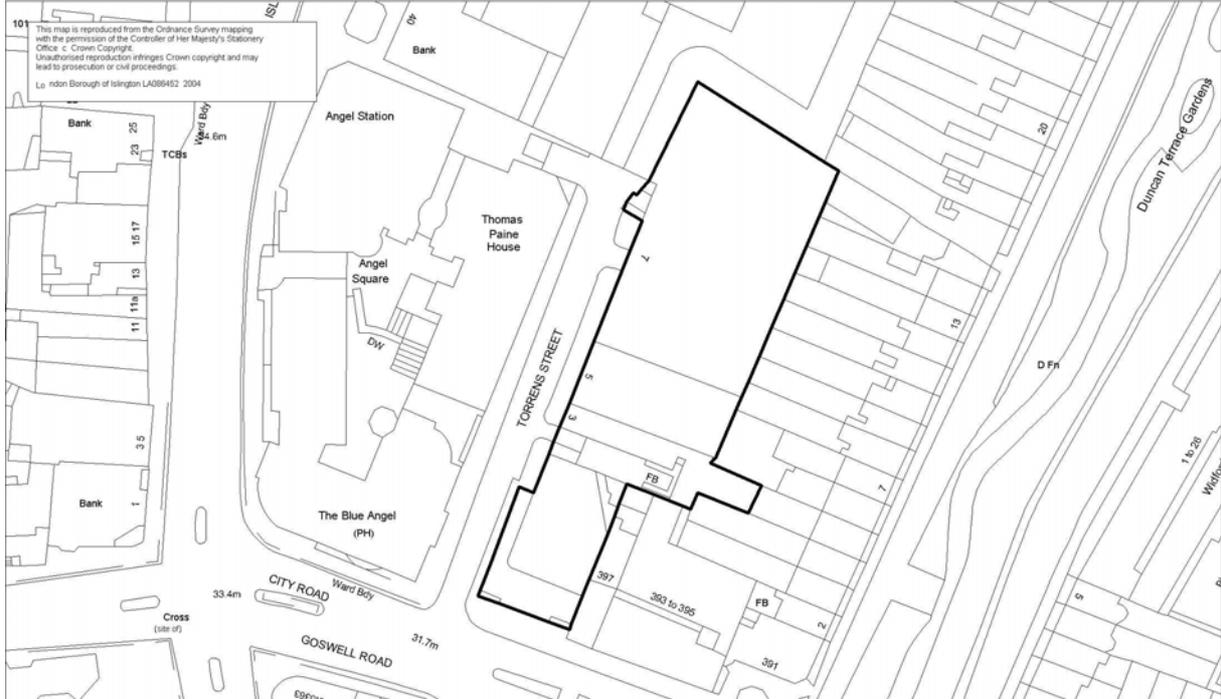
the current slump in the antiques market, which is probably in part due to the reduction in tourists visiting London in the last few years.

Improvements in trade here may require traders to consider different opening patterns or selling a wider range of goods. However, these are really small units so the type of trader who can profitably use them is limited and different goods on sale would reduce the specialism of the area.

The Council is currently implementing a substantial pedestrianisation, re-paving and relighting scheme throughout this part of the town centre.

## Other Development sites

### 1-7 Torrens St



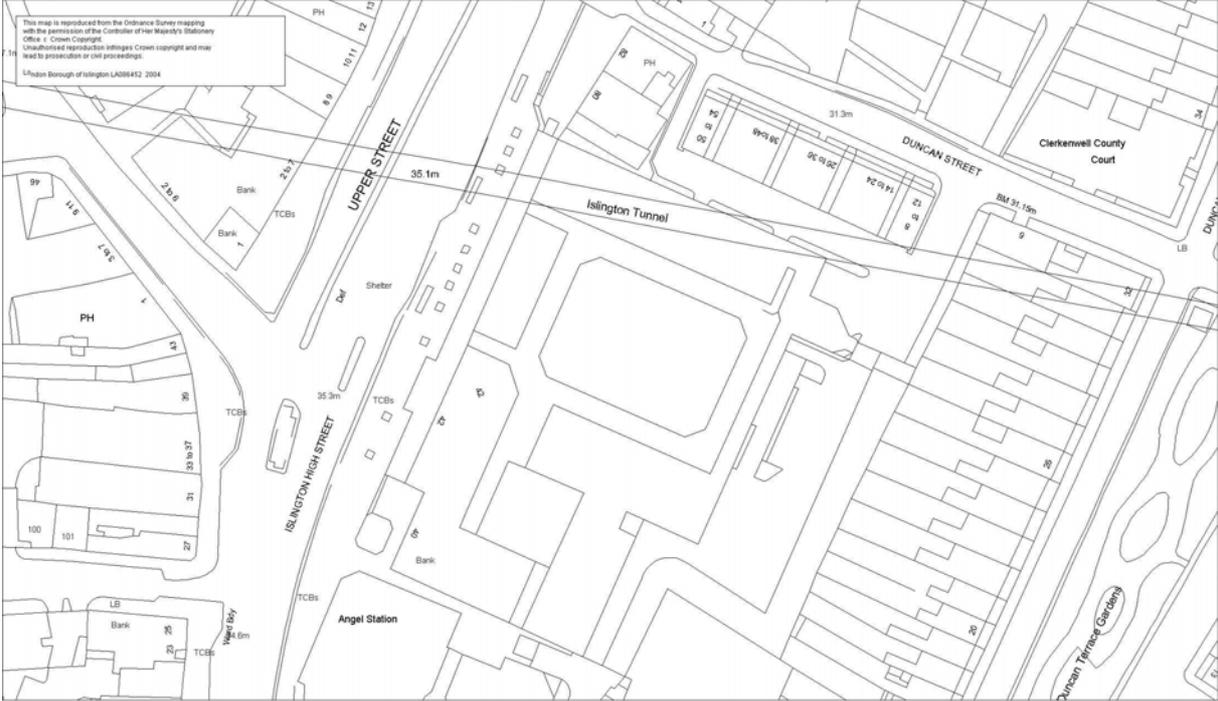
A planning brief for this site was approved by the Council in January 1998. It advocates that development should be a redevelopment of both the old Angel tube station and the properties at 3-7 Torrens Street and this should be for a mixture of Town Centre uses, principally offices and leisure, with possibly a large shop or restaurant on the ground floor. Residential was largely ruled out on amenity grounds and a hotel because of the poor vehicle access and servicing.

Height was limited to match the adjoining property in City Road i.e. 3-4 storeys. The old Angel station was included to create a frontage for the development on City Road and considered important both to contribute to townscape and to the economic viability of any scheme.

The key issue though for any developer is dealing with the residual contamination from the previous use of 7 Torrens Street as a metal plating works. While the current owner has commissioned a study which would seem to indicate this is a limited problem the full costs of clear-up are unlikely to be clear until development starts.

Given its age the existing brief should be reviewed. The review should consider how this site links with City Road and possible re-use of the Royal Bank of Scotland building.

**Royal Bank of Scotland offices, Upper Street**



These are currently partly in use and likely to remain so until approximately 2006, however, RBS take-over of NatWest leaves their continuing use after that in doubt.

In accordance with policies to keep employment uses within the Town Centre the Council would not expect to see these premises change use with a different occupier - or occupiers. However, it would wish to see the ground floor used as shops or restaurants and greater public use of the large courtyards within the site and links through the Angel Square site to Torrens Street and City Road providing a pedestrian route away from the traffic at the Angel junction.

Its sustainability policies support retention and reuse of the existing building. However, these premises are considered to be over-dominant within the Town Centre and the building not particularly impressive in its design. So there could be an opportunity for redevelopment to provide a new high quality building.

**18-26 Parkfield Street**

This site is currently vacant and used as a car park. It also falls within the Safeguarded Area for Crossrail II as an area of surface interest - see *Crossrail II* below.

It adjoins the N1 Centre, particularly the entrance to the car park, the service yard and the entrance to the Islington Academy [live music venue]. Consequently, the Council considers that it is unsuitable for residential development. However, it is an opportunity to provide new offices or a hotel or premises for a consumer goods/ white goods retailer.

The site could be linked with the Upper Street frontage. However the Council prefers to keep the existing buildings, 31-39 Upper Street because of the contribution they make to the Angel Conservation Area.

It is proposed to produce further planning guidance for this site.

### **White Lion Street**

There are opportunities for redevelopment or conversion of existing premises within this street, and schemes for development of different sites have been agreed or are currently under negotiation. While the office market is currently at a low point the Council would wish to see this street kept primarily in business use to ensure that premises are available in future, and to meet its own, and the London Plan, objectives for providing sustainable employment within the Borough and within London.

The traffic flows in the eastern end of this street make it unsuitable for residential development however, evening entertainment uses, particularly clubs could be accommodated without disruption to neighbours.

## **Residential**

There is a large amount of housing already within the Town Centre, mostly in small units above shops, which is probably sufficient to meet the requirements of achieving the mixture of uses required by PPG6.

As there are proposals for major housing developments nearby, which should meet the targets for housing provision within the Borough, the Council does not consider primarily residential schemes appropriate within the Town Centre.

Where residential development may be allowed, above existing small shops, or as part of a larger scale development of town centre uses, it should be non-family housing i.e. 1-bed units.

## **Tube links and Transport facilities**

### **Crossrail II**

A new underground rail route to run from Hackney to Chelsea and on to Wandsworth has been proposed for some time. A safeguarding direction was issued in November 1990. The site on the map below at 18-26 Parkfield Street lies within the

Safeguarded Area and is indicated as a site with surface interest for achieving the new line.



18-26 Parkfield Street

The Council supports the construction of a station on the new line at Angel and advocates that this has links with the existing Northern line station to allow passengers to transfer easily between the two routes.

# Section 3: s106 Area Strategy

## Introduction

Section 106 and planning obligations are part of the statutory Planning process and normally linked to the consideration of larger planning applications. They are intended to help mitigate the impacts of development and ensure it makes a sustainable contribution to the Borough's community and environment.

In April 2003 the Council adopted supplementary planning guidance setting out a systematic approach to its future negotiation of s106 agreements. It decided to produce a series of area based strategies to help identify local environmental and social pressures and impacts arising from development and the sort of projects which could mitigate them. [Copies of the SPG: *s106: Community Benefits* are available from the Planning Division. See the Contacts section for details.]

Area-based strategies are being drawn up for each of the four administrative areas of the Borough – North, South, East and West. However, there are key zones within each of these which need more detailed attention: the Angel Town Centre is one such zone.

## Justification for agreements

The purpose in seeking to negotiate these agreements is to ensure that there is complementary investment in the local infrastructure, environment and community to mitigate the impact of new development, or new uses of existing premises, by expanding and improving existing services to address the new demand.

Any obligations negotiated will be considered in relation to Circular 1/97 and the Council's policy on s106 (both UDP and adopted SPG); will be directly related to the impacts of the proposed development and necessary for it to go ahead without having significant detrimental impacts on the local community and environment, and fair and reasonable in all other respects.

## General matters for the Angel

There are two main areas of concern which the Council would wish to address in any s106 agreements relating to development within the Town Centre: environmental improvements which require physical works, and what might best be termed "social" improvements.

This isn't to say that the physical improvements cannot also meet the social objectives merely that they can be defined in a concrete and precise way for a specific area. Conversely, social objectives can have a physical impact and require physical works. These projects are set out in the attached table. Costs are available for some of these, estimates for others, and some are still at the concept proposal stage.

# **1 Key social matters for businesses within the Town Centre**

## **A] Traffic & Transport**

### **i] Sustainable travel:**

Measures to encourage residents staff, visitors and customers to use public transport, or walk or cycle to get to work or visit the centre. These include:

- providing secure cycle parking, lockers and showers for staff, cycle parking for visitors
- agreeing a "green travel" plan
- enrolment in car sharing schemes
- subsidising staff use of travel cards
- expansion of the City Car Club - sites and vehicles

ii] Improvements to public transport [which will require input from and negotiation with Transport for London] where the increase numbers of workers and visitors will increase demand for particular services.

iii] Ensuring that all servicing arrangements for the premises do not interfere with the free flow of traffic, particularly on the Red Routes, for instance by agreements on hours for deliveries and collections

iv] Contributing to initiatives to more effectively manage on-street parking

v] Contributing to measure to reduce the impacts of traffic within the Town Centre including dissection by the A1. These may include creating pedestrian priority and/or vehicle-free zones within the Town Centre.

## **B] Accessibility**

This should address both physical and social accessibility.

i] Physical accessibility can be achieved by ensuring developments not only comply with legal requirements but follow the latest best practice. The Council already encourages this by its annual Access Awards and is currently piloting a system whereby fully accessible premises, particularly shops and restaurants, can inform customers of this by displaying a sign.

ii] A shopmobility scheme for the Borough is being prepared and funding sought for both the initial setting up and on-going administration of the scheme. It is intended to have "hire offices" within both the Angel and Nag's Head town centres.

iii] Setting and maintaining a high collective standard of customer service and care is important both to keep existing shoppers and other visitors coming to the Town Centre and encouraging others to do so. Shopwatch and Pubwatch schemes were started in 2003 and the Council is keen to see that they continue and expand.

## **C] Code of Construction Practice**

The Council considers it appropriate for all developers carrying out building works within the Borough to agree to its Code of Construction Practice. This sets out

requirements to minimise the adverse effects of development, such as noise and dirt, and so ensure that construction can proceed smoothly.

### **D] Employment & Training**

Islington has areas with high rates of unemployment and where many people lack the skills and training to compete for some of the developments in the Borough. Consequently, for some developments, a contribution will be sought towards employment and training opportunities for local people.

### **E] Childcare provision for staff**

*Education input needed*

### **F] Refuse collection, storage and recycling**

*Cleansing*

### **G] Provision of space for community and social uses**

There is likely to be demand in the next decade for space for non-profit organisations and for other uses e.g. health centres. As this becomes clear it will be added to this Strategy and included in any planning guidance issued for sites within the Town Centre.

### **H] Public Art**

Policy D10 of the Islington Borough Plan says that "The Council will encourage the provision of new art and craft works as part of development schemes..." The intention is that these are an integral part of any new building. There may also be opportunities for permanent installations within environmental improvement schemes for which the Council would see contributions.

Temporary installations on site hoardings would also be supported to discourage graffiti and fly-posting, particularly where they can also involve local people in the design and execution of the work.

### **I] Affordable Housing**

The s106 requirements for affordable housing are set out in *the SPG: Affordable Housing*, approved in April 2003. [Copies of this document are also available from Planning.]

## **2 Physical improvements**

These are set out in detail in the table attached as Annex 1. The key criteria for setting the importance of achieving a scheme are:

A] Provision of amenity space and improvement of existing space

B] Crime Reduction Strategy and measures to make the streets cleaner, safer, more accessible and more attractive as required by the *One Islington* and *A1 Borough* strategy reports, and to implement a Business Improvement District here.

C] Amelioration of impact of town centre uses on adjoining residential areas

## Angel Town Centre Strategy - Suggested schemes for s106 Strategy [Jan 04]

N.B. This is a draft table. Only some projects have precise costs. Of the suggested schemes some will require s106 funding as match funding, others will be paid for from other budgets, however they are all included to give an overall picture of the level of investment necessary to achieve improvement within the area.

Proposal	Description	Costs	Secured funding	Agreed funding	Balance required	Timescale	Need for scheme	Funding source	Comments
<b>"Greening" and Amenity Spaces</b>									
<b>a Islington Green E1 s</b>									
Phase 1 - Gardens									
1a - Hugh Myddleton statue	Refurbishment & restoration	17000	17000		0	Completed 08/03			
1b - Gardens	Repaving; new path layout; releveling; removal existing walls; replanting; new entrances; new gate for Islington Green entrance; improve access to war memorial	316000	56000	155000	105000	Works can start 2004	High. High profile site in need of refurbishment	s106 - in hand, Tesco's & Nirvana	Consultations on gardens completed and scheme agreed. Agreed funds from Tesco's and Nirvana. £105k balance sought from Dame Alice Owen monies.
1c War Memorial	Consider other options including memorial wall	60,000							
Phase 2 - Islington Green North - roadworks	Pedestrianisation, releveling and repaving highway	366000	139000		227000		High. High profile site in need of refurbishment	s106 - Nirvana	
2a	Repaving footways round gardens on Upper St & Essex Road with York stone					Essex Road footway completed		BSP	Funded from BSP. Insufficient funds available for both footways in 2003/4. Upper St works deferred to 2004/5
	<b>Total cost</b>	<b>759000</b>	212000	155000	332000				
<b>b Duncan Terrace Gardens/ Clock Tower Area</b>									
1] Clock Tower & environs	Repaving required.					2004/5	High	TfL	TfL are prepared to accept responsibility and pay for maintenance. Agreement still needed from LBI Legal Services but discussions underway. TfL bid for detailed design implementation
2] Pedestrian/Cycle crossing - Colebrooke Row to Owen's Row	Possible improvement works for safety of those crossing. Part of Transport Feasibility Study. Design/feasibility study underway.	60,000				2004/5	High	TfL	TfL bid for detailed design implementation
3] Review of Goswell Road width	Widening eastern footway. Carriageway and footway repairs.	252000				2004/5	High	TfL	Bid made
4] Duncan Terrace Gardens	Review of layout and planting to improve access, safety and visibility	15000			15000	2004	Low for Greenspace. High for Duncan Terrace residents	s106 - no source	Need an overall scheme. Funds for sketch scheme from Greenspace.

## Angel Town Centre Strategy - Suggested schemes for s106 Strategy [Jan 04]

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Proposal	Description	Costs	Secured funding	Agreed funding	Balance required	Timescale	Need for scheme	Funding source	Comments
5] APC					0	2004	Agreeing sites for APCs is high priority for Council	Adshel contract	Possible site for APC from bus shelter contract which would help alleviate problem of misuse of lay-by in Duncan Terrace.
6] Clock Tower	Currently clock is not working	20000			20000	2004	High	TfL/?s106/English Heritage	Needs specialist contractor to assess and cost.
7] Works to Gardens		100000			100000	2005+	Low for Greenspace. High for Duncan Terrace residents	s106	Estimated figure. Updated if sketch scheme produced.
	<b>Total</b>	<b>447000</b>			<b>447000</b>				
<b>c</b>	<b>Street trees</b>								
1] Removal of tree pits outside RBS building	Need to ask RBS to transfer footway and trees to TfL. currently private land				0	2004	Medium. Removal improves pedestrian circulation.		<b>Greenspace to provide costs. TfL Steward needs to be involved to progress this.</b>
2] Planting additional trees					0	2004 and on-going	Medium	s106	<b>Greenspace to provide costs &amp; identify possible sites in liaison with TfL. Need to set up a system which can be applied to all TfL roads and addresses finding suitable gaps in the network of underground services.</b>
<b>d</b>	<b>Other Amenity spaces adjoining the town centre</b>								
1] Tolpuddle Street play space					0	?	Medium	s106	<b>Greenspace to provide costs</b>
2] Culpeper Community Garden					0	?	Low	s106	
<b>e</b>	<b>Other planting</b>								<b>Greenspace to provide costs &amp; identify possible sites</b>

## Angel Town Centre Strategy - Suggested schemes for s106 Strategy [Jan 04]

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Proposal	Description	Costs	Secured funding	Agreed funding	Balance required	Timescale	Need for scheme	Funding source	Comments	
	1] Hanging baskets				0		Low	BID/s106	Suggestion from Town Centre Manager. Issues of fixings esp. lighting column strength, safety and on-going maintenance.	
<b>f</b>	<b>Public Art</b>									
	Sites to be identified				0	2004		BSP	Part of the Transport Feasibility Study. BSP.	
	Commissioning works - permanent/temporary				0	On-going		s106	Site by site basis. Projects for decoration of site hoardings can enliven street and deter graffiti and fly-posting.	
	<b>Public Realm/ Crime Reduction Strategy</b>									
<b>a</b>	Kiosks for Street Traders	4 new kiosks for "scattered pitch" traders	33,989						High	Also need to enforce removal of "free" paper dispensers.
		Electrical bollards	4,717.75							Street Trading Account
		Admin costs of pitch designation								
		<b>Total</b>	<b>38706.75</b>	<b>38706.75</b>	0	Completed by Mar 2003		s106 [DAO]		
<b>b</b>	Interphone box removal	Boxes are poorly maintained and unsightly. One by 1 Upper Street allows observation of ATM transactions. 3 boxes @£2000 each	6000		6000	ASAP	Very High	Interphone?		TfL & Oftel trying to get Interphone to remove at their expense. Possible enforcement action under s215 T&CP Act
<b>c</b>	Marking ATM zones	Improves security for machine users	500		500	ASAP	High	s106/MP		<b>Need firm costings. Possibly funded by Police as crime prevention measure</b>
<b>d</b>	Providence Place	Improve security & cleanliness of side street - lighting; paving; repainting/replacing bollards; cycle & motorcycle parking racks; refuse collection point;			0	2004/5	High	Developer as part of works		Scheme to be agreed.
<b>e</b>	Tetbury Place	Improve security & cleanliness of side street. Stop regular misuse as urinal. Improved lighting; paving, install gate, clean walls and remove redundant wiring. Possible Road			0	2004/5	High	Local business offered.		<b>Costs needed from Highways &amp; T&amp;T for works and Order.</b>

## Angel Town Centre Strategy - Suggested schemes for s106 Strategy [Jan 04]

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Proposal	Description	Costs	Secured funding	Agreed funding	Balance required	Timescale	Need for scheme	Funding source	Comments
	Closure Order								
f	St Albans Place	Improve security & cleanliness: lighting, paving, entry treatments, refuse collection points	40000		40000	2005+	High	s106/BS P	<b>Highways &amp; Cleansing to cost. TfL to be involved in entry treatment design as part of their road.</b>
g	CCTV	There is a lot of coverage already. Need to identify gaps and whether and how they should be filled. Will building owners permit installation on their premises? Technological improvements to reduce size would also be useful.				2005+	High		Scheme would need to be designed to ensure coverage of the adjoining residential areas to prevent displacement of anti-social activities. Potential funding from other sources including the Community Safety Unit. Small LBI/TfL/Police implementation team needed.
h	Removal of barriers to clear CCTV views of Town Centre		10000		10000	2004/5	High	s106/BS P	<b>Police CP Design Advisor to specify.</b>
i]	Pubwatch	ATC Manager costs to set up and monitor.	1000		1000	On-going	High		Advise DC new applicants for shops etc should be encouraged to join
j	Shopwatch	ATC Manager costs to set up and monitor	1000		1000	On-going	High		Advise DC new applicants for shops etc should be encouraged to join
k	Reduction of on-street drinking	Council by-law; provision of glass and bottle recycling containers at pub & club exits.	1000		1000	2005+	High	E&C budget/s 106	<b>Public Protection &amp; Cleansing to cost</b>
l	Removal of fly-pitchers and their pallets	Street wardens? Works to remove storage spaces/ litter traps	3000		3000	on-going	High	E&C budget/s 106	<b>Cleansing/ PP to look at extending St warden hours</b>
m	Anti-graffiti and anti-flyposting measures	Treatment of street furniture			0	On-going	High	BSP/s106	This should be part of the specification and design of any streetworks and street furniture including lighting, but some existing street furniture needs to be treated. Also matter for E&CMT/ATCL meetings to ensure local businesses don't contribute.
n	Improved street lighting	Duncan Terrace; High Pavement footways; other areas to be identified by TfL, Highways, T&T and Police.			0	2004+		Contract /BSP	Good lighting important for safety and CCTV. BSP funding possible.
<b>Total</b>			<b>62500</b>	<b>0</b>	<b>62500</b>				

## Angel Town Centre Strategy - Suggested schemes for s106 Strategy [Jan 04]

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Proposal	Description	Costs	Secured funding	Agreed funding	Balance required	Timescale	Need for scheme	Funding source	Comments
Total including kiosks		101206.75	38706.75		62500				
<b>Cleansing</b>									
a	More litter bins	3000			3000	2004	Medium		<i>Cleansing to specify where, in agreement with Project Team, and cost</i>
b	Improving provision for public wanting toilets, especially late at night	10000			10000	2004/5	Medium	s106	<i>Cleansing to cost. Policy on public toilet provision to be drafted and agreed.</i>
c	Street washing	5000			5000	2004/5	High	s106	<i>Cleansing to cost</i>
d	Refuse collection information	3000			3000	2004/5	High	E&C budget	<i>Cleansing to cost</i>
e	Chewing gum removal	10000			10000	2004/5	High	s106/BI D	In consultation with Greenspace.
<b>Total</b>		<b>31000</b>			<b>31000</b>				
<b>Chapel Market</b>									
a	Grant Street car park resurfacing	50000			50000		Low		
b	Refurbishment of public toilets				0		High	Capital bid	
c	Traffic control measures	150000			150000		High		Scheme to prevent access costed but wider considerations to be addressed.
d	Refuse storage	5000			5000		High		
e	Improve appearance of stalls	25000			25000		High	Contract /s106? Licensing/traders	

## Angel Town Centre Strategy - Suggested schemes for s106 Strategy [Jan 04]

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Proposal	Description	Costs	Secured funding	Agreed funding	Balance required	Timescale	Need for scheme	Funding source	Comments
f	Develop recycling scheme for shops	Pilot for town centre	20000		20000		Medium	s106	
g	Develop composting scheme for stall holders	Pilot for town centre	20000		20000		Medium	s106	
<b>Total</b>			<b>270000</b>		<b>270000</b>				
<b>Community Office NI Centre</b>									
	User to be found. Space fitted out for use		140000	50000	90000		High	s106 and ???	Under discussion between Planning and Valuers as tenant agreed by Planning Committee no longer wishes to move there. Funding for balance of fitting out costs to be agreed.
<b>Accessibility</b>									
a	Shopmobility	Boroughwide scheme in conjunction with Plus Bus	100000	20000	80000			BSP/s106/?	
b	Public Transport improvements	to be agreed					On-going		Negotiated on scheme by scheme basis with TfL.
c	Pedestrian wayfinding	Scheme in preparation					2004/5	BSP	
d	Cycle-parking sites	Raising awareness of existing parking stands					2004/5		Could be included on wayfinding maps
e	Car parking	Review of existing provision and enforcement							N1 Centre car park underused but still illegal parking within Town Centre.
f	Movement Strategy	Improvements to circulation of pedestrians and vehicles identified by study							Study underway and projects will emerge in due course.

### Christmas Lights

## Angel Town Centre Strategy - Suggested schemes for s106 Strategy [Jan 04]

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Proposal	Description	Costs	Secured funding	Agreed funding	Balance required	Timescale	Need for scheme	Funding source	Comments
<b>Total funding required.</b>		<b>1848206.7</b>	583000	190000	<b>1075206.7</b>				1. Monies from agreements signed but not yet paid included in secured funding total. 2. Remainder of DAO money included in Agreed Funding.
<b>Dame Alice Owen funds</b>									
<b>Funds available - as agreed by Executive 18-3-03</b>		<b>452000</b>							
Schemes to be set against this	1. Kiosks for scattered pitches	38706.75							
	2. Islington Green Gardens	105000							
	Balance to be allocated	308293.25							
<b>Transport for London - works bid for but not yet agreed</b>									
<b>a</b>	Islington High Street: Islington Green to Liverpool Road	325000					Jul-04		
<b>b</b>	High Pavement: Berners Road to bus stop ramp	120000							
<b>c</b>	Angel junction	120000							
<b>d</b>	Charlton Place	20000							
<b>e</b>	Route 38								
<b>f</b>	Route 73								
	Bids total	585000							
<b>Other s106 funds agreed but not yet received or committed</b>									
	White Lion Street			20000					

## Angel Town Centre Strategy - Suggested schemes for s106 Strategy [Jan 04]

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Proposal	Description	Costs	Secured funding	Agreed funding	Balance required	Timescale	Need for scheme	Funding source	Comments
	Providence Place			15000					
<b>Total</b>				<b>35000</b>					

# Section 4: Management Protocols

## Introduction

These are being and will be drawn up to set out both what services the Council and other public agencies can and will provide and what businesses can and should contribute to achieving the efficient delivery of those services. Generally responsibility for delivery of the services to achieve these objectives falls primarily within the purview of the Director of Environment and Conservation and his management team.

A Project Team was set up to prepare the Town Centre Strategy recognising the importance of not only co-ordinating the activities of a number of E&C Divisions but also external agencies. This has begun to identify various overlaps and gaps in service delivery for management to review to improve "best value" efficiency and consider ways in which the Council can improve working with other agencies especially Transport for London and the Metropolitan Police in day-to-day working. It was intended that this approach would develop into a method of working which could be applied to other key projects within, and areas of, the Borough

## Public:private partnership

This is being developed between the Council and Angel Town Centre Limited through regular quarterly meetings to discuss issues about the improving the attractiveness of the town centre. The Angel Town Centre manager is now employed jointly by these two organisations.

Schemes which arise from this partnership include:

### **a] Business Improvement District [BID]**

These are successfully operated in other town centres where businesses agree to additional payments for additional services usually extra street sweeping, refuse collections and other measures to make the town centre cleaner, safer and more attractive to users.

### **b] Shopwatch & Pubwatch**

These schemes are similar to the Neighbourhood Watch schemes but tailored to meet the needs of the respective businesses. They encourage linking existing security systems and staff between shops in one scheme and pubs in the other allowing them to pass information about shoplifters, or other crime, between themselves improving the possibility of arrest. It can also be used to more speedily locate children who wander away from their guardians.

The schemes are operated by Public Protection with involvement from the Town Centre manager and support from the local police.

## **Licensing Policy**

Public Protection are drawing up a Licensing Policy in accordance with the Licensing Act 2003 which is important both in the development of the evening economy within the Town Centre and in how this economy affects people living in the town centre and its environs and other businesses.

This has links with the existing Pubwatch and Shopwatch schemes and implications for developing the evening economy within the Town Centre.

## **Crime Reduction Strategy**

This is being led by Islington Police concentrating on what they term "volume crime" and focussing more on prevention because it is hard to catch the perpetrators quickly. This includes bag and phone snatching - although this is more often picking up the item from floor or table rather than "snatching it", cycle theft and shoplifting.

The police are involved in Pubwatch, particularly in respect of alcohol-fuelled violence which can occur at the end of an evening. Changes in Licensing policy and Council bye-laws to stop on-street drinking and ensure glasses and bottles are left on the premises could contribute to making the Town Centre safer and cleaner late at night.

## **"People friendly" streets**

A Best Value review is currently underway examining those Council services which affect the way pedestrians use, and perceive, the Borough's streets. An improvement plan showing how these services can be improved and better integrated will be published in Summer 2004. This links with work already underway to remove street clutter, develop the standard specifications for street furniture and works through the Streetbook, and improve the information available to help people find their way round the Town Centre. A new pedestrian map is being developed and should be on display soon.

## **Traffic management**

The Angel has been identified by Transport for London as a key area for traffic measures and management. Consequently the Borough has a large programme of work to carry out. Currently the principal ones are:

### **a] Review of Controlled Parking Zones A, B and E**

This covers the Town Centre and the surrounding areas from Highbury Corner to Clerkenwell. Zone A roughly covers Clerkenwell and part of Bunhill ward: Zone B includes the town centre, St Peters, and parts of St Mary's and Barnsbury wards and Zone E takes in Upper Street and streets on either side, Highbury Corner and the southern end of Holloway Road.

### **b] Movement Strategy**

This is looking at all movement within the town centre, pedestrian as well as different sorts of vehicle, and how they interact with each other. It will provide the framework for future funding bids for traffic and transport related projects and draw on the

parallel work being done on "people friendly" streets to develop improvements particularly for pedestrians.

Both these projects will require further consultation and political approval and should be agreed and published in 2004/5.

## **Enforcement**

This is an area which could benefit from a review to see if it is at all possible to improve data collection and prosecution of offenders. It was identified in the consultation as something the public believe the Council could do better.

There are a number of different specialist Enforcement officers working around the Town Centre in Planning, Building Control, Public Protection, Highways, Transport for London and Cleansing. These are specialist functions each requiring detailed knowledge of different laws and contracts. However, improvements to the reporting systems which would allow them to quickly and easily send a record of an offence to the relevant section could be worth exploring. Particular if integrated with better usage of the "Eyes for Islington" scheme, developing the role of the Street Wardens and exploring use of the i-kiosks to inform the public of standard practice e.g. refuse collection times and allow them to report any wrong-doing.

## **Public toilet provision**

This has emerged as a matter of concern for the public but needs a detailed policy to be agreed by members.

## **Recycling and Sustainability**

These are matters where the Council is currently developing initiatives. Household recycling has begun.

It could be profitable to use some of the s106 money currently available to start schemes which lead to savings which can then be rolled out to other areas. Schemes such as:

- glass recycling for restaurants and pubs
- composting the vegetable waste from Chapel Market [ and restaurants within the Town Centre]
- solar powered street lighting

## Section 5: Current & Proposed Projects

Project	Lead officer	Other interests	Timetable	Actions	Status
<b>Angel Town Centre Strategy</b>	Chris Corby	E&C; Regeneration; ATCL	Approval March	Completed	Core
Consultations on Draft Strategy			Jul - Sept 03	Completed	Core
<b>On-going/ Long term</b>					
BID preparation	Christine Lovett ATC Manager	Cleansing, Public Protection	On-going	Business plan by March '04	Complementary
Street Wardens	Cleansing	TfL; Highways		Confirm that reporting all matters needing repair or enforcement, and that reports are made to the relevant agency.	Complementary
Eyes for Islington	Cleansing	All with public realm interest	On-going		Complementary
Tidying-up signage - including A-boards and chairs & tables	TfL - Rob Edwards	Planning; T&T; Highways; Cleansing - street sweeping; ATCL	On-going	Signage review completed.	Complementary
Borough Spending Plan	TfL; T&T – Karen Sullivan	Planning - Chris Corby; ATCL; Regeneration	2004-2009	Approved.	Key

Islington Crime Reduction Partnership. There are a number of strands the key ones of interest here are trying to control crime in pubs [also Pubwatch] e.g. bag-snatching and arranging deals between mini-cab firms and pubs and clubs to ensure patrons get into a licensed cab.	David Eyles - DCI Tolpuddle Street. ?CPU	ATCL; Parking	On-going	Problems with parking enforcement against cabs waiting for fares.	Complementary
Shopwatch	David Eyles - DCI Tolpuddle Street. TCM	EH- PP	On-going		Complementary
Pubwatch	David Eyles - DCI Tolpuddle Street. TCM	EH-PP	On-going	Could develop further - see notes of meeting	Complementary/ Key
Accessible premises identification	Planning – Access officers	ATCL; Disability Action in Islington;	On-going	The idea is to allow and encourage premises which meet access standards to display a logo letting people know.	Complementary
Street Tree planting & maintenance	Greenspace & Leisure				Complementary
<b>Current 2003-4</b>					
Islington Green					

- Gardens	Greenspace - Stephen Crabtree	Planning; ATCL	2003/4	Links with current BSP. Works all contribute to Green improvements	Complementary
- North	T&T	Planning; TfL; Highways	after 2005	s106 funding plus private sponsorship	Key
- repaving footways	T&T	Planning; TfL			Complementary
- Hugh Myddleton statue refurbishment	Planning/ Greenspace		Underway		
Angel Town Centre Transport Framework Study	T&T - Eric Manners/ Murray Woodburn	Planning; TfL; Highways; TCM; Interest groups	2003	Underway. Looking at all forms of transport operating within the Town Centre and what provision needs to be made for each in future.	Key
Pedestrian way-finding scheme	T&T - Anthony Bailey	Planning; TfL; Highways; TCM; pedestrian interest groups	2003	BSP funding agreed	Complementary
New kiosks for scattered pitches	Planning - Shaffique Visram/ Street Markets - Paul Richards	TfL; Highways; TCM	2003/4	Kiosk design agreed. Order placed Member approval. S106 funding agreed	Complementary

Angel Clock Tower	TfL – Rob Edwards/ E&C AD - Alan Bowley	Greenspace; Planning		Formally agree responsibility for maintenance. TfL prepared to accept but need letter of confirmation from LBI	Complementary
Pedestrian crossing Angel tube to Liverpool Road	TfL - Rob Edwards	Planning; T&T; Signal controls; pedestrian interest groups	2003/4	TfL looking at pedestrian safety. Included in Transport Feasibility Study	Complementary
Pedestrian crossings at Angel junction	TfL - Rob Edwards	Planning; T&T; Signal controls; Police; pedestrian interest groups	2003/4	TfL looking at pedestrian safety. Particular concerns about traffic turning illegally	Complementary
Extension of the Southbound bus lane on to Islington High Street	TfL - Rob Edwards	Planning; T&T; London buses; ?taxi reps	2003/4		Complementary
Shopfront improvement grants in Chapel Market	Planning		2003-6?	Funding from HERS for buildings in Conservation Area to maintain fabric.	Complementary

Camden Passage	T&T - Chris Proctor	Planning; Highways; EH-PP/SM; Cleansing; Camden Passage Association; Farmers Market	2003/5	BSP funding.	Key
<b>2004 and afterwards</b>					
Lighting Strategy	TfL – Rob Edwards	Planning; T&T; Highways; ATCL	2005/7	Links with BSP. Works completed or underway. New lighting for pedestrians soon to be installed on High Pavement.	Key
CCTV	Police/TfL/Planning	T&T; ATCL; Area Committee	No scheme at present.	There is a lot of coverage already. Need to identify gaps and whether and how they should be filled. Will building owners permit installation on their premises? Technological improvements to reduce size would also be useful. Need to	Key

				find funding - ?s106 contribution	
Cycle routes	T&T - Aldo Strydom	Planning; TfL; Leo Chapman	On-going	Links with BSP	Complementary
Licensing law changes - use to stop people leaving pubs with bottles	EH-PP	Police; Cleansing; ATCL; Planning	2004/5 - linked with Licensing Policy	Schemes in operation in Liverpool and Manchester. Bottles left in bins for recycling as patrons leave pub. Possible s106 requirement/ contribution to funding	Key
Public toilets – increasing provision	Cleansing	Planning; TfL; Highways; TCM; Members	to be agreed	View that more public toilets are needed, especially late at night. Need to find funding.	Key
Shopmobility scheme	T&T - Linda Brosnan	Planning; PlusBus			Complementary

# Contacts & References

## References

Islington Borough Plan, July 2002

Report to Executive 31<sup>st</sup> October 2002 - "Three Year Service and Financial Plan One Islington"

Report to Executive 6<sup>th</sup> November 2003 - "One Islington - Creating an A1 Borough - Putting the Budget and Medium Term Financial Strategy in Context."

Draft London Plan

PPG 6: Town Centres and Retail Development – June 1996

PPS 6: Planning for Town Centres – December 2003

OPDM Report on "Evening Economy and Urban Renaissance" August 2003

CACI Study

SPG: S106: Community Benefits, April 2003

Reports to South and West Area Committees on 17<sup>th</sup> July 2003 and 27<sup>th</sup> July 2003 respectively.

Reports to South and West Area Committees on March 2004 and March 2004 respectively

Report to Executive Board, 18<sup>th</sup> March 2004

## 3 Contacts

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