

Public Consultation Report

Clerkenwell Fire Station

October 2014



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1. Summary

- 1.1 The planning brief for Clerkenwell Fire Station has been prepared to guide decisions on future planning applications for the site. Our objectives for any future development proposals for Clerkenwell Fire Station include to:
- ensure that Clerkenwell Fire Station continues to be an important community asset that is publicly accessible to the local community;
 - refurbish the Grade II listed Fire Station building in a way that meets the Council's policies and standards and also modernises it for a range of different uses;
 - provide a museum in the Fire Station building or another publicly accessible social infrastructure use;
 - deliver a range of new homes, including affordable homes, to better meet local housing needs in the neighbourhood;
 - provide high quality amenity space, primarily for future residents, in the Fire Station's yard; and
 - ensure that any new buildings achieve a high standard of architectural design that improves the character and quality of the area.
- 1.2 Public consultation on the draft planning brief took place from Friday 1 August to Sunday 14 September 2014. The purpose of the public consultation was to give local people and stakeholders an opportunity to give their views on the draft planning brief, and to enable them to engage with and influence future proposals for the site at an early stage.
- 1.3 Three drop-in sessions were held at the Holy Redeemer Church. Drop-in sessions were held on Saturday 16 August (11am-2pm), Thursday 21 August (11am-2pm) and Thursday 4 September (5pm-8pm). The Planning Brief was also discussed at the Finsbury Ward Partnership on 10 September.
- 1.4 The results of this planning brief consultation, in the form of the final version of this report, will be presented to the Executive who will be asked to consider the comments received during public consultation and decide whether to adopt the revised planning brief at its meeting on 23 October.
- 1.5 A total of 122 responses were received. The total number of responses includes 113 individual responses and 9 stakeholder responses.
- 1.6 The main issues raised during the planning brief consultation were:
- Affordable homes;
 - Design and conservation;
 - Open space and walking routes;
 - Fire Brigade Museum;
 - The use of the Fire Station building for other social infrastructure uses;

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- Building new homes;
 - The use of the building as an operational fire station;
 - Business and commercial uses; and
 - Fire Station forecourt area

1.7 Appendix A lists all the comments received during the consultation.

1.8 Appendix B explains the Council's response to the comments most commonly made during the consultation

1.9 Appendix C provides a list of the stakeholders contacted during the consultation.

2 Background

2.1 Clerkenwell Fire Station was originally built by the Metropolitan Board of Works between 1871-73. The Station was one of a number of fire stations built in Victorian London to accommodate the newly created Metropolitan Fire Brigade. The Fire Brigade was formed in 1866 following the Metropolitan Fire Brigade Act (1865). The Act gave the Metropolitan Board of Works the powers to establish a professional fire brigade to protect life and property from fire throughout London. In 1889, the newly created London County Council (LCC) took control of the Fire Brigade along with the Board of Works' other functions.

2.2 By 1890 the Station had become the Superintendent's Station and therefore one of the most important stations in Central London. The Station was considered too small to accommodate the operational space required and the growing number of people working from the Station. The LCC extended the Station to the south-west in 1895-97. The improvements created a larger appliance room with an access onto the newly created Rosebery Avenue. This arrangement was considered safer than exiting onto the busier and narrower Farringdon Road. The works also created new accommodation above the Station for the people working from the Station.

2.3 However, within a few years, the Station soon became insufficient for the Brigade's continued growth. The LCC drew up plans to expand the Station further to the south-west and rebuild the original 1873 part of the Station. The works to deliver these plans took place between 1912-17. These works are credited with creating the building's distinctive front elevation that faces Rosebery Avenue and comprises a unified symmetrical façade made of red brick and Portland stone.

2.4 A number of alterations have occurred since the 1917 extension to accommodate the Fire Brigade's changing operational requirements. This includes the appliance room's timber doors, the modern drill tower in the yard and basement car park beneath the yard.

2.5 Clerkenwell Fire Station was closed in January 2014. The closure of the Station was part of a wider plan by the Mayor of London for the Fire Brigade to make substantial savings worth £29 million during 2014-16. As members of LFEPA initially voted against the Mayor's proposed savings on 18 July 2013, the Mayor of London issued a legal

direction that compelled members of LFEPA to approve the proposed savings¹ at its meeting on 12 September 2013. The savings include closing ten fire stations, fewer fire engines and staff reductions. The site is now being marketed for sale by LFEPA.

An Asset of Community Value

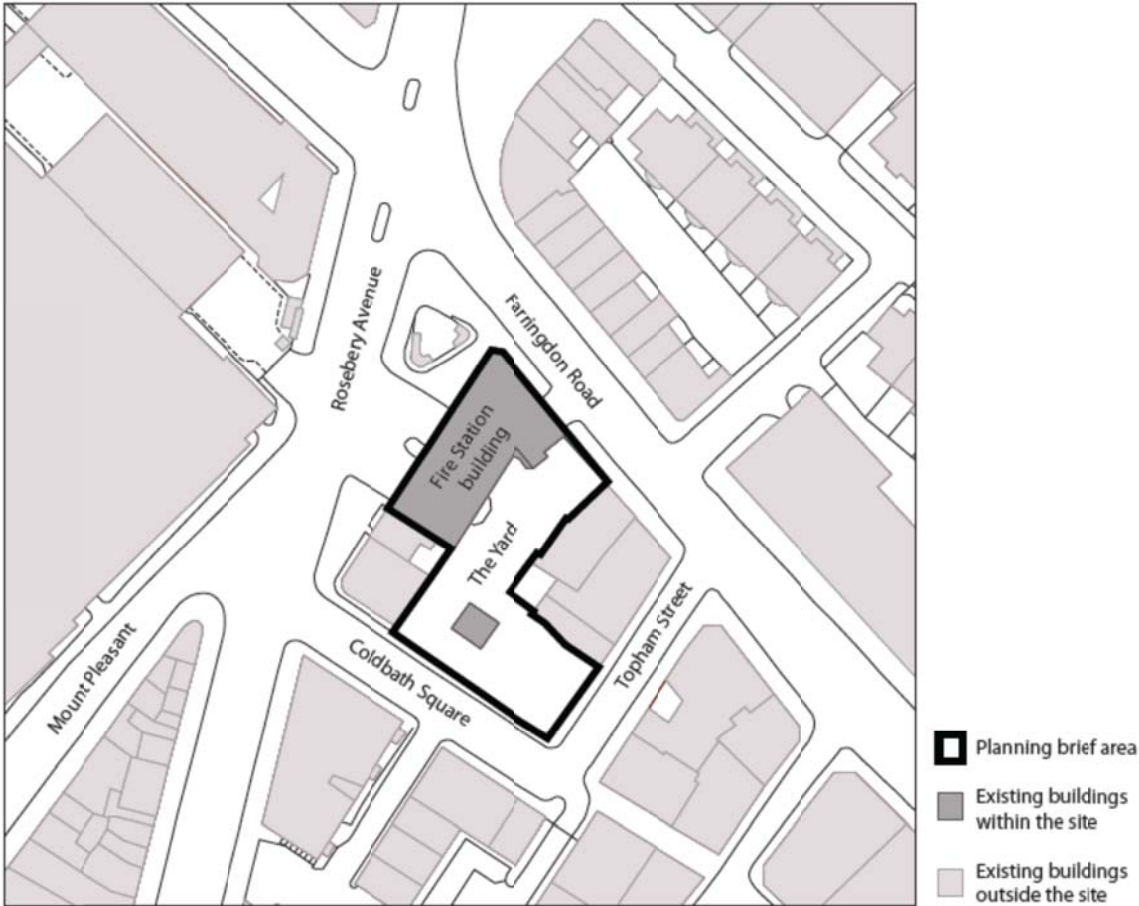
- 2.6 Following an application from a local community group for Clerkenwell Fire Station to be listed as an Asset of Community Value, the Council decided on 22 May 2014 to list the Fire Station as an Asset of Community Value. The listing applies to the whole site.
- 2.7 LFEPA wrote to the Council on 28 May 2014 formally stating their wish to sell the property. In line with the legislation affecting assets of community value, this notification triggered an initial six week moratorium preventing the sale of the property. On 1 July 2014 a community interest group wrote to the Council stating its intention to bid for the Fire Station. The notification from the community interest group has triggered a six month moratorium period, which prevents the sale of the property during this period. The period runs from 28 May 2014 to 26 November 2014.
- 2.8 No commercial sale of the property on the open market can be concluded until after 26 November 2014. However, LFEPA are permitted to sell the property to a community organisation during the period if the organisation can demonstrate they have sufficient funds to purchase the property. LFEPA are under no obligation to sell the property to any organisation.

The purpose of the planning brief.

- 2.9 The brief sets out the relevant planning policies and standards that should be addressed by any future development proposal for the Clerkenwell Fire Station site. It also sets out some of the key planning and design issues and information that an applicant should include in any future application.
- 2.9 Following consultation on the draft planning brief, the adopted planning brief will provide planning guidance for development management purposes. This brief will be taken as a material consideration in the determination of any planning applications for the future development of the site. However, national and local planning policy may change and any applications will be determined in light of the adopted planning policies at the time a decision on the application is made.
- 2.10 Figure 1 below shows the boundary of the area covered by the draft planning brief:

¹ Details of the savings are set out within the Fifth London Fire Safety Plan (September 2013). A copy of the plan can be accessed here - <http://www.london-fire.gov.uk/lsp5.asp>

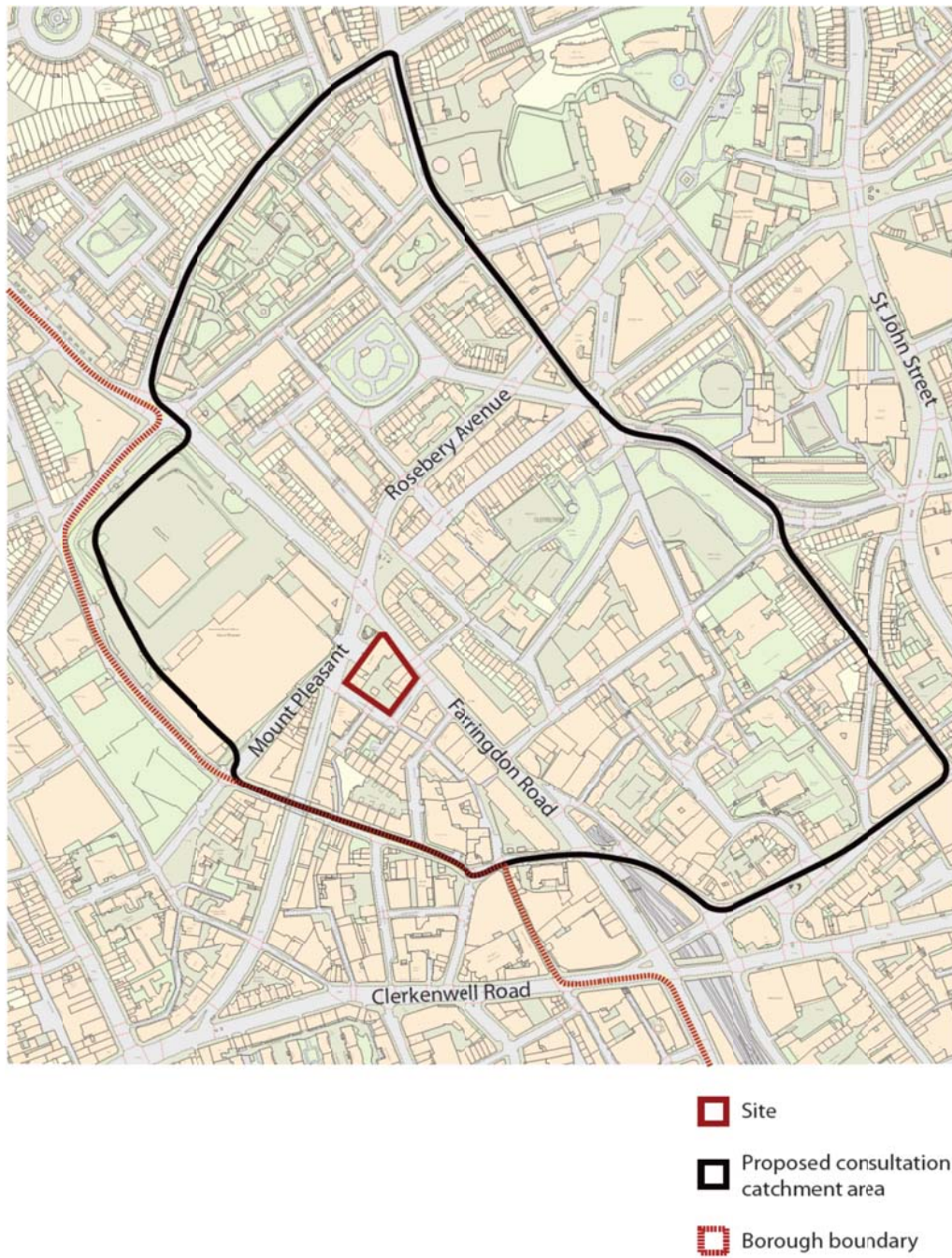
Figure 1 – Site plan



3 Methodology

- 3.1 The objectives of the public consultation on the draft planning brief were to:
- Inform residents, community groups, business and other stakeholders about the actions we are taking to help guide the future redevelopment of the Fire Station
 - give local residents, community groups, businesses and other stakeholders the opportunity to feedback on the draft planning brief; and
 - answer any questions that people may have about the draft planning brief.
- 3.2 The target audience for the public consultation included:
- Local residents
 - Local community groups and organisations
 - Local businesses
 - Local councillors
 - Land owners
 - Interested parties, including statutory bodies (such as the Greater London Authority, Transport for London, English Heritage, Victorian Society, 20th Century Society); Safer Neighbourhood Teams
 - Finsbury Ward Partnership
- 3.3 A more detailed list of consultees was developed in consultation with Ward Councillors and the full list appears at Appendix C.
- 3.4 Copies of the leaflets used to notify stakeholders of public consultation on the draft planning brief were delivered to Ward Councillors and the relevant Executive Members prior to the commencement of the public consultation period.
- 3.5 At the start of the consultation period, a number of stakeholders, including local TRAs, TMOs, community groups and organisations were sent an email containing the consultation brochure and a link to the full copy of the draft planning brief.
- 3.6 Approximately 2,700 consultation brochures were distributed locally to residents, businesses and other organisations in the surrounding area as defined on the attached plan (see Figure 2 overleaf).

Figure 2 – Consultation brochure distribution area



3.7 The brochure distributed included:

- an explanation of the purpose of the consultation and the Council's objectives for the planning brief site;
- a plan showing the Fire Station site;

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- details of where to find the draft planning brief on the Council's website, including a link to an online survey;
 - details of how to request a hard copy of the document;
 - details of an invitation to the drop-in events;
 - information on what will happen once the public consultation period has finished;
 - a request for comments and concerns about the draft planning brief (responses by freepost address or by email), plus details of an officer contact; and
 - a note stating that the Council will report the outcome of the consultation on the Councils' websites soon after the consultation has been completed.

3.8 At the commencement of the public consultation period, the leaflet was:

- Delivered by the Council to properties located in the catchment area shown in Figure 2;
- Emailed or posted to local community groups and organisations and other stakeholders; and
- Posted on the Council's website.

3.9 Information about the consultation was also posted on the Council website. The Council's Clerkenwell Fire Station draft planning brief webpage (www.islington.gov.uk/clerkenwellfirestation) on the Councils website displayed:

- An explanation of the Council's objectives for the site;
- Details of the drop-in events;
- Information on what will happen once the public consultation period has finished;
- A request for comments and concerns about the draft planning brief (responses by email or through the website); and
- A note that the consultation report will be posted on the website after the public consultation has been completed.

3.10 The draft planning brief was available:

- For download on the Council website;
- In hard copy on request;
- In hard copy at the drop in sessions; and
- On request in foreign languages, audio, large print and Braille.

3.11 Interested parties were invited to give us their feedback on the draft planning brief by emailing clerkenwellfirestation@islington.gov.uk or writing back using the enclosed freepost envelope. The responses received were scanned and logged. A table was maintained to track responses received, and how they were responded to. Respondents expressing a wish to be kept informed of future consultations were added to the consultee list.

3.12 Notice of the public consultation was published in Islington Life before the

consultation began.

- 3.13 The consultation responses have been processed internally and the final version of this consultation report will be published on the Council's webpages. The report provides a summary of feedback from the public consultation and provides the Council's response to key issues raised.
- 3.14 The results of the planning brief consultation, in the form of the final version of this report, will be presented to the Executive who will be asked to consider the comments received during public consultation and decide whether to adopt the revised planning brief at its meeting on 23 October.

4 Responses to the consultation

- 4.1 At the close of the consultation period, a total of 122 responses were received. The total number of responses includes 113 individual responses (91% of all responses received), 9 stakeholder responses (Amwell Society Environment Agency, English Heritage, Finsbury Ward Partnership, Fire Brigades Union, Highways Agency, London Fire and Emergency Planning Authority², Transport for London and the Victorian Society).
- 4.2 Of the individuals who responded to the consultation, 15% both lived and worked in the area, 37% lived in the area, 18% worked in the area and 8% stated that they did not live or work in the area. 17% did not answer the question. The following information is also known about the individuals that responded to the consultation:
- Age: 12% of respondents were under 24, 25% were 25-44, 25% were 45-64 and 12% were over 65. 25% skipped this question.
 - Gender: 40% of respondents were female and 39% were male. 21% skipped this question.
 - Ethnicity: 49% of respondents stated that their ethnicity was white. 8% stated it was other, 7% stated it was mixed, 6% stated it was Black and 4% stated it was Asian. 25% skipped the question.
 - Limiting long-term illness or disability: 12% of respondents stated that they had a limiting long-term illness or disability. 58% stated that they did not. 29% skipped the question.

² LFEPA submitted a holding response. They are due to submit a full response by 17 October 2014. A summary of the response received from LFEPA will be provided to the Executive Member for Housing and Development in advance of the meeting of Executive, and if appropriate discussed at the meeting of Executive on 23 October 2014.

4.3 The main issues raised are set out overleaf in descending order of the number of individuals/stakeholders who raised the issue. From a total of 113 individual respondents and 9 stakeholder responses, the main issues raised were commented on by respondents a total of 298 times. The table sets out the list of the main issues:

Main Issue	Number of comments
Affordable homes	96
Conservation and design	39
Open space and walking routes	34
London Fire Brigade Museum	32
The use of the Fire Station for other social infrastructure uses	29
The building of new homes	21
Use of the building as an operational Fire Station	11
Business and commercial uses	10
Fire Station forecourt area	8
Transport	6
Other	12
Total	298

Further Information

The remainder of the document comprises the appendices. The following information is contained within the appendices:

- **Appendix A** contains the list of all the consultation comments received.
- **Appendix B** contains the Council's response to the comments most commonly made during the consultation.
- **Appendix C** lists many of the individuals and organisations who were consulted about the planning brief

Appendix A: List of Responses Received

The table below lists all the comments made during the consultation. The table is split into the main issues raised during the consultation (see paragraph 1.6 for further details).

Total responses	Response breakdown		Comment
	General	Stakeholder	
			Issue 1) Affordable homes
32	29	3	This site should deliver the maximum number of affordable homes because more affordable homes are needed in the local area.
20	20		No more buy to let properties, all homes should be social housing.
15	15		All homes should be social or council housing.
10	10		Homes should be for people who live in the area.
8	8		New affordable homes should be for people who work in the area on low or average wages.
3	1	2	There should be a range of types and sizes of homes to cater for a wide social mix.
2	2		This building needs to be used for social housing, because this will ensure greater social and cultural diversity.
1	1		60% of flats should be Council flats. This will ensure the local community are not forced out of the area because of high house prices.
1	1		Opposed to new private homes, because London has enough places for the rich already.
1	1		Social housing is part of this area's DNA.
1	1		Will any new affordable housing be affordable to people in receipt of benefits?
1		1	A development consisting of exclusively upscale apartments, together with say a restaurant, should be resisted.
1	1		All housing stock should be rented stock, part social rent and part market rent. This will ensure it does not become a ghetto for rich or poor.
1	1		Oppose affordable housing for purchase, because these homes are only affordable to relatively well-off persons

			and the need for rental properties is more pressing.
1	1		Concerned that new private flats will be bought by overseas investors as the Fire Station is so close to Farringdon Station.
1	1		There is already a large amount of social housing within the vicinity, particularly the large Finsbury Estate & Rosebery Square, therefore the amount of social housing included in the CFS redevelopment should be kept to a minimum so that the local economy is able to support, develop and grow local businesses that in-turn provide local employment opportunities for the local community.
1	1		If there is a mix of private and affordable housing, they should have the same entrances and facilities.
1		1	Concerned about the appropriate method for establishing the site's land value for the purposes of calculating affordable housing provision.

Total responses	Response breakdown		Comment
	General	Stakeholder	
			Issue 2) Design and conservation
4	4		The building should be retained and not demolished.
4	3	1	Any new building should be lower than the Fire Station. It should be sympathetic to surrounding buildings and the conservation area.
3	3		Support the Council's aim to keep the original building intact.
3	3		It is important to retain the existing appearance of the building.
2	2		The façade should remain completely intact, as it's a very handsome building.
2	2		Support the heritage aspects of the brief.
1	1		The Fire Station has a marvellous history that the Government wants to ignore.
1	1		The rear elevation of the Fire Station is not attractive. It is not worth making more visible. If no walking route is required, you could reinstate the building line along Farringdon Road.
1	1		The frontage could be used for a museum.
1	1		The Fire station is a beautiful building that is of historical significant as it was built 140 years ago.

1	1		Retain the fireplaces.
1		1	New development on Topham St and Coldbath Square should be configured so as to secure active street frontage.
1		1	The scale of any new buildings should be similar to the existing scale adjacent and opposite the sites facing Topham Street and Coldbath Square. These range from 3 to 6 storeys in height and their massing is more domestic in nature, befitting these smaller streets, rather than relating to the larger building scale of Rosebery Avenue and Farringdon Road.
1		1	Distinctive features of the appliance bay include the open-plan arrangement, visible steel girders, traditional doors (front and back), the utilitarian non-slip flooring materials, and the characteristic painted brickwork of the walls.
1		1	Replacement doors should be traditional panelled, timber folding doors with glazing in the upper sections painted red.
1		1	An opportunity has been lost to include the requirement to protect, or to preserve and enhance views within, into and out of conservation areas, in particular long views of the rear of the building from across the Fleet Valley to the south and south-east.
1		1	Items of significance section should include poles, pole-housing and associated joinery and any historic signage.
1			Any new construction behind the Fire Station should be sympathetic in style.
1	1		The character of the building should be retained and any new housing should be very sensitively integrated with what is a significant building in the character of the neighbourhood.
1	1		It is feasible to provide affordable housing whilst creating architectural synergy of the new buildings with the old one.
1	1		If flats were constructed on the site with balconies or roof terraces facing in the direction of Rosebery Court, we would suffer serious loss of privacy.
1	1		Oppose the development of new homes on Station yard. New building on the Fire Station yard would impact on the amount of natural light available to existing residents as well as having a detrimental effect on the conservation area. The Station yard should be transformed into a public garden since there is a lack of public space in the area.
1	1		Clerkenwell Fire Station should be a vital stop in any heritage trail across this part of the borough. The public toilets could be developed into a tourist booth.
1	1		The drill tower could become a visitor attraction. The drill tower has modern future design capabilities and

			potential.
1		1	Concern about the key features identified by the Council and how this may affect any redevelopment.
1		1	Concern about discrepancies between the brief and adopted policy, such as the height of any infill development.
1	1		Is there not a clash between the wish to retain important historic features and the planned modernisation of the Fire Station.
Total responses	Response breakdown		Comment
	General	Stakeholder	
			Issue 3) Open space and walking routes
6	6		Welcome the idea that a redevelopment will provide a publicly accessible space.
5	5		New pedestrian route is not necessary. Rosebery Avenue is sufficient.
4	3	1	Oppose the creation of a walkway through the site. This would cause problems for residents nearby, particularly if it is a continuation of the Rosebery Court right of way, which has caused anti-social behaviour in the past.
3	1	2	The space should be used as private amenity space for future users. It can also be used as an outdoor cafe area for a Museum.
1	1		The new open space in the yard will not get a lot of light.
1	1		As there is a park less than 200 yards away, the new open space should just be a pedestrian walkway.
1	1		Open space hardly necessary, Spa Fields is just a short walk away.
1	1		Welcome more public space, trees and flower beds
1	1		More green areas.
1	1		It would be wonderful to have some kind of public access to the space behind the Fire Station, because it is large and there is not much public space in the area.
1	1		The backyard is big enough for a football pitch for local children.
1	1		A daytime walking route through the yard would open up the view from the back of the well preserved railings/the original training tower.
1	1		An open space area would be valuable and provide additional amenity for the museum, such as a tearoom.

1		1	The proposed pedestrian route and proposed open space are incompatible. Accommodating public, semi-public and private spaces may erode it's open character. The proposed pedestrian route should be removed.
1		1	Provision of good quality public open space.
1	1		The open space could be used for five-a-side football, badminton and a kid's playspace.
1	1		Would be good to find a productive use that takes advantage of the big open space instead of carving it up into smaller spaces.
1	1		Support a walk through the development. The existing public right of ways crosses the neighbouring development. It is a convenient means of accessing Clerkenwell Rd, Leather Lane and Chancery Lane. We support the planning brief's desire to make the building accessible to the public by building a route and linking it to the public right of way; this would be one way of keeping a community connection to a well-loved building, especially to view the original drill tower and the rear façade of the building.
1	1		The site is not big enough to start carving pedestrian routes through it. Build it up and if you are keeping the ground floor of the fire station for community uses, use it as a pleasant internal courtyard and meeting space like at the nearby Clerkenwell Workshops.
1	1		Creation of public access into the Station yard is highly unlikely.
Total responses	Response breakdown		Comment
	General	Stakeholder	
			Issue 4) Fire Brigade Museum
13	13		The Fire Station would make a good museum.
2	2		The Fire Station would make an excellent location for a Fire Brigade Museum.
1	1		Any museum must be self-funding.
1	1		Part of the site could be the new London Fire Brigade Museum.
1	1		If 100% affordable housing cannot be provided, then a museum or public park.
1	1		I don't want a museum.
1	1		A Fire Brigade Museum sounds like a nice idea, but I'm not sure, it would be a sufficient crowd puller to fill the

			whole ground floor.
1	1		The ground floor can be turned into a museum or exhibition centre as it spacious and has easy public access from the street.
1	1		The museum is a great idea. It's a good thing to keep the link with the Fire Service going.
1	1		A museum is a good idea, to show what it was.
1		1	The fire station's important role in the development of London's fire service should be recognised in its future use. An Infrastructure Heritage Hub centred around a Fire Service museum at CFS, the intended postal museum at Mount Pleasant and designated heritage assets at New River Head should be explored.
1		1	The basement should be used as part of the museum. The basement could house the LFB's archive.
1		1	Support provision of exhibition space for the London Fire Brigade Museum.
1		1	Keen to see the building's historic links with the London Fire Brigade remain.
1	1		The museum should focus on engaging young people.
1	1		A museum devoted to the Fire Brigade would sit neatly with the nearby Post Office Museum.
1	1		It could form part of a hub with the Postal Museum and the Metropolitan Archives.
1	1		Adding a small, specialist museum is unlikely to attract people to the area. People interested in the Royal Mail museum are unlikely to be enthusiasts for a London Fire Museum. Furthermore, a small museum would employ few people. Commercial development would provide more employment opportunities for local people.
1	1		I would potentially support the idea of a fire service museum, if a convincing case for this can be made.
Summary			
Total responses	Response breakdown		Comment
	General	Stakeholder	
			Issue 5) Other social infrastructure uses for the building
10	9	1	The building should clearly remain as a community asset that is used by the local community.
4	4		It should be used as a community centre/meeting place and not as a museum.

3	3		Access to public computers should be provided within the building.
2	2		If a museum is not feasible, an arts centre would be a suitable alternative.
1	1		Why not ask Saddler's Wells if they could use the Fire Station building.
1	1		It should be a place for young people to meet and learn new skills and a place for elderly people to meet with each other.
1	1		Any community use like the Southwark playhouse (museum, galleries, art space) would be welcome
1	1		If it can't be used as a museum, the Station should be used as a community centre
1	1		It is best to use this building for a public use like a crèche or children's day centre; the building is spacious and has a large area at the back that can be used for a play activity area ideal for children to used and can be made to be used throughout the year.
1	1		Anything that delivers for the community, such as an educational use, college or school or something that brings people into the area, like a health clinic or hospital
1	1		Any new uses should not make the rich richer, but benefit the public.
1	1		The Fire Station should be used for the community. The building could run a range of classes, such as woodwork classes, pottery classes and music classes, that would be suitable for all ages.
1	1		The building could house a swimming pool, gymnasium, snooker and table tennis
1	1		As an important community asset, it is important that the site maintains it's community use. It is ideally placed to be a hub for activities suitable to all ages and an established voluntary sector group would facilitate such activities as a community hub.
1	1		Not convinced we need another museum in the area. I would prefer to see the provision for facilities that serve the daily needs of our community, such as a community centre, meeting place, nursery or managed workspaces.
1	1		I would be in support of considering having a government funded nursery and school for people that live and work in the area.

Total responses	Response breakdown		Comment
	General	Stakeholder	
			Issue 6) Building new homes
4	4		The upper floors could be easily converted into apartments.
2	2		Private housing should only be sold to local people.
2	1	1	Additional housing should be of good design and in keeping with the listed building.
2	1	1	The Station yard should be used for new homes.
1	1		Homes on Coldbath Square and Topham Street are not suitable for families as this is a very busy traffic junction.
1	1		No more flats. We are fed up with buildings with flats the size of cupboards
1	1		The Fire Station should not be sold to the highest bidder for expensive housing.
1	1		New homes should include family housing.
1	1		Council housing should be provided at the sides of the site.
1	1		Would welcome the opportunity to move into a new home in the Fire Station building or the site.
1	1		New homes should have balconies and small gardens to make the best use of the Station yard.
1		1	Family housing should be on the lower floors with adequate play space for young children.
1	1		Any additional buildings should be in harmony with the Fire Station (being a listed building) and that the housing accommodation under contemplation is designed to cater for residents who will respect the ambience of a museum and listed building.
1	1		I don't think the fire station should offer housing, whether private or affordable.
1	1		We are not opposed to some parts of the fire station being converted into residences. Although, as a community building, a significant proportion of the building must be retained for public use by the community. Too many central London public buildings are being converted into single purpose residences, leaving increasingly fewer public and community buildings for residents intact.

Total responses	Response breakdown		Comment
	General	Stakeholder	
			Issue 7) Use as an operational Fire Station
3	3		It would be much better to continue to use the building as an operational fire station.
2	2		Build a new Fire Station close to Clerkenwell Fire Station.
2	1	1	Islington Council must do everything possible to save the building for the community, so that it can be restored in the future as an operational Fire Station.
1	1		It should have been left as a fire station.
1	1		Bring back the Fire Station, we should be safe in our houses.
1	1		Should be retained and returned as a Fire Station.
1	1		Loss of the Fire Station is a problem.
Total responses	Response breakdown		Comment
	General	Stakeholder	
			Issue 8) Business and commercial uses
1	1		No more food shops, alcohol or restaurants. People leaving restaurants at night-time are a nuisance, because of their noise and anti-social behaviour.
1	1		Bakery, butcher, grocer or fishmonger should be housed in the Fire Station. These uses would promote street life.
1	1		Space should be created for local business, because they would create new jobs and business rates income for the Council.
1	1		Given the site's proximity to Exmouth Market, and the double-height doors on the ground floor, I think a restaurant would be an obvious candidate for at least part of the ground floor.
1	1		The ground floor of the old fire station building should not be turned into another pub or restaurant. This neighbourhood is already over-supplied with pubs and restaurants — we have enough late-night shouting and rowdiness, we don't need any more.

1	1		Does Islington Council still have a policy of limiting pub creep in Clerkenwell?
1	1		The site would be best utilised as a mixed use site with residential and commercial uses. It is not essential it is used for social infrastructure. CFS's location at the western approach to Exmouth Market makes it is an ideal site to help build upon the commercial viability and integrity of the area and in so doing create employment and entrepreneurship opportunities for the local community. A sympathetic and considered refurbishment of the lower floors of the building would a create a unique commercial/retail/hospitality space that, in conjunction with Exmouth Market, can be a landmark and continue to attract people into the Finsbury area.
1	1		The brief should not be totally fixed to a Fire Station museum, if this use is not viable other uses such as studio/workshop/retail/restaurant uses should also be allowed on the ground /first floor.
1	1		Part of the building (e.g. lower floors) should be used for short-let workshops and studios (e.g. jewellery, photography, dressmaking / tailoring, etc). This would give young people an opportunity to establish new businesses, and to sell their work in Exmouth Market and the surrounding streets. This use would also relate very well to both modern and historic Clerkenwell. It would be a failure of imagination to develop this as yet another bar or restaurant.
1	1		Could the Fire Station be supplemented through a small scale restaurant/café?
Total responses	Response breakdown		Comment
	General	Stakeholder	
			Issue 9) Fire Station forecourt area
7	7		The forecourt area, including the former public toilets, should be included in the planning brief. There are opportunities to improve the public realm and use the public toilets for the benefit of the community.
1	1		Use the forecourt as a skate park.

Total responses	Response breakdown		Comment
	General	Stakeholder	
			Issue 10) Other issues
5	4	1	I strongly agree with the objectives laid out in the planning brief.
1	1		Concern about the Council's housing allocation policies.
1	1		Tax the rich.
1	1		Please do not allow luxury flats with all the associated problems especially huge flashy cars clogging up adjacent areas.
1		1	Does the Fire Station need to be sold. Could it be leased?
1	1		The Fire Station could be rented out as office space to charities who are paying unaffordable rents in many places across London.
1	1		We suspect that Clerkenwell Fire Station will fall short of what local people demand for the area. However, we remain optimistic that the Fire Station will retain it's role as a vital community asset
1		1	The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere.
1	1		The junction of Rosebery Avenue and Farringdon Road should remain unchanged, but should be improved to improve pedestrian and cycle safety. Unsightly street furniture should also be removed
1		1	Depending on the development proposal, Farringdon Rd may be less appropriate for delivery and servicing than Topham St and Coldbath Square. Any future development should be able to explore options for delivery and servicing from Topham St and Coldbath Square and not exclusively from Farringdon Rd.
1		1	Any future development should produce a transport assessment, delivery and servicing plan and construction logistics plan (all in line with TfL guidance).
1	1		Wheelchair parking should be kept to a minimum.
1	1		Any future development proposal should make a financial contribution towards cycling infrastructure.
1		1	Cycle parking provision should be in line with the London Plan's new cycle parking standards.

Appendix B - Council's response to consultation comments

The table below sets out the Council's response to the consultation comments most commonly made. It is split into the 9 main issues referred to within Table 1.

Responses to Points Commonly Made			
Issue 1) Affordable homes			
Comment Number	Response	Comment	Changes to planning brief
1	The site should deliver the maximum number of affordable homes, because affordable homes are needed in the local area.	In line with Core Strategy Policy CS 12, the draft planning brief requires any future development proposal to deliver the maximum reasonable amount of affordable housing. Furthermore, in line with CS 12, 70% of new affordable homes should be social rented housing. Any future development proposal will be required to submit a viability assessment to demonstrate that the maximum reasonable amount of affordable housing will be provided on-site.	The draft planning brief has been amended at 4.2.16 to reflect the outcome of the public consultation, highlighting the importance of providing affordable homes across the site
2	No more buy-to-let properties, all homes should be social housing.	See response to comment 1.	None.
3	All homes should be social or council housing.	See response to comment 1.	None.
4	Homes should be for people who live in the area.	The draft planning brief requires any future development proposal to provide the maximum reasonable amount of affordable housing, especially social rented housing. Importantly, all new social rented housing in Islington is let to Islington residents on the housing waiting list.	None.
5	Homes should be for local people who live in the area.	See response to comment 4	None.
6	There should be a range of types and sizes of homes to cater for a wide social mix.	In line with Core Strategy Policy CS 12, the planning brief supports the delivery of a range of housing types and sizes, including the maximum reasonable amount of affordable housing. To help ensure a wide range of	None.

		<p>people can live in the planning brief site, the planning brief requires that all homes are lifetime homes. This will ensure that homes are able to adapt to a person's changing needs over time, especially as they get older.</p> <p>The planning brief also requires that some homes that are suitable for families and 10% of all new homes are wheelchair accessible.</p>	
Issue 2) Design and conservation			
Reference	Response	Comment	Changes to planning brief
7	The building should be retained and not be demolished.	Sections 4.2.2-4.2.9 of the planning brief provide detailed design and conservation advice on how the building should be refurbished. The brief not only makes clear that the building should not be demolished, but also makes clear specifically which features should be retained elements should be retained.	None.
8	Any new building should be lower than the Fire Station. It should be sympathetic to surrounding buildings and the conservation area.	Noted. Section 4.2.28 of the planning brief makes clear that the height of any new building should be similar to neighbouring buildings and lower than the Fire Station building.	None.
9	Support the Council's aim to keep the original building intact.	Noted.	None.
10	It is important to retain the existing appearance of the building.	The Site Constraints section (3.5.2) makes clear that the Council will strongly discourage any alterations to the front and rear elevations of the building.	None.
11	Distinctive features of the appliance bay include the open-plan arrangement, visible steel girders, traditional doors (front and back), the utilitarian non-slip flooring materials, and the characteristic painted brickwork of the walls.	Noted. The additional key features identified by English Heritage have been included in the description of the Appliance Bay's key features.	3.4.3 (1 st bullet point) has been amended to include these key features mentioned in the comment.
12	Replacement doors should be traditional panelled, timber folding doors with	Noted. Design and conservation advice has been amended to reflect English Heritage's specialist advice on replacing the Fire Station	4.2.7 (1 st bullet point) states that replacement

	glazing in the upper sections painted red.	building's doors.	doors should be timber folding doors with glazing in the upper sections painted red.
13	An opportunity has been lost to include the requirement to protect, or to preserve and enhance views within, into and out of conservation areas, in particular long views of the rear of the building from across the Fleet Valley to the south and south-east.	Noted. The brief has been amended to ensure that any future development proposal seeks to enhance the views identified by English Heritage in their consultation response.	Site constraints section (3.5.6) has been amended to ensure a future development seeks to enhance these specific views.
14	Items of significance should include poles, pole-housing and associated joinery and any historic signage.	Noted. Design and conservation advice has been amended to reflect English Heritage's specialist advice on which items of significance should be protected within the building.	4.2.7 (2 nd bullet point) has been amended to include the additional items of significance.

Issue 3) Open space and walking routes

Reference	Response	Comment	Changes to planning brief
15	Welcome the idea that a re-development will provide a publicly accessible space.	<p>Noted. The draft planning brief sought to ensure that a future development proposal would provide the public access to new open space in the Station yard. The draft brief proposed that this could be achieved through establishing a daytime walking route through the site.</p> <p>The public consultation found strong support for public accessibly open space in the Station Yard. However, there was some opposition to the proposed walking route and limited support.</p> <p>In response, the planning brief has been revised. The brief now requires an outdoor area in the Station yard. The area should be attached to any proposed museum or social infrastructure use. The space could be used as an outdoor café or exhibition space.</p>	Site opportunities, paragraph 3.6.7, Development objectives (4.1.6) and Planning consideration (4.2.11) require a future development to provide an outdoor area, which is attached to a new museum/ social infrastructure use

16	New pedestrian route is not necessary. Rosebery Avenue is sufficient.	Noted, the requirement to provide a publicly accessible walking route through the Station yard has been removed. As the response to comment 11 explains, public access into the yard will be provided through an outdoor café area.	References to the walking route in Site opportunities (3.6.8) and Planning Considerations (4.2.43) have been removed.
17	Oppose the creation of a walkway through the site. This would cause problems for residents nearby, particularly if it is a continuation of the Rosebery Court right of way, which has caused anti-social behaviour in the past.	See response to comment 12.	See changes in relation to comment 12.
18	The space should be used as private amenity space for future users. It can also be used as an outdoor cafe area for the Museum.	See response to comment 11 and 12.	See changes in relation to comment 11 and 12.

Issue 4) Fire Brigade Museum

Reference	Response	Comment	Changes to planning brief
15	The Fire Station would make a good museum.	Noted. The planning brief seeks to ensure that, if feasible, a Fire Brigade Museum is provided in lower floors of the Fire Station.	None.

Issue 5) The use of the Fire Station building for other social infrastructure uses

Reference	Response	Comment	Changes to planning brief
16	The building should clearly remain as a community asset that is used by the local community.	Noted. One of the key objectives of the planning brief is to ensure any future development proposal safeguards the future of Clerkenwell Fire Station as an important community asset that is publicly accessible. The brief seeks to achieve this through requiring a museum in the building or another publicly accessible social infrastructure use, such as a community centre or arts centre.	None.
17	It should be used as a community centre/meeting place	The Council's preferred use for the lower floors of the building is a museum for the Fire Brigade,	None.

	and not as a museum.	because a museum can draw on the building's historic links and complement other museums/facilities in the area. However, if a museum is not feasible, the Council would welcome other publicly accessible social infrastructure uses including a community centre.	
18	Access to public computers should be provided within the building.	Access to public computers is already provided free of charge at Islington's libraries. Finsbury Library is 650m (10 minute walk) from the site and has a number of computers available to use.	None.
Issue 6) The building of new homes			
Reference	Response	Comment	Changes to planning brief
19	The upper floors of the Fire Station could easily be converted into apartments.	Noted. The planning brief accepts there is scope to convert the upper floors of the building into new homes.	None.
Issue 7) The use of the Fire Station building as an operational fire station			
Reference	Response	Comment	Changes to planning brief
29	It would be much better to continue to use the building as an operational fire station.	The Council strongly opposed the closure of Clerkenwell Fire Station. However, LFEPA closed the Fire Station in January 2014 and have been marketing the site for sale. Therefore, it is important that the Council explains how it will apply its planning policies and standards to any future development proposal that may come forward. This will help to ensure that any future development aligns with the Council and local community's ambitions for the site.	None.
Issue 8) Business and commercial uses			
Reference	Response	Comment	Changes to planning brief
31	Parts of the building should be used for commercial and business uses, such as workshops and/or restaurant.	A key objective of the planning brief is to ensure that the building remains a community asset that is publicly accessible. The brief seeks to achieve this through requiring a museum or another publicly accessible social infrastructure use on the lower floors. It is not considered that commercial uses, such as office space or a restaurant, would provide the same level of access to all parts of the community.	None.

Issue 9) The forecourt area in front of the Fire Station			
Reference	Response	Comment	Changes to planning brief
33	The forecourt area, including the former public toilets, should be included in the planning brief. There are opportunities to improve the public realm and use the public toilets for the benefit of the community.	<p>The draft planning brief did not include the forecourt area.</p> <p>A number of consultation responses argued that the forecourt area, including the former public toilets, should be improved as part of refurbishing the Fire Station building</p> <p>In response to these comments received, the planning brief has been revised to include the forecourt area.</p> <p>The revised planning brief highlights the opportunities to improve the forecourt area as an improved public space. The brief also highlights the opportunity to use the former public toilets as a community use.</p> <p>In order to deliver these improvements, the brief makes clear that any future development proposal will be required to make a financial contribution towards these improvements through a Section 106 Agreement.</p>	<p>Paragraph 3.4.8 explains key features of the forecourt area.</p> <p>Site opportunities (3.6.8) explains the opportunity to improve the forecourt area.</p> <p>Appendix 2 Planning Requirements (A2.3.4), a new bullet point has been inserted. This to make clear that any future development proposal will be required to make a financial contribution towards improvement to the Forecourt area.</p>

Issue 10) Other			
Reference	Response	Comment	Changes to planning brief
34	Depending on the development proposal, Farringdon Rd may be less appropriate for delivery and servicing than Topham St and Coldbath Square. Any future development should be able to explore options for delivery and servicing from Topham St and Coldbath Square and not exclusively from Farringdon Rd.	The planning brief has been revised in response to TfL's comments. The brief now states that if applicants wish to service the site from another entrance, they should enter into early discussions with the Council.	4.2.42 has been amended to allow applicants to explore other servicing solutions for the site.

Appendix C: List of consultees

Clerkenwell Ward Councillors
Ward Councillors for neighbouring LB Camden Wards:
(King's Cross, Holborn and Covent Garden and St Pancras and Somers Town)
Emily Thornberry MP
Jeanette Arnold AM (Greater London Authority)
The Finsbury Ward Partnership
Local residents
Local businesses

Tenant Resident Associations/ Tenant Management Organisations

Spa Green TMO
Charles Rowan House TRA
Weston Rise TMO

Local organisations & Community groups

Amwell Society
Shelter from the Storm
Islington Archaeology and History Society
Islington Society (Islington Buildings Preservation Trust)
Exmouth Market
Church of the Holy Redeemer
St Mark's Church
Clerkenwell Parochial Church of England School
Hugh Myddelton Primary School
Royal Mail Childsplay Nursery
Finsbury Clerkenwell Volunteers
Finsbury Health Centre
Disability Action Islington
Voluntary Action Islington
Islington Faiths Forum

Interested parties, including statutory bodies

Metropolitan Police, Designing out Crime Officer
Multi Action Geographic Panel Islington (MAGPI) South
London Fire and Emergency Planning Authority
London Fire Brigade Union
The London Borough of Camden
Greater London Authority
Transport for London
Royal Mail
British Postal Museum and Archives
English Heritage
Sport England
Highways Agency
Environment Agency
Museum of London
Islington Clinical Commissioning Group
Victorian Society
20th Century Society

Housing Associations

Bangla Housing Association

Circle Anglia

Family Mosaic

Guinness

Hyde

Islington and Shoreditch Housing Association

London and Quadrant

Newlon

One Housing

Origin

Peabody

Southern Housing Group

