

Islington's Local Plan: Development Management Policies

June 2013



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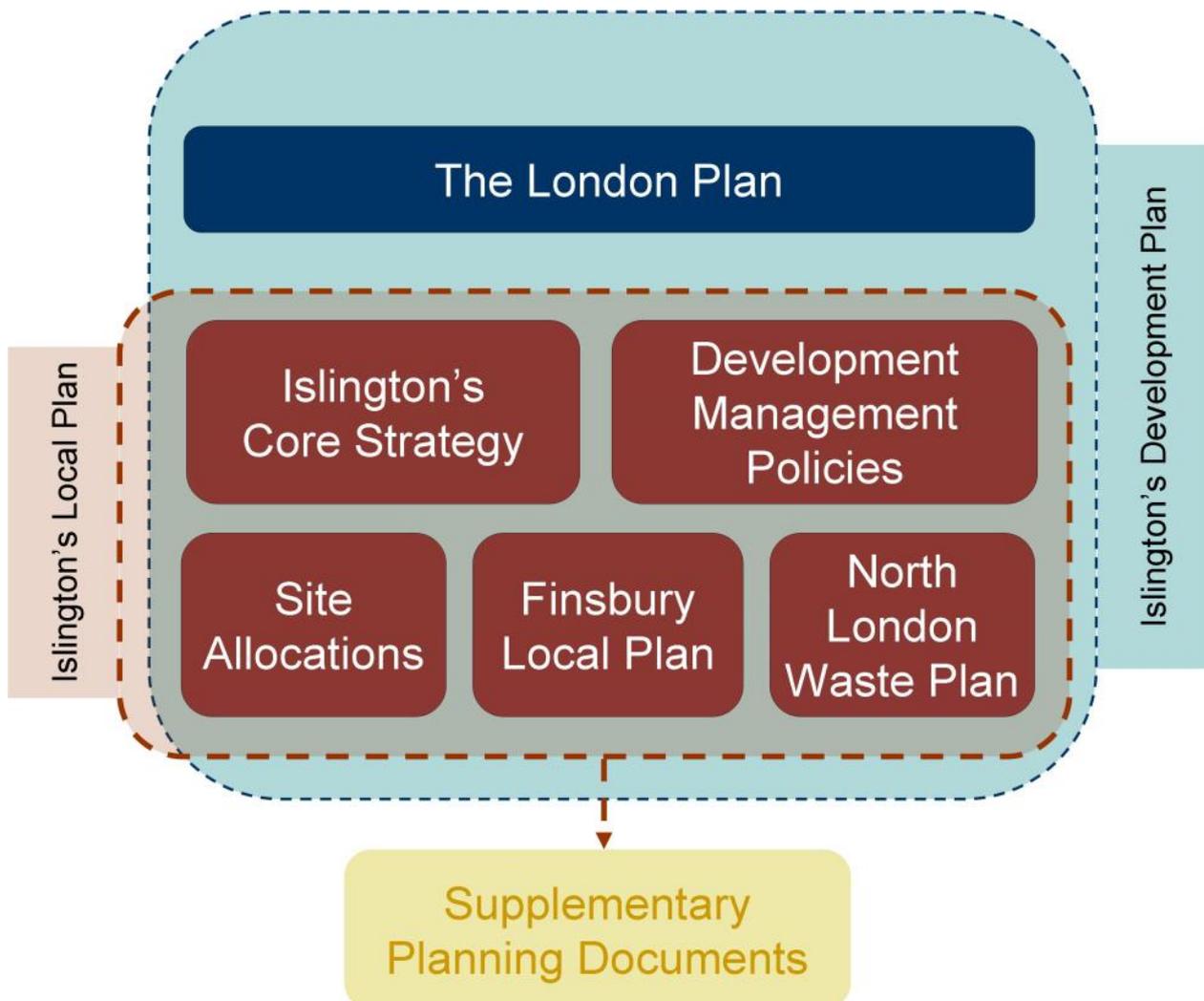
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1 Introduction

- 1.1** The Development Management Policies form part of the council's Local Plan. As a Development Plan Document, the Development Management Policies also form part of Islington's Development Plan (alongside the London Plan and other Development Plan Documents: see Figure 1.1).

Figure 1.1 Documents in Islington's Development and Local Plans



- 1.2** Islington's Local Plan consists of a number of discrete parts. The first part of the Local Plan - the Core Strategy - was adopted by the council in February 2011, and will be subject to periodic review. The Development Management Policies add detail to, and complement, the spatial and strategic policies in the Core Strategy.
- 1.3** The Development Management Policies will be used to determine applications for planning permission in Islington alongside strategic and spatial policies in the Core Strategy and other policies within the Development Plan. These policies are aimed at achieving development that helps deliver the vision and objectives set out in Islington's Core Strategy, to bring forward sustainable development.

1 Introduction

What are the Development Management Policies?

- 1.4 Development Management is a positive and proactive approach to shaping, considering, determining and delivering development proposals. The emphasis is on collaboration - coming to a balanced agreement which solves problems and results in the delivery of sustainable development.
- 1.5 The process is led by the Local Planning Authority, working closely with those proposing developments and other stakeholders. It is undertaken in the spirit of partnership and inclusiveness and supports the delivery of key priorities and outcomes. The Development Management Policies do not just control land uses but positively promote sustainable development. Development Management Policies help implement the Core Strategy.
- 1.6 Only policies which relate to the delivery of the Core Strategy objectives and bring forward sustainable development are included and repetition of national and London Plan policy is avoided unless policies are expressed in a locally-specific manner in response to local circumstances.

Sustainable development

- 1.7 The purpose of the planning system is to contribute to the achievement of sustainable development. The government's *National Planning Policy Framework* (NPPF) reiterates the five 'guiding principles' of sustainable development set out in the *UK Sustainable Development Strategy: Securing the Future*. These are: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.
- 1.8 The NPPF states that Local Plans should be based on the principle of the presumption in favour of sustainable development. In practice this requires Local Plans to include policies that make it clear which types of development are sustainable and can therefore be approved without delay. The policies in this plan both complement and clarify other Development Plan policies, and therefore contribute to the effective implementation of this important principle in Islington.

Plan making stages

- 1.9 The Development Management Policies have been through a number of stages of preparation and consultation, as set out in Table 1.1.

Table 1.1 Plan making stages

Issues and options paper		
	Summer 2009	An informal period for identifying issues, gathering evidence and developing policy options.
	October - November 2009	A formal period of public consultation in which the council formally sought the views of others on the issues and proposed options.
Direction of Travel - ongoing informal engagement		
	January - November 2010	Ongoing informal engagement with key stakeholders to resolve outstanding issues. The council took into account the findings of previous consultation. It also researched further evidence and asked for further information from individuals and organisations.
	November 2010 - January 2011	Direction of travel draft of Development Management Policies produced to inform ongoing discussion with a three month public consultation.
Closing stages		
	February - September 2011	Assessment of consultation responses and workshop with community and local groups. Policies were refined and discussed with individuals, organisations and council services to produce the Proposed Submission draft of the Development Management Policies.
Final formal consultation	October - December 2011	Formal six week period of public consultation on the Proposed Submission Development Management Policies.
Additional pre-submission consultation	Spring 2012	Consultation on major and minor changes prior to submission.
Submission of final draft	Summer 2012	Final Development Management Policies DPD sent to full Council meeting for approval, then submitted to the Secretary of State.
Independent examination		
Hearings	December 2012	Examination of the Development Management Policies by a Planning Inspector.
Receipt of Inspectors report	June 2013	Publication of report detailing the Inspector's recommendations for the document and reasons for these.
Adoption	June 2013	Formal adoption of the Development Management Policies by Islington Council.

2 Design and heritage

- 2.1** The Core Strategy sets out the overarching strategy for urban design and the historic environment in Islington while the *Islington Urban Design Guide* Supplementary Planning Document and *Islington's Conservation Area Design Guidelines* provide more detailed guidance. The Core Strategy acknowledges Islington's local character and distinctiveness and the need to preserve and enhance the borough's historic environment and traditional trading patterns whilst not stifling contemporary architecture or innovation. Traditional street patterns and the perimeter block approach, which contributes to these street patterns, are encouraged as part of new development. Development should also respect the importance of human scale.
- 2.2** Islington aspires to the highest standards of architectural and urban design in London, to be at the forefront of sustainability and to preserve and enhance the borough's historic environment, its heritage assets and their settings. Good design is indivisible from good planning, and innovation and tradition need to be complementary for successful physical regeneration and the creation of high quality inclusive public spaces and places. The following policies help these aspirations to be achieved in Islington.
- 2.3** Any references to policies, plans, strategies, standards, Supplementary Planning Documents (SPDs), legislation, regulations, guidance and so forth will also apply to any replacements, additions or alterations to these documents.

Policy DM2.1

Design

A. All forms of development are required to be of high quality, incorporate inclusive design principles and make a positive contribution to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics. Permission will be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Further details on design requirements in Islington are set out in the *Islington Urban Design Guide*, *Streetbook*, *Inclusive Landscape Design* and other Supplementary Planning Documents. This policy applies to all new developments including alterations and extensions to existing buildings.

For a development proposal to be acceptable it is required to:

- i) be sustainable, durable and adaptable;
- ii) be safe and inclusive;
- iii) efficiently use the site and/or building;
- iv) improve the quality, clarity and sense of spaces around or between buildings;
- v) enhance legibility and have clear distinction between public and private spaces;

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- vi) improve movement through areas, and repair fragmented urban form;
 - vii) respect and respond positively to existing buildings, the streetscape and the wider context, including local architectural language and character, surrounding heritage assets, and locally distinctive patterns of development and landscape;
 - viii) reinforce and complement local distinctiveness and create a positive sense of place;
 - ix) sustain and reinforce a variety and mix of uses;
 - x) provide a good level of amenity including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution, fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook;
 - xi) not unduly prejudice the satisfactory development or operation of adjoining land and/or the development of the surrounding area as a whole;
 - xii) consider landscape design holistically as part of the whole development. Landscape design should be set out in a landscape plan at an appropriate level of detail to the scale of development and address the considerations outlined in **Appendix 12** of this document; and
 - xiii) not result in an unacceptable adverse impact on views of local landmarks.
- B. Development proposals are required to demonstrate, through the use of detailed, clear and accurate drawings and a written statement (Design and Access Statements where appropriate) how they have successfully addressed the elements of the site and its surroundings listed below. Greater onus for demonstrating this will be placed on major developments, and smaller developments on sites in prominent or sensitive locations:
- i) historic context, such as distinctive local built form, significance and character of any heritage assets, scale and details that contribute to its character as a place;
 - ii) urban form, such as building lines, frontages, plot sizes and patterns, building heights, storey heights and massing;
 - iii) architectural and design quality and detailing, such as colour, type, source and texture of detailing and materials used;
 - iv) movement and spatial patterns, such as definition, scale, use, detailing and surface treatment of routes and spaces;
 - v) natural features, such as topography, trees, boundary treatments, planting and biodiversity;
 - vi) visual context, such as location and scale of landmarks, strategic and local and other site specific views, skylines and silhouettes, and scale and form of townscape setpieces or urban compositions;
 - vii) an understanding of the significance of heritage assets that may be affected; and

viii) safety in design, such as access, materials and site management strategies.

C. The only locations in Islington where tall buildings may be suitable are set out in the *Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell)*. Any proposal for tall buildings must meet other design policies and have regard for the criteria set out in English Heritage/CABE's *Guidance on tall buildings (2007)*.

- 2.4** Part A of Policy DM2.1 sets out the overarching elements of architectural and urban design that need to be satisfied for high quality sustainable development to be achieved. These elements will be applicable to the majority of development, however the scale and nature of a development will determine the relevance of particular elements.
- 2.5** Developments with outstanding or innovative design that helps raise the standard of design more generally in the area will generally be supported, providing they also comply with all other relevant policies in this document.
- 2.6** The successful fulfilment of Part B of Policy DM2.1 will demonstrate that the site and its context has been sufficiently analysed and understood during the design process and that this knowledge has been used in the proposed design of the development.
- 2.7** In order to be sustainable, durable and adaptable, developments must be designed for the long-term and use the minimum necessary amount of resources over their lifetime. The materials used and building design will enable the development to be easily maintained and altered for different uses and respond to the different needs of its users over its lifetime. Good design is therefore sustainable in accordance with national policy.
- 2.8** Developments must meet the principles set out in *Safer Places (2004)* and *Secured by Design* through consultation with Islington's crime prevention design advisor; and achieve inclusive design as set out in Policy DM2.2 (Inclusive Design).
- 2.9** Islington is a densely built inner London borough and thus has a significantly constrained supply of development land but a high demand for a wide range of land uses. Therefore developments need to be designed to efficiently use the site or building, to avoid not utilising the full potential of the site.
- 2.10** Legible developments are easily understood by their users - they help people to find their way around both the development and the wider area, and to understand how a place works and its function (also refer to paragraph 2.26). Developments that promote a successful relationship between public and private spaces have clear public fronts and private backs of buildings, they give a clear indication of ownership and management responsibility for these spaces. Gated development is generally unacceptable, other than for backland developments where there is no possibility of creating a through-route.
- 2.11** In some places in Islington older street patterns have been disrupted by later development severing or convoluting routes, making it difficult to navigate and confusing to move around. In general it is desirable to have a level of permeability that offers a variety of attractive, convenient and safe routes through an area. If an area is too permeable it can have its own problems - it can lead to underused routes which attract crime and anti-social behaviour

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and make moving through an area difficult and confusing. The surrounding and historic street and block pattern of a site need to be considered when designing a development in order to contribute an appropriate level of permeability, enabling people to move easily and safely through an area.

- 2.12** The context (setting) of a site or area needs to be analysed and understood so that it informs the design of development that appropriately maintains and enhance the location's sense of place. This will be achieved by development that complements and builds further coherence into the positive features of Islington's locally distinct patterns of development, land use and communities, which help form its character.
- 2.13** The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sunlighting and daylighting (*Site Layout Planning for Daylight and Sunlight: a guide to good practice*).
- 2.14** To protect privacy for residential developments and existing residential properties, there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway; overlooking across a public highway does not constitute an unacceptable loss of privacy.
- 2.15** Filling in or covering over of front basement areas damages the appearance and clarity of a building's front elevation and the street as a whole. Filling in or covering over of the front basement area can also reduce the defensible space, natural ventilation, daylight and/or privacy of the occupants within the basement and will not normally be permitted.
- 2.16** The term "unduly prejudice the satisfactory operation of adjoining land" includes consideration of a range of negative impacts on amenity, such as in relation to privacy, direct sunlight or daylight. Other considerations include those that do not relate to amenity, such as impacts on renewable or low carbon energy supply, i.e. by detrimentally overshadowing solar panels. Where negative impacts are identified, the design should be modified where possible, to avoid adverse impacts.
- 2.17** Landscape design is not something that can be considered after a building has been designed or built, it is integral to the design and functioning of the whole development and wider area. The landscape and buildings need to be considered together from the start of the design process. Therefore landscape plans should be submitted as part of the planning application, including for outline planning applications. The level of detail provided in the landscape plan should be commensurate with the level of detail provided about the building in a planning application. Further detail on landscaping and what is required in landscape plans is provided in Policy DM6.5 (Landscaping, trees and biodiversity) and the paragraphs following Policy DM6.5.
- 2.18** Tall buildings, as referred to in Part C of Policy DM2.1, are defined as over 30m in height. Proposals for tall buildings must have regard to the relationship to context, including historic context and World Heritage Sites, the quality and credibility of its design, its contribution

to public spaces and facilities, its effect on the local environment including microclimate and overshadowing, and be sustainably designed and constructed. Further guidance on these issues is provided in English Heritage/CABE's *Guidance on tall buildings* (2007).

- 2.19** Waste storage and recycling facilities should be integrated into new developments, in locations within the site that are accessible to all. These facilities should meet the requirements of the Core Strategy and the council's guidance on providing refuse and recycling storage.
- 2.20** Further guidance on design matters is provided in the *Islington Urban Design Guide*, *Streetbook* and *Inclusive Landscape Design* SPDs. A Design and Access Statement must accompany planning applications for both outline and full planning permissions, other than in the circumstances set out by Article D4C of the GDPO ⁽¹⁾. The level of detail provided in the statement should relate to the scale and complexity of the proposal.

Inclusive Design

- 2.21** Inclusive environments derive from an understanding of the needs of our increasingly diverse communities and adapt to their different and evolving demands. Inclusive environments are easily adaptable and functional, they take into account the views expressed by users and consider the design and management of the environment inextricably linked. Where facilities and amenities are conveniently located, appropriate and accessible to all, sustainability is enhanced. Multiple and unwelcome, forced and/or premature moves are reduced, promoting cohesion, stability and the capacity for local community development.
- 2.22** *Islington's Core Strategy* has set out a clear commitment to Inclusive Design: an approach to design that, by placing people at the heart of the design process, enhances the quality of our spaces and places, ensures their continuing relevance and minimises the need for awkward, costly and unsightly alteration in the future.
- 2.23** The council's commitment to Inclusive Design is underpinned by its duties under the Equalities Act 2010 to:
- eliminate relevant discrimination, harassment, victimisation;
 - advance equality of opportunity by removing or minimising disadvantage suffered by, and taking steps to reach, engage and meet the needs of, relevant groups, and
 - foster good relations between people protected by the current equalities legislation and the wider community by tackling prejudice and promoting understanding.
- 2.24** Relevant groups are those sharing the following protected characteristics:
- age;
 - disability (including mobility, visual and hearing impaired people and people with learning difficulties and or mental health problems);
 - gender reassignment;

1 replaced by the Town and Country Planning (Development Management Procedure) (England) Order

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- marriage and civil partnership;
- pregnancy and maternity;
- race;
- religion or belief;
- sex, and
- sexual orientation.

2.25 A requirement that all new developments adopt the principles of Inclusive Design is one way in which the council works towards meeting these duties because, as a design philosophy, it:

- should be embedded from the earliest stages of the design process;
- brings together the design and management of the built environment;
- takes account the experience of diverse communities at every stage of the development;
- brings together functional and aesthetic considerations, and
- is regularly monitored and evaluated.

Policy DM2.2

Inclusive Design

A. All developments shall demonstrate that they:

- i) provide for ease of and versatility in use;
- ii) deliver safe, legible and logical environments;
- iii) produce places and spaces that are convenient and enjoyable to use for everyone, and
- iv) bring together the design and management of a development from the outset and over its lifetime.

2.26 Ease of use and versatility are important features of an Inclusive Design. "Ease of use" means that access to, and enjoyment of, an environment should require minimal strength, stress and effort and should be achievable in comfort; independently and/or with assistance delivered on the users' terms. "Versatility" suggests a lack of prescription in a design and, as a result, flexibility in use. Versatile solutions take into account diverse and evolving needs, whilst minimising the need for structural adaptation - an essential aspect of sustainability.

2.27 Logic, safety and legibility are essential aspects of an Inclusive Design because logical layouts and clear sightlines enable spaces and places to be understood without recourse to excessive text based signage. They inspire a sense of security and promote confidence, minimising the need for active surveillance and/or personal support.

- 2.28** Places and spaces that are convenient and enjoyable for all to use, must be designed with diversity in mind; addressing the specific and potentially conflicting physical, sensory, cognitive and social needs of people protected by current equalities legislation. This will ensure that barriers are designed out and flexibility built in. The provision of accessible, essential and appropriate services to support a development will also provide for and will enhance independence and contribute to the cohesion and sustainability of the community.
- 2.29** The success of an Inclusive Design will often be affected as much by its management as by its physical form. Shortcomings in the latter frequently place unreasonable and unsustainable demands on the former, and vice versa. Implications for the management of spaces and places, particularly when considering diverse and changing needs, should be considered and resolved at the earliest design stages.
- 2.30** To assist designers and developers to achieve these aims the council has produced Supplementary Planning Documents which explore different aspects of our environment (housing and landscape are two examples). Those documents describe objectives and design considerations, and then suggest ways in which the objectives can be achieved. Designers and developers are also directed to relevant national design guidance documents, including British Standards and other specific advice. These documents can be found on the council's website.

Islington's heritage assets

- 2.31** Islington's heritage assets make a substantial positive contribution to the borough's local character and distinctiveness. They are an irreplaceable resource which justifies conservation and enhancement in a manner appropriate to their significance. Listed buildings, conservation areas, registered parks and gardens scheduled monuments and archaeological priority areas are all designated heritage assets. However, the term heritage asset includes any valued component of the historic environment, be it a building, monument, site, place, area or landscape, which is positively identified as having a degree of significance meriting consideration in planning decisions.
- 2.32** Both designated and non-designated assets are identified by the local planning authority during the plan-making process or through the planning application process. Their identification is a response to the recognition that they hold meaning to society and this justifies a degree of protection in planning decisions.
- 2.33** Islington currently has 40 designated conservation areas covering around 50% of the borough. There are also around 4,500 statutorily listed buildings in the borough as well as locally listed buildings, archaeologically important sites, scheduled monuments and many other heritage assets.
- 2.34** The council will review *Islington's Conservation Area Design Guidelines* and prepare conservation area statements for all of the borough's conservation areas. These documents will include character appraisals, management proposals and guidance which will seek to actively manage change within Islington's conservation areas so that their significance is conserved and enhanced. The council will also prepare an SPD to provide further guidance on the appropriate repair, alteration or extension to listed buildings so that their significance

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is conserved and enhanced. In addition, the council will continue to identify and compile a list of locally significant buildings and shopfronts which make a positive contribution to Islington's local character and distinctiveness.

- 2.35** The *Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell)* has been produced to provide a greater level of detail where heritage assets and historic fabric are particularly dense and significant. The document identifies heritage assets in the south of Islington and provides specific policies for that area's unique heritage.
- 2.36** A schedule of Islington's archaeological priority areas and ancient monuments is provided in Appendix 7 as well as being identified on the Policies Map. Shopfronts are addressed in Policy DM4.8 (Shopfronts).

Policy DM2.3

Heritage

A. Conserving and enhancing the historic environment

Islington's historic environment is an irreplaceable resource and the council will ensure that the borough's heritage assets are conserved and enhanced in a manner appropriate to their significance. Development that makes a positive contribution to Islington's local character and distinctiveness will be encouraged.

B. Conservation areas

- i) The council will require that alterations to existing buildings in conservation areas conserve or enhance their significance. Similarly, new developments within Islington's conservation areas and their settings are required to be of high quality contextual design so that they conserve or enhance a conservation area's significance. Harm to the significance of a conservation area will not be permitted unless there is a clear and convincing justification. Substantial harm to the significance of a conservation area will be strongly resisted.
- ii) The council will require the retention of all buildings and structures which make a positive contribution to the significance of a conservation area. The appropriate repair and re-use of such buildings will be encouraged. The significance of a conservation area can be substantially harmed over time by the cumulative impact arising from the demolition of buildings which may individually make a limited positive contribution to the significance of a conservation area. Consequently, the loss of a building which makes a positive contribution to a conservation area will frequently constitute substantial harm to the significance of the conservation area.
- iii) The council will resist the loss of spaces, street patterns, views, vistas, uses, trees, and landscapes which contribute to the significance of a conservation area.
- iv) The council will use its statutory powers to ensure that buildings and spaces within conservation areas that are at risk from neglect or decay are appropriately maintained and repaired.

v) Planning applications are required to include a Heritage Statement which demonstrates a clear understanding of the significance of any heritage assets affected by proposals and the impact on their significance.

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C. Listed buildings

- i) The significance of Islington's listed buildings is required to be conserved or enhanced. Appropriate repair and reuse of listed buildings will be encouraged.
- ii) The significance of a listed building can be harmed by inappropriate repair, alteration or extension. Proposals to repair, alter or extend a listed building must be justified and appropriate. Consequently a high level of professional skill and craftsmanship will be required. Proposals to repair, alter or extend a listed building which harm its significance will not be permitted unless there is a clear and convincing justification. Substantial harm to or loss of a listed building will be strongly resisted.
- iii) New developments within the setting of a listed building are required to be of good quality contextual design. New development within the setting of a listed building which harms its significance will not be permitted unless there is a clear and convincing justification, and substantial harm will be strongly resisted.
- iv) The best use for a listed building is usually that for which it was designed. However, where the original use of a listed building is demonstrably unviable other uses may be permitted provided they do not harm the significance of the listed building.
- v) The council will use its statutory powers to ensure that listed buildings at risk from neglect or decay are appropriately maintained and repaired.
- vi) Applications for listed building consent must be accompanied by a Heritage Statement which demonstrates a clear understanding of the significance of the affected listed building and of the impact on its significance.

D. Registered historic parks and gardens, London squares and other heritage landscapes

Spaces identified in the *London Parks and Gardens Trust's Inventory of Historic Green Spaces* are included in this section. **Appendix 9** lists these historic green spaces, registered historic parks and gardens and London squares in Islington.

- i) Developments must ensure the conservation or enhancement of historic parks and gardens / London squares, and their settings.
- ii) The council will, and development must, safeguard features which contribute to the significance of the park, garden or square.
- iii) Developments must not detract from the enjoyment, layout, design, character, appearance or setting of historic parks, gardens or squares and key views out from the landscape, or prejudice future restoration.
- iv) The council will undertake to prepare conservation statements or management plans and to implement appropriate enhancement schemes for these spaces, or support relevant organisations to do so.

E. Non-designated heritage assets

Non-designated heritage assets, including locally listed buildings and shopfronts, should be identified early in the design process for any development proposal which may impact on their significance. The council will encourage the retention, repair and reuse of non-designated heritage assets. Proposals that unjustifiably harm the significance of a non-designated heritage asset will generally not be permitted.

F. Archaeology and scheduled monuments

i) The council will ensure the conservation of scheduled monuments and non-designated heritage assets with archaeological interest which are of demonstrably equivalent significance.

ii) Archaeological priority areas and scheduled monuments are identified on the Policies Map and in **Appendix 7**. All planning applications likely to affect important archaeological remains are required to include an Archaeological Assessment.

iii) Archaeological remains should be retained in situ. Where this cannot be achieved measures must be taken to mitigate the impact of proposals through archaeological fieldwork to investigate and record remains in advance of works, and subsequent analysis, publication and dissemination of the findings.

G. Climate change

i) Proposals that aim to mitigate, and adapt to, the effects of climate change should in the first instance explore all opportunities of enhancing energy efficiency and forms of providing renewable energy and improved adaptation to climate change without harming the significance of heritage assets.

ii) Where conflict between climate change objectives and the conservation of heritage assets is unavoidable the public benefit of mitigating the effects of climate change will be weighed against any harm to the significance of heritage assets, in accordance with the development management principles in national, London and Islington planning policy.

2.37 The council will not permit substantial harm to or total loss of significance of a designated heritage asset unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the tests set out in Paragraph 133 of the NPPF apply.

2.38 In order to assess a claim for wholly exceptional circumstances the following will be required where relevant:

- Evidence that any public benefits are substantial and cannot otherwise be provided without substantially harming the significance of a heritage asset;
- Evidence that the nature of the heritage asset prevents all reasonable uses of the asset;
- Evidence of vacancy and proactive marketing for all possible uses of the heritage asset for a minimum of five years;

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- Evidence of applications, made to a professional standard, for grant funding;
- Evidence that the asset cannot otherwise be brought back in to use without substantially harming its significance.

2.39 **Appendix 11** provides information on what should be submitted as evidence of vacancy and marketing.

2.40 Historic commercial premises such as shops and pubs in active use provide vitality (through window displays and signage) which can make a positive contribution to the character and appearance of a conservation area.

2.41 Islington's listed buildings form a vital part of the borough's local character and distinctiveness. The significance of individual elements of a listed building may vary and will be assessed by an expert on a case-by-case basis. However, the following have the potential to make a substantial positive contribution to the significance of a listed building:

- External elevations including architectural detailing, roof forms, windows and doors
- External spaces and structures such as gardens, lightwells and boundary treatments
- Plan form including internal spaces, partitions, ceilings, floors, staircases and chimney breasts
- Interior decoration including architectural detailing, chimneypieces, floor surfaces, joinery and plasterwork.

2.42 Proposals for works to listed buildings should conserve or enhance their significance. Alterations which undermine the viability of a use of a listed building that contributes to its significance will be resisted.

2.43 Historic fabric will always be an important part of a listed building's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any proposals, together with the use of appropriate materials and methods of repair.

2.44 The accurate reinstatement of lost original architectural detailing will be encouraged when it can be demonstrated that it will enhance the significance of a listed building. In such cases adequate information confirming the historic authenticity of the work proposed will be required.

2.45 Frequently, later historic additions to listed buildings are of significance in their own right as part of the building's history. Generally, later fabric of significance should not be removed in order to restore a building to an earlier form. Sometimes modern fabric may be of significance. Examples include when a modern partition has replaced an historic partition and allows the original plan form to be legible and when a modern roof exactly replicates an original roof form.

2.46 Historic architectural detailing and fabric, such as chimney breasts, should not be obscured by new work. When alterations result in historic features no longer being required for a building to function, they should generally be left in situ or remain legible. Examples include retaining historic doors and sealing them shut or recessing brickwork to in-filled window openings.

- 2.47** Proposals to carry out any of the following works have the potential to substantially harm a listed building's significance:
- Subdivision of spaces with new partitions, insertion of ceilings, floors or staircases
 - Removal of partitions, ceilings, floors, staircases or chimney breasts
 - The infilling of existing openings
 - The creation of new openings
 - Extension, above or below ground.
- 2.48** Significance is more than simply historic fabric and appearance: it may include the original purpose of the building, and the location, function and hierarchy of rooms, floor levels and circulation routes. Issues to consider include impact on spatial quality, light levels and the relationship between spaces, both internal and external. Significance can be harmed by extension underground, loss of garden space or the infilling of a lightwell.
- 2.49** The integrity and authenticity of a listed building can be substantially harmed over time by the cumulative impact of works which may individually cause minor harm. Works that undermine the architectural integrity and authenticity of a listed building, such as ad hoc or piecemeal alteration, should therefore be avoided.
- 2.50** When repair, alterations or extension works are justified, they must relate sensitively to the original buildings and will normally require craftsmanship and professional skill of a high standard. In almost all cases, the materials used for alterations, extensions or repairs should match the original. The use of non-traditional materials will not normally be acceptable unless there is sound justification to do so.
- 2.51** Development which may also have an impact on the significance of heritage assets should take into account proportion, height, massing, bulk, materials, use, relationship with adjacent heritage assets, alignment and general treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate.
- 2.52** Where the loss of the whole or part of a heritage asset is permitted the council will take all reasonable steps to ensure that the new development will proceed after the loss has occurred.

Protected views

- 2.53** There are a number of views both within and across Islington, which are protected from development obscuring them. The views across Islington towards St. Paul's Cathedral are managed by the Mayor of London and all development has to comply with the relevant London Plan policies and the Mayor's *London View Management Framework*.

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Policy DM2.4

Protected views

A. The Mayor of London's strategic views will be protected and enhanced and the council will implement the *London View Management Framework* for the strategic views that cross Islington. These views are shown on the Policies Map.

B. Within Islington there are local views of St. Paul's Cathedral and of St. Pancras Chambers and Station, which the council will protect and enhance. These views are shown on the Policies Map. The local views protected are:

- LV1: View from Farringdon Lane / Farringdon Road / Clerkenwell Road to St. Paul's Cathedral
- LV2: View from St. John Street to St. Paul's Cathedral
- LV3: View from the Angel to St. Paul's Cathedral
- LV4: View from Archway Road to St. Paul's Cathedral
- LV5: View from Archway Bridge to St. Paul's Cathedral
- LV6: View from Amwell Street to St. Paul's Cathedral
- LV7: View from Dartmouth Park Hill to St. Paul's Cathedral
- LV8: View from Pentonville Road to St. Pancras Chambers and Station

C. The council will produce management plans for all local views in a Supplementary Planning Document in accordance with the Mayor's *London View Management Framework*. Further policy and guidance for the management and protection of LV1 is provided in the *Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell)*.

D. Redevelopment of buildings that currently adversely impact on the local or strategic view are required to enhance the view and the ability to appreciate the landmark within the views, and not infringe on any part of the defined view.

E. Where deemed necessary, applicants will need to provide appropriate supporting material to verify the visual impact of the proposed development on the relevant views (Mayor's strategic views and/or local views).

Details of the location and height of local views are given in **Appendix 1**.

- 2.54** Protected views policies are intended to operate over the long term, to preserve and enhance important public views now and for generations to come. The long term nature of the policies enables the policy to seek to enhance these public views where they have been adversely impacted by buildings. Over time when redevelopment of a building that has an adverse impact on a view (e.g. blocks part of the view) occurs, the policy aim is for the new development to enhance the view and not to continue to adversely impact on the view.

- 2.55** The local views are of equal quality to the Mayor's strategic views and the council will give equal protection to both types of views. The protection of the views of St. Paul's Cathedral has implications for the control of building heights within the City of London, in front of and behind the view to the cathedral, and also in the London Borough of Southwark, protecting the background. The co-operation of these two authorities will therefore be necessary.
- 2.56** Within the defined local views the council will seek to protect the line of sight view from ground level at the viewpoint (or from within the viewing area) to a line drawn horizontally through the base of the drum of the cathedral (52.1 AOD), or in the case of LV1, LV2 and LV6, the base of the peristyle (58.1m AOD). **Appendix 1** provides further information on the operation of views LV1 to LV7. The historic and important view of St. Pancras along Pentonville Road (LV8) will also be protected and schemes that detract from this view will be refused permission.
- 2.57** If there is strong local support for the designation of a new local view that contributes to local distinctiveness and has good public views, the council may formally designate the view and produce an associated management plan. The policies in this document shall apply to any new protected views.

Landmarks

- 2.58** Islington benefits from having many fine buildings, some of which are local landmarks providing a focus of interesting views and skylines. These buildings are key elements within Islington's townscape and help create its local distinctiveness. A number of these landmarks are listed below, although this is not necessarily a comprehensive list and more could be added in the future, or identified during the plan or decision-making process. Each landmark may feature within a number of important views from different locations. The impact of development on these various views needs to be considered when development is proposed in the vicinity of a landmark.

Policy DM2.5

Landmarks

A. The council will protect views of well-known local landmarks and will exercise stringent controls over the height, location and design of any building which blocks or detracts from important or potentially important views. The landmarks listed below are shown on the Policies Map, but this is not necessarily a comprehensive list. Planning applications likely to affect landmarks will be considered on an individual basis.

B. The landmarks protected are:

- LL1: St. Joseph's RC Church, Highgate Hill
- LL2: St. Mary's CE Church Tower and Spire, Ashley Road
- LL3: Boston Arms Dome, Junction Road/Dartmouth Park Hill
- LL4: Camden Road New Church Tower and Spire, Camden Road
- LL5: Caledonian Market Tower, Market Road
- LL6: Union Chapel, Compton Terrace

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- LL7: St. Mary's Church Tower and Spire, Upper Street
- LL8: St. John's RC Church, Duncan Terrace
- LL9: Diespeker Chimney, 38 Graham Street
- LL10: Angel Corner House Dome, 1 Islington High Street
- LL11: The Cinema Tower, 7 Islington High Street
- LL12: Engine and Pump House, New River Head
- LL13: St. James' Church Tower and Spire, Clerkenwell Close
- LL14: St. Luke's Obelisk Spire, Old Street
- LL15: Leysian Mission Dome, City Road
- LL16: Lowndes House, 1 City Road
- LL17: Triton Court, Finsbury Square
- LL18: Jubilee Clock Tower, Highbury Hill and Church Path

Note: St. Pancras Station and Hotel (Chambers), in Camden, is also an important local landmark and views of it from Islington will be protected (Local View 8).

- 2.59** The council will produce management plans for the protection and enhancement of views of the local landmarks in Supplementary Planning Documents. These will identify the key public views of the landmark and provide guidance on managing development in the vicinity and advice on managing the public realm to protect and enhance these views.

Advertisements

Policy DM2.6

Advertisements

- A. Advertisements are required to be of the highest possible standard and contribute to a safe and attractive environment.
- B. Advertisements (including hoardings, illumination of hoardings, illuminated fascia signs, free-standing display panels, and estate agent boards) which require consent must not cause a public safety hazard or contribute to clutter or a loss of amenity. Schemes submitted for approval should:
- be of a high quality and sensitive to its visual appearance in relation to its siting (including the building or structure on which it is to be sited) and the surrounding street scene, especially in the case of listed buildings and conservation areas;
 - not contribute to an unsightly proliferation or clutter of signage in the vicinity;
 - not cause a hazard to pedestrians or road users;
 - not cause visual intrusion by virtue of light pollution into adjoining residential properties and avoid light pollution of nearby wildlife habitats;
 - not have flashing internal or external illumination, and

vi) be appropriate and relevant to the building.

Note: all of the above criteria should be met.

C. The council will seek the removal of deemed consent rights for the display of estate agents' boards where they are damaging the character and appearance of an area.

See also Policy DM4.8 (Shopfronts).

- 2.60** The term "advertisement" covers a very wide range of advertisements and signs. Some advertisements are not regulated by the council and others benefit from "deemed consent", which means permission is not needed; this will depend on the size, position and illumination of the advert. Others advertisements will always need consent. For more information refer to the *Control of Advertisements Regulations*.
- 2.61** Poorly sited or badly designed advertisements and signs, including projecting signs, and illumination, particularly flashing illumination, can have a detrimental effect on the character and appearance of areas and may raise issues of public safety.
- 2.62** When deciding applications for advertisements the council can have regard to considerations of amenity and public safety, as well as the *Control of Advertisements Regulations*. Policy DM2.6 sets the criteria by which amenity and public safety will be assessed in Islington in relation to advertisements.
- 2.63** Estate agents' boards have deemed consent rights for their display and thus do not need approval from the council to be displayed for a limited time period. The dense urban nature of Islington and the high frequency of sales and lettings can lead to a proliferation of estate agents boards, which are not always removed within the required timescale. This results in a buildup of boards, both legal and illegal, detracting from building façades and causing an untidy and cluttered street scene. In such situations the council will seek the removal of deemed consent rights from the Secretary of State for this type of advertising.

Telecommunications and utilities

- 2.64** Good telecommunications and infrastructure is an essential part of maintaining and developing a modern community; however, poorly designed and sited equipment can have a detrimental impact on the character and appearance of a building and the wider area. The following policy provides clear assessment criteria and guidance to applicants about where telecommunications and utilities equipment will be considered acceptable.

Policy DM2.7

Telecommunications and utilities

A. Telecommunications and utilities equipment, including masts, boxes and satellite dishes, will only be permitted where:

- i) they are sited and designed to minimise their visual impact;

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- ii) they do not have a detrimental effect upon the character or appearance of the building or area;
- iii) innovative design and technological solutions have been explored to minimise visual impact, and
- iv) there is no reasonable possibility of sharing facilities.

B. Applications for mobile phone network development must demonstrate that they have followed and are in accordance with the *Code of Best Practice on Mobile Phone Network Development* or subsequent similar guidance.

- 2.65** In general it is not acceptable to locate satellite dishes and other telecommunications and utilities equipment on the front of buildings and other locations where they are visible from the public realm. On-street location of telecommunications boxes and other utilities equipment should be avoided where possible and designed and located to minimise street clutter and conflict with street furniture. The appropriateness of the use for proposed utilities infrastructure will be assessed with reference to Policy DM4.12.
- 2.66** The *Code of Best Practice on Mobile Phone Network Development* is published by the Department for Communities and Local Government.

3 Housing

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- 3.1 The Core Strategy states that the borough will provide more high quality, inclusive and affordable homes.
- 3.2 High density development is needed to accommodate the projected population growth within the borough. The *London Plan* (2011) includes a sustainable residential quality and density matrix in Table 3.2 which shows appropriate densities for development.
- 3.3 In order to ensure that new housing is of good quality, residential space and design standards are provided within this section so that Islington can deliver housing at high density whilst also delivering sustainable development. Requirements for outdoor space and supporting infrastructure will also help to provide for sustainable forms of development.
- 3.4 The council's adopted policy on affordable housing is set out in the Core Strategy. A new affordable housing policy for the borough is being developed to address the introduction of Affordable Rented housing as a form of affordable tenure.
- 3.5 This section also provides a policy stating the range of unit sizes that are appropriate given identified need within the borough, as demonstrated by the council's *Local Housing Needs Assessment*(2008). In addition, policies relating to sheltered housing and student housing are also included.
- 3.6 A key recognition that informs many of the policies is the association between housing and physical and mental health and the contribution that planning can make to create places that support healthy living for all. These policies need to be read in conjunction with Policy DM6.1 (Healthy development) and the need for health impacts associated with developments, including housing schemes, to be to be assessed and addressed.
- 3.7 Any references to policies, plans, strategies, standards, Supplementary Planning Documents (SPDs), legislation, regulations, guidance and so forth will also apply to any replacements, additions or alterations to these documents.

Policy DM3.1

Mix of housing sizes

- A. All sites should provide a good mix of housing sizes.
- B. To ensure the range of housing sizes needed in the borough is provided, the housing mix required on all residential developments will be based on Islington's *Local Housing Needs Assessment*, and the requirements of any updated housing needs surveys and/or assessments prepared by or on behalf of the council.

- 3.8 The NPPF requires local authorities to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing over the plan period. The Core Strategy requires a range of unit sizes within each housing proposal to meet the needs in the

borough, including maximising the proportion of family accommodation. The Core Strategy objectives seek to encourage mixed communities. Mixed communities include (but are not limited to) different tenures, household sizes, and ages (including families, older people and disabled people). *London Plan Policy 3.8 (Housing choice)* also refers to a mix of housing sizes.

- 3.9** Mixed communities are sustainable in the longer term. There are also benefits for security, because there is more potential for homes to be occupied during the day, providing natural surveillance, community interaction and environmental control.
- 3.10** The purpose of the housing size mix policy is to ensure that new housing meets the housing needs of the population, both for market, social and intermediate housing, in order to create mixed and inclusive communities. The evidence shows that the delivery of different unit sizes has not, overall, responded to housing need.
- 3.11** The council's housing mix is based on Islington's *Local Housing Needs Assessment (LHNA)* (2008). The LHNA found that Islington's existing housing stock is heavily skewed towards smaller dwelling types. 40% of the private rented housing in the borough consists of 1-bed units and 35% 2-bed; for other tenures this is also high with 35% 1-bed and 35% 2-bed units. As a result, there are significant overcrowding issues.
- 3.12** The proposed housing mix requirement is based on an analysis called a "Balancing Housing Markets assessment" (BHM). This considers likely demand and supply of housing within different tenures and sizes of accommodation. Appendix 3 of the LHNA shows the detailed analysis for the six components contributing to the BHM analysis for Islington. By combining the total demand and total supply tables (A3.4 and A3.8) the overall housing need can be established for different size housing across all tenures.
- 3.13** Table 3.1 below has been derived by converting the housing unit numbers into percentage values for each tenure type and rounded up or down to the nearest 5%.
- 3.14** Development proposals should provide for a mix of unit sizes in accordance with Table 3.1. The mix of dwelling sizes appropriate to specific developments will also be considered in relation to the character of the development, the site and the area. Developers should demonstrate how the mix of dwelling sizes meets the housing size mix requirements and is appropriate to the site's location.
- 3.15** The current housing size mix required for all major developments and to inform minor developments is set out in Table 3.1. Future housing research by the council may result in a different mix of housing sizes being required.

Table 3.1 Housing size mix required for each housing tenure

Tenure	1-bed	2-bed	3-bed	4-bed or more	Total
Market	10%	75%	15%	0%	100%
Intermediate	65%	35%	0%	0%	100%
Social Rented	0%	20%	30%	50%	100%

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- 3.16** There may be proposals for affordable housing schemes that are being developed to address short term changes in need/demand as a result of specific interventions (for example, efforts to reduce under-occupation). In these situations deviation from the required policy housing size mix may be acceptable. In such cases, registered providers will need to satisfy the council that the proposed housing size mix will address a specific affordable housing need/demand and result in an overall improvement in the utilisation of affordable housing units in Islington.

Policy DM3.2

Existing housing

The loss of existing self-contained housing, including affordable housing, will be resisted unless the housing is replaced with at least equivalent floorspace.

- 3.17** To address Islington's housing needs, existing housing should be retained, except where housing will be re-provided on the site in accordance with the above policy. Where redevelopment of affordable housing is proposed, it should not be permitted unless it is replaced by better accommodation, providing at least an equivalent floorspace of affordable housing. Within this context, redevelopment of social rented housing should provide new social rented housing.
- 3.18** Calculations of whether there is a loss of affordable or overall housing provision can be made on the basis of floorspace rather than dwelling numbers where the redevelopment will provide a more appropriate housing mix, principally an increased provision of social rented dwellings for larger households.

Policy DM3.3

Residential conversions and extensions

A. To maintain a supply of larger homes to meet Islington's housing need the conversion of residential units into a larger number of self contained units will normally only be permitted where the total floor area is in excess of 125m² (gross internal) and the proposed conversion meets the following criteria:

- i) the dwelling mix does not include one person-sized units or multiple one double bedroom units, and;
- ii) at least one unit of two or more bedrooms is provided in conversions of dwellings with between 125m² and 140m² of existing floor area, or;
- iii) at least one three bedroom and one two bedroom unit is provided in conversions of dwellings in excess of 140m² of existing floor area, unless exceptional circumstances can be demonstrated.

B. The council will assess the acceptability of proposed conversions which meet the above requirements with regards to the following (in addition to other relevant planning policies):

- i) the extent to which the proposal contributes to meeting housing size priorities set out in **Table 3.1**;
- ii) the effect on the amenity of adjacent properties through noise, visual intrusion, the position of entrances, extensions and fire escapes;
- iii) the physical characteristics of the property, including internal layout and the relationship of rooms on different floors within the scheme;
- iv) the amenity of future occupants; and
- v) the effect of any changes to the external appearance of the building.

C. All conversions must be designed to meet or exceed the minimum housing space standards and Islington's *Accessible Housing SPD*, unless exceptional circumstances can be demonstrated.

D. In line with Policy DM8.5, no additional on-site vehicle parking will be permitted and, unless exceptional circumstances can be demonstrated, no additional parking permits will be issued to any occupiers of additional housing units created through conversions.

3.19 The NPPF requires local authorities to boost the supply of housing to reflect the current and future need of the population for both affordable and market housing over the plan period. The conversion of larger properties to flats makes a steady contribution to increasing Islington's housing supply, accounting for a small but important portion of additional, principally market, homes (notwithstanding the off-site financial contribution that is required of housing schemes of fewer than ten units under Core Strategy policy).

3.20 It is important that the additional dwellings are not gained at the expense of family homes (three bedroom or more) or two bedroom homes that are likely to provide accommodation for families with young children. In order to protect these dwellings from conversion, the council has successfully operated a policy of protecting properties below 120m² from conversion into smaller dwellings. This approach has been retained and the threshold adjusted to 125m² to reflect new space standards. However, it is also the case that completed conversions have delivered a large proportion of one bedroom units whilst, nevertheless, complying with former policy requirements related to unit sizes from converted properties. The number of one bedroom units from conversion is therefore limited, in favour of delivery of two and three bedroom units, in line with the approach to new build accommodation, in order to contribute to the housing size mix requirement identified in **Table 3.1**.

3.21 Where two units are being provided in conversions of dwellings in excess of the 140m² threshold identified in Part A iii), and there are significant constraints to provision of a three bedroom and two bedroom unit, it may be acceptable to provide a three bedroom and a one bedroom unit.

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- 3.22** The council recognises that not all properties are suitable for conversion or extension, and that there are some instances where conversions or extensions would be detrimental to the appearance of the building or streetscape, or lead to unacceptable impacts on amenity of neighbouring properties.
- 3.23** In order to ensure good standards of housing accommodation, conversions and extensions should comply with Policy DM3.4 on Housing Standards and Islington's *Accessible Housing SPD*. Where meeting the full range of standards in the SPD is not compatible with the historic fabric of the building, respect for a building's character may inform decisions on the acceptability of the proposal for conversion or extension (see also Policy DM2.3 (Heritage)).
- 3.24** The council acknowledges that house extensions can enable households with changing needs to remain within their community. However, extensions to upper floors, and roofs in particular, have the potential to detrimentally affect the character and amenity of streets and rear garden areas. Proposals will need to meet the requirements of relevant Development Plan policies, including DM2.1 (Design), DM2.3 (Heritage) and DM6.3 (Protecting open space).
- 3.25** As well as making an important contribution to additional housing supply and improving housing standards, conversions and extensions also present an opportunity to reduce carbon dioxide emissions. This policy should be read in conjunction with policies DM7.1 (Sustainable design and construction), DM7.2 (Energy efficiency and carbon reduction in minor schemes) and DM7.4 (Sustainable design standards).

Housing space and design standards

- 3.26** The NPPF acknowledges the importance of planning positively for high quality and inclusive design for all development, and requires boroughs to deliver a wide choice of quality homes. The London Plan (2011) recognises that design quality is a fundamental issue for all tenures and that the size of housing is a central issue affecting quality. The Mayor of London has published Supplementary Planning Guidance (SPG) which sets out comprehensive housing standards to clarify implementation of *London Plan* policy. The *London Housing SPG* (November 2012) has been informed by the *Interim London Housing Design Guide* (2010).
- 3.27** The Mayor's interim guide sets out mandatory standards according to two levels of priority for publicly funded housing development, which also serve as best practice for private housing development. The Mayor intends to produce a final version of the *London Housing Design Guide* and has carried over its Priority 1 and 2 standards to the *London Housing SPG* as 'baseline' and 'best practice' standards applicable to all housing for planning purposes.
- 3.28** Islington supports the move towards consistent application of housing standards across all housing tenures that the *London Housing SPG* represents. Housing design should ideally be 'tenure blind' so that affordable and private homes are indistinguishable from one another in terms of design quality, appearance or location on a site. The need to improve design quality is as pressing in the private market sector as it is for affordable

housing. This overall approach will also ensure that health benefits of acceptable internal space standards and other design standards are shared across tenures, thereby engendering health equality.

- 3.29** New homes need to be built to be accessible and adaptable to meet changing circumstances over a person's lifetime, in developments that are attractive to, and safe for, all. Homes that can adapt to change as new occupants move in, families grow, and occupants age or experience ill health, are at the heart of London's new design standards for housing. Flexible and adaptable housing design reduces unwanted moves and allows sustainable communities to develop. It can also avoid unsightly adaptations and extensions to accommodation and costly ancillary aids and services.
- 3.30** The council has developed its own housing design standards for accessible homes which set minimum dimensions for circulation spaces and access to essential facilities within the home. The standards are described in the *Accessible Housing in Islington Supplementary Planning Document* (adopted March 2009) and apply to all new housing, whether new build or conversion.
- 3.31** Many of the standards in the *London Housing SPG* reflect Lifetime Homes criteria that are also stipulated by the Code for Sustainable Homes. Islington's *Accessible Housing SPD* builds on Lifetime Homes standards in response to local conditions in Islington. The council considers that its 'flexible homes' standards deliver the Lifetime Homes principles of visitability and adaptability in the contemporary urban context characterised by high density living.
- 3.32** The Core Strategy policy on housing requires all new housing in Islington to comply with the standards set out in the SPD. Policy DM3.4 incorporates standards from the SPD reconciled with the relevant elements of the *London Housing SPG*. Housing development in Islington will be expected to have regard to the full range of standards set out in the SPG, or any updates of either the SPG, Lifetime Homes, or any other national criteria upon which standards are based.
- 3.33** The council acknowledges that there may be some conflict between meeting standards and sympathetically converting or adapting historic buildings, or the extent of adaptation required to the existing fabric may not be viably achievable in some minor developments. In such instances design proposals should ensure that the most appropriate balance is achieved and applications will be considered on their merits.

Policy DM3.4

Housing standards

A. All new housing developments (including conversions, Changes of Use, Houses in Multiple Occupation, and sheltered housing) are required to provide accommodation that meets the following criteria:

- i) Accommodation of adequate size, with acceptable shape and layout of rooms (with due consideration to aspect, outlook from habitable rooms, noise, ventilation, privacy, light).

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- ii) Functional and useable space that has good provision for play, amenity and garden space.
- iii) Sufficient space for storage and utility purposes.
- iv) Built to be accessible and adaptable to meet changing occupier circumstances over the lifetime of the development.
- v) 10% of all new housing, calculated against the number of habitable rooms, is required to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. The wheelchair accessible units should be provided across all tenures and unit sizes, and integrated within the development. Each wheelchair housing unit is required to be single-storey, preferably on the ground floor. Where provided above ground floors there must be at least two suitable lifts available for use by each unit within a convenient distance from the front door of the units.

B. Internal floor area

- i) All new residential developments, conversions and extensions are required to meet or exceed the minimum space standards set out in **Table 3.2**. For dwellings designed for more than six people, an extra 10m² is required for each additional occupant above the sixth person accommodated.
- ii) Built-in general internal storage space free of hot water cylinders and other obstructions, with a minimum internal height of 2 metres and a minimum area of 1.5m², must be provided for 1-2 person dwellings, in addition to storage provided by furniture in habitable rooms. For each additional occupant an additional 0.5m² of storage space is required. These requirements are reflected in **Table 3.2**.
- iii) Rooms must be designed to function comfortably and efficiently for their intended purpose, including having regard to the size standards set out in **Table 3.3**.
- iv) Kitchens/diners should normally be provided as separate from living rooms as set out in the *Accessible Housing in Islington SPD*.
- v) At the planning application stage, applicants are required to provide details of proposed overall floorspace and a breakdown of room sizes, including occupancy. This may be provided within the Design and Access Statement or as a separate document.
- vi) Dwelling plans are required to demonstrate how dwellings will accommodate standard-sized furniture, access and activity space needs related to (a) the declared level of occupancy, and (b) standards required and described in the *Accessible Housing SPD* for flexible homes and/or wheelchair accessible standards.
- vii) Those details not evident on the dwelling plan are required to be detailed in the Design and Access Statement and relevant schedule of accommodation (for example, details such as level entry showers and the route for ceiling mounted hoists).

C. Floor to ceiling heights

- i) In new housing development all habitable rooms, kitchens and bathrooms are required to have a minimum floor to ceiling height of 2.6 metres (between finished floor level and finished ceiling level).
- ii) In residential conversions, including extensions, where the original ceiling height is maintained, a lower ceiling height may be acceptable where it can be demonstrated that overall a good standard of daylight, ventilation and useable floorspace can be provided.

D. Dual aspect

- i) New residential units are required to provide dual aspect accommodation, unless exceptional circumstances can be demonstrated.
- ii) For sites where dual aspect dwellings are demonstrated to be impossible or unfavourable, the design must demonstrate how a good level of natural ventilation and daylight will be provided for each habitable room.

E. Daylight and sunlight

- i) The design of all residential development is required to maximise natural light into the room (subject to passive heating and cooling considerations). The glazing to all habitable rooms should be generous and aim to be not less than 20% of the internal floor area of the room.
- ii) All dwellings should provide for direct sunlight to enter the main habitable rooms for a reasonable period of the day. Living areas, kitchen and dining spaces should preferably receive direct sunlight.

F. Approach and entrance

- i) The overall approach to all entrances should be logical, legible and level or gently sloping.
- ii) The overall travel distance between drop-off points (i.e. car parking spaces, car club bays, loading bays), the main entrance of a development, and the entrance of each individual dwelling should be kept to a minimum and demonstrably within the reach of ambulant disabled people. There should be a maximum total distance of 75 metres as required by the *Accessible Housing in Islington SPD*.
- iii) Common entrances should:
 - be visible from the public realm, clearly identified, illuminated and have weather protection;
 - have a door with 300mm of clear space to the pull side and a clear minimum opening width of 1,000mm.
 - have level access over the threshold and a level external landing in front with space to turn a wheelchair clear of any door swing.

G. Shared circulation

- i) In all new residential development the number of dwellings accessed from a single core must not be more than eight on each floor where feasible; a smaller number is preferable.

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- ii) Common/shared entrances should lead to a hall large enough for people to manoeuvre with shopping and/or baby buggies, and in wheelchairs, with ease.
- iii) All dwellings should be provided with step-free or lift access.
- iii) Communal circulation corridors should be a minimum of 1,200mm wide, the preferred width is 1,500mm. Where they have an unobstructed width of less than 1,500mm, communal corridors should have wheelchair turning spaces at reasonable intervals.
- iv) Access cores must provide an access control system, with entry phones in all dwellings linked to a main front door with remote electronic lock release.

H. Circulation in new homes

- i) The width of front doors to dwellings, internal doors and hallways should conform to the specifications set out in the *Accessible Housing in Islington SPD* and the *London Housing SPG*.
- ii) The design of dwellings over more than one-storey is required to provide space for (a) provision of a stair lift, and (b) a suitably identified space for a through-the-floor lift from the entrance level.
- iii) Space for turning a wheelchair shall be provided in living rooms, dining rooms and in at least one bedroom.

3.34 Part A of Policy DM3.4 provides a range of criteria that affects housing quality and liveability, the meeting of which will help ensure a reasonable level of residential amenity and quality of life in Islington, where there is also an imperative to build at high densities. In terms of general needs flexible housing, standards in parts B to H will help ensure sufficient space and facilities to enable residents to live comfortably and conveniently.

3.35 Islington's general needs flexible homes, while offering a choice to people who acquire an impairment to remain in their home, are not designed to meet the full domestic requirements of a wheelchair user. A proportion of homes should therefore be built to a more comprehensive set of design criteria as outlined in the *Accessible Housing in Islington SPD*. It is always more convenient and practical for wheelchair accessible housing to be provided as single storey accommodation. The avoidance of lifts within homes is also a clear priority given their cost, the space they occupy and the energy they consume. There is also an issue with regards to access should lifts break down. For further details refer to Islington's *Accessible Housing SPD*.

3.36 New homes in the United Kingdom are some of the smallest in Europe with many not providing enough space for storage or for children to play safely, and with limited scope for socialising or to find a quiet or private place to work or retreat. This was confirmed in the CABE report *Space in new homes – what residents think* (2009).

3.37 The Core Strategy policy on housing commits the council to increasing space standards as a means of improving the quality of homes, with details to be set out in the Development Management Policies. Although the below space standards were subsequently published

in the new *London Plan* (2011), they have been replicated here as the council wishes to mainstream this important issue at the borough level. They generally represent an increase in space standards compared with Islington's former *Planning Standards Guidelines SPG* and the renowned Parker-Morris space standards, used in the past in relation to social housing.

3.38 In proposals for housing development, dwellings⁽²⁾ must be designed to achieve the minimum overall space standards set out in **Table 3.2** below.

Table 3.2 Minimum space standards

Dwelling type	Dwelling permutation (bedrooms / persons)	Gross Internal Area (m ²)	Storage (m ²)*
Flats	Studio/Bedsit/single bedroom flat (1b/1p)**	37	1.5
	One double bedroom (1b2p)	50	1.5
	One double & one single bedroom (2b3p)	61	2
	Two double bedrooms (2b4p)	70	2.5
	One double & two single bedrooms (3b4p)	74	2.5
	Two double & one single bedroom (3b5p)	86	3
	Three double bedrooms (3b6p)	95	3.5
	One double & three single bedrooms (4b5p)	90	3
	Two double & two single bedrooms (4b6p)	99	3.5
2 storey houses	Two double bedrooms (2b4p)	83	2.5
	One double & two single bedrooms (3b4p)	87	2.5
	Two double & one single bedroom (3b5p)	96	3
	One double & three single bedrooms (4b5p)	100	3
	Two double & two single bedrooms (4b6p)	107	3.5
3 storey houses	Two double & one single bedroom (3b5p)	102	3
	One double & three single bedrooms (4b5p)	106	3
	Two double & two single bedrooms (4b6p)	113	3.5

Notes: * Storage space is included in the overall gross internal area (GIA), but the GIA does not include cycle storage (see Policy DM8.4 for separate requirement). ** Studios/Bedsits/single bedroom flats will only be permitted in exceptional circumstances, where a larger unit is not possible or this would result in better aspect (i.e. result in better daylight throughout the unit).

2 Within the C3 use class, but note that this policy also applies to HMOs within the C4 use class.

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- 3.39** The space standards are consistent with the *London Plan*. In terms of built in storage, the council will extend the standard in the *London Housing SPG* for the minimum storage area to be provided within the home itself in the case of publicly funded dwellings to all dwellings in Islington.
- 3.40** The size of rooms within a dwelling is a central issue affecting their accessibility and fitness for purpose in the long term. The *London Housing SPG* provides general good practice standards for room dimensions/areas which are set out in **Table 3.3** below.

Table 3.3 London Housing SPG room standards

Room	Minimum width	Minimum area (m ²)
Main sitting area	2.8 metres in 2-3 person dwellings / 3.2m 4+ occupancy	~
Double / twin bedrooms	2.75 metres in most of the length of the room	12
Single bedrooms	~	8
Living / kitchen / dining	~	23 in 2 person dwellings + 2 per additional occupant

- 3.41** The usefulness of a room can depend as much on design as on its size. Therefore, to ensure that rooms function comfortably and efficiently for their intended purpose, their shape, position and dimensions of doors and windows, natural lighting and ventilation will also be taken into account. The *London Housing SPG* contains various additional relevant standards.
- 3.42** The requirement for kitchens set out in this policy are based on Islington's *Accessible Housing SPD*. The *London Housing SPG* proposes that dwellings with three bedrooms or more should have separate living and dining spaces as a matter of good practice, while in Islington the incorporation of kitchen/diner with living room will not normally be permitted. Feedback from residents, including those with disabilities, during the preparation of the *Accessible Housing SPD* indicated that a direct relationship between kitchen and dining areas is positively desirable whereas the combination of kitchen and sitting room is unpleasant.
- 3.43** Homes should have sufficient activity, storage and circulation space to provide for the needs of all potential occupants and their visitors. Dwelling plans should demonstrate that suitable space is provided for standard-sized furniture, a washing machine, drying clothes, and for waste and recycling bins within the home.⁽³⁾ They should indicate efficient circulation that will enable a wheelchair user to turn in living rooms, dining rooms and at least one

3 Proposals should have regard to the council's design guidance on refuse and recycling storage reconciled with the *Code for Sustainable Homes Technical Guide*, the *London Housing SPG* and the *Accessible Housing in Islington SPD*.

bedroom as required by the *Accessible Housing SPD*. Plans should also demonstrate that they provide adequate space and services for occupants to be able to study/work from home.

- 3.44** Those details not evident on the dwelling plan are required to be detailed in the Design and Access Statement and relevant schedule of accommodation (for example, details such as level entry showers and the route for ceiling mounted hoists). The number of occupants each home is designed to accommodate should be made clear, in order for the standards to be verified.
- 3.45** The *London Plan* (Policy 3.5) recognises that the home is often one of the few places residents can enjoy peace, quiet and privacy and requires housing design to consider factors that influence this. Ceiling height is one element of design that enables a home to become a comfortable place of retreat. Many modern homes in high density housing developments have relatively low ceiling heights of 2.3 metres to 2.4 metres to maximise the number of floors built at a given building height.
- 3.46** The low level of public open space and the high-density of built form in Islington means that private outdoor space and internal space in the home are even more important to quality of life (including mental health) than in less densely populated areas. The council is therefore opting for the desirable ceiling height set out in the *London Housing SPG* for housing development in Islington. Ceiling heights of at least 2.6 metres provide a greater sense of space and help keep rooms cool in summer months. They can also improve the amount and quality of natural light and ventilation. Higher ceilings may also allow for future adaptability to convert properties to adjust to occupants' changing needs over time. Rooms with sloping ceilings below pitched roofs should achieve the minimum ceiling height in at least 60% of the room. Any floorspace where the height to the ceiling is less than 1.5 metres will be excluded in accordance with the definition of Gross Internal Area.
- 3.47** Other design factors that promote homes as a place to withdraw from the noise and activity of the city, and thereby contribute to sustainable development, include daylight, noise, privacy, safety and living space. Dual aspect design is key to maximising natural light, cross ventilation and access to quiet parts of homes. In exceptional circumstances where single aspect dwellings may be acceptable, they must not be exposed to noise exposure categories C or D (See Policy DM3.7), or comprise family housing (three or more bedrooms).
- 3.48** Housing must be designed to be safe and secure, welcoming and accessible for all, and contribute to a sense of belonging. The 'arrival' at a building, the design of shared circulation and lift access and circulation within homes are important factors in achieving this.
- 3.49** The accessibility of homes is influenced as much by their context, relationship to local infrastructure and the route to their front doors, as it is by internal factors. Travel distances are particularly critical in relation to residential accommodation because very often the occupiers will be carrying shopping or receiving guests and deliveries.
- 3.50** The *London Housing SPG* recognises the distance from accessible car parking space to the home or relevant block entrance or lift core should be kept to a minimum. In order to prevent unmanageable travel distances between common entrance points and individual

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dwellings, the council goes further by defining a maximum distance between the parking bay or drop-off point and entrance to the home. The standard of 75 metres, as set out in the *Accessible Housing SPD* and reflected in this policy, is informed by the Department for Transport's *Inclusive Mobility* guidance on maximum travel distances without a rest, which ranges from 50 metres to 150 metres for different mobility impairments. In setting the 75 metre overall travel distance, the upper limit of 150 metres defined by *Inclusive Mobility* was discounted as it applies to wheelchair users while the lowest maximum distance of 50 metres identified for mobility impaired people using a stick was considered too onerous for development in Islington. *Inclusive Mobility* identified a third maximum travelling distance of 100 metres for mobility impaired people without a walking aid. The midpoint between these latter two is considered reasonable in the Islington context.

- 3.51** Routes should be step free and accessible, the number of doors and gates kept to a minimum and all security devices accessible, whilst meeting *Secured by Design* requirements.
- 3.52** In Islington, the common outer entrances to any multi-unit residential development should have at least one door that provides a clear opening width of 1,000mm (unless powered in which case the combined opening width should be at least 1,000mm). This is based on British Standards for the width of doors to buildings used by the general public. There is no equivalent standard for dwellings while the *London Housing SPG* requires all entrances to have clear minimum opening width of 800mm. The SPG standard is based on Lifetime Homes which requires a greater width for common entrances only as a matter of good practice. On balance the council considers the common parts of residential developments to be closer in their use and function to a public building than to an individual dwelling.
- 3.53** The *London Housing SPG* requires entrances to have level access over the threshold; an additional requirement of Lifetime Homes for common entrances reflected in this policy is the provision of a level external landing in front with space for turning a wheelchair clear of any door swing. The Lifetime Homes minimum dimensions for communal entrances is 1,500mm x 1,500mm. This is proposed as a means of meeting people's changing needs over time through original design that can accommodate their future needs, and catering for the needs of different users.
- 3.54** Choices made about the organisation and design of circulation can significantly affect the social dynamics of a building, management and security requirements, and the satisfaction of residents. Security and management become issues when higher numbers of people use the same space. Residents sharing access with a smaller number of others on their floor tend to enjoy greater privacy, and a greater sense of ownership of the space. As a result they may take more responsibility for the upkeep of shared spaces. By contrast, increasing the number of dwellings sharing access on each floor increases the need for security and management.
- 3.55** While the *London Housing SPG* requires access control systems in access cores serving four or more dwellings, the council's flexible homes standard requires all access cores to be provided with accessible security and entry phone systems. Further guidance is contained in section 5.4 of the *Accessible Housing in Islington SPD*. Consistent with the

London Housing SPG, an access core serving more than 25 dwellings must provide additional security arrangements, such as access control systems with audio-visual verification or provision of a concierge.

- 3.56** The *London Housing SPG* proposes a baseline standard for all dwellings entered at the fourth floor (fifth storey) and above to be served by at least one lift, and sets out further guidance related to higher buildings. The council considers that this approach somewhat defeats the purpose of providing Lifetime Homes or 'flexible homes' in developments of between one and three floors where there is not the lift access to the homes, or the ability to provide it in the future. All dwellings in Islington should be provided with step free or lift access. The *Islington Accessible Housing SPD* contains guidance on provision of lifts in housing development. This allows for the provision of space to fit a lift in the future in the case of minor development. It is acknowledged that in some minor developments, there may be viability issues or significant site constraints associated with the existing fabric of buildings, as a result of which it might not always be possible to comply with this requirement. These considerations will be taken into account in planning decisions.
- 3.57** Secure and accessible mail boxes should be provided for all new housing development. Mailboxes for buildings with common/shared entrances should preferably be provided in a way that allows access without compromising the safety and security of the private domain (i.e. deliveries made without accessing the interior of the building so the internal shared circulation space is not compromised by unauthorised entry).
- 3.58** Design and Access Statements should demonstrate how shared circulation spaces will operate satisfactorily, including details about travel distance, security and servicing arrangements, such as access control systems and mailbox locations.

Policy DM3.5

Private outdoor space

- A. All new residential development and conversions will be required to provide good quality private outdoor space in the form of gardens, balconies, roof terraces and/or glazed ventilated winter gardens.
- B. Where buildings utilise roofs to provide private outdoor space and other outdoor amenity space the proposal should take into consideration issues of design, overlooking and crime prevention. Use of roofs for amenity purposes will need to be balanced with the use for green roofs and renewable energy equipment through careful design which integrates the benefits for amenity, biodiversity and carbon reduction.
- C. The minimum requirement for private outdoor space is 5m² on upper floors and 15m² on ground floors for 1-2 person dwellings. For each additional occupant, an extra 1m² is required on upper floors and an extra 5m² on ground floors up to a minimum of 30m² for family housing (three bedroom residential units and above).
- D. All new build residential developments and, where practicable, residential conversions should provide step-free access and a level threshold from homes to private outdoor space.

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E. Balconies and other private external spaces should have a depth and width of not less than 1.5 metres.

F. Any basement and/or ground floor unit should have a defensible space not less than 1.5 metres in depth in front of any window to a bedroom or habitable room.

Also refer to Policy DM2.1 (Design), DM3.6 (Play space), DM6.2 (New and improved open spaces) and DM6.5 (Landscaping, trees and biodiversity).

- 3.59** Given the high density built form and low level of open space in Islington, private outdoor space is an important factor in providing good quality housing within the borough. Many recent new buildings and converted houses do not have access to a garden or any other private outdoor space such as a balcony or terrace. This is not satisfactory as it does not provide space for future occupants to be outdoors in a private setting.
- 3.60** The standards for upper floor dwellings in Islington set out in Part C of the policy are consistent with requirements for private outdoor space set out in the *London Housing SPG*. These are minimum standards designed to provide sufficient space for either a meal around a small table, clothes drying, or for a family to sit outside with visitors.
- 3.61** In the case of ground floor garden space, the council considers that higher standards should be possible. Islington has previously used its own *Planning Standards Guidelines Supplementary Planning Guidance* to inform standards for garden space in new development (15m² for 1-2 person dwellings and at least 30m² for family housing). The established standards have therefore been retained for ground floor provision in new development, with an additional requirement to be applied to ground floor non-family dwellings designed for 3-4 person occupancy. The 30 m² for family housing is a minimum figure and increased garden space is desirable for large families.
- 3.62** Islington has shortfalls in the provision of open space to the extent that it has the second lowest amount of open space of any Local Authority in the country and London.⁽⁴⁾ Collectively, gardens in all their forms make up the largest area of green space in the borough, and are therefore an important part of the Islington's green infrastructure. They have many benefits including those associated with health and quality of life, children's play, biodiversity, sustainable drainage, minimising overheating and the public realm and townscape. In a densely built up borough such as Islington, ground floors offer the greatest scope to increase provision and ensure that family accommodation benefits from a good level of amenity which enables secure and safe play by children.
- 3.63** Dwellings on upper floors should all have access to a private balcony, terrace, or winter garden. Houses and ground floor flats maisonettes should have private gardens.
- 3.64** It is acknowledged that the provision of individual private outdoor space can be challenging on some sites and that accessible, well maintained and managed communal provision can provide a workable solution where it would not be practical to provide individual areas

4 *Islington Open Space, Sport and Recreation Assessment* (2009).

for each unit of accommodation. However, even the best designed communal spaces do not provide residents with their own private outdoor space accessible directly from their home.

- 3.65** It is important that new homes are built to improve the quality of housing provided in the borough and communal provision of private outdoor space is therefore not generally supported unless there are strong planning reasons and the proposed scheme is of high quality with clear planning merits. These exceptions would not normally apply to family accommodation or where it is clear that dwellings are likely to provide accommodation for families with young children. Where it is acceptable to provide outdoor space communally, the total space requirement should provide a level of communal outdoor space commensurate with the type and size of the accommodation and the households it is intended to serve.
- 3.66** Roof terraces/gardens can provide outdoor space where balconies are not achievable. Larger buildings can have the ability to provide both private balconies and communal roof terraces. Using roofs for amenity space can reduce runoff of rainwater by using plants and soft landscaping to capture and store water. It is acknowledged there can be a potential conflict in the use of roofs between the need for amenity space and the need to create biodiversity-rich green roofs and provide space for renewable energy generation. High quality design should aim to resolve any potential conflicts between creating green roofs, providing renewable energy and supplying amenity space on roofs for residents.
- 3.67** In assessing the quality of private outdoor space provision in development proposals, whether individual or communal areas, the shape and position and how they have regard to such matters as daylight and sunlight, noise, enclosure and privacy will be considered.
- 3.68** Issues of overlooking and noise can be a significant concern with roof terraces and balconies, which can also detract from the character of surroundings; careful design can reduce this impact. Concerns regarding noise should also be considered in the context of the noise generated by residents using their gardens, and how that impacts on dwellings above them. Enclosing balconies as glazed, ventilated 'winter gardens' can provide an acceptable alternative to open balconies, particularly where exposure to noise is a concern. Winter gardens must have a drained floor and must be thermally separated from the interior.

Policy DM3.6

Play space

A. All major residential developments are required to make provision for play, based on anticipated child yield. Provision shall be 5m² of private/informal play space per child (including semi-private outdoor space, private outdoor space and gardens suitable for play).

B. Developments in excess of 200 residential units or 10,000m² gross external area and developments where a specific need has been identified in a Development Plan Document are required to provide on-site, publicly accessible formal play space, working towards the overall London Plan standard of 10m² per child (including private/informal play space).

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C. All proposed provision of new play space within development sites should be designed in partnership with Islington Council, to best practice standards. A landscape plan should be submitted with all major residential planning applications, which shall include a detailed design for play provision. The design of play provision should be inclusive, in accordance with the council's *Inclusive Landscape Design SPD* and the *Islington Play Strategy*.

D. All major residential developments that provide play space on site should be accompanied by a Play Space Management and Maintenance Plan to ensure the play space is maintained thereafter. This plan shall be adhered to as agreed and conditioned by the council.

Also refer to Policy DM6.3 Part F (Protecting open space) in relation to the protection of play space.

- 3.69** In accordance with Policy 3.6 of the *London Plan* (2011), all children and young people should have safe access to good quality, well-designed, secure and stimulating play and informal recreation provision, that incorporates trees and greenery wherever possible. Housing development proposals are expected to make appropriate provision based on their expected child population and future needs.
- 3.70** The Mayor's Play SPG⁽⁵⁾ advises boroughs to develop locally agreed methods for calculating child occupancy and recommends a minimum benchmark figure of 10m² of play space per child, encompassing formal and informal recreation areas, subject to local verification.
- 3.71** The *Islington Open Space, Sport and Recreation Assessment* (2009) identified a shortfall of overall provision in Islington and recommended maintaining the current level of formal play space at around 5m² per child. This was carried over to the Core Strategy, which also commits the council to providing additional play space to satisfy the Mayor's overall standard of 10m².
- 3.72** Islington has developed formulae for calculating child yield from housing development which is set out in the *Planning Obligations SPD*. The formulae in this SPD, or any additions, alteration or replacements to this document, apply to this policy.
- 3.73** The council intends to introduce a Community Infrastructure Levy (CIL) which, when adopted, will be the usual means by which most developments contribute to the provision of formal play space, whether it be improving existing spaces or providing new ones. The CIL Regulations 2010 (as amended) allow the council to accept the provision of in kind payments of CIL provided certain conditions are met. The council will consider each proposal of this nature on its merits.
- 3.74** As CIL will only apply to net additional floor space where any existing floorspace has recently been in use, it may not always sufficiently fund the required level of play space for buildings which are converted to residential uses or where a residential building replaces

5 *Providing for children's play and young people's informal recreation* (2008) and (draft) *Shaping neighbourhoods: children and young people's play and informal recreation* (February 2012)

an existing building of a similar size. In such instances, or other cases where needs are not addressed by CIL, the council may seek planning obligations related to play space, in compliance with Policy DM9.1 (Infrastructure).

- 3.75** Additionally, the council will require very large residential developments of 200 units or more to provide 5m² of formal play space per child on-site. This will assist in meeting the London-wide target of 10m² play space per child and addressing the identified shortfall in provision in the borough. The quantitative formal play space requirement will be calculated based on the child yield of the development as a whole.
- 3.76** Financial contributions for off-site play space improvements will be required from schemes not providing play space on site (or where this is not sufficient to meet the standards referred to above). This will be based on the above standards, child yield, and the costs of providing play space, identified by the council. This is currently £300 per square metre but this figure may be subject to change over the plan period.
- 3.77** The council will require major residential developments to provide 5m² of informal play space per child (based on the estimated child yield). Private gardens and other private outdoor spaces suitable for play, alongside semi-private informal space, will be considered to contribute towards this provision. Where possible, minor developments are also required to provide informal play space.
- 3.78** Play and informal recreation areas should incorporate trees and greenery wherever possible and form an integral part of a child-friendly built environment. This involves making the whole of the public realm safe, welcoming and enjoyable for children and young people. Streets, pavements, walkways and various forms of public open space have the potential to be treated as incidental spaces for play. Appropriate inclusive play provision should be included for different age groups on-site.
- 3.79** Play provision should encourage an element of positive risk taking and incorporate provision for natural play, which may be provided in formal play space, informal play space, and throughout the landscaping and open spaces of developments. Further guidance on play is contained within the *Islington Play Strategy*.

Policy DM3.7

Noise and vibration (residential uses)

- A. All residential development proposals shall demonstrate how potential adverse noise impact on and between dwellings will be mitigated by housing layout, design and materials.
- B. The layout of adjacent dwellings and the location of lifts and circulation spaces is required to limit the transmission of sound to noise sensitive rooms within dwellings.
- C. Sufficient sound insulation with reasonable resistance to airborne sounds and impact sounds shall be installed in all walls and floors between and within dwellings, and between dwellings and public and/or communal areas.

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D. Residential developments should be adequately separated from major sources of noise, such as road, rail and certain types of development. Mitigation will be required where the noise environment necessitates this. Noise exposure categories will be used to assess applications. New residential development should wherever possible be sited away from noise generating land uses.

E. Proposals for residential development adjacent to railway lines (or other sites that may be subject to vibration) should incorporate adequate mitigation to ensure a good standard of amenity for future occupants.

- 3.80** Noise is a major cause of stress in cities, particularly when an individual has no control over it. Traffic, neighbours and even other occupants within a home can all be sources of excessive noise. There is a disproportionate effect on elderly and disabled people and those with young children. Some residential developments built in noisy locations have a high level of acoustic insulation; however, once a window is opened the impact of noise can be excessive. Adequate regard should be given to noise transmission and the provision of sufficient natural or mechanical ventilation.
- 3.81** The *National Planning Policy Framework* (NPPF) aims to avoid significant adverse impacts on health and quality of life from noise, and mitigate and minimise its lesser adverse impacts, as a result of new development. The adopted *Noise Policy Statement for England* (2010) recognises that noise exposure can cause annoyance and sleep disturbance, both of which impact on quality of life and give rise to adverse health effects. It also points to evidence that long term exposure to some types of transport noise can additionally cause an increased risk of direct health effects.
- 3.82** The location and internal layout of residential accommodation is important to ensure individuals have opportunities in their home to not be disturbed by noise nuisance from their fellow occupants, nearby neighbours or the outside environment.
- 3.83** When designing buildings, acoustic conditions need to be considered. Internal layouts should be planned to limit the effect of noise from adjoining properties in sound sensitive rooms. All new housing within Islington should be built to best practice standards to ensure a high level of residential amenity for occupants.
- 3.84** Where it is not possible to achieve such a separation of land uses, the use of conditions or planning obligations will be considered where it is not practical to control or reduce noise levels.
- 3.85** Until recently, the government provided technical guidance in relation to noise exposure categories for dwellings (in *Planning Policy Guidance Note 24: Planning and Noise*) (PPG24). The NPPF, which replaces PPG24, opts for a broad risk-based approach to noise, lacking in any such technical criteria. However, noise is a complex area where PPG24 provided widely understood principles which have been applied to support development with good acoustic environments whilst allowing sufficient flexibility in planning decisions in order to promote sustainable development in Islington. The final NPPF was amended from its draft form to include technical guidance on some planning matters, but the extent to which the new policy can function effectively without more technical notes is

not yet established. As noise is a case in point, the key matter of definitions of Noise Exposure Categories (NECs) for dwellings previously contained in PPG24 will retain relevance to development in Islington, unless superseded by new national technical guidance. The NECs shall be used to assess residential development and are outlined in **Table 3.4** below.

Table 3.4 - Noise Exposure Categories

Noise exposure categories	Guidance
NEC - A	Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level.
NEC - B	Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.
NEC - C	Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.
NEC - D	Planning permission should normally be refused.

3.86 Refer to **Appendix 10** for further detail about noise exposure categories.

3.87 Consistent with the Core Strategy policy on housing, in order to protect residential amenity from major sources of vibration (e.g. railway lines), applications for residential development likely to be affected by vibration should submit information quantifying the levels. Where predicted levels of vibration exceed the criteria identified in Table 7 of *British Standard 6472:1992 – Evaluation of Human Exposure to Vibration in Buildings* (1Hz to 80Hz), proposals should incorporate sufficient mitigation to reduce exposure to vibration within habitable rooms.

Policy DM3.8

Sheltered housing and care homes

A. The council will support the provision of sheltered housing and care homes provided the development will be:

- i) suitable for the intended occupiers in terms of the standard of facilities and the level of independence, and provide the necessary level of supervision, management and care/support;
- ii) accessible to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and

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iii) a suitable use for the site considering the surrounding neighbourhood, and contribute to mixed and balanced communities.

B. The council will resist development which involves the loss of floorspace in sheltered housing and care homes unless either:

i) adequate replacement accommodation will be provided that satisfies A (i) to (iii) above; or

ii) the applicant can robustly demonstrate that there is a surplus over a long-term of this housing type in Islington; or

iii) it can be demonstrated that the existing accommodation is unsatisfactory for modern standards and/or not fit for purpose and the proposed development would provide accommodation to meet an identified acute need, which may include social rented housing.

C. 10% of all new housing, calculated against habitable rooms, is required to be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. The wheelchair accessible units should be provided across all tenures and deliver appropriate unit sizes.

- 3.88** This policy is concerned with supported residential accommodation and care homes designed for older, disabled or other vulnerable people, falling within Use Classes C2 and C3.
- 3.89** Islington's *Local Housing Needs Assessment* (2008) indicates that the need for supported residential accommodation is increasing and identified sheltered housing as the most popular form of specialist accommodation for older person households. Sheltered housing is an important form of housing which enables people, particularly the elderly, to live independently with the reassurance of an on-site manager and 24 hour emergency services to call on should the need arise. Some sheltered housing schemes can offer an extra level of care to provide older people who need more assistance with an alternative to residential care.
- 3.90** These offer safe and inclusive environments that facilitate independent living for older people in mostly self-contained and accessible rented, shared ownership or leasehold accommodation.
- 3.91** Applicants proposing extra care facilities will be required to provide, as part of the application, details of:
- care aspects, including qualifying age, entry criteria, minimum expected numbers of care hours per week and the proportion of residents expected to need different levels of care; and
 - how the facilities are to be funded and managed.
- 3.92** The council will consider the use of Section 106 agreements to secure:

- the involvement of a registered Care Quality Commission care provider in the delivery of care;
- the availability of 24 hour care services for residents to receive/purchase from an on-site team according to their needs;
- the receipt of a minimum package of care services as a criteria for occupation;
- a minimum age of occupants.

- 3.93** The council will support proposals which provide accommodation for people with learning disabilities, mental health problems or other conditions that make them vulnerable and in need of specialist support that meet the policy criteria.
- 3.94** Self-contained housing covered by this policy should have regard to Policy DM3.4 (Housing standards) alongside the particular needs of intended user groups in terms of size and layout. Self-contained housing will also be subject to Islington's affordable housing policies, regardless of whether it falls within the C2 or C3 Use Class, consistent with the *London Plan* (paragraph 3.51).
- 3.95** In determining the appropriate use class for self-contained facilities, the council will consider whether the development will be a registered location with the Care Quality Commission⁽⁶⁾, the degree of care, and the proportion of units to which care is likely to be available. In some cases a development may be deemed to provide units within both the C2 and C3 Use Classes.
- 3.96** The council's space standards and standards for internal arrangement will not apply to residential care homes in the C2 Use Class where accommodation is bedroom based with communal facilities. However, these facilities should provide high quality accommodation to modern standards with a layout suitable for the type of services to be provided. Internal environments should be comfortable, convenient, capable of sensibly accommodating the necessary furniture and equipment associated with specific room activities and be suitable for particular needs of intended user groups. The council will have regard to any relevant government advice and will consult Islington's Environmental Health Service and Adult Social Services where appropriate.
- 3.97** Planning consent will normally include a condition to specify the form of occupation and may limit the permission to a particular provider. A condition may also be imposed to ensure that the accommodation is kept as a single planning unit to prevent subdivision into independent residential units for the purpose of occupation, management or sale.

6 Unlike residential care homes in Use Class C2, the private address of a person who uses care services is not defined as a location by the Care Quality Commission for the purposes of its registration process. However, the delivery of the domiciliary care component to individual residents is registered by the Care Quality Commission. Further information on registration is available on the Care Quality Commission website.

3 Housing

Policy DM3.9

Houses in Multiple Occupation, hostels and student accommodation

A. All new Houses in Multiple Occupation (HMOs), hostels and student accommodation must be built to Islington's flexible home standards (as defined in the *Accessible Housing in Islington SPD*) and 10% of bed spaces must be designed to be wheelchair accessible. The 10% wheelchair accessible standard rooms must be fully fitted from completion.

HMOs

B. The council will support the provision of new HMOs where they:

- i) do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood;
- ii) do not result in the loss of existing larger housing;
- iii) satisfy the appropriate Environmental Health standards and any higher standards set out in Part iv); and
- iv) provide a good quality of accommodation within non-self contained units, consistent with the space standards set out in **Table 3.5**. Non-self contained units should have an exclusive use kitchen for each household, either within their sleeping accommodation unit or in another room.

C. The council will resist the loss of good quality HMOs.

D. Where the loss of an HMO is acceptable, development should provide accommodation to meet an acute need identified by the council's housing department, which may include social rented housing.

Hostels

E. The council will support the provision of new hostels where they will:

- i) not result in the loss of permanent housing or existing satisfactorily shared accommodation;
- ii) be suitable for the intended occupiers in terms of the location, standard and level of facilities and provide the necessary level of supervision, management and care/support;
- iii) be an appropriate use considering the surrounding area, and contribute to mixed and balanced communities; and
- iv) not give rise to any significant adverse amenity impact on the surrounding neighbourhood.

F. The council will resist the loss of hostels unless:

- i) adequate replacement accommodation will be provided for the particular group; or

ii) it can be demonstrated that the accommodation is no longer needed for the particular group; or

iii) it can be demonstrated that the existing accommodation is unsatisfactory for modern standards and/or not fit for purpose for its current use.

G. Where the loss of a hostel is acceptable, development should provide accommodation to meet an acute need identified by the council's housing department, which may include social rented housing.

Student accommodation

H. Student accommodation will only be approved where:

i) the site has been allocated or designated for student accommodation use;

ii) it can be demonstrated that the proposal will not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood; and

iii) all proposed units provide a decent standard of accommodation and amenity.

I. Planning conditions and agreements will be used to:

i) ensure that student accommodation is occupied only by students (and where necessary, members of a specified educational institution);

ii) secure funding for bursaries, consistent with the Core Strategy policy on housing; and

iii) ensure that the development is subject to an appropriate site management and maintenance plan.

3.98 There have been various uses of the term 'House in Multiple Occupation' (HMO) so it is important to clarify how it is defined in relation to planning policy in Islington's Core Strategy and Development Management Policies. The term refers to residential property that takes the form of shared houses, flats and non-self contained units/housing let to three or more unrelated tenants who form two or more households and share a kitchen, bathroom or toilet. Households are families, including single persons and co-habiting couples (whether or not of opposite sex).

3.99 Until recently, most forms of HMO did not fall within a planning Use Class and were considered 'Sui Generis'. In 2010, the Government introduced a new specific Use Class ('C4: Houses in Multiple Occupation') into planning law. The C4 Use Class applies to small scale HMOs shared by three to six people.

3.100 However, permitted development rights were subsequently amended to allow changes of use between regular self contained housing in Use Class C3 and Houses in Multiple Occupation in Use Class C4 to take place without the need for planning permission, unless a local authority has specifically identified an area in which planning applications will be required. This policy will not therefore apply to changes of use between Use Classes C4

3 Housing

and C3 unless Islington removes permitted development rights in part or all of the borough at a future time. HMOs within the C4 use class will be assessed as a C3 Use Class and are not subject to Policy DM3.9.

- 3.101** HMOs with more than six occupiers remain outside any planning category ('sui generis'). This means that planning permission is required for a material change of use to or from a multi-occupied property in this category. HMOs considered to be Sui Generis are covered by Policy DM3.9.
- 3.102** HMOs that are of a good standard provide an important part of the provision of cheaper housing in Islington, particularly for young people and those with low incomes. For some, the availability of bedsits or lodgings may be the only alternative to homelessness.
- 3.103** In accordance with the Housing Act 2004, the council's Environmental Health team licences HMOs with three or more storeys (including basements, attics, shops etc) and five or more occupiers, with certain exceptions. Agreed minimum standards for room sizes and the provision of kitchens and bathrooms are used to determine the maximum number of occupiers and households for an HMO licence. These were designed as minimum standards to protect the health of occupants in existing property by ensuring adequate facilities and space for the number of people a HMO is licensed for. In the case of new development, the council considers that the higher space standards set out in the policy should be possible. These are set out in **Table 3.5** below.

Table 3.5 Non-self contained HMO standards

Non-self contained sleeping accommodation	Minimum room size (m ²)
Single room without kitchen	12
Single room with kitchen	16
Double room without kitchen	17
Double room with kitchen	21

- 3.104** Good quality HMOs are those that provide sufficient internal space, provide occupants with a reasonable standard of amenity, and do not give rise to significant adverse amenity impacts to the adjacent and/or surrounding residential neighbourhood. The council will exercise a general presumption in favour of protecting HMOs that could be improved to meet standards without conversion, with applications to be treated on their merits with the views of the Environmental Health team sought.
- 3.105** The council's space standards and standards for internal arrangement will not apply to hostels. However, they should provide high quality facilities to modern standards with a layout suitable for the type of services provided. Where there is a need for supervision, suitable staff accommodation should be provided within the scheme. When considering proposals for hostels, the council will have regard to any relevant government advice and Environmental Health standards. Adequate indoor communal space and outdoor amenity

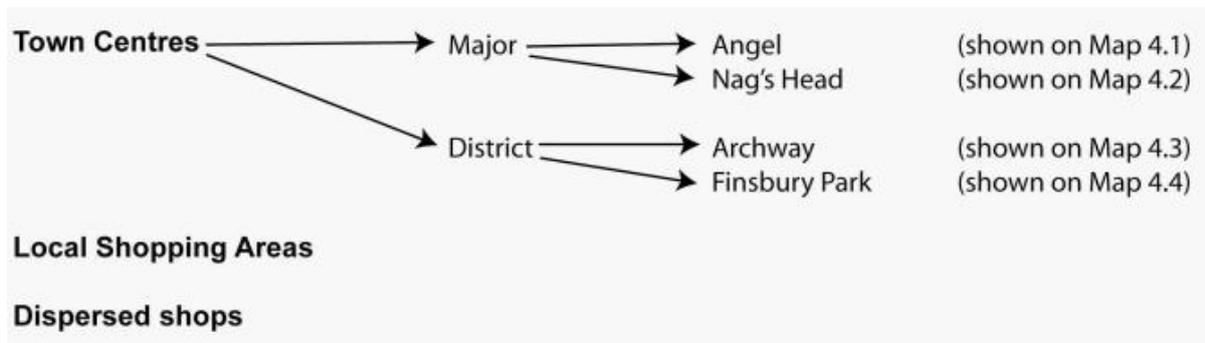
space must be provided. Where the accommodation is to be used by families, play space should be provided. The amount of outdoor space should be broadly comparable to that required for self-contained housing.

- 3.106** The Core Strategy restricts development of student accommodation to identified locations around City University, London, EC1, and London Metropolitan University, N7, which have good accessibility to public transport, shops, services and community facilities. Site boundaries are defined in the Finsbury Local Plan and Site Allocations documents respectively.
- 3.107** It is important that student accommodation provides a decent standard of amenity for occupants. Generally, bedrooms should meet the standards for non-self contained sleeping accommodation set out in **Table 3.5**, alongside separate common amenity areas. Kitchen, washing and utility facilities should meet environmental health requirements.
- 3.108** Site management and maintenance is considered key to successful student accommodation and will be secured by way of a Section 106 agreement, which may cover such matters as provision of on-site wardens, use of communal facilities, elimination of potential noise nuisance, and security and safety for occupants.
- 3.109** Consistent with paragraph 3.53 of the *London Plan*, planning conditions and agreements will be used to ensure that student accommodation is only occupied by students (including, where necessary, members of specific educational institutions) and are retained as single units. Units secured as student accommodation in this manner will also be required to contribute funding for bursaries, consistent with the Core Strategy policy on housing. The council has successfully secured bursaries to assist young people in pursuing their education and will continue to use Section 106 agreements for this purpose. Students who have spent time in care are the main targets for financial help because they are under-represented in higher education. More detail will be set out in a Supplementary Planning Document to increase certainty about the level of contribution needed to facilitate successful applications.
- 3.110** All HMOs, hostels and student accommodation must ensure that at least 10% of bed spaces are wheelchair accessible. These are required to be fully fitted from the outset because leases are short and turnover relatively high within these types of accommodation.

4 Shops, culture and services

- 4.1** The Core Strategy aims to maintain the borough's existing healthy retail economy and provide a range of goods and services. Major retail and leisure developments should be focused in the existing Town Centres, in line with the sequential test for main Town Centre uses outlined in paragraphs 24-27 of the *National Planning Policy Framework*. Independent retailers, Local Shopping Areas and essential retail are promoted and supported.
- 4.2** Any references to policies, plans, strategies, standards, Supplementary Planning Documents (SPDs), legislation, regulations, guidance and so forth will also apply to any replacements, additions or alterations to these documents.
- 4.3** Islington has four Town Centres: two are classified as Major Town Centres (Angel and Nag's Head) and two are District Town Centres (Archway and Finsbury Park). The boundaries of these Town Centres are shown on Maps 4.1 to 4.4. Islington's Town Centres are crucial to the social, economic and environmental wellbeing of the borough. Retailing constitutes the main use within the borough's Town Centres. The role and function of Town Centres must meet the needs of diverse communities, help reduce social exclusion, and create opportunities for everyone.

Figure 4.1 Hierarchy of shopping areas



- 4.4** Within Town Centres there are different concentrations of shops and other businesses. The core of Town Centres, which are the focus of retailing activities, are defined as Primary and Secondary Frontages. These are designated on the Policies Map and described in **Appendix 2**. Town Centres are also the focus for entertainment, leisure and night-time uses within the borough; these uses perform an important function but require careful management to ensure their location or concentration does not result in adverse impacts. Parts of the Central Activities Zone (CAZ) possess qualities similar to Islington's Town Centres.
- 4.5** The council will seek to promote main Town Centre uses in a manner which complements and enhances the vitality, viability and character of Town Centres within Islington and neighbouring boroughs.
- 4.6** Islington has a number of small Local Shopping Areas (see **Appendix 3**) which complement the four Town Centres. These areas perform an important local shopping function, but may also contain other businesses, such as banks, post offices, estate agents, dry cleaners,

4 Shops, culture and services

solicitors, cafés, restaurants and hot food take-aways. These businesses can help to support shopping areas and provide services and jobs for local residents and other businesses.

- 4.7** The borough also contains a number of dispersed shops, traditional street markets, specialist shopping areas, Public Houses and community, social and cultural facilities. All of these facilities have an important role in providing accessible services, goods and meeting places to local communities. Such facilities are often important to the character and identity of a local area.
- 4.8** The council seeks to support local employers and service providers, and advise them how their accommodation and its management can enable them to recruit and retain a diverse work force, deliver inclusive services, and honour their duties under the Equalities Act (2010).

Policy DM4.1

Maintaining and promoting small and independent shops

A. The council views the retention of small and independent shops as a baseline and places great weight on the need to retain any shops which currently or potentially could be utilised by small and independent retailers. In order to encourage new provision of small and independent shop units, the council will seek to secure small shop units (generally considered to be units of around 80m² gross internal floorspace or less) suitable for small and independent retailers throughout the borough, by:

- i) requiring proposals for new retail development which incorporate 2,500m² gross internal floorspace or more in the A Use Classes to incorporate small shop premises, equivalent to at least 10% of the total amount of proposed retail floorspace, and encouraging their occupation by independent retailers, particularly for essential services. Retail development below this threshold must also provide a good supply of smaller units;
- ii) requiring proposals for the redevelopment of small shop units to incorporate adequate reprovision of small units to compensate for any loss, particularly for essential services;
- iii) requiring proposals for major housing developments to incorporate small shop units where there is no accessible provision of essential daily goods available within a short walking distance (within 300m); and
- iv) where appropriate, attaching conditions to permissions for small shop units, requiring planning permission to be sought for the future amalgamation of units into larger premises.

B. The council will prevent the amalgamation of individual shop units incorporating A Use Classes where the intensification of use would have material impacts which would:

- i) detrimentally affect the character of the local area, and/or
- ii) cause unacceptable adverse impacts on the local environment and/or amenity.

4 Shops, culture and services

- 4.9** Islington's many small and independent shops help lend the borough its special character and contribute to the identity of its neighbourhoods. Small and independent shops provide an important role in servicing the day-to-day needs of local residents, workers and visitors, and can provide greater consumer choice and local employment. Despite this, the council has recorded a decline in the number of small and independent shops in recent years. Generally, the council sees the retention of small and independent shops as its preferred option; retention of units suitable for occupation by small and independent retailers should be the starting point when drafting development proposals. Any proposals which have not explored the possibility of retaining these units will be resisted.
- 4.10** The Core Strategy states that independent retail will be actively promoted and major retail developments will be required to provide a good supply of smaller retail units. London Plan Policy 4.9 states that boroughs should "develop local policies where appropriate to support the provision of small shop units", usually for large retail developments over 2,500m². The *London Small Shops Study (June 2010)* defines a 'small shop' as being one of around 80m² gross internal floorspace or less, occupied by an independent retail or service outlet which has nine units or less (as per the Goad definition).
- 4.11** To support the London Plan and Core Strategy policies, proposals for large retail developments within the borough will be required to incorporate premises suitable for occupation by small and independent retailers, equivalent to at least 10% of the total amount of proposed retail floorspace. Retail development of less than 2,500m² gross internal floorspace should also seek to provide a supply of smaller units, consistent with the Core Strategy. Proposals for major residential developments will also be required to provide small shops where no alternative facilities are within walking distance. The loss of existing small shops will be resisted by requiring adequate re-provision (generally where existing units are to be demolished and reprovided) and removing the future ability to amalgamate small units without planning permission.
- 4.12** The council considers that certain types of small and independent shops perform an essential service and should be easily accessible to all residents. These essential services include butchers, bakers, greengrocers, grocers, fishmongers, chemists, post offices, newsagents, cobblers, hardware stores, dry cleaners and laundrettes. The loss of shop units suitable for such shops, particularly units which contribute to local character, individuality and the wider commercial success of an area, will be resisted. Applicants for significant retail developments will be encouraged to seek independent retailers for small units wherever possible.
- 4.13** The amalgamation of individual shop units can result in material impacts, primarily relating to character and intensification of use. Amalgamation of shop units will be resisted where they materially and detrimentally affect the special character of Islington's shopping areas. Larger shop units may also result in different patterns of servicing and deliveries: small supermarkets, for example, depend on very fast sales rates, which (where adequate storage is not available) require 'just in time' deliveries. This can result in more traffic movements by large vehicles, which in turn can impact on residential amenity and environmental quality. Where unacceptable adverse impacts arise, the amalgamation of individual shop units will be resisted.

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- 4.14** Islington has introduced various initiatives to encourage and promote small and independent shops. One example is the production of the *Essential Guide to Islington* which includes highlights about shopping within the borough. Islington is well known for the quality and diversity of its local shops and the council is keen to encourage people to shop locally within the borough. An increasingly detailed understanding of small and independent shops within Islington will be developed when developing SPDs for Town Centres.

Policy DM4.2

Entertainment and the night-time economy

A. Entertainment and night-time activities are generally appropriate in Town Centres where:

- i) they are compatible with other main Town Centre uses;
- ii) there would not be a significant adverse effect on amenity, particularly residential amenity; and
- iii) there is not an over-concentration of similar types of use, as assessed in relation to Policy DM4.3.

B. Entertainment and night-time activities are generally inappropriate outside Town Centres*. Where proposed outside Town Centres, applicants will need to demonstrate that such uses will not result in adverse impacts, including cumulative impacts, as assessed in relation to Policy DM4.3, and are consistent with other policies relating to development outside Town Centres.

**An exception applies to the area covered by the Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell). Refer to Policy BC8 of the Finsbury Local Plan for more details.*

- 4.15** Entertainment and night-time uses include cinemas, theatres, restaurants, Public Houses and other similar uses. These uses can contribute positively to the vitality and vibrancy of Town Centres, including enhancing perceptions of personal safety by providing informal surveillance for passers-by. However, if not properly managed, such uses can result in adverse effects on surrounding neighbourhoods, with adverse amenity effects generated from factors such as noise and anti-social behaviour, particularly late at night.
- 4.16** To achieve a balance and protect the amenity of the borough's predominantly residential areas, entertainment and night-time uses will generally be directed towards Islington's four Town Centres (alongside parts of the Central Activities Zone: see Policy BC8 of the *Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell)* for more details). Within these areas, proposals for night-time and entertainment uses will be supported where no significant adverse impacts would arise and where the proposed use is consistent with other policies relating to Town Centres. Consideration will be given to the potential for adverse impacts to arise relating to anti-social behaviour, litter, noise, disturbance and other individual and cumulative impacts of late night uses. The council's Licensing Policy, which identifies areas affected by negative cumulative impacts of entertainment and similar

uses, will be a key consideration in assessing proposals. Regard will be had to proposed hours of opening, operation and servicing, and measures to mitigate odour and noise from the premises. The council will take action to ensure compliance with any conditions, particularly in areas which have a high concentration of certain uses, including areas of saturation.

- 4.17** Consideration will also be given to the need to secure a wide range of entertainment and cultural uses within Town Centres, not just those that are primarily concerned with the consumption of alcohol. As such, complementary uses that contribute towards a sustainable mix of night-time uses will be supported.
- 4.18** Further guidance can be found in the Mayor of London's best practice guidance *Managing the night-time economy*.
- 4.19** Applications for entertainment and night-time uses outside Town Centres will need to demonstrate that the proposed use will not result in adverse impacts (particularly on residential amenity) or result in an unacceptable concentration of uses (assessed under Policy DM4.3). In addition, Policy DM4.6 will be used to assess applications for entertainment and night-time uses within Local Shopping Areas.

Policy DM4.3

Location and concentration of uses

A. Proposals for cafés, restaurants, drinking establishments, off licences, hot food takeaways, lap dancing clubs, nightclubs, casinos, betting shops, amusement centres and other similar uses will be resisted where they:

- i) Would result in negative cumulative impacts due to an unacceptable concentration of such uses in one area; or
- ii) Would cause unacceptable disturbance or detrimentally affect the amenity, character and function of an area.

B. Proposals for drinking establishments, off licences, hot food takeaways, lap dancing clubs, nightclubs, casinos, betting shops, amusement centres and other similar uses will be resisted where they are in proximity to schools or sensitive community facilities.

- 4.20** Due to the borough's densely developed, mixed-use nature, a range of main Town Centre uses occur in close proximity to places where people live. It is important to ensure a mix and balance of complementary day and night-time uses that creates an attractive and vibrant area that co-exists successfully with neighbouring residential areas. Certain types of use can cause detrimental cumulative impacts as a result of their concentration or location. The council will therefore resist applications for such uses where they would cause harm to the character, function and amenity of an area or negatively impact on the health and wellbeing of the borough's residents.

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- 4.21** In assessing the likely impacts of a proposal, regard will be had to the type of use, proposed hours of opening, size of premises, operation and servicing, and measures to mitigate odour and noise from the premises. The council will also consider whether the proposal is likely to increase or create a negative cumulative impact in the surrounding area (generally within a 500m radius of the site). Proposals will be resisted that would result in unreasonable negative cumulative impacts that cannot be adequately mitigated. The council's Licensing Policy will be a key consideration in assessing potential impacts of proposals.
- 4.22** When considering applications for uses for adult-orientated activities (e.g. alcohol consumption/retail, gambling and establishments offering sexualised entertainment), the proximity of the site to schools and sensitive community facilities (such as refuges and places of worship) will be considered.
- 4.23** The Government White Paper *Healthy Lives, Healthy People: Our strategy for public health in England* (2010) identifies that more than 1 in 5 children in England are overweight or obese by age 3, with higher rates among some Black and Minority Ethnic communities and in more deprived areas. The paper highlights the role of councils in taking action to improve public health, including regulating the development of new fast food restaurants in their role as local planning authority. To reduce access to fast food outlets by children, applications for hot food takeaways within around 200 metres or less of primary and secondary schools will be resisted.
- 4.24** In locations where the location and/or concentration of certain uses has created, or may result in, negative impacts, the council may use conditions to prevent the use of A2 premises as betting shops, and A1 premises as off licences.

Policy DM4.4

Promoting Islington's Town Centres

The council will seek to maintain and enhance the retail and service function of Islington's four Town Centres, which are designated on the Policies Map and shown on **Maps 4.1 to 4.4**.

A. Applications for more than 80m² of floorspace for uses within the A Use Classes, D2 Use Class and for Sui Generis main Town Centre uses⁽⁷⁾ should be located within designated Town Centres. Where suitable locations within Town Centres are not available, Local Shopping Areas or edge-of-centre sites should be chosen. Where this is not possible, out-of-centre sites may be acceptable where:

- i) Alternative sites within Town Centres, Local Shopping Areas and edge-of-centre locations have been thoroughly investigated;

7 Note: other main Town Centre uses, including offices and visitor accommodation, are subject to separate policies.

ii) the development would not individually, or cumulatively with other development, have a detrimental impact on the vitality and viability of Town Centres and Local Shopping Areas within Islington or in adjacent boroughs, or prejudice the prospect for further investment needed to safeguard their vitality and viability; and

iii) the development would be accessible to all by a sustainable choice of means of transport, and would not prejudice the overall aim of reducing the need to travel.

B. For applications proposing more than 80m² of floorspace within the A Use Classes, D2 Use Class and for Sui Generis main Town Centre uses within the Central Activities Zone, Part A does not apply. Applications for such uses within the Central Activities Zone must demonstrate that:

i) the development would not individually, or cumulatively with other development, have a detrimental impact on the vitality and viability of Town Centres within Islington or in adjacent boroughs, or prejudice the prospect for further investment needed to safeguard their vitality and viability;

ii) proposed uses can be accommodated without adverse impact on amenity; and

iii) the proposal would support and complement existing clusters of similar uses within or adjacent to the Central Activities Zone, particularly important retail frontages.

C. Development within designated Town Centres is required to:

i) be appropriate to the scale, character and function of the centre;

ii) contribute positively to the vitality and viability of the centre;

iii) promote a vibrant and attractive place;

iv) respect and enhance the heritage, character and local distinctiveness of the centre;

v) provide a variety of different sized retail units;

vi) meet the council's policies on Inclusive Design; and

vii) not cause detrimental disturbance from noise, odour, fumes or other environmental harm.

D. The Change of Use of ground floor units from main Town Centre uses (e.g. A Use Classes, D2 Use Class and Sui Generis main Town Centre uses) to other uses (particularly residential use) within Town Centres will be generally resisted. However, this may be deemed acceptable outside any designated Primary and Secondary Frontages, where:

i) the premises has been vacant for a continuous period of at least 2 years and continuous marketing evidence for this 2 year vacancy is provided which demonstrates that there is no realistic prospect of the unit being used in its current use in the foreseeable future;

ii) the use of the unit for residential purposes is consistent with the role and function of the street or space;

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iii) high quality dwellings with a high standard of residential amenity would be provided, consistent with other policies and standards relating to housing and design; and

iv) the Change of Use will not cause adverse impacts on any sections of undesignated frontage that are contiguous with designated Primary and Secondary Frontages.

E. Supplementary planning documents (SPDs) will be produced to provide the detail of the vision for the Town Centres. These documents will guide development, the type of land uses, size and type of shops that should be promoted and/or would be acceptable in different areas of the Town Centre. These SPDs will also help coordinate improvements between different agencies, enhance public realm and access, and protect and support local shops.

- 4.25** Islington's Town Centres are the primary focus for retailing in the borough. To promote their economic and cultural function, the council will apply a sequential approach to assessing applications for retail, services, entertainment, assembly and leisure uses (other than those of a very small scale). Ensuring that retail and other important facilities (such as GP surgeries, solicitors, post offices, groceries and newsagents) remain readily accessible is essential to the vitality and viability of Town Centres. Focusing these shops and services within Town Centres will contribute to the inclusivity and sustainability of local communities and the local economy, and reduce the number and length of trips undertaken.
- 4.26** Edge-of-centre sites are those which are well connected to and within easy walking distance of the nearest centre. With regards to Town Centres the sites should be within 300 metres of a Primary or Secondary Frontage. For Local Shopping Areas sites should be within 300 metres of the boundary. Distances will be measured on the actual walking route.
- 4.27** London's Central Activities Zone (CAZ) has a unique role in the retail hierarchy. This area contains significant clusters of retail premises, most notably at Angel, which is a designated Town Centre, but also at Moorgate, Old Street, Cowcross Street, Farringdon Road and St. John Street. These are complemented by Local Shopping Areas and smaller scale shopping parades located in predominantly residential areas. Proposals for retail, services, entertainment, assembly and leisure uses within the Central Activities Zone may be appropriate where these would not detrimentally affect the vitality and viability of Town Centres and/or local amenity. The council recognises that most proposals involving these uses (especially those of a small scale) are unlikely to result in detrimental impacts; and that active ground floor uses are often sought through other policies or allocations due to their likely benefits. The policy therefore takes a flexible, judgement-based approach, with a full impact assessment only being required where a proposal may have a potentially adverse impact on one or more designated Town Centres. The additional requirement for proposals for such uses to support and complement existing retail clusters (which may also include sensitive extension of existing clusters) will help to protect the vitality and viability of existing retail clusters in the CAZ, including designated Local Shopping Areas.⁽⁸⁾
- 4.28** Each of Islington's four Town Centres has its own distinct character. Development must respect and enhance this, whilst meeting modern needs for suitable provision. The council will not grant planning permission for development it considers would cause harm to the

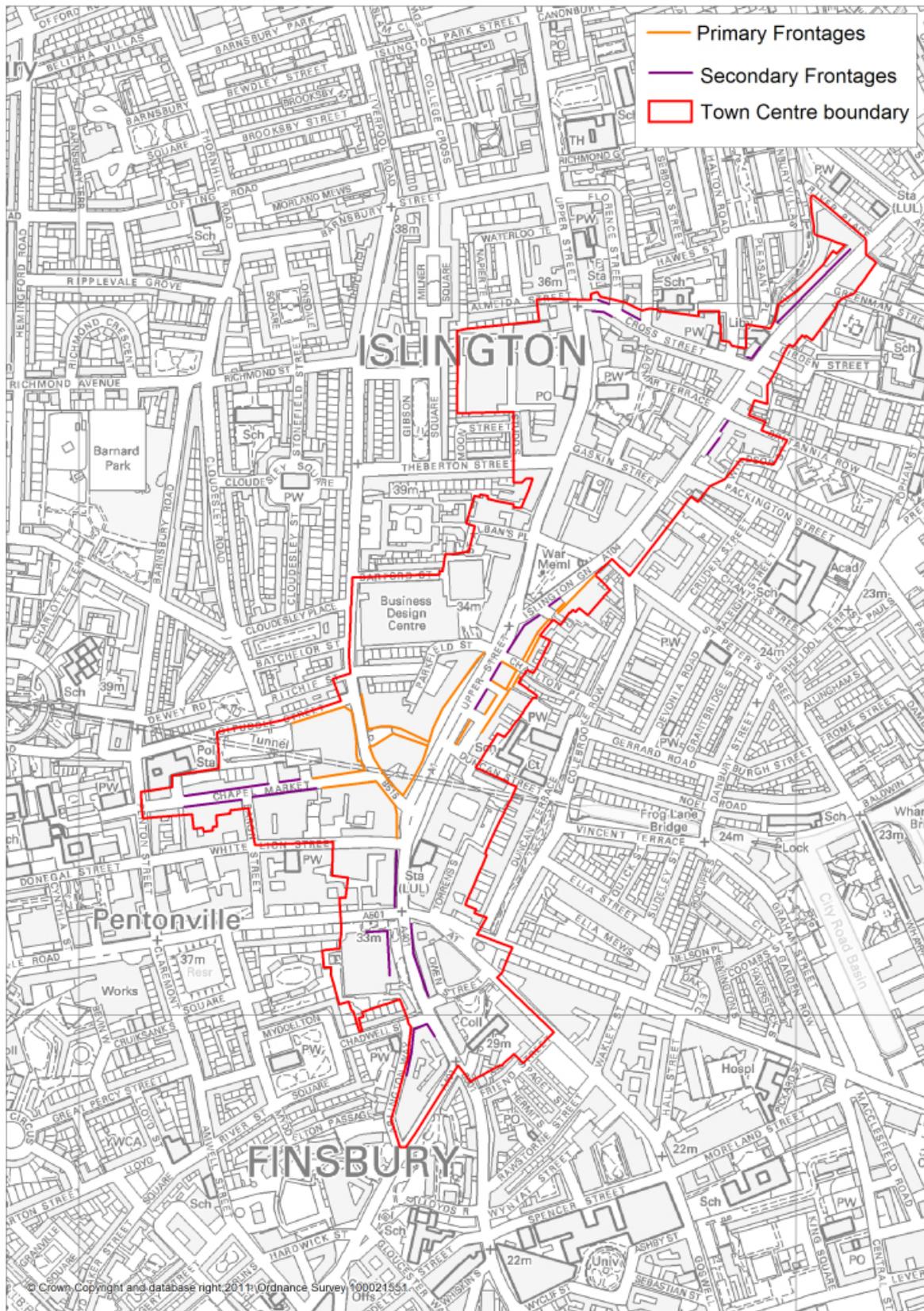
8 See also Policy BC8 of the *Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell)*.

character, amenity, function, and/or vitality and viability of a Town Centre. It is acknowledged that, outside core retailing areas, there is more scope to introduce other main Town Centre uses, providing greater opportunities for flexibility and a diversity of uses in the interests of maintaining and enhancing a Town Centre's vitality and viability.

- 4.29** For proposals to change the use of existing ground floor units, continuous marketing evidence will be required demonstrating lack of demand for retail space. **Appendix 11** sets out the information to be provided in relation to marketing of vacant floorspace.

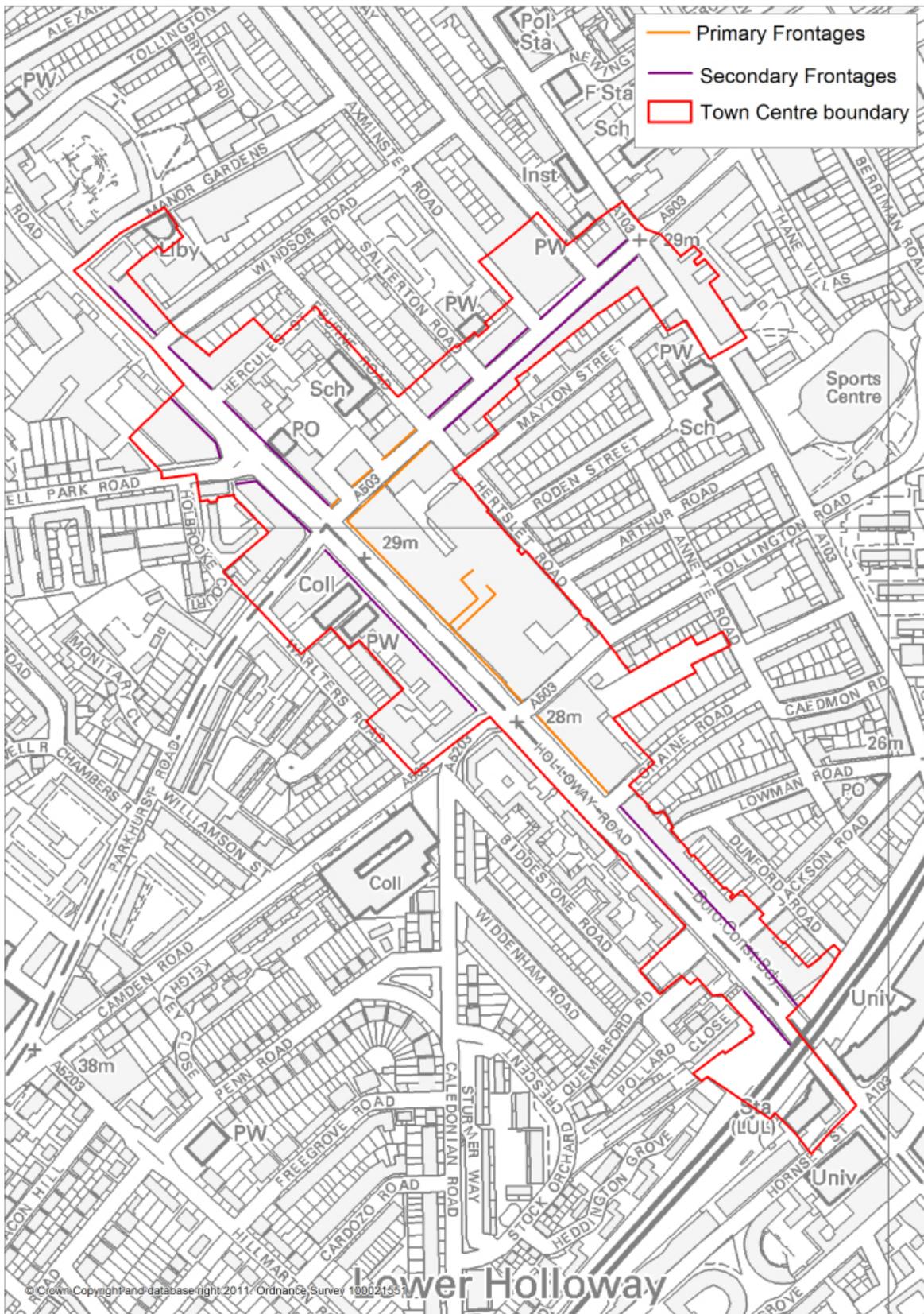
4 Shops, culture and services

Map 4.1 Angel Town Centre Boundary and Frontages



4 Shops, culture and services

Map 4.2 Nag's Head Town Centre Boundary and Frontages



4 Shops, culture and services

Policy DM4.5

Primary and Secondary Frontages

The council recognises Primary Frontages and Secondary Frontages, which represent the core of the borough's four Town Centres. These are designated on the Policies Map, described in **Appendix 2** and shown on **Maps 4.1 to 4.4**.

A. Within the Primary Frontages proposals to change the use of existing retail premises (Use Class A1) will not be permitted unless all the following criteria are satisfied:

- i) The resulting proportion of retail units in the Primary Frontage would not fall below 70% in Major Town Centres and 60% in District Town Centres;
- ii) The proposed Change of Use would not result in a break in continuity of retail frontage of more than one non-retail unit in any frontage;
- iii) The premises has been vacant for a period of at least 2 years and continuous marketing evidence for this 2 year vacancy period is provided and demonstrates that there is no realistic prospect of the unit being used for retail (A1) purposes;
- iv) Individually or cumulatively the proposed use would not have a harmful effect on the predominantly retail function and character of the Town Centre, and its vitality and viability; and
- v) All proposed uses at ground floor level would provide an active frontage and would clearly support the retail role of the frontage.

B. Within the Secondary Frontages the council will retain the general retail (Use Class A1) character of the frontage while permitting a limited number of non-retail units. Proposals to change the use of existing retail premises will not be permitted unless all of the following criteria are satisfied:

- i) The resulting proportion of retail units would not fall below 50% in the secondary frontage;
- ii) The proposed Change of Use would not result in a break in continuity of retail frontage of more than two non-retail units in any frontage;
- iii) The premises has been vacant for a period of at least 2 years and continuous marketing evidence for this 2 year vacancy period is provided and demonstrates that there is no realistic prospect of the unit being used for retail (A1) purposes;
- iv) Individually or cumulatively the proposed use would not have a harmful effect on the retail function and character of the Town Centre, and its vitality and viability; and
- v) The proposed use on the ground floor would provide an active frontage.

- 4.30** To promote vibrant and attractive Town Centres it is important that a critical mass of retailing uses is maintained within their core shopping areas, to maintain the vitality and viability of the Town Centres. This is achieved through the designation of a series of Primary and Secondary Frontages, which paragraph 23 of the *National Planning Policy Framework* (NPPF) directs local planning authorities to define and make clear which uses will be permitted within these locations.
- 4.31** Primary Frontages contain the greatest concentration of shops (A1 retail use), attract the greatest number of customers and underpin the vitality and viability of the Town Centre. Retail should remain the principal and dominant land use within these areas. The council will not support uses that do not complement or support the predominantly retail character, and will seek to retain all retail uses (Use Class A1) and maintain a continuous retail frontage wherever possible.
- 4.32** Secondary Frontages support the retail function of the Primary Frontage of the centre. Generally these provide a reasonable proportion (around 50% or more) of retail uses, which are complemented by other services such as cafés and estate agents. The council will not support uses that do not complement or support the predominantly retail character. A greater proportion of non-retail will be permitted, compared to Primary Frontages, in recognition that Town Centres need to perform a function beyond retail uses to ensure their vitality and viability. Suitable non-retail uses may include banks, building societies, employment centres, small service offices, advice centres, clinics and other health and welfare services, theatres, restaurants and community uses.
- 4.33** For proposals to change the use of existing retail units, continuous marketing evidence will be required demonstrating lack of demand for retail space. **Appendix 11** sets out the information to be provided in relation to marketing of vacant floorspace.

Policy DM4.6

Local Shopping Areas

Local Shopping Areas are designated on the Policies Map and described in **Appendix 3**. Within these designated areas:

- A. Proposals will only be permitted where an appropriate mix and balance of uses within the Local Shopping Area, which maintains and enhances the retail and service function of the Local Shopping Area, is retained.
- B. Existing ground floor retail units will be protected from Change of Use unless all of the following criteria are satisfied:
- i) The premises has been vacant for a continuous period of at least 2 years and continuous marketing evidence for this 2 year vacancy is provided which demonstrates that there is no realistic prospect of the unit being used in its current use in the foreseeable future;
 - ii) The proposal would not result in a harmful break in the continuity of retail frontages; and

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iii) Individually, or cumulatively, the proposed replacement use would not have an adverse effect on the vitality, viability and predominantly retail function of the Local Shopping Area.

C. The Change of Use of ground floor units to residential use will generally be resisted. Such proposals will only be considered acceptable where Parts A and B of this policy are satisfied, and where high quality dwellings with a high standard of residential amenity will be provided consistent with other policies and standards relating to housing and design.

- 4.34** Smaller scale Local Shopping Areas complement Islington's Town Centres and play an important role in serving the needs of residents across the borough (see **Appendix 3** for a map and schedule). These Local Shopping Areas provide a valuable service to their surrounding communities by meeting the day-to-day needs of residents, workers and visitors. They may also provide locally accessible facilities for people with mobility difficulties, play an important social role for the surrounding community, and contribute to the character and identity of an area.
- 4.35** The council will seek to retain retailing within Local Shopping Areas. Proposals for the Change of Use of existing retail units will be required to include continuous marketing evidence, demonstrating lack of demand for retail space, or other appropriate uses. The provision of community and/or non-retail commercial uses may be appropriate to support the viability and vitality of the Local Shopping Area in preference to a Change of Use to residential. **Appendix 11** sets out the information to be provided in relation to marketing of vacant floorspace.
- 4.36** Changes of use from A1 to Sui Generis will be considered on a case by case basis. However, such changes of use may be appropriate where the proposed new use is akin to an A1 use in the sense that it provides a local service.
- 4.37** Local Shopping Areas vary significantly in size, character and function. In securing a mix and balance of uses within each Local Shopping Area, Policy DM4.3 will also be taken into account, to ensure that an over-concentration of a single type of use does not occur which may harm the vitality or viability of the area. Where an application for Change of Use/redevelopment is received, potential cumulative impacts affecting existing uses within Local Shopping Area boundaries will be assessed on a case-by-case basis.
- 4.38** Proposals for the Change of Use of ground floor units to residential use must demonstrate that other uses are not viable or appropriate, and ensure that design techniques are employed which results in a high standard of amenity for occupants.

Policy DM4.7

Dispersed shops

A. The council will support and protect shops (Use Class A1) located outside designated Town Centres and Local Shopping Areas. Proposals for the Change of Use of dispersed shops will not be permitted unless:

i) the premises has been vacant for a continuous period of at least 2 years and continuous marketing evidence for this 2 year vacancy is provided which demonstrates that there is no realistic prospect of the unit being used in its current use or to provide an essential service to residents in the foreseeable future; and

ii) there is accessible provision of essential daily goods within short walking distance (within 300m).

B. The Change of Use of ground floor units to residential use will generally be resisted. Such proposals will only be considered acceptable where Part A of this policy is satisfied, where high quality dwellings with a high standard of residential amenity will be provided consistent with other policies and standards relating to housing and design, and where the Change of Use would not detrimentally affect the character of the street.

- 4.39** Local shops and other commercial uses located outside designated Town Centres and Local Shopping Areas can provide a valuable service to the local community by providing for essential day-to-day needs. Their accessibility is particularly important for those on low income, the elderly and people with mobility difficulties.
- 4.40** There has been a loss of a number of local shops, particularly to residential use, in recent years. Continuous marketing evidence will be required for proposals for the Change of Use of existing retail units, demonstrating lack of demand for retail or an appropriate commercial use that provides an essential service to residents. **Appendix 11** sets out the information to be provided in relation to marketing of vacant floorspace.
- 4.41** Essential services include butchers, bakers, greengrocers, grocers, fishmongers, chemists, post offices, newsagents, dry cleaners and laundrettes.
- 4.42** Proposals for the Change of Use of ground floor units to residential use must demonstrate that other uses are not viable or appropriate, and ensure that design techniques are employed which results in a high standard of amenity for occupants and do not materially harm the character of the street.

Policy DM4.8

Shopfronts

A. Within Primary Frontages and Secondary Frontages premises shall provide and retain clear views into and out of shop window(s). Inset entrances on shopfronts should be glazed and well-lit, to contribute to the attractiveness, safety and vitality of the Town Centre and avoid blank frontages to the street.

B. The council will resist the removal of shopfronts of architectural or historic interest, particularly shopfronts listed on the *Register of Locally Listed Buildings and Locally Significant Shopfronts*.

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C. The council will expect proposals for new shopfronts and alterations to existing shopfronts to demonstrate a high quality of design, which complements the original design, proportions, materials and detailing of the shopfront, surrounding street scene and the building of which it forms a part.

D. Blinds, canopies or shutters, where acceptable in principle, must be appropriate to the character of the shopfront and its setting. External security grilles will not normally be permitted. In conservation areas rigid and gloss finish blinds will generally be unacceptable.

E. Illumination to shopfronts must be sited and designed so as not to cause visual intrusion from light pollution into adjoining or nearby residential properties. Flashing internal or external lighting, and/or internally illuminated box lights will not be permitted.

F. Shop signage should generally be limited to the strip above the main shopfront and below the upper floor, plus one projecting sign at the same height. The council will resist proposals for further advertising additional to the name of the shop.

G. New shopfronts must be designed to allow equal access for all users, incorporating a Best Practice approach to access and inclusion. The use of pavements, where permitted, should not create an obstruction and should be designed so that the pavement is equally accessible for all users.

H. Proposals are required to take account of the council's *Shopfront Design Guide*.

See also Policy DM2.6 (Advertisements).

4.43 Islington has many important shopping areas and groups of shops which are often busy and well-known public places with their own distinctive character and history. Shopfronts of architectural or historic interest make an important contribution to the character and appearance of the borough, and as such the council maintains a list of important shopfronts within its *Register of Locally Listed Buildings and Locally Significant Shopfronts*. However, the character and quality of many of Islington's traditional shopping streets has been eroded by poor, careless and unsympathetic alterations to shopfronts. Widespread use of inappropriate materials and standardised shopfront designs has led to a loss of local distinctiveness and a negative impact on historically important buildings.

4.44 The design of new shopfronts and alterations to existing shopfronts is important to the appearance of the individual property, to the character and appearance of shopping areas, and provides visual connections between ground floor shops and the street. The council will expect well designed, accessible shopfronts that respect the character of the area and the architectural unity and integrity of the shop building of which they form part. The design of a new shopfront within a modern building should reflect the design of the building of which it forms part, but should also consider the appearance of neighbouring shopfronts in terms of fascia lines, stall riser height, materials and other architectural features. The design of a shopfront where the traditional surround and shopfront remain complete should be repaired and conserved wherever possible. These repairs must preserve the character of the original shopfront and be of matching style, materials and construction, whilst delivering a contemporary standard of amenity that meets current access standards.

- 4.45** The council will ensure that alterations to shopfronts are well designed and contribute positively to the surrounding area. This will improve the streetscape and is beneficial for business.
- 4.46** Poorly sited or badly designed shop signs, including projecting signs and illumination, can have a detrimental effect on the character and appearance of areas and may raise issues of public safety. It is important that roller shutters on premises are designed in a manner which strikes a balance between protecting property, ensuring that the vitality of an area is not undermined, and ensuring that the perception of crime is not increased.
- 4.47** Many pedestrians, particularly those with visual impairments, use the building line as a navigational aid. That line should wherever possible be retained as a continuous and unimpeded route. Where tables and/or seating is put out in the street environment, and where this is deemed acceptable by the council, the area should be clearly identified, enabling users to move around the intrusion safely and with confidence. An undue obstruction should not be caused.
- 4.48** The council will use the *Shopfront Design Guide* to assess proposals concerning shopfronts and shop signs. Sufficient details regarding shopfronts should therefore be provided at planning application stage to enable assessment of the proposal in the context of this policy, the *Shopfront Design Guide* and other relevant planning considerations.

Policy DM4.9

Markets and specialist shopping areas

- A. The council will seek to maintain, and support the enhancement of, existing traditional street markets within the borough.
- B. The council will continue to protect and promote the role of specialist shopping areas in the borough, particularly at Camden Passage and Fonthill Road. Any applications received in and around specialist shopping areas will be considered in relation to their compatibility with the predominant existing uses. Any applications which will adversely impact the character of a specialist shopping area and/or fundamentally affect the unique function of these areas will be refused.

- 4.49** There are three well established street markets in Islington: Chapel Market, Exmouth Market and Whitecross Street. Markets are very popular with shoppers and visitors because of their vibrancy and the range and variety of goods on offer. Markets add to the character of local areas. The importance of retaining, enhancing and creating markets is stated in paragraph 23 of the NPPF. However, if markets are poorly designed and managed they can cause harm to surrounding areas in terms of congestion of local roads and pavements, rubbish and refuse, storage and noise.
- 4.50** The council wishes to see all the traditional markets continue and thrive and will encourage a coordinated approach to development and management of street markets in matters such as deployment of signage, pavement furniture and other market infrastructure.

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- 4.51** Specialist shopping areas provide a significant benefit to their local areas, with the ability to draw shoppers from outside the borough due to the more bespoke nature of the goods on offer, as well as adding significant value to the character and vitality of their respective areas. Specialist shopping areas in Islington – such as the antique/curio shops at Camden Passage in Angel and the clothing shops at Fonthill Road in Finsbury Park – have high levels of A1 uses and provide a major contribution toward a healthy, diverse retail offer in these centres. The council will continue to protect and promote these areas, in conjunction with other Town Centre policies. This will include a strong presumption against any applications which will adversely impact the character of these areas and/or which will compromise the continued operation of specialist retailing in these areas.

Policy DM4.10

Public Houses

- A. The council supports the retention of Public Houses, and opposes their redevelopment, demolition and Change of Use.
- B. Applications for the Change of Use, redevelopment and/or demolition of a Public House must demonstrate that:
- i) the Public House has been vacant for a continuous period of 2 years or more and continuous marketing evidence has been provided for the vacant 2 year period to demonstrate there is no realistic prospect of the unit being used as a Public House in the foreseeable future;
 - ii) the proposed alternative use will not detrimentally affect the vitality of the area and the character of the street scene;
 - iii) the proposal does not constitute the loss of a service of particular value to the local community; and
 - iv) significant features of historic or character value are retained
- C. The provision of ancillary, very small-scale visitor accommodation within a Public House may be suitable where:
- i) The proposal is consistent with Parts A and B of this policy and with the requirements of Policy DM4.11 Parts B and E, and
 - ii) The development of ancillary visitor accommodation will demonstrably help to ensure the continued operation of the primary Public House use.

See also Policy DM4.11 (Hotels and visitor accommodation)

- 4.52** Islington's Public Houses form an integral part of the urban fabric and many are closely associated with the life and identity of local communities. Public Houses therefore play an important role in the historic character and community function of Islington's neighbourhoods.

- 4.53** Nationally, the number of Public Houses peaked in the late 19th century and has since fallen. Islington has retained a substantial number of historic Public Houses, which are valued by local residents and visitors to the borough, despite in recent years witnessing a steady decline in their provision, particularly through conversion to residential use in areas outside Town Centres and Local Shopping Areas.
- 4.54** The council will resist proposals that result in the removal of a Public House or a Change of Use away from the A4 Use Class, particularly where these would detrimentally affect the street scene, result in loss of historic or character value, and/or constitute the loss of a function of particular value to the local community. The provision of ancillary, very small-scale visitor accommodation within a Public House may be suitable in certain circumstances, including where it would support the continued operation of the Public House and hence ensure the retention of an important community facility. Continuous marketing evidence will be required demonstrating lack of demand for the Public House. **Appendix 11** sets out the information to be provided in relation to marketing of vacant floorspace.

Policy DM4.11

Hotels and visitor accommodation

A. Hotels and other visitor accommodation are generally appropriate in the locations specified in the following hierarchy:

1. Designated Town Centres; and
2. Areas within the Central Activities Zone that are within the designated City Fringe Opportunity Area or are in close proximity to national railway hubs.

B. Proposals for new hotel and visitor accommodation (including ancillary hotel and visitor accommodation) will only be supported where they:

- i) contribute to the balance and mix of uses in the immediate locality;
- ii) support the area's primary retail/business/cultural role and do not compromise economic function/growth;
- iii) do not result in adverse impacts on residential amenity, including cumulative impacts;
- iv) have excellent access to a range of public transport modes;
- v) provide appropriate arrangements for pick up / drop off, service delivery vehicles and coaches, appropriate to the size of the hotel or visitor accommodation;
- vi) incorporate ancillary facilities which are open for public use and create employment opportunities for local residents, such as restaurants, gyms and conference facilities (where appropriate);

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vii) are inclusive, providing at least 10% of all hotel rooms to wheelchair accessible standards (the 10% wheelchair accessible standard rooms must be fully fitted from occupation); and

viii) provide an adequate standard of amenity for occupants.

C. Outside the locations identified in Part A the council will resist proposals for hotels and other visitor accommodation, apart from very small-scale hotel use/visitor accommodation which is clearly ancillary to a Public House.

D. Applications for major hotel developments must be accompanied by information detailing:

i) how any impacts on residential amenity will be mitigated; and

ii) arrangements for securing public access to ancillary facilities (e.g. restaurants, gyms and conference facilities suitable for locally arranged events).

E. The council will afford preference to visitor accommodation that is designed, leased and operated as a hotel for temporary occupation. Where necessary, conditions will be used to ensure that visitor accommodation is not permanently occupied.

See also Policy BC8 of the Finsbury Local Plan

- 4.55** Given the proximity of Islington to central London, the borough has potential to increase the capital's supply of hotels over the plan period. However, while hotels can create jobs and support the visitor economy, it is important to ensure that other planning objectives are met: in particular, ensuring that hotels do not limit the achievement of other priorities (including economic and housing growth), securing a balance of uses, protecting residential amenity, and addressing local impacts (particularly traffic impacts). Proposals will be resisted where they would result in an over-concentration of hotels and similar uses (such as other visitor accommodation, hostels and student accommodation) in the surrounding area (generally within a 500m radius of the site). Hotels will also be expected to incorporate facilities for public use. Major hotel applications will be required to submit evidence accordingly.
- 4.56** The NPPF regards hotels and other visitor accommodation as a main Town Centre use. The Core Strategy therefore identifies Town Centres as being the most appropriate location for the provision of new hotels in Islington. However, consistent with London Plan Policy 4.5, areas of the Central Activities Zone in close proximity⁽⁹⁾ to major rail hubs (e.g. Farringdon, King's Cross, Moorgate and Old Street) are also considered as having potential for hotels. Additional detail on appropriate locations is provided within Policy BC8 of the *Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell)*. However, as a first priority, hotels will be directed towards Town Centres.
- 4.57** The report *Accessible Hotels in London (Grant Thornton for the Greater London Authority, March 2010)* identifies a need for wheelchair accessible hotel rooms. The *London Plan* has adopted a target of 10% wheelchair accessible rooms; this standard will apply to all

9 Generally considered to be a walking route of 300m or less.

hotel developments within Islington. A policy requiring 10% of all new rooms to be wheelchair accessible will help better match demand and supply and also allow greater choice and ease of access to appropriate rooms. Proposals will also need to demonstrate that all hotel rooms will provide an adequate standard of amenity to occupants, particularly in terms of circulation, outlook and noise insulation.

4.58 Apart-hotels often display characteristics associated with permanent, self-contained housing. Some are more akin to hotels in the type of services they provide, but may result in different impacts. Apart-hotels/serviced apartments may therefore fall within the C1 or C3 Use Classes, depending on their characteristics, such as (amongst others):

- Presence of on site staff / management
- Presence of reception, bar or restaurant
- Provision of cleaning and administrative services
- Ownership of units / ability to sell on open market
- Minimum / maximum lease lengths

4.59 Where apart-hotels are considered to fall within the C3 Use Class, proposals will be assessed via relevant housing policies in the Local Plan. Conditions will be used to ensure units are subject to minimum lease lengths. For proposals within the C1 Use Class, the council will take steps to ensure that units would not be used or occupied by permanent households, including students, on the basis that this would be contrary to the sustainable development of Islington and would put pressure on local services and infrastructure. Conditions will therefore be used to ensure units are subject to maximum lease lengths (typically 90 days).

Policy DM4.12

Social and strategic infrastructure and cultural facilities

A. The council will not permit any loss or reduction in social infrastructure uses unless:

- i) a replacement facility is provided on site which would, in the council's view, meet the need of the local population for the specific use; or
- ii) the specific use is no longer required on site. In such circumstances, the applicant must provide evidence demonstrating:
 - a) that the proposal would not lead to a shortfall in provision for the specific use within the local catchment;
 - b) that there is either no demand for another suitable social infrastructure use on site, or that the site/premises is no longer appropriate for social infrastructure uses; and
 - c) any replacement/relocated facilities for the specific use provide a level of accessibility and standard of provision at least equal to that of the existing facility.

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B. The council will seek the provision of new social infrastructure and cultural facilities as part of large mixed-use developments. Developments that result in additional need for social infrastructure or cultural facilities will be required to contribute towards enhancing existing infrastructure/facilities, or provide/contribute towards new infrastructure/facilities. This contribution will be addressed through CIL and/or section 106 obligations, as appropriate.

C. New social infrastructure and cultural facilities, including extensions to existing infrastructure and facilities, must:

- i) be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes, including walking, cycling and public transport;
- ii) provide buildings that are inclusive, accessible, flexible and which provide design and space standards which meet the needs of intended occupants;
- iii) be sited to maximise shared use of the facility, particularly for recreational and community uses; and
- iv) complement existing uses and the character of the area, and avoid adverse impacts on the amenity of surrounding uses.

D. New cultural facilities that are expected to attract significant numbers of visitors should be located in the Central Activities Zone or the Town Centres.

E. The loss and/or Change of Use of cultural facilities such as arts venues, theatres, cinemas, public galleries and community art centres will be strongly resisted.

F. The installation, renewal or alteration of any strategic infrastructure which requires planning permission will generally be supported unless:

- i) it would result in the loss of a site which, by virtue of its location, would be more suitable for employment or residential uses; or
- ii) it gives rise to unacceptable noise, amenity (particularly residential amenity) and/or environmental issues.

See also Policy DM2.1 (Design) and Policy DM2.7 (Telecommunications and utilities).

4.60 Islington's social infrastructure (such as emergency services and community and social spaces), strategic infrastructure (such as public utilities) and cultural facilities are vital to the identity and function of the borough, as well as its attractive and distinctive character.

4.61 It is essential that this is maintained and enhanced so that the borough retains its diversity and vitality. This approach is integral to helping to deliver the vision of *Islington's Core Strategy* and is supported by the *London Plan*.

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- 4.62** Social and strategic infrastructure incorporates numerous community and social facilities. As outlined in the glossary, this includes a range of different types of premises which serve the needs of local communities. These facilities are often funded in some way by a grant or investment from a government department, public body or the voluntary sector.
- 4.63** Social infrastructure contributes to sustainable communities by providing venues for a wide range of activities and services, including accommodation for Islington's active voluntary and community sector, meetings and events, which add to its diversity and interest. As such, they make a significant contribution to people's mental and physical well being, sense of place and community, learning and education.
- 4.64** The council places great emphasis on the retention of existing infrastructure, particularly where it provides an important, accessible service and ensures that Islington's residents have, and will continue to have, convenient access to a range of buildings and facilities for community use. At the same time, the council recognises that there may be advantages of locating organisations together so that they can share resources, network and support small developing organisations in appropriate locations.
- 4.65** Proposals involving the loss, or partial loss, of social infrastructure will need to comply with the criteria set out in Part A of this policy. Applicants may need to demonstrate that the existing, specific social infrastructure use is no longer required on site. Where this is the case, marketing evidence may be submitted establishing lack of demand, by showing that premises have been offered at a reasonable charge to appropriate user groups (e.g. community groups or voluntary organisations in the case of community centres). Alternatively, clear and robust evidence should be provided that the site or premises is no longer appropriate for social infrastructure uses (e.g. due to its design, condition, location and/or accessibility). **Appendix 11** provides further information with regards to marketing.
- 4.66** Although Islington is well provided for in terms of the number of community centres, the majority of these are small or medium sized and are located in the council's housing estates, which can be less accessible to those who live elsewhere. There are also a number of important community centres in the borough run by the voluntary sector.
- 4.67** The council has recognised the need for improved infrastructure, including accessible premises which promote social inclusion, and has identified several larger, well-used 'community hubs' within the borough, which will play a key role in providing a range of services and supporting smaller groups in a specific locality.
- 4.68** Continued provision and, where necessary, expansion of social and strategic infrastructure and cultural facilities is important to allow growth to be accommodated in the borough in a sustainable manner.
- 4.69** Development/redevelopment of social and strategic infrastructure should be designed to meet the needs of their intended occupants, taking into account any appropriate regulations and national design and space standards. With regard to development of new nurseries, any proposed space standards should be consistent with the standards identified in Ofsted's *Standards for Registration of Full Day Care or Sessional Day Care* (or any document which succeeds it).

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- 4.70** Any loss of school facilities will only be acceptable where, in the council's view, the loss would not result in any constraints on school place provision in the foreseeable future.
- 4.71** Where a new educational facility is proposed (including standalone new facilities, facilities provided as part of a mixed-use development and facilities which have converted an existing building/use into educational use), they should maximise use by local communities, including through their accessible location and design, consistent with the requirements of other relevant Development Management Policies. The design of schools must ensure the safety and amenity of children. Measures to ensure community use will be pursued, including Community Use Agreements between the educational facility and local communities.
- 4.72** This policy refers to contributions, which may involve the use of CIL and/or Section 106 planning obligations, as appropriate. Refer to Policy DM9.1 (Infrastructure) and Policy DM9.2 (Planning obligations), which outline the relationship between CIL and Section 106 obligations.
- 4.73** Islington has a wealth of cultural attractions which belies its size as the second smallest borough in London and contributes significantly to the capital's visitor economy. Islington's rich cultural offer includes several museum and archives sites, strong community arts, public and commercial galleries sectors and more than fifteen dance and theatre venues, notably the renowned Sadler's Wells and Almeida theatres.
- 4.74** As articulated in Islington's Cultural Strategy, *Cultural Matters* and the draft *Standard Charge for Culture* paper, arts, culture and creativity lie at the heart of Islington's economy, identity, sense of place and/or attraction for residents and visitors from other areas of London, the UK and abroad. The council's vision for culture is to ensure that Islington is a place where culture works for the individual and the community, promoting life chances, economic prosperity and improving the quality of life and well-being of local residents and visitors. This vision informs the approach taken by this policy of maintaining and enhancing Islington's cultural attractions. It is intended to work with other policies aimed at ensuring that Islington maintains its role for shopping, business, education and culture, balanced with the borough's priority for housing delivery.
- 4.75** Development of new social and strategic infrastructure and cultural facilities should not unduly harm residential amenity, the environment or transport infrastructure in line with all the policies in this document. They must also be appropriate for their surroundings in terms of scale, character and mix of uses.
- 4.76** Due to restrictions on land availability, it will be important for the council to develop/maintain close working arrangements with any bodies/organisations responsible for the delivery of strategic infrastructure, to ensure that best use is made of any available sites. This will also be the case where assets do not require planning permission, for example for some operational developments by statutory undertakers.

5 Employment

5 Employment

- 5.1** The Core Strategy aims to provide for future employment growth throughout the borough, by promoting new and/or intensified floorspace and protecting existing business floorspace. It encourages a range of types and sizes of new workspaces, to encourage flexibility and ensure that supply meets local demand. The strategy also aims to address worklessness, by requiring development to contribute to the local economy through the provision of employment and training opportunities.
- 5.2** Policies in this chapter focus primarily on offices, workshops, and industrial and warehousing uses (i.e. development within the B Use Classes; termed business uses/floorspace) but also take into account other employment-generating development (i.e. outside the B Use Classes).
- 5.3** Any references to policies, plans, strategies, standards, Supplementary Planning Documents (SPDs), legislation, regulations, guidance and so forth will also apply to any replacements, additions or alterations to these documents.

Policy DM5.1

New business floorspace

A. Within Town Centres and Employment Growth Areas the council will encourage the intensification, renewal and modernisation of existing business floorspace, including in particular, the reuse of otherwise surplus large office spaces for smaller units. Within these locations proposals for the redevelopment or Change of Use of existing business floorspace are required to incorporate:

- i) the maximum amount of business floorspace reasonably possible on the site, whilst complying with other relevant planning considerations, and
- ii) a mix of complementary uses, including active frontages where appropriate.

B. Within Employment Growth Areas, where there is no existing business floorspace on site, the incorporation of new business floorspace within proposals is encouraged, as well as active frontages where appropriate.

C. Outside Employment Growth Areas, Town Centres and the Vale Royal/Brewery Road Locally Significant Industrial Site, business floorspace may be provided within mixed use developments where this would enhance the character and vitality of the local area, would not detrimentally impact on residential amenity, and would not compromise residential growth.

D. Proposals for industrial and warehousing uses will be supported where:

- i) off-street loading and adequate goods lifts are provided,
- ii) satisfactory access and servicing can be achieved to the site, and

iii) the use would not be detrimental to amenity, due to noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

E. Within the Central Activities Zone (CAZ) major development proposals that would result in a net increase in office floorspace should also incorporate housing, consistent with London Plan Policy 4.3. Where housing comprises less than 20% of the total net increase in office floorspace, an equivalent contribution will be sought for the provision of housing off-site.

F. New business floorspace must be designed to:

- i) allow for future flexibility for a range of uses, including future subdivision and / or amalgamation for a range of business accommodation, particularly for small businesses, and
- ii) provide full separation of business and residential floorspace, where forming part of a mixed use residential development.

Note: this policy does not apply to the part of the borough covered by the Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell).

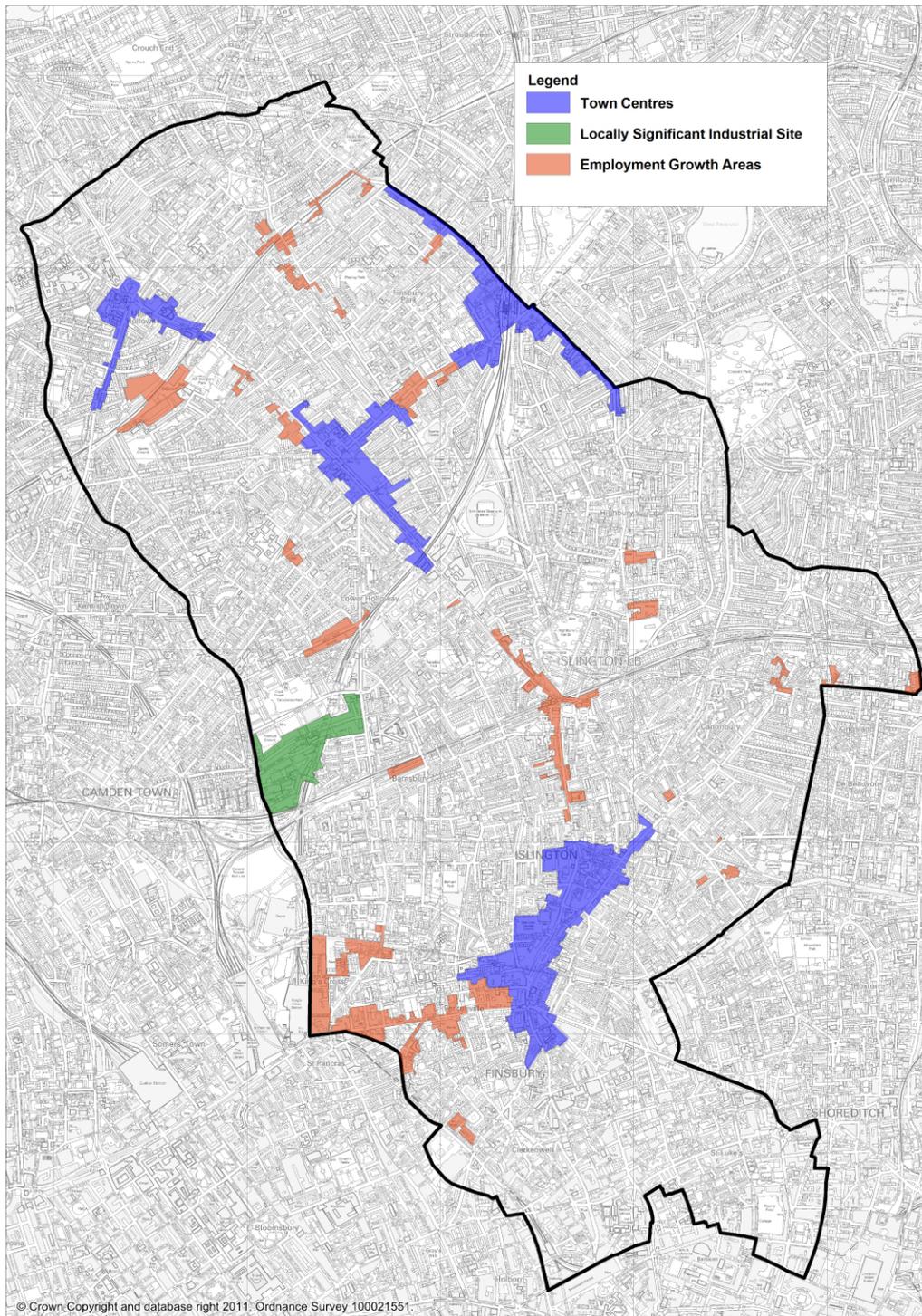
See also Policy DM5.4 (Size and affordability of workspace).

- 5.4** Employment Growth Areas and Town Centres are locations designated for their local or strategic economic potential or value (refer to **Map 5.1**). These locations accommodate a diverse range of businesses and enterprises and are focused on the Key Areas identified in the Core Strategy. The designations include parts of London's Central Activities Zone (CAZ) which have a primarily economic function⁽¹⁰⁾.
- 5.5** The *Islington Employment Study (2008)* deemed it "critical for the LDF to ensure that the diverse needs of the rest of the borough (i.e. outside the CAZ) are given sufficient support in employment land policies". In response to this a number of Employment Growth Areas have been designated. Within Town Centres and Employment Growth Areas the council will seek, as a priority, the intensification and renewal of business floorspace.

10 New business floorspace in the Bunhill and Clerkenwell Key Area is addressed via Policy BC8 of the *Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell)*. Within this Key Area, Policy DM5.1 does not apply.

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Map 5.1 Employment Growth Areas, Town Centres and the Vale Royal / Brewery Road Locally Significant Industrial Site



- 5.6** Within Town Centres and Employment Growth Areas, where proposals involve the Change of Use or redevelopment of existing business floorspace, applicants must demonstrate that the amount of proposed business floorspace has been optimised. For major developments, where there is no viable potential for business floorspace above the existing amount, evidence in the form of a market demand analysis (either standalone or forming

part of a viability assessment), produced by a suitably qualified and impartial organisation, is required to be submitted. In making its assessment, the council will also have regard to other planning considerations, including *London Plan* policies on mixed use development. See Appendix 11 for more details.

- 5.7** The council recognises that business uses may be appropriate outside 'traditional' employment areas and will support the provision of business floorspace where this would have demonstrable benefits. In particular, proposals must demonstrate that they are compatible with residential uses and would not compromise the provision of new housing.
- 5.8** It is also recognised that some sites within designated areas do not contain business floorspace. Where these sites come forward for development the provision of new business floorspace (and active ground floor uses, where appropriate) will be encouraged to support the area's primary economic function.
- 5.9** *London Plan* Policy 4.3 states that, within the CAZ, strategically important office developments should provide for a mix of uses, including housing. Policy DM5.1 quantifies this requirement by stating that major development proposals which would result in a net increase of office floorspace should also incorporate housing; and that the total amount of housing floorspace should be equivalent to at least 20% of the total net increase in office floorspace. This is to ensure that the development is genuinely mixed use, in accordance with *London Plan* Policy 4.3, and that the provision of housing on-site does not amount to a 'token gesture' towards achieving the policy. Where it is not appropriate for housing to be provided on site, an equivalent financial contribution will be sought for the development of affordable housing off-site by the council. This will be determined based on the number of additional housing units that would be required on-site to achieve a genuine mixed use development (using an average residential unit size and the cost of providing these units off-site, based on the council's Affordable Housing New Build Programme). Further guidance will be set out in a Supplementary Planning Document.
- 5.10** Applicants must demonstrate that new business floorspace has been designed to respond to changing economic conditions and support economic growth. Proposals should incorporate flexible design features to provide future adaptability for a range of uses and occupants (including small and medium enterprises of up to 100 employees). Flexible design features include:
- adequate floor to ceiling heights (at least 3 metres of free space, but up to 5 metres in industrial buildings to allow for the introduction of mezzanines);
 - strategic lay-out of entrances, entry cores, lift cores, loading facilities and fire escapes, to allow mixing of uses within the building;
 - grouping of services, plumbing, electrics, cabling, communications infrastructure and circulation;

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- flexible ground floor access systems that can easily be adapted for goods delivery (e.g. through adaptable façade panels), and
- good standards of insulation to mitigate any overspill from future alternative uses in the building.

5.11 Also refer to Policy DM8.6 (Delivery and servicing for new developments).

5.12 Proposals that provide both residential and business floorspace are required to demonstrate adequate separation of uses. Live-work units, due to the higher property value of residential units, are generally used for residential purposes in Islington and do not generate significant employment. Where proposed, live-work units will be assessed as residential units and will not be considered to contribute to the overall proportion of business floorspace within proposals. For proposals involving the loss of existing live-work units, their loss will be assessed on the basis of the Core Strategy (which protects existing employment units suitable for SMEs) and other relevant policies.

Policy DM5.2

Loss of existing business floorspace

A. Proposals that would result in a loss or reduction of business floorspace will be refused unless the applicant can demonstrate exceptional circumstances, including through the submission of clear and robust evidence which shows there is no demand for the floorspace. This evidence must demonstrate that the floorspace has been vacant and continuously marketed for a period of at least two years. In exceptional cases related to site-specific circumstances, where the vacancy period has been less than two years, a robust market demand analysis which supplements any marketing and vacancy evidence may be considered acceptable.

B. Within Employment Growth Areas and Town Centres, in addition to the above, the loss or reduction of business floorspace will be resisted where the proposal would have a detrimental individual or cumulative impact on the area's primary economic function (including by constraining future growth of the primary economic function).

Note: part B of this policy does not apply to the part of the borough covered by the Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell).

See also Policy DM5.4 (Size and affordability of workspace).

5.13 The Core Strategy is predicated on the basis of employment growth of between 35,000 and 45,000 jobs during the plan period⁽¹¹⁾. To achieve this at least an additional 20% business floorspace is required by 2026. To meet future demand, the Core Strategy affords strong protection to employment floorspace, particularly existing business floorspace and premises suitable for small firms.

11 Estimates based on the *Islington Employment Study (2008)* and the *London Plan (2011)*.

- 5.14** In relation to any loss of business floorspace planning applications must demonstrate clear and robust evidence that there is no demand for use of the building, unit, floorspace and/or site for these purposes. Evidence that the floorspace has been vacant and actively marketed for a period of at least two years will be required to demonstrate this. In exceptional cases, where market demand may be affected by site-specific circumstances and the floorspace has been vacant for less than two years, a market demand analysis (either standalone or forming part of a viability assessment) may be considered suitable as evidence of lack of demand. This must be submitted alongside, or where justified, in place of marketing and vacancy evidence. The applicant may be required to fund an independent assessment of the market demand analysis, which will be commissioned by the council. **Appendix 11** sets out the information to be provided in relation to marketing of vacant floorspace and within market demand analyses.
- 5.15** The Mayor of London's *Land for Industry and Transport Supplementary Planning Guidance* (SPG) identifies Islington as an area where certain industrial uses should be afforded the strongest protection (termed 'restricted transfer'). Therefore, while industrial, storage and distribution uses (Use Classes B2 and B8) generally do not generate high employment densities, the council recognises their strategic importance (including for the employment opportunities that such uses offer) and will afford them a high level of protection alongside offices and workshops (B1 uses).
- 5.16** Within Employment Growth Areas and Town Centres the council will also take account of potential cumulative or individual impacts of loss of business floorspace on the existing economic function and future economic growth, consistent with paragraphs 21 and 22 of the *National Planning Policy Framework* (NPPF). The success of these locations depends on there being a critical mass of economic activities, which supports their long-term vitality and viability. Particular regard will be had to potential impacts on the supply of premises suitable for SMEs⁽¹²⁾, and past trends in net change in business floorspace in the area. However, in making its assessment, the council will also have regard to proposed new uses and any potential benefits that these may bring to the area's economic vitality and viability.
- 5.17** To implement this policy the council may use Article 4 directions to control the Change of Use of existing business premises.
- 5.18** Within Employment Growth Areas and Town Centres, loss of business floorspace appropriate for occupation by small or micro enterprises, by virtue of its size or affordability, will also be subject to Policy DM5.4.

Policy DM5.3

Vale Royal/Brewery Road Locally Significant Industrial Site

Within the Vale Royal/Brewery Road Locally Significant Industrial Site:

12 As a general guide, office buildings suitable for SMEs typically have a floorplate of less than 1,000sqm. SMEs requiring other types of business floorspace may require larger premises.

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- A. The council supports the retention and intensification of uses appropriate to the role of the Locally Significant Industrial Site (i.e. within the B1(c), B2 and B8 Use Classes).
- B. Proposals that would result in a loss or reduction of floorspace in the B1(c), B2 or B8 Use Classes will be refused unless the applicant can demonstrate exceptional circumstances, including through the submission of clear and robust evidence related to the continuous marketing of vacant floorspace for a period of at least two years.
- C. Notwithstanding (B), the loss or reduction of business floorspace will be resisted where the proposal would have a detrimental individual or cumulative impact on the area's primary economic function (including by constraining future growth of the primary economic function).
- D. Planning permission will be refused for the introduction of non-business uses (i.e. which fall outside the B Use Classes) except for services and facilities that are clearly ancillary to, and support the economic and employment function of, the Locally Significant Industrial Site.

- 5.19** The industrial/business cluster east of York Way is the only remaining significant concentration of industrial uses in Islington. It is located centrally in the borough and provides over 100,000m² of employment uses, mostly comprising light industry (B1c), general industry (B2) and storage and distribution (B8) uses. As well as providing employment, the cluster fulfils an important supporting role for commercial, retail and leisure uses in central London.
- 5.20** The *London Plan* (2011) (and accompanying *Land for Industry and Transport SPG*) recognises the strategic importance of Islington's industrial land and requires Locally Significant Industrial Sites to be identified and protected, where justified by evidence of demand. The *Islington Employment Study (2008)* identified a relatively low amount of industrial land relative to demand, and as such the Core Strategy designates Vale Royal/Brewery Road as a Locally Significant Industrial Site.
- 5.21** To support its designation, the introduction of land uses that would erode the function of the Vale Royal/Brewery Road Locally Significant Industrial Site will not be permitted. Given its suitability for employment use, and its function as the only Locally Significant Industrial Site in the borough, active marketing of vacant floorspace should be demonstrated for a period of at least two years where loss of business floorspace is proposed. **Appendix 11** sets out the information to be provided in relation to continuous marketing of vacant floorspace.
- 5.22** Proposals for uses that complement and support the economic and employment role of the Locally Significant Industrial Site (for example, cafés or offices) will be considered acceptable where there is no impact on its primary economic function. The introduction of uses which would compromise its economic function and future economic growth (especially residential or student accommodation uses) will not be allowed.

Policy DM5.4

Size and affordability of workspace

- A. Within Employment Growth Areas and Town Centres, major development proposals for employment floorspace⁽¹³⁾ must incorporate an appropriate amount of affordable workspace and/or workspace suitable for occupation by micro and small enterprises.
- B. Within Employment Growth Areas and Town Centres, proposals for the redevelopment of existing low value workspace must incorporate an equivalent amount of affordable workspace and/or workspace suitable for occupation by micro and small enterprises, unless it can be demonstrated to the council's satisfaction that the site is no longer suitable for the provision of similar uses.
- C. Where workspace is to be provided for small or micro enterprises, but is not within physically separate units, the applicant will be required to demonstrate that the floorspace will meet the needs of small or micro enterprises through its design, management and/or potential lease terms.
- D. Where affordable workspace is to be provided, evidence should be submitted demonstrating agreement to lease the workspace at a peppercorn rate for at least 10 years to a council-approved Workspace Provider.
- E. Where public education, community uses or social infrastructure (e.g. childcare or health facilities) is provided on-site this will be offset against the overall floorspace requirement for micro, small or affordable workspace.
- F. In exceptional circumstances, where the proportion of small, micro or affordable workspace to be provided on site does not meet the council's expectation, and where it can be demonstrated that the on-site provision of such workspace is inappropriate or would have an unacceptable impact on the viability of a scheme, financial contributions will be sought to secure equivalent provision off-site, based on a cost per square metre of equivalent provision.

- 5.23** Employment studies have identified significant gaps in the borough's supply of workspaces, particularly for small service-based and light industrial businesses, niche sectors requiring flexible premises in key locations, and new/young businesses seeking affordable small offices, studios or workspace with favourable lease or license conditions. Research undertaken for the council suggests that, despite accounting for around 50% of potential demand for new employment floorspace, many SMEs and start-ups with the potential for financial self-sufficiency have particular needs that often cannot be met by market rent levels. In addition, *London Plan* Policy 4.1 identifies the need to ensure a good supply of workspaces in terms of type, size and cost.

13 Excluding developments where the majority of floorspace is in public education, community or social infrastructure uses, consistent with the Core Strategy.

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- 5.24** In response to this, the Core Strategy supports the provision of a range of suitable workspaces in terms of type, size and cost, including for small and micro enterprises, in order to support economic growth in a way that benefits local businesses, residents, knowledge industries and the wider London economy. It specifies a need for new development to provide small or affordable premises (including retail space) in order to address market failure in Islington's micro and small firm economy. Policy DM5.4 reinforces this by requiring major employment proposals to provide "an appropriate amount" of such floorspace, to ensure that new development contributes to broader objectives for the local economy.
- 5.25** Research prepared for the council in 2011⁽¹⁴⁾ indicated that very large schemes of around 10,000m² could viably provide at least 5% of floorspace on an affordable basis⁽¹⁵⁾. This proportion should be used as guidance for all major proposals for employment floorspace. Where proposals would result in the redevelopment of existing workspace which is of a low value (by virtue of its existing use, size or location), the council will seek to secure equivalent provision following redevelopment. Where redevelopment would result in the loss of premises which are in viable use by local firms, the council will seek to ensure that appropriate replacement premises are provided for local firms. However, where the on-site provision of small, micro or affordable workspace is robustly demonstrated to present financial viability issues, a lower proportion of on-site provision and/or an equivalent financial contribution will be considered. Further guidance on financial contributions in lieu of on-site provision will be set out in a Supplementary Planning Document.
- 5.26** The Core Strategy also identifies a need to contribute towards the provision of childcare facilities where need can be demonstrated, in order to enable people with children to more easily participate in the local economy. The council's Community Infrastructure Levy will, once adopted, form the basis for seeking financial contributions from development towards the cost of childcare facilities. However, in certain circumstances, on-site provision of childcare facilities may be desirable. To incentivise this, Policy DM5.4 considers public education, community or social infrastructure uses to count towards the overall requirement for micro, small or affordable workspace, in recognition that such facilities are likely to contribute to the range of types of jobs provided within a development, particularly within office-led schemes. It may also be necessary and appropriate to address childcare needs through Section 106 planning obligations in some circumstances: refer to Policy DM9.1 (Infrastructure) and Policy DM9.2 (Planning obligations).
- 5.27** In applying Policy DM5.4, small/micro workspace will be considered to be workspace in the B Use Classes managed in 'units' of around 90m² or less, or shop (A use) units of 80m² or less (gross). Generally, the council will consider affordable workspace to be B1(c), B2 or B8 workspace, or managed workspace in the B1 Use Classes where rent and service charges, excluding business support services, are less than 80% of comparable market rates (although it is noted that, for some sectors and locations, much reduced rents may be needed to render them affordable to target occupiers).

14 *Workspace Viability Report*, DVS, 2011.

15 Small units leased on a market basis would be likely to have a neutral impact on viability.

- 5.28** The design of workspace for small or micro enterprises will vary, depending on the end occupier or sector. In general; however, applicants should demonstrate that workspace for small/micro enterprises incorporates:
- a basic, but good quality fit-out, which incorporates servicing to all areas of workspace;
 - flexible internal arrangements that permit a number of different internal work areas to be accessed from shared spaces;
 - good standards of internal sound insulation;
 - a range of shared spaces and facilities, such as communal breakout space, kitchen areas, bike storage and goods lifts; and
 - external space reserved for loading/unloading.
- 5.29** The way in which workspace is managed and marketed is of critical importance for small and micro enterprises. Applicants will be required to demonstrate likely lease terms for target sectors, and where appropriate make provision for short-term, flexible 'all-in' or 'meanwhile' leases, and/or letting space on a per-desk rather than per-square-foot basis.
- 5.30** The council will maintain a list of approved Workspace Providers. Where affordable workspace is to be provided, confirmation from the Workspace Provider will be sought of agreement to manage the shell and core, to an agreed specification, on concessionary lease terms which will allow the space to be let to end users at economic rents.

6 Health and open space

- 6.1** Health and wellbeing are key components of achieving sustainable development, as highlighted within the *National Planning Policy Framework* (NPPF). As well as maintaining the adequacy of healthcare services in the context of a growing population development should create a healthy environment whilst not contributing to negative health outcomes. The Core Strategy aims to create a healthier and greener borough through a range of policies including by promoting healthier lifestyles and environments and protecting and enhancing the natural environment. Other policies in this document, such as design, housing and transport equally aim to support good health and reduce health inequalities in Islington. These are among the wider determinants of health.
- 6.2** Islington is one of the most deprived London boroughs and life expectancy is below the national average for both men and women. There are notable inequalities in life expectancy within Islington, depending on levels of deprivation. Poor health is widespread in the borough and there are higher than average levels of coronary heart disease, cancer, diabetes, mental health problems, drug misuse, teenage pregnancy and smoking.
- 6.3** NHS Islington's *Commissioning Strategy Plan 2008-13* identifies preventing obesity as a priority for Islington because weight and obesity has a major impact on health, increasing the chances of developing diabetes, cancer, and heart and liver disease, and often resulting in low self-esteem and poorer quality of life.
- 6.4** The provision of public open space, play space, and sport and recreation opportunities are beneficial for physical and mental health. In addition, open spaces provide an important ecological function and support climate change adaptation such as by preventing surface water flooding through sustainable drainage. Mitigating pollution and its impacts also creates healthier environments to live and work. This chapter contains policies to support and implement the Core Strategy in these areas in line with the NPPF.
- 6.5** Any references to policies, plans, strategies, standards, Supplementary Planning Documents (SPDs), legislation, regulations, guidance will also apply to any replacements, additions or alterations to these documents.

Policy DM6.1

Healthy development

A. Developments are required to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote mental well-being. Large developments ⁽¹⁶⁾, and developments where potential health issues are identified, are required to submit a Health Impact Assessment (HIA) in line with guidance established by the council, to enhance health benefits and mitigate any identified impacts on the wider determinants of health; this may involve planning obligations.

16 Over 200 units, or 10,000m²

6 Health and open space

B. All major residential developments will be assessed for impacts on additional health services utilisation arising from the development and capacity of existing services. Health services include primary and community care, acute (hospital) facilities and mental health provision. This includes the capital cost of providing the required space and revenue costs of running the necessary services before mainstream NHS funding takes account of the new population. Planning obligations will be negotiated to secure such additional health services from developments in excess of 200 residential units or 10,000m² gross, where needs are not adequately addressed through CIL.

C. The council will support the provision of new and improved health facilities and their co-location with other community uses, subject to an assessment of the full range of planning considerations.

D. Major developments that are open to the public such as shops and leisure uses shall, where appropriate, provide free publicly accessible toilets and drinking water fountains during opening hours.

E. Developments in locations of poor air quality should be designed to mitigate the impact of poor air quality to within acceptable limits. Where adequate mitigation is not provided and/or is not practical planning permission may be refused.

F. Developments should not cause significant harm to air quality, cumulatively or individually. Where modelling indicates significant harm would be caused this shall be fully addressed through appropriate mitigation.

G. Noise sensitive developments should be adequately separated from major sources of noise, such as road, rail and certain types of development. Noise generating uses should, where possible, be sited away from noise sensitive uses. Where noise generating uses are proposed within a residential area, applicants should demonstrate that the use will not give rise to noise nuisance.

H. The council will require adequate treatment of any contaminated land before development can commence.

See also Policy DM9.1 (Infrastructure) and Policy DM9.2 (Planning obligations).

6.6 Development can improve people's health in Islington by facilitating and encouraging healthy lifestyles, reducing environmental stresses, and promoting mental well-being. For example, new development can improve healthy eating by increasing the availability and access to healthy foods and increase participation in physical activity by improving the built environment and green space, thereby increasing access to facilities. Conversely development can have negative health impacts, for example, by discouraging walking and cycling, increasing the supply of unhealthy foods, increasing air pollution and noise, or reducing visual and physical access to green spaces.

6.7 The key aim of a HIA is to prospectively identify the impacts of development on the wider determinants of health, and to identify and effect measures to mitigate adverse impacts and enhance beneficial impacts. In exceptional cases a longitudinal HIA, which identifies

how a development has impacted on health over time within the same group of people, may be indicated. A longitudinal HIA therefore requires a group of people to be present before and after the development occurs. An example might be the redevelopment of a large housing estate. Further detail on conducting HIAs can be found on the council's web pages.

- 6.8** New residential developments increase the pressure on a wide range of existing health services. The impacts of proposed major residential development are required to be assessed and fully mitigated; this may involve planning obligations secured through a section 106 legal agreement, in addition to CIL contributions. Any Section 106 contributions will be based on local provision standards, occupancy of the proposed development and the cost of providing facilities (as identified by the council and/or NHS).
- 6.9** Increasing the availability of free publicly accessible toilets and drinking water improves public health, prevents unsanitary streets, encourages more people to use the public realm, increases social inclusion and supports businesses, such as shops. Publicly accessible toilets and drinking water fountains must be provided in major developments with land uses that allow public access such as shops and other development in the A Use Classes, entertainment venues, and in developments with large (in excess of 1,000 m²) publicly accessible open space. The facilities must be free to use and easily accessible by all the public (not just customers of the premises) during public opening hours.
- 6.10** The Core Strategy refers to the issue of air pollution and air quality, particularly as a result of congestion of the road network. Objectives within the Core Strategy include providing a high quality environment, promoting health and wellbeing and reducing the impact of development on the environment.
- 6.11** Islington is covered by an Air Quality Management Area (AQMA), which was extended from partial coverage to complete coverage of the borough in 2003. The council's *Air Quality Progress Report* (2011) recommended that this AQMA remain in place due to a slight increase in emissions across the borough. Because Islington is within an AQMA all developments should meet local and regional air quality standards.
- 6.12** The council will take into account the impact on air quality, including pollution, smells and fumes, when assessing development proposals. Air quality impacts from the operation of the development and any associated transport will be important considerations.
- 6.13** Where biomass boilers are proposed air quality issues must be fully addressed by the applicant. Applications for biomass installations shall include a feasibility study (including consideration of fuel storage and delivery frequency), a full Air Quality Assessment (including dispersion modelling and stack height calculations) and full mitigation details. The council will take a precautionary approach; biomass installations should have clear planning benefits and should not have significant impacts on sensitive uses, individually or cumulatively. Biomass installations shall use the best available technologies (such as ceramic filters).
- 6.14** The council will take into account the impact of existing air quality on development proposals, including the suitability of the site for occupation for the proposed use, based on the air quality that potential occupants will be exposed to.

6 Health and open space

- 6.15** Uses considered to be particularly sensitive to air quality issues include residential, education, hospitals and elderly care homes. Locations considered likely to have particularly significant air quality issues include sites close to roads (particularly those on lower floors on the TfL Road Network and Borough Principal Road Network) and those affected by certain industrial processes; however, because Islington is an AQMA all developments should consider air quality in the design and operation of the development. Where air quality is considered to be an issue an Air Quality Assessment shall be submitted to the council.
- 6.16** Regard will be had to the National Air Quality Strategy, the London Mayor's Air Quality Strategy *Cleaning London's Air*, London Councils' *Air Quality and Planning Guidance*, and the council's Air Quality Action Plan. Any replacement or additional guidance will also be relevant.
- 6.17** Mitigation against the impact of air quality on the occupants of developments may include good design and site layout, and landscaping, where this is sufficient to provide an acceptable environment for occupants. Where poor air quality gives rise to a need for mechanical ventilation, rather than allowing opening windows, the council will consider whether the scheme has over-riding planning merits and would produce a good environment for prospective occupants.
- 6.18** Land cannot always be assumed to be free from pollution. No accurate historic records exist for waste disposal or for industrial processes. Developers of polluted land will be required to undertake remedial work to the satisfaction of the council. Full details of the proposed de-contamination will be required as part of any planning application before it is considered. Contaminated land raises risks for pollution of groundwater and Source Protection Zones (SPZs) and should therefore be remediated in line with recommended standards. ⁽¹⁷⁾
- 6.19** The council will expect noise generating uses and sources to be adequately separated from established residential areas and other noise sensitive uses (such as care homes, schools and hospitals). However, given the borough's density and character it is acknowledged that noise generating uses cannot always be sited away from residential areas, particularly where the use relates to the construction of development or infrastructure. Where potentially noisy developments (such as entertainment venues, industrial uses and construction) are proposed within residential areas, the council will expect the use not to give rise to noise nuisance. **Appendix 10** sets out guidelines for establishing whether noise nuisance is likely to occur, alongside appropriate mitigation measures.

17 Part 2A of the Environmental Protection Act 1990, the contaminated land regime and any replacements/updates.

Policy DM6.2

New and improved public open spaces

A. Developments in excess of 200 residential units or 10,000m² gross external floorspace, or where a specific need has been identified by the council, are required to provide on-site publicly accessible public open space. This shall be provided in addition to private amenity space and landscaping and shall be fully publicly accessible, without any restrictions and maintained in perpetuity.⁽¹⁸⁾

B. For those development types referred to in Part A above, in exceptional circumstances, where it is clearly demonstrated that public open space cannot be provided on site or that the required amount cannot be provided on site in full, and where the proposal has over-riding planning benefits, a financial contribution shall be paid to the council towards the provision of new public open space or enhancements to existing spaces. Other developments will also create the need for public open space provision and will be expected to provide financial contributions towards this.

C. Public open space provision must maximise biodiversity benefits. New or improved public open space shall incorporate areas of biodiversity habitat complementing surrounding habitats and supporting the council's *Biodiversity Action Plan*. Species chosen for planting across the space must maximise biodiversity benefit. Public open spaces within the functional vicinity of a Site of Importance for Nature Conservation (SINC) shall be planted with native species and local provenance species and complement the species composition in the SINC.

D. Public open space should normally be green public open space, such as a public park. Areas of new and/or improved hard landscaped public open space, such as civic space, may be considered appropriate instead of green public open space, particularly in Town Centres. In such cases it must be demonstrated that the provision of green public open space is not possible or appropriate. In relation to Part C of this policy biodiversity benefits should be maximised where appropriate for civic spaces and other hard landscaped public open space.

E. The temporary use of sites for public open space, sport and recreation and/or nature conservation should be considered.

See also Policy DM9.1 (Infrastructure) and Policy DM9.2 (Planning obligations).

- 6.20** Given the pressures on public open space within the borough and population increases, additional public open space should be provided in new development based on the following standards: 5.21m² per resident and 2.6m² per employee and hotel resident.
- 6.21** Financial contributions for off-site public open space/public open space improvements will be required from schemes not providing public open space on site (or where public open space provided is not sufficient to meet the standards referred to above). This will be based

18 Unrestricted access means spaces that are readily available to the public at all times or during daylight hours, regardless of ownership or management.

6 Health and open space

on the above standards, the net change in occupancy of the development, and the costs of providing green space, identified by the council. This is currently £182 per m² but this figure may be subject to change over the plan period.

- 6.22** The council intends to introduce a Community Infrastructure Levy (CIL) which, when adopted, will be the usual means by which most developments contribute to the provision of public open space, whether it be improving existing spaces or providing new ones.
- 6.23** As CIL will usually apply to net additional floor space where any existing floorspace has recently been in use, it may not always sufficiently fund the required level of public open space for buildings which are converted to a different use or where a building of a different use replaces an existing building of a similar size. In such instances, or other cases where needs are not addressed by CIL, the council may seek planning obligations related to public open space, in compliance with Policy DM9.1 on Infrastructure. Those developments expected to provide financial contributions towards public open space are defined within the *Planning Obligations SPD*.
- 6.24** In light of the low amount of public open space in the borough, the temporary use of development sites for such uses to improve the local environment and provide facilities for local communities is encouraged on appropriate sites.

Policy DM6.3

Protecting open space

A. Development is not permitted on any public open space and significant private open spaces⁽¹⁹⁾.

B. Development proposals within the immediate vicinity of public open space must not impact negatively on the amenity, ecological value and functionality of the space. All impacts must be negated through the design of the scheme.

C. Planning permission will not be given for any schemes which adversely affect designated SINCs of Metropolitan or Borough Grade 1 Importance. SINCs of Borough Grade II and Local Importance, and any other site of significant biodiversity value, will also be strongly protected.

D. For semi-private amenity spaces:

i) Development is not permitted on semi-private amenity spaces, including open space within housing estates and other similar spaces in the borough not designated as public open space within this document, unless the loss of amenity space is compensated and the development has over-riding planning benefits.

ii) The council will encourage greater public use of suitable semi-private amenity spaces, including use as a publicly accessible open space, play space, wildlife habitat and for local food growing, provided the space remains substantially undeveloped and open, and provided

19 such as Charterhouse Square and the Honourable Artillery Company grounds.

that accessibility to the general public is improved. Privacy and other amenity issues, including in relation to existing residents within the vicinity of the space, shall be a key consideration in assessing the suitability of semi-private amenity spaces for greater public use.

E. Development of private open space is not permitted where there would be a significant individual or cumulative loss of open space/open aspect and/or where there would be a significant impact on amenity, character and appearance, biodiversity, ecological connectivity, cooling effect and/or flood alleviation effect.

F. The council will protect existing play spaces across the borough by resisting their loss, unless:

i) a replacement play space of equivalent size and functionality is provided to meet the needs of the local population. Where this is not possible development will only be permitted in exceptional circumstances where there are over-riding planning merits to the proposal, and the capacity of other local play spaces shall be increased through a financial contribution to pay for expanded and improved provision that is adequate to meet the needs that the space lost was capable of meeting, plus the needs associated with any uplift or intensification proposed; or

ii) it can be demonstrated robustly that they are no longer required and that their loss would not lead to a shortfall in overall play provision in the local area.

G. All twelve of the borough's adventure playgrounds will be protected and designated on the Policies Map.

See also Policy DM2.1 (Design) and Policy DM3.6 (Play space).

6.25 Public open space and SINC sites are listed in **Appendix 4** and identified on the Policies Map. These may be updated during the plan period to incorporate new or altered spaces and habitats.

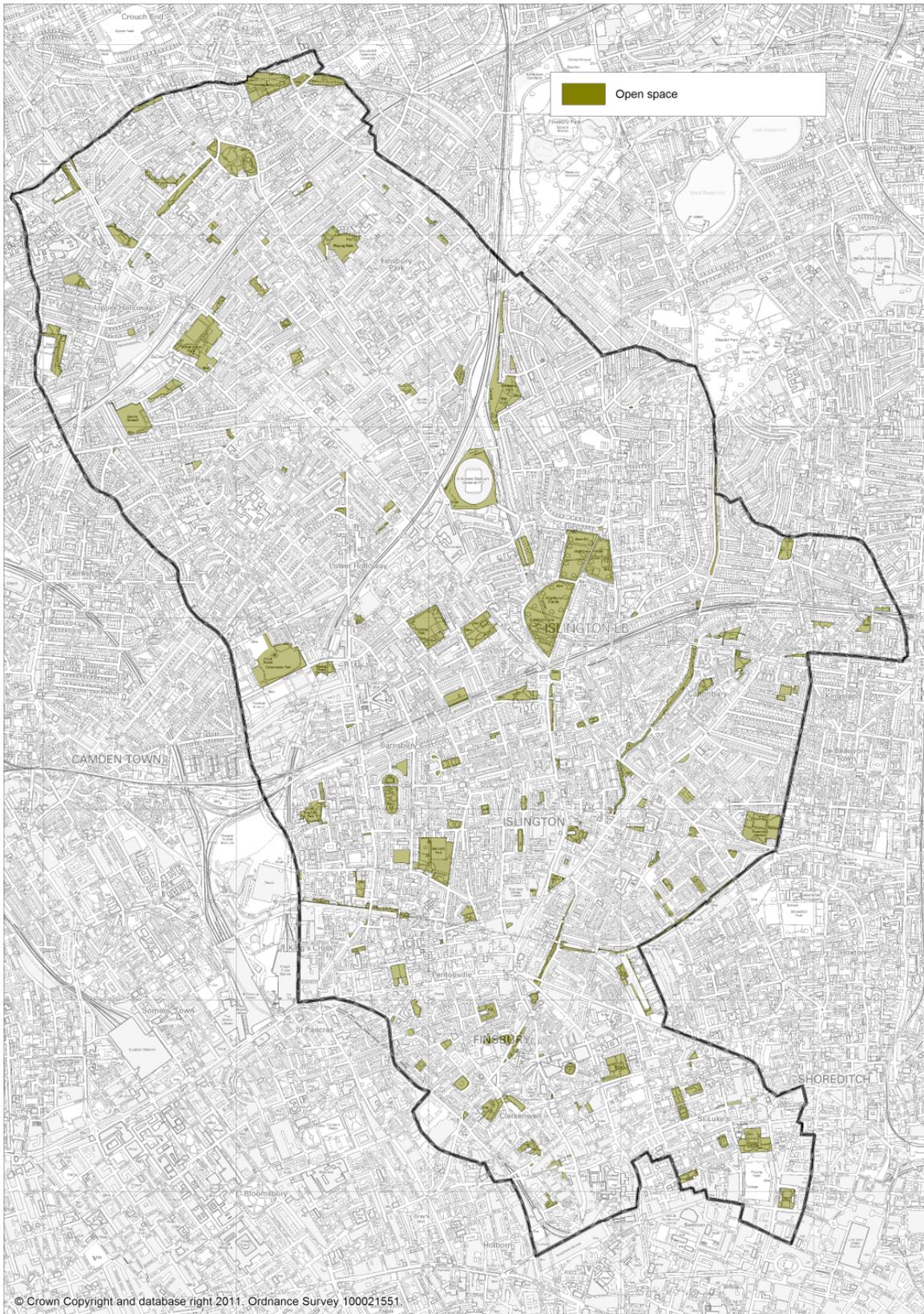
6.26 Due to the dense urban nature of the borough, high population density, and open space deficiencies, as identified in the *Islington Open Space, Sport and Recreation Assessment* (2009), public open spaces in the borough will be strongly protected. **Map 6.1** identifies public open space to be protected, which consists of soft and hard landscaped areas of public value or potential public value (see glossary for full definition). Hard landscaped areas include civic spaces and other hard landscaping considered to be within the public realm. Soft landscaped areas include public parks and other predominantly open land. Areas of water are considered public open space, where there is an amenity and/or sport and recreation value and/or wildlife habitat value. Allotments are also defined as public open space. All public open space will be protected, including spaces not on the map or schedule should these be later identified including during the assessment of a submitted planning application. Highbury Fields and the Parkland Walk, the two spaces of Metropolitan Open Land⁽²⁰⁾ in the borough, will be strongly protected.

20 Strategic open land within the urban area that contributes to the structure of London.

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- 6.27** Private open spaces, such as gardens, are important for physical and mental health, air quality, drainage, cooling, biodiversity and ecological connectivity. They also contribute to the character and appearance of the physical environment of the borough, including the site and surroundings. This is particularly the case in Islington due to the density of development and the population.
- 6.28** The protection and enhancement of biodiversity habitats is important given pressure from development, climate change and deficiencies in access to nature within the borough. The designation of SINCs takes into account a number of factors, as defined within Islington's *Habitat Survey* (2011). Sites of Metropolitan Importance contain the best examples of London's habitats, including particularly rare species, while sites of Borough Grade 1 Importance are of particular significance at the borough level and are of high social value to local communities - these sites are therefore offered the strongest protection. Sites of Borough Grade II and Local Importance are of ecological value, and also of value to local communities, and are therefore afforded strong protection. Proposals on sites of significant biodiversity value will only be considered in wholly exceptional circumstances where high quality re-provision will be required, including at least equal habitat area and value.
- 6.29** In relation to Policy DM6.3 Part E, whether a proposal would result in a significant loss will be assessed based on the value of the private open space and its relationship to the site surroundings. Development proposals should maintain the open aspect of the site and retain the existing functionality of the site in terms of the factors listed in Policy DM6.3 Part E, such as amenity value and biodiversity value. The character of the site and its surroundings should be maintained. Development will only be permitted in exceptional circumstances.
- 6.30** The borough's adventure playgrounds are valuable in providing a unique range of play opportunities for children and young people. Protecting them against change is therefore important. The existing amount of formal play provision per child should be maintained as set out in the Core Strategy. This will require the protection of existing play facilities and provision of new ones in line with population growth. Policy for the provision of new play space is set out in Policy DM3.6.
- 6.31** Any financial contribution in relation to play space will usually go towards improving play facilities. The contribution will be based on the child yield and the costs of providing play space, as identified by the council.

Map 6.1 Designated public open spaces



6 Health and open space

Policy DM6.4

Sport and recreation

A. Developments in excess of 200 residential units or 10,000 m² gross external floorspace, or where a specific need has been identified by the council, are required to provide new sport and recreation facilities, subject to consideration of any impact on the amenity of land uses within the vicinity of the development. In exceptional circumstances, where there are over-riding merits to the proposal and it is not possible to provide such facilities on site, a financial contribution shall be required to invest in off-site facilities. Other developments will also create the need for sport and recreation provision and will be expected to provide financial contributions towards this.

B. Developments that provide private sports and recreation facilities should enter into a Community Use Agreement to promote and allow access by local communities.

C. Developments that would result in the loss of existing public sport and recreation facilities⁽²¹⁾ will be refused planning permission unless:

- i) the same type(s) of facility are reprovided;
- ii) new facilities meet identified need;
- iii) replacement facilities are appropriately and accessibly located;
- iv) the quality of provision is enhanced; and
- v) the quantity of provision is maintained, with local population increase provided for.

6.32 Indoor and outdoor sport and recreation facilities within Islington are important assets for public health and enjoyment, and for engendering a sense of community. Where new or replacement facilities are proposed priority will be given to those types of facilities for which there is a recognised need in line with the borough's *Open Space, Sport and Recreation Assessment*.

6.33 The Community Infrastructure Levy (CIL), when adopted, will be the usual means by which most developments contribute to the provision of new or improved sports and recreation facilities. As CIL will usually apply to net additional floor space where any existing floorspace has recently been in use, it may not always sufficiently fund the required level of sport and recreation facilities for buildings which are converted to a different use or where a building of a different use replaces an existing building of a similar size. In such instances, or other cases where needs are not addressed by CIL, the council may seek planning obligations related to sport and recreation, in compliance with Policy DM9.1 (Infrastructure). The level of charge will be based on local provision standards, occupancy of development and cost

21 Public sport and recreation facilities, such as leisure centres, are those with unrestricted public access on a pay and play basis without membership being required.

of providing facilities, based on advice from Sport England. Those developments expected to provide financial contributions towards open space are defined within the *Planning Obligations SPD*.

- 6.34** Where Community Use Agreements are appropriate, the council will seek for access by the community to the full range of facilities on offer, for a range of peak and off-peak times, and at an affordable cost. Details shall be negotiated with the council. Financial viability will be taken into account.

Policy DM6.5

Landscaping, trees and biodiversity

A. Developments must protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting connectivity between habitats. Developments are required to maximise the provision of soft landscaping, including trees, shrubs and other vegetation, and maximise biodiversity benefits, including through the incorporation of wildlife habitats that complement surrounding habitats and support the council's Biodiversity Action Plan.

B. Trees, shrubs and other vegetation of landscape and/or environmental significance must be considered holistically as part of the landscape plan. The following requirements shall be adhered to:

i) Developments are required to minimise any impacts on trees, shrubs and other significant vegetation. Any loss of or damage to trees, or adverse effects on their growing conditions, will only be permitted where there are over-riding planning benefits, must be agreed with the council and suitably reprovided. Developments within proximity of existing trees are required to provide protection from any damage during development. Where on-site re-provision is not possible, a financial contribution of the full cost of appropriate re-provision will be required.

ii) The council will refuse permission or consent for the removal of protected trees (TPO trees, and trees within a conservation area) and for proposals that would have a detrimental impact on the health of protected trees.

C. Developments should maximise the provision of green roofs and the greening of vertical surfaces as far as reasonably possible, and where this can be achieved in a sustainable manner, without excessive water demand. New-build developments, and all major applications, should use all available roof space for green roofs, subject to other planning considerations.

D. The design and operation of green roofs must maximise benefits for biodiversity, sustainable drainage and cooling. Green roofs are required to have a varied substrate depth of average 80-150mm, unless it can be demonstrated that this is not reasonably possible.

See also Policy DM6.2 (New and improved public open spaces) and Policy DM6.3 (Protecting open space).

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- 6.35** Further details on the design of landscape and biodiversity and in relation to ecological surveys is provided in the *Environmental Design SPD*.
- 6.36** 'Connectivity between habitats' refers to wildlife corridors, such as those provided by railway sidings, connected rear gardens, the Regent's Canal and New River.
- 6.37** The council's *Biodiversity Action Plan (BAP)*, *Wild Islington (2010)* is the borough's contribution to achieving the targets identified in both the UK and London's BAPs. Islington's BAP was put together by a biodiversity partnership made up of local businesses, organisations and groups, and members of the community. It identifies wildlife habitats and species important to Islington and London as a whole. For each of the habitats and species the five year plan identifies relevant threats and proposes actions and targets for the borough.
- 6.38** All developments are required to maximise the provision of soft landscaping, including trees, shrubs and other vegetation, and maximise biodiversity benefits, including through the incorporation of Wildlife Habitats that complement surrounding habitats and support the council's Biodiversity Action Plan. All major and minor proposals which contain significant elements of landscaping are required to submit a landscape plan, details of which are set out in **Appendix 12**.
- 6.39** Trees, shrubs and other significant vegetation are of particular value in Islington due to the borough's dense urban nature, limited amount of green space and the impacts on air quality from traffic congestion. Trees also have a cooling effect, which is important due to projected future temperature increases as a result of climate change, and have a positive impact on drainage and flood risk. Developments are required to minimise any impacts on trees, shrubs and other significant vegetation, including through the provision of sufficient space for the crowns and root systems of existing and proposed trees and their future growth.
- 6.40** The impact of developments on trees will be assessed in accordance with the council's tree policy and strategy, the *Tree Policy for Islington (2011)*, and to all other statutory provisions and material considerations.
- 6.41** Development proposals likely to impact on mature trees and/or trees subject to a Tree Preservation Order (TPO) or within a conservation area are required to follow the process outlined in *BS5837:2005* and include an up-to-date Arboricultural Implications Assessment (AIA), which shall include a Tree Constraints Plan and Tree Survey. If the development impacts on retained trees, an Arboricultural Method Statement will also be required. These documents shall include relevant trees within the vicinity of the site.
- 6.42** In wholly exceptional circumstances, where protected trees are proposed to be removed, or where their health would be detrimentally affected, suitable reprovion will require replacement and/or additional planting to reprovide at least equal canopy cover and/or equal environmental amenity and visual value. Where on-site reprovion cannot be provided, a financial contribution of the full cost of appropriate reprovion will be required. Further guidance on tree planting and retention is set out in the council's *Streetbook SPD*.

- 6.43** Species of trees and shrubs planted, and the manner of their planting and subsequent maintenance is required to provide a high nature conservation value, long life and maximum impact. Local species should be planted, where appropriate.
- 6.44** Developer contributions towards trees within the public realm may be required and will be dealt with by a legal agreement, unilateral undertaking or other relevant mechanism.
- 6.45** Developments are required to provide adequate and appropriate building foundations, which are a prerequisite for retaining trees and allowing for supplementary planting. The proposed foundation depths of new structures will therefore not be an acceptable reason for curtailing planting.
- 6.46** Pruning of retained trees and shrubs on proposed development sites may be required, to facilitate the erection of scaffolding and protective hoardings. Where proposed pruning is satisfactory, this will be conditioned and agreed by specification prior to the commencement of any construction or site preparation works.
- 6.47** With regards to Part A of Policy DM6.5, all developments should comply with protected species legislation. In some circumstances a site survey will be required, the results of which will be collated and forwarded by the council to Greenspace Information for Greater London (GiGL). The *Environmental Design SPD* provides further information relating to the circumstances in which surveys are required. Developments that impact on identified biodiversity habitats will be required to mitigate these as far as possible and provide appropriate mitigation and compensation where appropriate and reasonable (including habitat improvement and creation targets), in line with the council's *Biodiversity Action Plan*; this may include a financial contribution to biodiversity improvements.

Policy DM6.6

Flood prevention

A. Applications for major developments creating new floorspace and major Changes of Use that are likely to result in an intensification of water use are required to include details to demonstrate that Sustainable Urban Drainage Systems (SUDS) have been incorporated and meet the following design standards:

- i) Quantity: schemes must be designed to reduce flows to a 'greenfield rate' of run-off (8 litres/second/hectare for Islington), where feasible. The volume of run-off that must be stored on site should be calculated based on the nationally agreed return period value of a 1 in 100 years flood plus a 30% allowance for climate change for the worst storm duration. Where it is demonstrated that a greenfield run-off rate is not feasible, runoff rates should be minimised as far as possible. The maximum permitted runoff rate will be 50 litres/second/hectare.
- ii) Quality: the design must follow the SUDS 'management train', maximise source control, provide the relevant number of 'treatment stages' and identify how the 'first flush' will be dealt with.

6 Health and open space

iii) Amenity and biodiversity: the design must maximise amenity and biodiversity benefits, while ensuring flow and volumes of run-off entering open space are predictable and water at the surface is clean and safe. Schemes should maximise areas of landscaping and/or other permeable surfaces to support this.

B. Sites located in Local Flood Risk Zones (LFRZs) will be required to submit a Flood Risk Assessment (FRA) to assess the risk of flooding, particularly surface water flooding, taking climate change projections into account. Where the FRA indicates that an additional volume of run-off must be stored above and beyond the amount calculated based on the method above, this must be provided on site.

C. All minor new build developments of one unit or more are required to reduce existing run-off levels as far as possible, and as a minimum maintain existing run-off levels, including through the incorporation of SUDS.

D. Developments may be required to make contributions to addressing surface water flood risk, particularly where they are located in areas considered at high risk of surface water flooding and in exceptional cases where the SUDS quantity standards cannot be achieved on site.

See also Chapter 7 (Energy and environmental standards).

- 6.48** 'Treatment stages' (in Part A (ii) of the above policy) refers to improvements to water quality, by physical, chemical and / or biological means, to remove contaminants. 'First flush' is the initial run-off from the site, following a rainfall event. First flush can carry pollutants, which require treatment. Further guidance is provided in the *Environmental Design SPD*.
- 6.49** SUDS are an important tool in addressing Islington's surface water flood risk, which is predicted to rise as climate change increases the frequency of heavy rainfall and as ongoing development and intensification of the borough increases the volume of waste and surface water draining to the combined sewer. SUDS manage runoff from development, reducing the quantity of water entering drains, especially at peak periods, improving the quality of runoff and promoting amenity and biodiversity benefits from using water in the environment. SUDS also reduce the need for expensive conventional drainage systems, providing cost savings.
- 6.50** Policy DM6.6 aims to reduce runoff rates from all developments to limit flood risk, with a particular focus on major schemes where run-off rates should be restricted to a 'greenfield rate' of run-off. On sites where it can be demonstrated that this is not possible, a higher rate of run-off, as set out in the policy, may be agreed with the council and regulators. This approach is consistent with the emphasis on managing flood risk in the *National Planning Policy Framework* (NPPF), including the need to take account of climate change over the longer term and manage risks through suitable adaptation measures.
- 6.51** Sites located in Local Flood Risk Zones (LFRZs), as identified in Islington's *Preliminary Flood Risk Assessment* (undertaken by Halcrow as part of the wider Drain London project, a GLA-led initiative to better understand surface water flood risk across the thirty three

London Boroughs), are at greatest risk of surface water flooding. Developments in these zones are therefore required to submit a Flood Risk Assessment (FRA) to assess the risk of flooding, particularly surface water flooding, taking climate change into account. In addition, the maximum permitted run-off rate is reduced for such developments. Further guidance is provided in the *Environmental Design SPD*.

- 6.52** Quality standards are based on a qualitative assessment of the SUDS ‘management train’, which sets out how run-off should be managed using a sequence of techniques that control and clean flow as it passes from one stage to the next. The SUDS management train involves prevention, source controls, site controls and regional controls. Source control is critical in an urban environment like Islington and should be incorporated on all schemes. Volumes that cannot be managed ‘at source’, flow slowly to storage or ‘site control’ features within the development.
- 6.53** Amenity and biodiversity benefits should be maximised on all schemes, for example by incorporating attractive, safe SUDS features (e.g. rills, spouts, cascades, rain gardens, pools) which make use of clean water at the surface to enhance landscape design and create a sense of place.
- 6.54** Minor new build schemes will be expected to show that they have utilised all available techniques to avoid increasing run-off and to reduce it as far as possible, this will include:
- maximising areas of green roofs, particularly on new buildings;
 - maximising areas of soft landscaping;
 - ensuring all hard surfaces are permeable or drain into permeable features, and
 - making use of other SUDS techniques as appropriate, for example swales and rain gardens.
- 6.55** Where land is contaminated the design of SUDS techniques should take this into account, for example by avoiding measures that involve infiltrating water into the subsoil.
- 6.56** Further guidance on SUDS is set out in the *Environmental Design SPD*.

7 Energy and environmental standards

7 Energy and environmental standards

- 7.1** The Core Strategy promotes environmentally sustainable design, including through zero carbon development, water efficiency, sustainable materials and the sustainable operation of developments. It also recognises the opportunity to use growth to reduce fuel poverty, and drive Islington's green economy. This section provides further details to supplement and implement the overarching Core Strategy policy. Sustainable drainage and biodiversity are covered in Chapter 6.
- 7.2** The council's *Environmental Design SPD* sets out further detail regarding the operation of the policies in this section. The council will review the requirements of the policies in this section and shall, where appropriate, update the requirements within a revised Supplementary Planning Document.
- 7.3** Any references to policies, plans, strategies, standards, Supplementary Planning Documents (SPDs), legislation, regulations, guidance and so forth will also apply to any replacements, additions or alterations to these documents.

Policy DM7.1

Sustainable design and construction

- A. Development proposals are required to integrate best practice sustainable design standards (as set out in the *Environmental Design SPD*), during design, construction and operation of the development.
- B. The council will support the development of renewable energy technologies in principle, subject to meeting wider policy requirements, including on design (Policy DM2.1 and Policy DM2.3) and air quality (Policy DM6.1). Further guidance on renewable energy technologies is provided in the *Environmental Design SPD*.
- C. Major developments, minor developments creating new residential and/or commercial units, and extensions of 100m² or greater, shall be accompanied by a Sustainable Design and Construction Statement (SDCS), including where relevant an Energy Statement. The SDCS shall clearly set out how the application complies with relevant sustainable design and construction policies and guidance.
- D. Applications for those types of development not covered by Part C of this policy shall include details of sustainable design and construction considerations to a level of detail appropriate to the development.
- E. Applications for major developments are required to include a Green Performance Plan (GPP) detailing measurable outputs for the occupied building, particularly for energy consumption, CO₂ emissions and water use, and should set out arrangements for monitoring the progress of the plan over the first years of occupancy.

7 Energy and environmental standards

F. Developers are required to support monitoring of the implementation of the SDCS, GPP and/or other submitted details of sustainable design and construction considerations, by allowing council officers access to the development and submitting information to the council when requested.

See also Policy DM9.2 (Planning obligations).

- 7.4** Minimum information requirements for the SDCS, including which documents within the statement are relevant to specific application types, will be set out within the *Environmental Design SPD*. Information supplied should be proportional to the scale of proposed development and allow the council to fully assess the proposals against relevant planning policies.
- 7.5** Surveys of completed buildings reveal a substantial gap between design expectations and delivered performance, especially energy performance. To help to close this gap, Policy DM7.1 requires that all major developments should provide a GPP. Based on the Green Travel Plan model, the GPP shall specify measurable outputs for the occupied building, particularly where feasible for energy consumption, CO₂ emissions and water use (based on commitments in the Sustainable Design and Construction Statement), arrangements for handover of the plan (where the occupier is different to the developer) and arrangements for monitoring the progress of the plan over the first years of occupancy. A draft GPP shall be provided with the planning application; where the end occupier is known the plan should be developed jointly. A full GPP with updated targets (adjusted to reflect new information on occupancy, etc) and full details of monitoring arrangements shall be submitted within 6 months of occupation. This will ensure that development is able to mitigate and adapt to climate change, consistent with the requirements of the *National Planning Policy Framework (NPPF)*. Further guidance is provided in the *Environmental Design SPD*.

Policy DM7.2

Energy efficiency and carbon reduction in minor schemes

- A. Developments are required to achieve best practice energy efficiency standards, in terms of design and specification.
- B. Minor new-build residential developments of one unit or more are required to achieve an on-site reduction in regulated CO₂ emissions of at least 25% in comparison with regulated emissions from a building which complies with *Building Regulations Part L 2010* (equivalent to Code for Sustainable Homes level 4), unless it can be demonstrated that such provision is not feasible.
- C. All remaining regulated emissions from minor new-build residential and non-residential developments of one unit or more, not dealt with by on-site measures, will be offset. Developments will be required to pay the full cost of CO₂ offsetting, unless it can be demonstrated that this is not feasible, in which case the maximum feasible payment for offsetting will be required. Such payments will be addressed through a Section 106 legal agreement.

7 Energy and environmental standards

D. Proposals for householder extensions will be encouraged to apply cost-effective energy efficiency measures to the existing property, where practical, in addition to requirements applicable to the extension itself.

- 7.6** The cumulative impact of minor schemes on energy consumption and carbon emissions will be significant. This policy will ensure minor schemes maximise levels of energy efficiency and achieve the highest viable levels of CO₂ reduction (carbon targets for major schemes are set out in the Core Strategy).
- 7.7** Part B of Policy DM7.2 establishes standards considered to be viable in minor new-build schemes, following detailed feasibility testing. Achievement of the targets can be demonstrated using the Code for Sustainable Homes. In cases where compliance with CO₂ emissions targets is argued not to be feasible this will be assessed based upon a range of factors, including technical considerations and financial viability. All remaining regulated CO₂ emissions shall be offset via a financial contribution towards measures which reduce CO₂ emissions from the existing building stock in the borough. The offset cost and further details around implementation of the offset policy will be set out in an SPD (the cost of the offset contribution will be a flat fee based on the development type, derived from data in the evidence base study *Promoting zero carbon development: Phase 2*). The requirement to offset CO₂ emissions not addressed on site is in accordance with the Core Strategy and will be secured by a legal agreement. The costs for offsetting are not addressed by the council's CIL charge.
- 7.8** Conversions of properties to residential units, changes of use and extensions to existing buildings can result in increased CO₂ emissions due to increased occupancy and, in the case of extensions, increased surface area and heating and lighting demands. The Building Regulations help to ensure that increases in CO₂ emissions are minimised by setting minimum energy efficiency requirements for material changes of use and extensions; however, the 2010 Building Regulations do not require consequential improvements to an existing dwelling when it is extended. Part D of this policy seeks to encourage householders to apply energy efficiency enhancements to the existing building, in addition to applying high sustainable building standards to the extension itself, as this represents a cost-effective opportunity to reduce energy bills and carbon emissions. The council will recommend appropriate energy efficiency measures within the *Environmental Design SPD*.

Policy DM7.3

Decentralised Energy Networks

A. All major developments are required to be designed to be able to connect to a Decentralised Energy Network (DEN). Minor new-build developments should be designed to be able to connect wherever reasonably possible.

7 Energy and environmental standards

B. Major developments located within 500 metres of an existing DEN, and minor new-build developments located within 100 metres, will be required to connect to that network, including provision of the means to connect to that network and a reasonable financial contribution to the connection charge, unless a feasibility assessment demonstrates that connection is not reasonably possible.

C. Major developments located within 500 metres of a planned future DEN, which is considered by the council likely to be operational within 3 years of a grant of planning permission, will be required to provide a means to connect to that network and developers shall provide a reasonable financial contribution for the future cost of connection and a commitment to connect via a legal agreement or contract, unless a feasibility assessment demonstrates that connection is not reasonably possible.

D. Where connection to an existing or future DEN is not possible, major developments should develop and/or connect to a Shared Heating Network (SHN) linking neighbouring developments and/or existing buildings, unless it can be demonstrated that this is not reasonably possible.

E. Where connection to an existing or future DEN is deemed possible under the above policy, major developments are required to detail a preferred energy strategy and an alternative energy strategy within their Energy Statements. The preferred energy strategy shall be based on connection to a DEN and shall be enacted, unless it is not reasonably possible to connect to a DEN, in which case the alternative energy strategy shall be enacted.

F. The council will support the development of decentralised energy networks and energy centres in principle, subject to meeting wider policy requirements, including on design (Policy DM2.1 and Policy DM2.3) and air quality (Policy DM6.1).

7.9 Part A of Policy DM7.3 requires developments to have the ability to connect to a DEN, which means that developments have the ability to be connected to a network if/when such a network becomes available in the future, rather than necessarily connecting at the time of construction. Whether minor developments can reasonably be designed to be able to connect to a DEN will be assessed by the council, taking into account a range of factors, including size, location, use and design of the development. Specific design standards to enable connection and future connection will be set out in the *Environmental Design SPD*.

7.10 All major developments within 500 metres of an existing or planned DEN, or minor new build developments within 100 metres of an existing network, are required to submit a feasibility assessment of connection to that network, to determine whether connection is reasonably possible. The council, or relevant Energy Service Company, will provide relevant information to inform the feasibility assessment, including an assessment of the approximate cost of connection. Where connection is not considered technically possible or is not considered possible for non-technical reasons, including financial viability, then major applications must enact their alternative energy strategy. Feasibility assessments should consider a range of factors, including:

- the size of the development, and the heat load and energy demands;
- the distance to network pipes;

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- physical barriers e.g. roads and railways, and
- other developments in the vicinity that may also be required to connect to the network.

7.11 The CO₂ reductions anticipated from connection shall be assessed and agreed by the council. Other measures proposed to contribute to the relevant CO₂ reduction target shall be complementary with network connection technologies and/or with SHN technologies, in order to achieve maximum reasonable CO₂ reductions.

7.12 The evidence base includes an assessment of the financial viability of achieving a 40% reduction in CO₂ emissions without connection as well as a 50% reduction in CO₂ emissions with connection (relative to 2006 *Building Regulations Part L*). However, where it can be demonstrated that the cost of an energy strategy involving connection to a network to achieve the 50% target (or equivalent, see below) significantly exceeds the cost of achieving a 40% CO₂ reduction (or equivalent, see below) without connection, and that this presents problems with financial viability, this will be taken into account in assessing the feasibility of network connection.

7.13 Where connection of a major development to a future DEN is feasible, developers are required to commit to connection via a legal agreement; this will include provision for a financial payment to the council to enable connection. Within the legal agreement a cut-off point will be defined, which will be the latest point at which a decision can be made in relation to network connection. If at this time it is not possible to agree connection to a network, due to the network being incomplete, the alternative energy strategy will be enacted.

7.14 The council's CIL charge includes provision for investment in DENs in the borough. This is intended to increase the size of the network to bring more sites within a reasonable connection distance. The financial contribution towards site connection secured via a legal agreement is a separate cost and is not covered by CIL.

7.15 Where connection to an existing or planned decentralised energy network is not possible, all major developments should fully explore any opportunities to support the establishment of new decentralised energy networks through developing and/or connecting to a SHN with neighbouring existing buildings or new developments and take action to deliver these wherever feasible. Such shared networks are likely to be more efficient and may enable use of low or zero carbon technologies, such as Combined Heat and Power.

7.16 Whether development of or connection to a SHN is reasonably possible will be assessed by the council, based on a range of factors, including:

- the size and nature of the heat load within the development and neighbouring communally heated sites;
- the distance between the sites;
- any physical barriers e.g. roads and railways;
- the practicality of connection, including willingness of existing building owners, timing of schemes and any other legal or management issues, and
- the carbon reduction likely from such a connection, including the feasibility of use of low or zero carbon technologies, such as CHP.

7 Energy and environmental standards

- 7.17** Where a SHN is created, any CO₂ reductions achieved by the development site, or by existing buildings which are connected to the network as a result of the development, shall contribute to the achievement of the development's minimum 40% total CO₂ reduction target, in comparison to a building which meets *Part L Building Regulations 2006* (or equivalent, see below).
- 7.18** Where connection to an existing or future DEN is deemed possible under the above policy, major developments are required to detail a preferred energy strategy and an alternative energy strategy within their Energy Statements. The preferred energy strategy shall be based on connection to a DEN and detail at least a 50% reduction in CO₂ compared with total emissions from a building that complies with 2006 Building Regulations Part L (refer to the Core Strategy), or at least 40% compared with total emissions from a building that complies with 2010 *Building Regulations Part L* (an equivalent reduction). The alternative energy strategy, based on no connection to a DEN, shall detail at least a 40% reduction compared with total emissions from a building that complies with *Building Regulations Part L 2006* or at least 30% compared with total emissions from a building that complies with 2010 *Building Regulations Part L* (an equivalent reduction). The preferred energy strategy shall be enacted, unless it is not reasonably possible to connect to a DEN, in which case the alternative energy strategy shall be enacted.
- 7.19** All financial sums shall be paid to the council and index-linked. Reasonable legal fees will also be payable.

Policy DM7.4

Sustainable design standards

- A. Major new-build residential developments are required to achieve the following standards under the Code for Sustainable Homes, or equivalent:
- (i) up to 2016 - Level 4
 - (ii) 2016 onwards - Level 5
- B. Minor new-build residential developments are required to achieve Code for Sustainable Homes Level 4.
- C. Major residential developments consisting of the refurbishment of existing buildings, including the conversion of existing buildings to form flats, are required to achieve EcoHomes Excellent, or equivalent.
- D. Major non-residential developments are required to achieve Excellent under the relevant BREEAM or equivalent scheme and make reasonable endeavours to achieve Outstanding.
- E. Major developments are required to score a minimum number of BREEAM / Code for Sustainable Homes credits on materials and waste (see paragraph 7.21 below). As a minimum, 10% of the total value of materials used should derive from recycled and reused content in the products and materials selected.

7 Energy and environmental standards

F. All developments are required to comply with Islington's Code of Practice for Construction Sites.

G. Non-residential major developments, non-residential new-build minor developments of one unit or more, and non-residential extensions of 100m² or greater, are required to demonstrate how they would achieve all credits for water efficiency in the relevant BREEAM scheme. Where it is demonstrated that this is not reasonably possible, developments (subject to the above exclusions) are required to achieve at least 2 credits for water efficiency in the relevant BREEAM scheme.

- 7.20** In accordance with the NPPF, the council will assess proposals on the basis of adopted national standards, namely the *Code for Sustainable Homes* (CsH) and the *Building Research Establishment Environmental Assessment Methodology* (BREEAM), which provide widely recognised and well understood frameworks for the promotion of sustainable design. The evidence base has informed the above standard - it demonstrates that CsH Level 4 for all major and minor new build residential schemes and BREEAM Excellent for major non-residential schemes is currently achievable in the borough; in fact suggesting that energy standards above this level are already achievable for major schemes.
- 7.21** The principles of the part of this policy relating to materials and waste have already been set out in the Core Strategy. The policy aims to ensure that major developments in particular take a robust approach to minimising the environmental impacts of materials use. In order to avoid duplication the policy adopts the approach used by BREEAM and the Code for Sustainable Homes, requiring a certain number of credits to be secured under materials and waste categories. The requirements are as follows:
- Schemes assessed under BREEAM should achieve at least 50% of credits on Materials Specification/ Lifecycle Impact (Mat 1); at least 1 credit on Responsible Sourcing; and 50% of credits on Construction Waste Management (Wst 1).
 - Schemes assessed under the Code for Sustainable Homes should achieve at least 50% of credits on Environmental Impact of Materials (Mat 1) and Responsible Sourcing (Mat 2); at least 1 credit on Responsible Sourcing (Mat 3); and all credits on Construction Site Waste Management (Was 2).
- 7.22** The Environment Agency has defined Islington as an area of serious water stress due to a combination of consumption rates, population/development forecasts and water availability. Policy DM7.4 aims to set stretching but achievable standards which will minimise water use from non-residential developments. The water efficiency standard for residential developments (95 litres/person/day) is set out in the Core Strategy. Residential developments include student accommodation, for the purposes of water usage policy.
- 7.23** Should BREEAM/Code for Sustainable Homes/EcoHomes be replaced or amended during the lifetime of the plan the equivalent replacement requirements will be applied by the council.

7 Energy and environmental standards

Policy DM7.5

Heating and cooling

A. Developments (excluding householder extensions) are required to demonstrate how the proposed design has maximised incorporation of passive design measures to control heat gain and to deliver passive cooling, following the sequential cooling hierarchy, below:

1. (Highest priority) Passive design to minimise unwanted heat gain and manage heat (e.g. orientation, shading, fenestration, soft landscaping, thermal mass, energy efficient lighting and appliances)
2. Passive/natural cooling (e.g. cross ventilation, passive stack ventilation, night purging)
3. Mixed-mode cooling, with local mechanical ventilation / cooling provided where required to supplement the above measures using (in order of preference) low energy mechanical cooling followed by air conditioning
4. Full-building mechanical ventilation / cooling systems using (in order of preference) low energy mechanical cooling followed by air conditioning

B. Measures at the highest priority level of the above cooling hierarchy shall be utilised to the fullest extent possible before the next level of the hierarchy is utilised. Use of technologies from lower levels of the hierarchy shall not be supported unless evidence is provided to demonstrate that technologies from higher levels of the hierarchy cannot deliver sufficient heat control.

C. Applications for major developments are required to include details of internal temperature modelling under projected increased future summer temperatures to demonstrate that the risk of overheating has been addressed.

7.24 The NPPF emphasises the need to take account of climate change over the longer term and plan new developments to avoid increased vulnerability to the range of impacts arising from climate change. The *UK Climate Impacts Programme 2009* projections suggest that by the 2080's the UK is likely to experience summer temperatures that are up to 4.2°C higher than they are today. In dense urban areas such as Islington, the Urban Heat Island Effect could intensify these increases leading to temperatures that are as much as 8°C higher than the Green Belt on hot summer nights. Ensuring buildings are designed and constructed to be comfortable in higher temperatures, without resorting to energy intensive air conditioning, is therefore crucial.

7.25 The hierarchy within the policy requires developments to incorporate measures which will ensure adaptation to rising summer temperatures, while minimising energy intensive cooling. Modelling of larger developments under predicted future temperatures is required to ensure buildings are fully adapted to the changing climate. Requirements for thermal modelling will be set out in the Environmental Design SPD.

7 Energy and environmental standards

- 7.26** Also refer to Policy DM6.6 (Flood Prevention) which includes policy requirements for Sustainable Urban Drainage Systems (SUDS).

8 Transport

- 8.1** The Core Strategy promotes sustainable transport choices in order to mitigate the impact of developments on the environment, to respond to congestion affecting roads and public transport, and to promote healthier lifestyles. The transport section of this document provides a more detailed policy framework to implement the overarching aims of the Core Strategy.
- 8.2** Transport demand in Islington is extremely high, particularly at peak commuter times. More than 50% of Islington workers travel from within the borough or from neighbouring boroughs. Nearly 70% of Islington residents make relatively short trips to work, either within the borough or to Camden, Westminster or the City.
- 8.3** Surface and underground rail in Islington has received significant investment in the last decade with further projects such as Crossrail set to improve the network over the next decade. However, the road and underground rail networks operate at full capacity during much of the day, and due to London's predicted economic and population growth continued investment will be necessary.
- 8.4** Any references to policies, plans, strategies, standards, Supplementary Planning Documents (SPDs), legislation, regulations, guidance and so forth will also apply to any replacements, additions or alterations to these documents.

Policy DM8.1

Movement hierarchy

The design of developments, including building design and internal layout, site layout, public realm and the provision of transport infrastructure, is required to prioritise the transport needs of pedestrians, public transport users and cyclists above those of motor vehicles.

Policy DM8.2

Managing transport impacts

A. Development proposals are required to meet the transport needs of the development and address its transport impacts in a sustainable manner and in accordance with best practice. Where the council considers that a development is likely to have a significant negative impact on the operation of transport infrastructure, this impact must be satisfactorily mitigated. In order for developments to be considered acceptable they are required to:

- i) fully mitigate any adverse impacts upon the capacity of transport infrastructure, including pavements and other walking routes, cycle routes, public transport and roads;
- ii) have no negative impacts on the safe and efficient operation of transport infrastructure;

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- iii) maximise safe, convenient and inclusive accessibility to, from and within developments for pedestrians, cyclists and public transport users;
- iv) provide equal access for all people, including inclusive access for disabled people;
- v) adequately address delivery, servicing and drop-off requirements, and
- vi) have no significant negative impacts from transport arrangements on the local and wider environment.

B. Development proposals are required to include the submission of either a Transport Assessment and Travel Plan, or a Transport Statement and Local Level Travel Plan, in accordance with the thresholds outlined in **Appendix 5** and any subsequent update to these thresholds. The submitted information is required to be sufficiently detailed and accurate to enable the council to fully assess the development proposal. Construction Logistics Plans and Delivery and Servicing Plans may be required for developments where there may be an impact on roads. These plans should demonstrate how any potential impacts will be mitigated.

See also Policy DM9.2 (Planning obligations).

- 8.5** Transport infrastructure includes pavements, walking routes and other walking infrastructure and facilities, cycle routes and other cycle infrastructure and facilities, public transport, roads, waterways and infrastructure and facilities in relation to all other forms of transport.
- 8.6** All development introduces a level of change to the surrounding environment and new development will need to be well integrated with Islington's transport environment so that the borough can accommodate growth in a sustainable manner. Transport Assessments/Statements are required so that the transport impacts of development proposals are identified and addressed. Design and Access Statements are required to refer to the Travel Plan / Local Level Travel Plan, explaining what inclusive or specific transport options are available to meet the needs of all users, including disabled people.
- 8.7** Traffic modelling may be required to demonstrate that the proposed development does not have an impact on road safety and the flow of traffic.
- 8.8** Mitigation of transport impacts may include measures to increase capacity, operational efficiency and safety of infrastructure and/or investment in new infrastructure. Mitigation may include a financial contribution to pay for appropriate works, where this would be sufficient to make the development acceptable in planning terms. This contribution may involve the use of CIL and/or Section 106 planning obligations, as appropriate. Refer to Policy DM9.2 (Planning obligations), which outlines the relationship between CIL and Section 106 obligations.
- 8.9** In all residential developments the associated travel and transport needs should be met by an adequate and appropriate mix of: walking and cycle facilities, public transport options, car club provisions, safe drop off points and storage and charging points for mobility scooters, where relevant.

- 8.10** In relation to Part A (vi) of this policy, impacts on the local and wider environment may include impacts that would affect amenity, air quality and noise.
- 8.11** Policy DM9.2 (Planning obligations) refers to highways reinstatement. Developments can cause damage to highways and footways during construction. The council will secure an agreement with the developer that all highways and footways shall be reinstated to the satisfaction of the council after the completion of the development. This will be secured via the submission and approval of Schedules of Condition and a financial contribution to pay for the full cost of the council's reinstatement works. A Highways Agreement may be used to carry out highways reinstatement works.
- 8.12** The use of Construction Logistics Plans and Delivery and Servicing Plans may help ease congestion, mitigate transport impacts and/or encourage modal shift. (See also Policy DM9.2 (Planning obligations).)

Policy DM8.3

Public transport

A. The council will work in partnership with Transport for London, the bus operators, developers and other relevant agencies in order to:

- i) implement measures to give buses priority over other vehicles (including continuous bus priority measures along whole route corridors);
- ii) develop the network of services to meet the travel needs of local residents and businesses, and
- iii) ensure that bus stops and bus stopping areas are well located and designed, with good accessibility from the surrounding area.

B. The council will seek to secure additions and extensions to the underground and national railway networks, including improved interchange facilities and other improvements to stations. These include:

- i) the safeguarded Crossrail 1 project, with a station at Farringdon and good interchange facilities with London Underground and national railway services;
- ii) the safeguarded Crossrail 2 line (also known as the Chelsea - Hackney line) with stations at the Angel and Essex Road, and good interchange facilities with London Underground and national railway services;
- iii) the Thameslink project, including any necessary improvements to Farringdon and Finsbury Park stations and the lines which serve them;
- iv) the provision of a new station on the North London Line (London Overground) at Maiden Lane, in Camden, to serve any new development at King's Cross;
- v) the upgrading of the tube lines which cross Islington; and

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vi) improvements to other London Underground stations, including Archway, Caledonian Road, Holloway Road, Old Street and Highbury & Islington.

In all cases reasonable steps should be taken to minimise the adverse environmental impacts associated with the construction and operation of the works.

C. Developments which contribute to the transport needs that Crossrail will wholly or partly address shall contribute towards its funding, through the use of CIL and/or section 106 legal agreements, as appropriate.

D. Developments which contribute to other transport needs (e.g. Underground, Overground, roads, buses, walking, cycling etc.) shall contribute funding to measures that will wholly or partly address those needs, through the use of CIL and/or Section 106 legal agreements, as appropriate.

See also Policy DM9.1 (Infrastructure) and Policy DM9.2 (Planning obligations).

- 8.13** London Underground and rail services provide valuable services to local people as well as those entering and leaving the borough. New investment and service improvements on these routes will therefore be supported by the council.
- 8.14** Existing rail services include the busy commuter lines through Finsbury Park to King's Cross and Moorgate and the Thameslink service. These are valuable commuting services for Islington workers. However, overcrowding in the peak periods and reliability problems reduce their value and the council will therefore press for improvements in these areas.
- 8.15** A general upgrading of the Northern Line is also needed, as well as measures to relieve congestion on the Piccadilly Line through Islington.
- 8.16** Crossrail is a strategic transport priority for London and will provide significant additional public transport capacity in central London. Islington has a Crossrail station in Farringdon. It is intended that the construction of Crossrail 2 will follow the completion of Crossrail 1, when funding is available. Within Islington, stations are proposed at the Angel and at Essex Road.
- 8.17** In view of the strategic regional importance of Crossrail to London's economic regeneration and development the Mayor will use the planning system to seek contributions from development towards the cost of Crossrail, including through the Community Infrastructure Levy (see *London Plan* policies 8.2 and 8.3).
- 8.18** Improvement works to stations should be well designed and integrated into the surrounding neighbourhood, with due consideration given to any impacts on traffic and pedestrian movement in the vicinity.

Policy DM8.4

Walking and cycling

A. Where public realm works are required as part of development, these shall be undertaken to best practice standards, meeting the objectives contained in Islington's *Streetbook SPD* and having regard to the guidance contained in the Mayor's *Better Streets* (2010) and English Heritage's *Streets for All* documents.

B. Major development proposals are required to contribute financially to strategic improvements to walking and cycling infrastructure, including the borough cycle network set out in **Appendix 6**, the London Cycle Hire Scheme, Cycle Superhighways and wayfinding boards. Contributions shall be made through the use of CIL and/or Section 106 legal agreements, as appropriate.

C. Major developments, minor developments creating new residential and/or commercial units, and extensions of 100m² or greater, are required to provide cycle parking in accordance with the minimum standards set out in **Appendix 6**. Cycle parking is required to be designed to best practice standards and shall be secure, sheltered, integrated, conveniently located, adequately lit, step-free and accessible. Cycle parking shall include an adequate element of parking suitable for accessible bicycles and tricycles. Residential cycle parking is required to include provision for cycle parking for family use.

D. Major developments, minor developments creating new residential and/or commercial units, and extensions of 100m² or greater are required to provide end-of-trip facilities for cyclists in accordance with best practice. End-of-trip facilities are required to be provided at a level proportionate to the size of the development and the required level of cycle parking.

E. Proposals for uses that are publicly accessible are required to contribute financially to publicly-accessible cycle parking located in the public realm within the vicinity of the site. Publicly accessible uses include, but are not limited to, uses within the A1 (shops), A2 (financial and professional services), A3 (restaurants and cafés), D1 (non-residential institutions) and D2 (assembly and leisure) Use Classes. This provision shall be secured by a Section 106 legal agreement or CIL, as appropriate.

F. It must be demonstrated that there are no road safety conflicts between pedestrians, cyclists and vehicles entering, parking and servicing a development. Cyclist entrances must be safe and convenient. Separate cycle lanes should be demarcated.

- 8.19** Walking and cycling are cost-effective and sustainable methods of travel. Encouraging people to walk and cycle will free up space on public transport and therefore help to address capacity issues and will help to reduce road congestion.
- 8.20** The London Health Commission published the report *Fair London, Healthy Londoners?* (2011) which looks at health inequalities for a number of indicators. This report finds that Islington is one of just two London borough's that is 'significantly worse' than the average

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for England for all borough-level indicators. Walking and cycling have significant health benefits, which is especially important given the findings of this report and given rising obesity rates.

- 8.21** Vehicular methods of transport cause air pollution and contribute towards climate change. Congestion in the borough is high and any increase in vehicle numbers will exacerbate this. In addition, vehicles can cause safety risks to walkers and cyclists, as well as to other drivers. Accident statistics show that between 2007 and 2009 there were 14 fatal road accidents in Islington, 250 serious accidents and 1,895 slight accidents. In this period, 60 cyclists were killed or seriously injured on Islington's roads. Investment in improved facilities for cyclists will help to address this issue and to encourage cycling over vehicle use.
- 8.22** The minimum cycle parking requirements set out in **Appendix 6** are based on the projected increase in cycling anticipated in Islington over the plan period. Trip data produced by Transport for London enabled the council to establish the number of trips at present, and projected to 2026, made by bicycle. This was combined with data on mode share, visitor numbers and employee densities for different uses. Cycle parking standards for housing (Use Class C3) are not based on this methodology, but are based on the council's aims to provide all occupants with an opportunity to own and store a bicycle, to support sustainable transport methods.
- 8.23** The design of new development is required to provide good access for pedestrians and cyclists, and users of public transport. The needs of all users, including disabled people, shall be a central consideration in the design of development in order to meet the council's policies and aims in relation to inclusive design. The council's *Inclusive Landscape Design SPD* provides further details.
- 8.24** Connectivity is important for promoting active lifestyles and increasing social cohesion. All development proposals are required to provide good public connectivity for pedestrians and cyclists, and good permeability through the site where relevant. This shall include new and/or improved connections of the site to existing pedestrian and cycling infrastructure within the vicinity of the site and new and/or improved connections through and within the site, where relevant. Connections are required to be high quality and inclusive in accordance with best practice, including pedestrian and cycle routes segregated from traffic and each other, where appropriate.
- 8.25** Public routes must meet the principles set out in *Safer Places (2004)* and *Secured by Design* through consultation with Islington's crime prevention design advisor, and achieve Inclusive Design as set out in Policy DM2.2 (Inclusive Design). Policy DM8.3 will also be applied with regard to Islington's *Streetbook SPD*.
- 8.26** The borough cycle network is identified in **Appendix 6**. This includes existing and proposed routes. This network is the priority for any off-site investment in cycling infrastructure. The council also aims to invest in roads that are unallocated as cycle routes, to ensure that all roads are suitable for cycling and have good facilities for pedestrians. In addition, the Regent's Canal and other waterways are valued and supported as a route for cyclists and walkers, where appropriate, as well as a recreational space.

- 8.27** All pedestrian and cycling infrastructure and facilities are required to be designed to best practice standards. Current best practice guidance includes TfL's *London Cycling Design Standards*, the council's *Inclusive Landscape Design SPD* and *Streetbook SPD*, and the Department of Transport document *Inclusive Mobility*. Best practice should be defined at the time of submission of the planning application, based on up-to-date guidance from recognised organisations.
- 8.28** Contributions secured through a section 106 legal agreement will be sought in relation to infrastructure not included on the CIL Infrastructure List and in relation to non-chargeable floorspace and non-chargeable developments that have a significant impact. These will fund specific named projects related to improving infrastructure and facilities such as cycle parking, cycle routes, footways, and wayfinding boards. The contribution will be based on the net change in occupancy of the development and the costs of implementing projects specified in the council's Sustainable Transport Strategy, or a subsequent assessment of transport needs. Refer to Policy DM9.1 (Infrastructure), which outlines the relationship between CIL and Section 106 obligations.

Policy DM8.5

Vehicle parking

A. Residential parking (for Use Class C3)

Applications for vehicle parking within the curtilage of existing residential properties will be refused. No provision for vehicle parking or waiting will be allowed for new homes, except for essential drop-off and wheelchair-accessible parking. In line with the Core Strategy, all additional homes will be car free. Unless exceptional circumstances can be demonstrated, no parking permits will be issued to occupiers of these new homes.

B. Non-residential parking (for all uses not falling within Use Class C3)

i) Parking will only be allowed for non-residential developments where this is essential for operational requirements and therefore integral to the nature of the business or service (e.g. car hire, Use Class B8 storage and distribution uses). In such cases, parking will only be permitted where an essential need has been demonstrated to the satisfaction of the council and where the provision of parking would not conflict with other council policies. Normal staff parking will not be considered essential and will not be permitted.

ii) Any permitted parking is required to be off-street and located to be accessible and convenient in relation to the development and to provide an accessible route from the parking space to the development. Where on-street drop-off, wheelchair accessible parking or other essential parking is proposed details must be submitted to demonstrate the need for on-street provision and to show that arrangements will be safe and will not cause a traffic obstruction or nuisance.

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iii) Planning applications for uses that require coach parking ancillary to another use will not be permitted where the coach parking would give rise to adverse impacts on road safety and congestion. Coach parking should be provided on-site, unless the applicant can identify an alternative location which satisfies the council in terms of road safety and congestion and other relevant planning matters.

iv) Planning applications for commercial developments where ongoing use of a vehicle fleet will be required during the operational phase of the development (such as minicab offices, delivery restaurants and couriers) will only be approved if the applicant can demonstrate that the transport impacts of the development have been satisfactorily mitigated. Only the minimum necessary provision shall be permitted in the above circumstances.

C. Wheelchair-accessible parking

Wheelchair-accessible car parking is required to be provided in accordance with best practice standards, as set out in the council's *Planning Obligations SPD* and *Accessible Housing SPD*, and *BS8300:2009*. Developments are also required to provide adequate provision for mobility scooter storage and charging. The council will require accessible parking bays to be located on-street where practical; such spaces should be identified and the cost of provision secured by a Section 106 legal agreement to enable the council to install the accessible parking spaces.

D. Car clubs

The council will support the provision of car clubs, including the provision of wheelchair accessible car club parking bays, where appropriate. Major residential developments will be required to contribute towards the provision of car clubs in the vicinity of the development, through CIL and/or Section 106, as appropriate.

E. Public car parks

Proposals for, or including, new public car parks (and other motor vehicle public parking, including for coaches) will be refused. Proposals for the redevelopment of existing car parks for a different use shall be subject to the car-free restriction within this policy and the Core Strategy.

8.29 The Core Strategy establishes that developments will be car free, which means no parking provision will be allowed on site and occupiers will not have the ability to obtain parking permits, except for required wheelchair accessible parking. However, delivery, servicing, drop-off / collection and wheelchair accessible parking may be required. This policy does not affect the ability of disabled people to apply for parking permits. Other motor vehicles such as vans, lorries and motorcycles are covered by the term 'car free'.

8.30 The car free policy will apply to any housing units created through new build, change of use, conversion and subdivision of existing residential properties. However, some residents moving into car-free homes might face exceptional circumstances. For instance, existing residents with a parking permit, that return to a site after the development has been completed (such as with estate redevelopment or house conversions). Where occupiers

are able to demonstrate exceptional circumstances, they may be allowed the right to keep a parking permit. The council's parking service will determine parking permits for existing properties according to their own policies.

- 8.31** Parking within the curtilage of residential properties has negative impacts on biodiversity, flood risk, visual amenity, healthy lifestyles, air quality, traffic congestion and highways safety. Such applications will normally be refused; however, the needs of disabled people will be taken into account and exceptions may be made where appropriate.
- 8.32** On-street wheelchair accessible parking is encouraged, where appropriate, in preference to on-site spaces. The developer shall identify, negotiate and pay for the conversion of suitable bays. The amount payable will be determined based on a standard cost of conversion. Where there is insufficient space to accommodate on-street or on-site spaces a financial contribution shall be made towards investment in accessible transport initiatives, where it is considered that this would make development acceptable in planning terms. Such a contribution may be made through CIL or Section 106, as appropriate. (See also Policy DM9.1 (Infrastructure).)
- 8.33** Accessible transport initiatives may include the provision of wheelchair accessible parking, and a range of inclusive alternatives.
- 8.34** Mobility scooters and charging points shall be located in an appropriate place within the development, such as a ground floor space next to the lifts.
- 8.35** Car clubs provide an alternative to car ownership that helps to reduce traffic and parking congestion, reduce air quality and climate change impacts from transport, allow more equitable and efficient use of public space and increase travel options for all social groups. Car clubs can be particularly helpful for families. Car clubs support the council's car free policy and help to mitigate the transport impacts of a development compared with private car ownership. Developer contributions are required to include a financial contribution towards car club infrastructure, such as car club parking bays and other car club enabling measures, such as membership subsidy. Such a contribution may be made through CIL or Section 106, as appropriate. (See also Policy DM9.1 (Infrastructure).)
- 8.36** The provision of off-street car club bays within developments as an alternative to on-street provision will only be accepted where it has been demonstrated by the developer, to the satisfaction of the council, that on-street parking is not appropriate or possible. Should the council accept the need for off-street car club parking bays instead of on-street bays these must be publicly accessible at all times (with no need for a key or other security measures to access the spaces) and located in order to allow for accessible and convenient access.
- 8.37** The redevelopment of existing car parks, for alternative uses, will be subject to the car free policy. The number of car parking spaces existing on-site will not be accepted as a justification to provide car parking in contravention to the car-free policy, or to provide delivery, servicing, drop-off and wheelchair accessible parking above requirements identified in the submitted Transport Assessment and agreed by the council. The artificial separation of sites to remove parking areas from the boundary of an application for the purposes of

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retaining car parking spaces will not be considered acceptable. All parking related to the existing use and/or building which is the subject of the application shall be included as part of the application site.

- 8.38** Where parking is provided, such as in relation to car clubs and where essential operational needs must be met, electric vehicle charging points will be encouraged.

Policy DM8.6

Delivery and servicing for new developments

A. Provision for delivery and servicing should be provided off-street, particularly for commercial developments over 200m² gross floor area. In order to ensure proposed delivery and servicing arrangements are acceptable:

- i) It must be demonstrated that servicing and delivery vehicles can enter and exit the site in forward gear.
- ii) Details shall be submitted to establish the delivery and servicing needs of developments.
- iii) Delivery and servicing bays are required to be strictly controlled, clearly signed and only used for the specific agreed purpose.

B. Where on-street servicing is proposed details must be submitted to demonstrate the need for on-street provision and that off-street provision is not practical, and to show that arrangements will be safe and will not cause a traffic obstruction or nuisance. Traffic modelling may be required.

C. For major developments, details of refuse and recycling collection must be submitted, indicating locations for collection vehicles to wait and locations of refuse and recycling bin stores. Applications for larger residential developments must demonstrate that delivery and servicing would not impact negatively on refuse collection arrangements.

D. It must be demonstrated that worst case scenarios have been assessed and their impacts mitigated, in terms of delivery and servicing. It may be required to demonstrate such scenarios in TRAVL (Trip Rate Assessment Valid for London).

- 8.39** Full details of servicing are required, including where relevant:

- delivery hours;
- delivery frequency;
- service bay location;
- service bay operation (including swept path analysis), and
- size of servicing vehicles.

- 8.40** For commercial developments over 200m² gross floor area on-street servicing will only be allowed where it has been demonstrated that it would not be possible to provide servicing on site, due to issues such as highways safety and conservation and design, and where

on-street servicing can operate effectively without impacts on highways safety, capacity or congestion. The servicing and loading arrangements of the existing or previous use will not be taken into account.

- 8.41** The council will seek to eliminate servicing on bus lanes by promoting rear access arrangements where possible. The council will, where appropriate, control aspects of servicing by condition and/or planning obligation.

9 Infrastructure and implementation

Policy DM9.1

Infrastructure

- A. To ensure development is sustainable planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the council's Community Infrastructure Levy (CIL).
- B. Planning obligations may be used to secure infrastructure where a development has infrastructure needs that are not addressed through CIL, or that are not fully addressed through CIL. The council will require additional infrastructure needs to be met by planning obligations secured through a Section 106 legal agreement.
- C. Where it is necessary for CIL chargeable development to also enter into a Section 106 agreement to secure planning obligations, CIL payments will be taken into account when determining the required level of planning obligations.

- 9.1** Despite being one of the most densely developed and populated parts of the country, Islington has accommodated high levels of development in recent years. Ensuring there is sufficient infrastructure to support future development is vital to achieve sustainable development and enable Islington and London to continue to be good places to live, work and visit.
- 9.2** The term infrastructure includes (but is not limited to) the following areas: transport, public realm, open space, sport, leisure and recreation, community, play space, education, child care, health, utilities, emergency services, trees and biodiversity, energy and climate change adaptation and mitigation.
- 9.3** CIL ensures necessary infrastructure can be funded, to support future development. CIL is only charged on developments that generate net additional floorspace (of more than one residential unit/100m²). Certain developments, such as affordable housing and charitable development, are exempt. In some circumstances the CIL charge may be waived or reduced, such as where land is transferred to the council.
- 9.4** The purpose of CIL is to provide infrastructure to support the development of an area; however, the Government has specified that there may still be site specific impact mitigation requirements without which a development should not be granted planning permission. These requirements should be dealt with by planning obligations.

9 Infrastructure and implementation

- 9.5** The Council will require planning obligations where the CIL levy does not sufficiently mitigate the infrastructure impacts of new development⁽²²⁾. This may include situations in which site specific requirements have been identified that will not be funded by CIL, or where there is floorspace that results in an intensification of use but is not CIL chargeable. In such circumstances on-site obligations or financial contributions may be sought to address site-specific impacts. CIL payments will also be collected towards the cost of Crossrail on behalf of the Mayor. The Mayor's CIL Charging Schedule specifies a rate within Islington of £50 per square metre of net increase in floorspace.
- 9.6** Where planning obligations are sought in relation to CIL-chargeable developments, the level and nature of the planning obligations required will be considered in light of the CIL levy payable. Planning obligations will only be sought in relation to specific measures identified as necessary which will not be funded through CIL. For example, if the CIL Infrastructure List identifies key transport infrastructure to be provided the council will only seek planning obligations in relation to transport measures where these are necessary and specific to the impacts of the development and therefore not addressed by wider transport infrastructure provision provided through CIL. Works identified on the published CIL Infrastructure List will not be funded via monies raised through Section 106 contributions.
- 9.7** The council will produce a Supplementary Planning Document providing further details in relation to CIL and Section 106 planning obligations.
- 9.8** Planning obligations can also be used to address a range of non-infrastructure related issues. Development Plan policies specify the nature of obligations that may be necessary to make development acceptable in planning terms and how these are to be determined (also refer to Policy DM9.2 (Planning obligations)).

Policy DM9.2

Planning obligations

Planning obligations will be used by the council to deliver sustainable development. This may include (but is not limited to) compensation for loss or damage associated with a development, mitigation of the impacts of a development, prescription of the nature of a development, and other measures to make a development acceptable in planning terms, where possible and appropriate, in accordance with the Community Infrastructure Levy Regulations.

- 9.9** The council will only use planning obligations in accordance with Community Infrastructure Levy Regulations. These state that planning obligations must meet the following tests (set in CIL Regulation 122):
- a. necessary to make the development acceptable in planning terms;

²² An exception applies to Crossrail, where both CIL and Section 106 contributions will be sought on behalf of the Mayor (see *London Plan* Policies 8.2 and 8.3 and associated guidance/schedules).

9 Infrastructure and implementation

- b. directly related to the development; and
- c. fairly and reasonably related in scale and kind to the development.

9.10 In order to make a development acceptable in planning terms, planning obligations may be used in relation to matters including (but not limited to):

- Infrastructure (refer to Policy DM9.1)
- Affordable housing
- Micro, small or affordable workspace or retail space
- Highway and footway reinstatement and highways agreement
- Travel plans
- Construction placements and procurement from local firms (construction phase)
- Employment contribution (operation phase) and compliance with the Employment and Training Code
- Local Procurement
- Construction practice monitoring
- Sustainable design and construction statement / Green Performance Plan
- Drainage, wastewater and water infrastructure strategy
- Health Impact Assessment
- Community use agreements
- Delivery and Servicing Plans
- Refuse and recycling plans
- Construction and logistics plans
- Management plans

9.11 Legal agreements will also include provision for ongoing monitoring costs and legal fees. Other planning obligations will be sought where necessary and appropriate, including obligations sought through Development Plan policies and Supplementary Planning Guidance/Documents, such as affordable housing.

9.12 In cases where applicants submit that financial viability issues do not allow for the full range of planning obligations to be met, applicants shall submit a financial appraisal and pay for an independent review of this appraisal, by a suitably qualified expert appointed by the council. Only where financial viability is a demonstrable issue and where developments have over-riding planning benefits should consideration be given to a grant of planning permission.

Policy DM9.3

Implementation

A. When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to secure development that improves the economic, social and environmental conditions of Islington.

9 Infrastructure and implementation

B. Planning applications that accord with policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without avoidable delay, unless material considerations indicate otherwise.

C. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise - taking into account whether:

(i) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

(ii) Specific policies in that Framework indicate that development should be restricted.

9.13 When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The purpose of the planning system is to contribute to the achievement of sustainable development - social, environmental and economic. The NPPF reiterates the five 'guiding principles' of sustainable development set out in the UK Sustainable Development Strategy: Securing the Future. These are: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly. The policies in the council's Local Plan articulate how sustainable development will be achieved in Islington.

10 Monitoring

10 Monitoring

- 10.1** Table 10.1 sets out indicators for monitoring the effectiveness of the Development Management Policies, including performance against associated targets. Progress will be reported in regular monitoring reports. By reviewing and monitoring the Development Management Policies, we will be able to consider: the impact the plan is having in helping to achieve targets, milestones and success factors as identified in the monitoring framework; whether the policies are working effectively or require adjusting or a more flexible approach; and whether any wider national or regional strategy or policy changes are having an impact on the application of the Development Management Policies.
- 10.2** Some of the indicators are the same as for the policies in Islington's Core Strategy (2011). Where this is the case, the indicators have been given the same indicator reference as in the Core Strategy.
- 10.3** As well as monitoring the outcome of individual policies, e.g. on employment, the council will assess progress against the indicators holistically to determine whether the policies are proving effective in promoting an integrated approach to sustainable development.

Table 10.1 Development Management Policies monitoring framework

DM Policy	Indicator ref	Indicator	Target / milestone / success factor
Design and heritage			
DM2.1: Design	DM2.1.1	Number of applications refused on this policy: (i) upheld at appeal; (ii) dismissed at appeal.	No target.
	DM2.1.2	Number of buildings over 30 metres approved outside Bunhill and Clerkenwell Key Area.	0.
DM2.2: Inclusive Design	CS12.8	Number and proportion of housing schemes that:(i) provide 10% wheelchair housing and;(ii) meet flexible homes standards (contingent on developing a system to monitor various criteria).	(i) and (ii): 100%.
DM2.3: Heritage	CS9.1	Changes in the number of conservation areas and listed buildings.	No target.
	CS9.2	Changes in the number of designated heritage assets identified as being at risk or in danger.	Reduction.
	DM2.3.1	Changes in the number of locally listed buildings.	Maintain provision.
DM2.4: Protected views	DM2.4.1	Number of permitted developments which infringe:(i) the Mayor of London's strategic views;(ii) local protected views.	(i) and (ii): 0.
DM2.5: Landmarks	DM2.5.1	Changes in the number of protected landmarks.	Maintain provision.

DM Policy	Indicator ref	Indicator	Target / milestone / success factor
DM2.6: Advertisements	DM2.6.1	Changes in the number of designated heritage assets identified as being at risk or in danger.	Reduction.
DM2.7: Telecommunications	DM2.7.1	Number of applications for telecommunications equipment approved in new locations.	No target.
Housing			
DM3.1: Mix of housing sizes	CS12.7	Mix of dwelling sizes provided by new developments.	Consistent with planning guidelines (i.e. as detailed in policy).
DM3.2: Existing housing	DM3.2.1	Number of dwellings lost without reprovision (gross, cumulative), by tenure:(i) Market;(ii) Affordable.	(i) and (ii): 0.
DM3.3: Residential conversions and extensions	DM3.3.1	Number and proportion of conversions meeting policy requirements for minimum dwelling size(s).	100%.
DM3.4: Housing standards	CS12.8	Number and proportion of housing schemes that:(i) provide 10% wheelchair housing and;(ii) meet flexible homes standards (contingent on developing a system to monitor various criteria).	(i) and (ii): 100%.
	DM3.4.1	Average floorspace per dwelling, by size:(i) Studios/bedsits/single bedroom flat (1b1p); (ii) 1 double bedroom flat (1b2p); (iii) 2 bedrooms; (iv) 3 bedrooms; (v) 4 bedrooms	(i) 37sqm minimum. (ii) 50sqm minimum. (iii) 61sqm minimum. (iv) 74sqm minimum. (v) 90sqm minimum.
DM3.5: Private outdoor space	DM3.5.1	Average amount of private outdoor space provided within residential developments.	Greater than 5m ² per self-contained unit.
DM3.6: Play space	DM3.6.1	Average amount of play space provided within residential developments.	5m ² of play space per child (based on estimated child yield).
	DM3.6.2	Financial contributions to play space, for developments where play space has not been provided on site (excluding CIL).	No target.
DM3.7: Noise and vibration (residential uses)	DM3.7.1	Number of self-contained dwellings approved that fall into:(i) noise category C without mitigating measures;(ii) noise category D.	(i) and (ii): 0%.

10 Monitoring

DM Policy	Indicator ref	Indicator	Target / milestone / success factor
DM3.8: Sheltered housing and care homes	DM3.8.1	Proportion of habitable rooms in new sheltered housing and care homes that is wheelchair accessible.	10%.
DM3.9: Houses in multiple occupation, hostels and student accommodation	DM3.9.1	Proportion of all new HMOs and student accommodation built to be wheelchair accessible.	10%.
	DM3.9.2	Completed non-self contained units by type:(i) within areas identified for student accommodation development and;(ii) outside areas identified for student accommodation.	(i) 133 per annum under London Plan 2008 / 250 per annum from under London Plan 2011 (completions from the current pipeline outside the campus areas will contribute to meeting targets in any given year). (ii) 0 (excluding the current pipeline outside the campus areas).
Shops, culture and services			
DM4.1: Promoting small and independent shops	DM4.1.1	Net change in retail floorspace where quantum is less than 80m ² ; and number of occurrences.	Maintain or increase provision (with fewer losses than gains when measured by occurrence).
DM4.2: Entertainment and the night-time economy	DM4.2.1	Total floorspace of entertainment and night-time activities (including A3, A4, A5 and D-Class Assembly and Leisure uses that happen in the evening or at night) approved:(i) within Town Centres; (ii) outside Town Centres (excluding Bunhill and Clerkenwell Key Area).	(i) No target. (ii) 0.
DM4.3: Concentration of uses	DM4.3.1	Number of applications refused on the grounds of concentration of similar uses:(i) upheld at appeal;(ii) dismissed at appeal.	No target.
	DM4.3.2	Number of applications for A5 use approved within 200 metres of primary or secondary schools.	0.
DM4.4: Promoting Islington's Town Centres	CS14.2	Additions and losses to retail floorspace by location.	Maintain provision. Increase in town centres.

DM Policy	Indicator ref	Indicator	Target / milestone / success factor
	DM4.4.1	Proportion of units within Town Centres that:(i) are in A1 use; (ii) are vacant; (iii) have changed to C3 use within the monitoring year.	(i) Maintain or increase provision. (ii) No target. (iii) 0.
DM4.5: Primary and secondary frontages	DM4.5.1	Proportion of units within Primary and Secondary frontages that are:(i) in A1 use;(ii) vacant.	(i) Maintain provision as per policy targets for frontages.(ii) No target.
DM4.6: Local Shopping Areas	DM4.6.1	Proportion of units within Local Shopping Areas that:(i) are in A1 use; (ii) are vacant; (iii) have changed to C3 use within the monitoring year.	(i) Above 35%. (ii) No target. (iii) 0.
DM4.7: Dispersed shops	DM4.7.1	Net change in A1 floorspace outside Town Centres and Local Shopping Areas.	No target.
DM4.8: Shopfronts	DM4.8.1	Change in number of listed shopfronts.	Maintain provision.
DM4.9: Markets and specialist shopping areas	DM4.9.1	Proportion of units within frontages for Fonthill Road and Camden Passage that are: (i) in A1 use; (ii) vacant.	(i) Above 70%. (ii) Below 5%.
DM4.10: Public Houses	DM4.10.1	Number of Public Houses with loss/reduction in A4 floorspace.	0.
DM4.11: Hotels and visitor accommodation	CS14.3	Additions / losses of new hotels / visitor accommodation.	Maintain or increase provision within Town Centres.
	DM4.11.1	Additions / losses of new hotels / visitor accommodation floorspace outside identified locations.	0.
	DM4.11.2	Proportion of new hotel rooms that are wheelchair accessible.	10%
DM4.12: Social and strategic infrastructure and cultural facilities	DM4.12.1	Net change in floorspace of cultural, community and social facilities / infrastructure (D1 use).	Maintain or increase provision.
Employment			
DM5.1: New business floorspace	CS13.1	Total amount of additional (B use) employment floorspace, by type and size.	Net increase in overall provision.
DM5.2: Loss of existing business floorspace	DM5.2.1	Net change in business floorspace:(i) within Employment Growth Areas;(ii) within Town Centres.	(i) and (ii): Maintain or increase provision.
	DM5.2.2	Vacancy rates (by rateable B use floorspace) within:(i) Employment Growth Areas;(ii) Town Centres.	(i) and (ii): No target.

10 Monitoring

DM Policy	Indicator ref	Indicator	Target / milestone / success factor
DM5.3: Vale Royal / Brewery Road Locally Significant Industrial Site	DM5.3.1	Net change in B2, B8 or B1(c) use floorspace within Locally Significant Industrial Site.	Maintain or increase provision.
	DM5.3.2	Vacancy rates (by rateable B use floorspace) within Locally Significant Industrial Site.	No target.
DM5.4: Size and affordability of workspace	DM5.4.1	Net change in B1 floorspace (for buildings with a floorplate of 1,000m ² or less).	Maintain or increase provision.
	DM5.4.2	Affordable workspace secured:(i) within major schemes; (ii) through financial contributions (total amount, £).	(i) Increase provision. (ii) No target.
Health and open space			
DM6.1: Healthy development	CS19.1	Number and proportion of health impact assessments for major development proposals.	100%.
	DM6.1.1	Net change in number of health facilities/amount of floorspace.	Maintain or increase provision.
DM6.2: New and improved open spaces	CS15.5	Loss and gain of Sites of Importance for Nature Conservation (SINCs).	No net loss.
	DM6.2.1	Average amount of public open space provided on site (for relevant developments).	Meeting standards set out in planning policy (for relevant developments).
	DM6.2.2	Financial contributions secured for off-site public open space improvements (excluding CIL).	No target.
DM6.3: Protecting open space	CS15.3	Additions to open space provision in the borough.	Maintain or increase provision, particularly in priority areas identified in the Core Strategy.
	CS16.1	New/ improved play spaces including in housing estates and through planning obligations (inclusion in development and financial contributions).	Enhance and increase provision over lifetime of plan.
DM6.4: Sport and recreation	CS17.1	Additions/losses and improvements to sports facilities in the borough including progress on Queensland Road, Ironmonger Row Baths, Finsbury Leisure Centre and Sobell Centre.	Maintain/improve and increase provision.
DM6.5: Landscaping, trees and biodiversity	CS15.1	Total area of green roofs on new developments.	Year on year increase.
	DM6.5.1	Number of trees under a Tree Preservation Order which have been	0.

DM Policy	Indicator ref	Indicator	Target / milestone / success factor
		removed and not reprovided after twelve months of being felled.	
DM6.6: Flood prevention	DM6.6.1	Number and proportion of major developments that incorporate SUDS.	100%.
Energy and environmental standards			
DM7.1: Sustainable design and construction	CS10.1	Environmental standards of major developments approved achieving highest feasible level of Code for Sustainable Homes / BREEAM.	Target levels as per policy.
DM7.2: Energy efficiency and carbon reduction in minor schemes	DM7.2.1	Proportion of minor new-build residential developments of one unit or more which achieve an on-site reduction of 25% in CO ₂ emissions.	100%.
DM7.3: Decentralised Energy Networks	DM7.3.1	Number and proportion of all major developments that:(i) commit to connect to a Decentralised Energy Network; (ii) commit to develop or connect to a Shared Heating Network.	(i) and (ii): Increase proportion year on year.
	DM7.3.2	Extent of decentralised energy networks within Islington (existing, planned and potential).	Increase in network length year on year.
DM7.4: Sustainable design standards	CS10.1	Required environmental standards of major developments approved.	Highest feasible level of Code for Sustainable Homes / BREEAM. Target levels as per policy.
	DM7.4.1	Required environmental standards of minor residential developments approved.	
DM7.5: Heating and cooling	DM7.5.1	Number and proportion of major new-build developments that incorporate overheating mitigation measures.	100%.
Transport			
DM8.1: Movement hierarchy	DM8.1.1	Number of on-street parking spaces in Islington, by type.	No target.
DM8.2: Managing transport impacts	CS10.2	Number and proportion of car-free housing developments.	100%.
DM8.3: Public transport	DM8.3.1	Progress on key schemes in identified in the Local Implementation Plan (LIP).	Key schemes to be taken forward as per timescales identified in the LIP.
DM8.4: Walking and cycling	DM8.4.1	Total number of off-street cycle parking spaces provided for:(i) residential uses; (ii) other uses.	(i) 2,750 per year. (ii) 3,150 per year.
DM8.5: Vehicle parking	DM8.5.1	Total increase in on-site vehicle parking spaces, by type.	No target.
	DM8.5.2	Total number of car club parking spaces (on- and off-street).	No target.

10 Monitoring

DM Policy	Indicator ref	Indicator	Target / milestone / success factor
DM8.6: Delivery and servicing for new developments	DM8.6.1	Proportion of retail developments over 200m ² gross floor area where provision for delivery and servicing is provided off-street.	100%.
Infrastructure and implementation			
DM9.1: Infrastructure	DM9.1.1	Funding secured through planning obligations for infrastructure facilities (excluding CIL).	No target.
DM9.2: Planning obligations	CS18.1	Funding secured through planning obligations for non-infrastructure facilities, by type (e.g. off-site provision of affordable housing).	No target.

Appendix 1 Local Views

Appendix 1 Local Views

Protected local views LV1 to LV7 are all towards St. Paul's Cathedral. Protected local view LV8 is towards St. Pancras. The origin of each protected local view is as follows:

- LV1: View from Farringdon Lane/ Farringdon Road / Clerkenwell Road
- LV2: View from St. John Street
- LV3: View from the Angel
- LV4: View from Archway Road
- LV5: View from Archway Bridge
- LV6: View from Amwell Street
- LV7: View from Dartmouth Park Hill
- LV8: View from Pentonville Road

The table below identifies the Ordnance Survey grid references (in eastings and northings) for the viewpoints and termination points of LV1 to LV7, alongside the height (in metres above the Ordnance Survey datum, i.e. sea level) of each viewpoint and termination point. A description of LV8 is also provided.

View	Viewpoint grid references	Viewpoint height AOD*	Termination point grid references	Termination point height AOD	Length of view*
LV1	a: 531480E / 182062N b: 531449E / 182131N c: 531419E / 182153N d: 531373E / 182192N e: 531313E / 182225N f: 531297E / 182235N g: 531346E / 182166N h: 531411E / 182075N i: 531422E / 182054N	14.9m	x: 531957E / 181080N y: 532054E / 181142N z: 532150E / 181203N	58.1m	1,080m
LV2	a: 531710E / 182280N b: 531733E / 182246N c: 531747E / 182163N	18.0m	x: 532140E / 181167N y: 532047E / 181140N z: 531953E / 181113N	58.1m	1,050m
LV3	a: 531441E / 183174N	33.4m	x: 532083E / 181151N	52.1m	2,110m

Appendix 1 Local Views

View	Viewpoint grid references	Viewpoint height AOD*	Termination point grid references	Termination point height AOD	Length of view*
			y: 532054E / 181142N z: 532025E / 181134N		
LV4	a: 529280E / 187090N b: 529139E / 187390N c: 529290E / 187150N	67.0m	x: 532244E / 181206N y: 532054E / 181142N z: 531865E / 181079N	52.1m	6,590m
LV5	a: 529090E / 187360N* b: 529130E / 187390N (*please see post-adoption note below)	100.3m	x: 532234E / 181230N y: 532072E / 181201N z: 531875E / 181055N	52.1m	6,930m
LV6	a: 531172E / 182815N b: 531195E / 182745N	32.0m	x: 532003E / 181123N y: 532035E / 181141N z: 532142E / 181279N	58.1m	1,900m
LV7	a: 528970E / 186235N	65.5m	x: 531955E / 181111N y: 532035E / 181141N z: 532115E / 181173N	52.1m	6,000m
LV8	Development will not be permitted which further obstructs the view from the viewing point on the north pavement of Pentonville Road at its junction with Penton Street, to St. Pancras Station and Hotel (Chambers) Buildings.				
*Where height or length of view varies, the lowest height and the shortest length is given, as these are the most critical factors.					

The views from Farringdon, St. John Street and Amwell Street of St. Paul's Cathedral form part of the original views protected in the 1930s by the City of London's St. Paul's Heights. Islington has maintained these original views and added to them over time. Protection across the whole of the local view needs to be maintained, requiring policy coordination between the City of London and Islington. It should be noted that there is a slight difference in height between the view the City protects and that Islington's policy protects for these three views. The height difference is to enable greater control of the development in the foreground of these views, allowing a larger

Appendix 1 Local Views

viewing area and enhancing the appreciation of this important and attractive landmark. However, consistent with the City of London's St Paul's Heights, these three views terminate at 58.1m AOD (the height of the base of the cathedral's peristyle). The remaining local protected views terminate at 52.1m (the height of the base of the cathedral's drum), as per the Mayor's strategic protected views of the cathedral). See also the City of London's *Protected Views Supplementary Planning Document*.

The viewpoints and termination points for views LV1 to LV7 are illustrated on the maps below. Point references (e.g. a, b, x, etc) correspond to those shown in the above table. The protected viewing corridors are designated in full on the Policies Map. Note that LV1 operates differently from the other protected views (see below explanation).

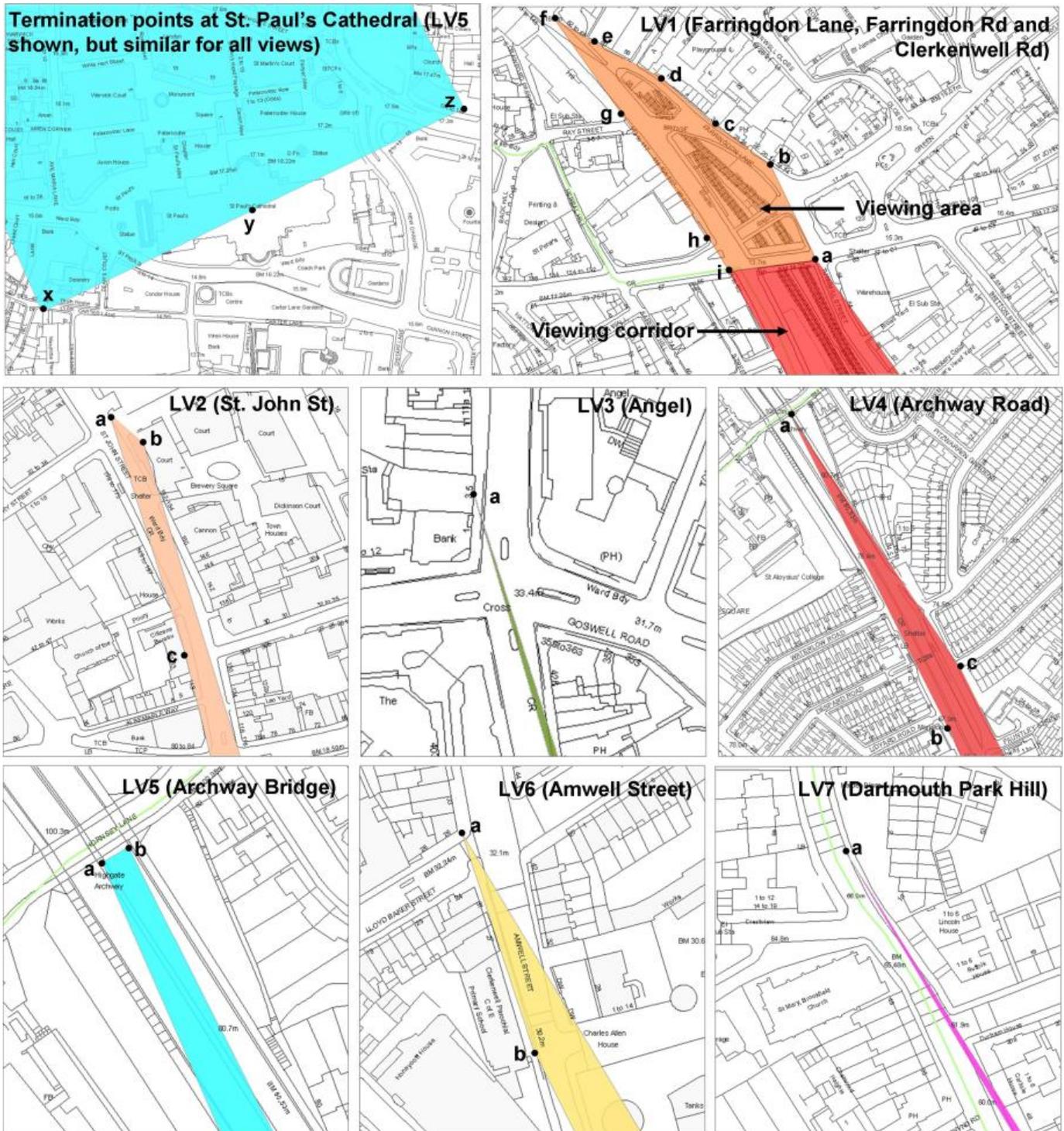
Post-adoption note:

The viewpoint grid references for Archway Bridge LV5 (a) and (b) were based on the 2002 UDP local views schedule. These grid references were consulted on during the production of Development Management Policies. Since adoption of this DPD it has become apparent that these grid references describe a viewing area along Archway Bridge that is wider than view LV5 shown in figure 1.1 on page 148 and on Islington's adopted policies map. The narrower viewing area thus has different viewpoint grid references (LV5 (a) is in a different location but (b) remains unchanged. The grid reference for the revised LV5 (a) is 529121.7E / 187385N).

The narrower viewing area has greater planning merit than the wider viewing area. The narrower viewing area's grid references are LV5 (a) 529121.7E / 187385N and LV5 (b) 529130E / 187389N.

Appendix 1 Local Views

Figure 1.1 Protected local views LV1 - LV7 (for illustrative purposes only)



Explanation of LV1

LV1 consolidates the views policies of the City of London and Islington to establish a strong local view safeguarding the special heritage of Farringdon: the Fleet Valley and the views to St. Paul's Cathedral from this space.

Appendix 1 Local Views

LV1 provides an opportunity for views of St Paul's Cathedral from a large space and can therefore not be considered in terms of separate view points but as a viewing area. The grid references for LV1 identified in the table above therefore describe the extent of the viewing area rather than separate viewpoints. Views to St Paul's cathedral will be protected from all parts of this viewing area.

The view aligns with the western extent of St. Paul's Heights and centres on St. Paul's Cathedral with a width that mirrors its western extent to the east. The height of the view (above Ordnance Survey Datum) at St. Paul's Cathedral is proposed to be fixed at 58.1m which is the base of the peristyle and the height St. Paul's Heights protects from this view.

At the other end, the view is defined by a line parallel to the line established by the cathedral and set out from the corner of Turnmill Street and Clerkenwell Road bridge at a height that ensures clear views from this public thoroughfare and from within the Fleet Valley north of this.

The height of this line is fixed at 14.9m above the Ordnance Survey Datum which is the height at which the cathedral is visible if one is seated in this public space. The protected view area continues north along Farringdon Lane and Farringdon Road to a point at the junction of Farringdon Road and Bowling Green Lane, to protect this part of the valley space.

Appendix 2 Primary and Secondary Frontages

Appendix 2 Primary and Secondary Frontages

Appendix 2 Primary and Secondary Frontages

Primary and Secondary Frontages in the borough are listed in Table 2.1. Maps 4.1 – 4.4 show the location of these frontages.

NB: The list of addresses given in this table reflects survey data on Primary and Secondary Frontages and is not seen as a wholly inclusive list of all addresses within each frontage. Maps 4.1 – 4.4 shows the definitive location for each frontage.

Table 2.1 Primary and Secondary Frontages

Town Centre	Type of frontage	Properties within frontage (NB ground floor only)	Street name
Angel	Primary	46-58 (all)	Chapel Market
		1-11 (odd)	Liverpool Road
		27-43 (odd)	Islington High Street
	Primary	32-43 (all)	Chapel Market
		13-41 (odd)	Liverpool Road
		Sainsbury's frontage	Tolpuddle Street
	Primary	2-6 (even)	Liverpool Road
	Primary	N1 Centre (all)	N/A
	Primary	1-49 (all)	Upper Street
	Primary	359	Upper Street
	Primary	25-33 (all)	Islington Green
	Primary	1-53 (all)	Camden Passage
		2-8 (even)	Charlton Place
		96-120 (even)	Islington High Street
	Secondary	3-31 (all)	Chapel Market
	Secondary	59-93 (all)	Chapel Market
	Secondary	334-357 (all)	Upper Street
		34-39 (all)	Islington Green
	Secondary	1-25 (odd)	Islington High Street
	Secondary	403-413 (odd)	St John Street
	Secondary	394-428 (even)	St John Street
	Secondary	18-27 (all)	Arlington Way
		1-3 (all)	Chadwell Street
	Secondary	40-62 (even), 63-71 (odd)	Cross Street
	Secondary	2-4 (even)	Cross Street
		105-113 (odd)	Essex Road
	Secondary	119-159 (odd)	Essex Road
Secondary	48-58 (even), 64-68 (even)	Essex Road	
Nag's Head	Primary	338-456 (even)	Holloway Road
		2-32 (even)	Seven Sisters Road
	Primary	Nag's Head Centre, 402-406 (even)	Holloway Road
	Primary	3-29 (odd)	Seven Sisters Road

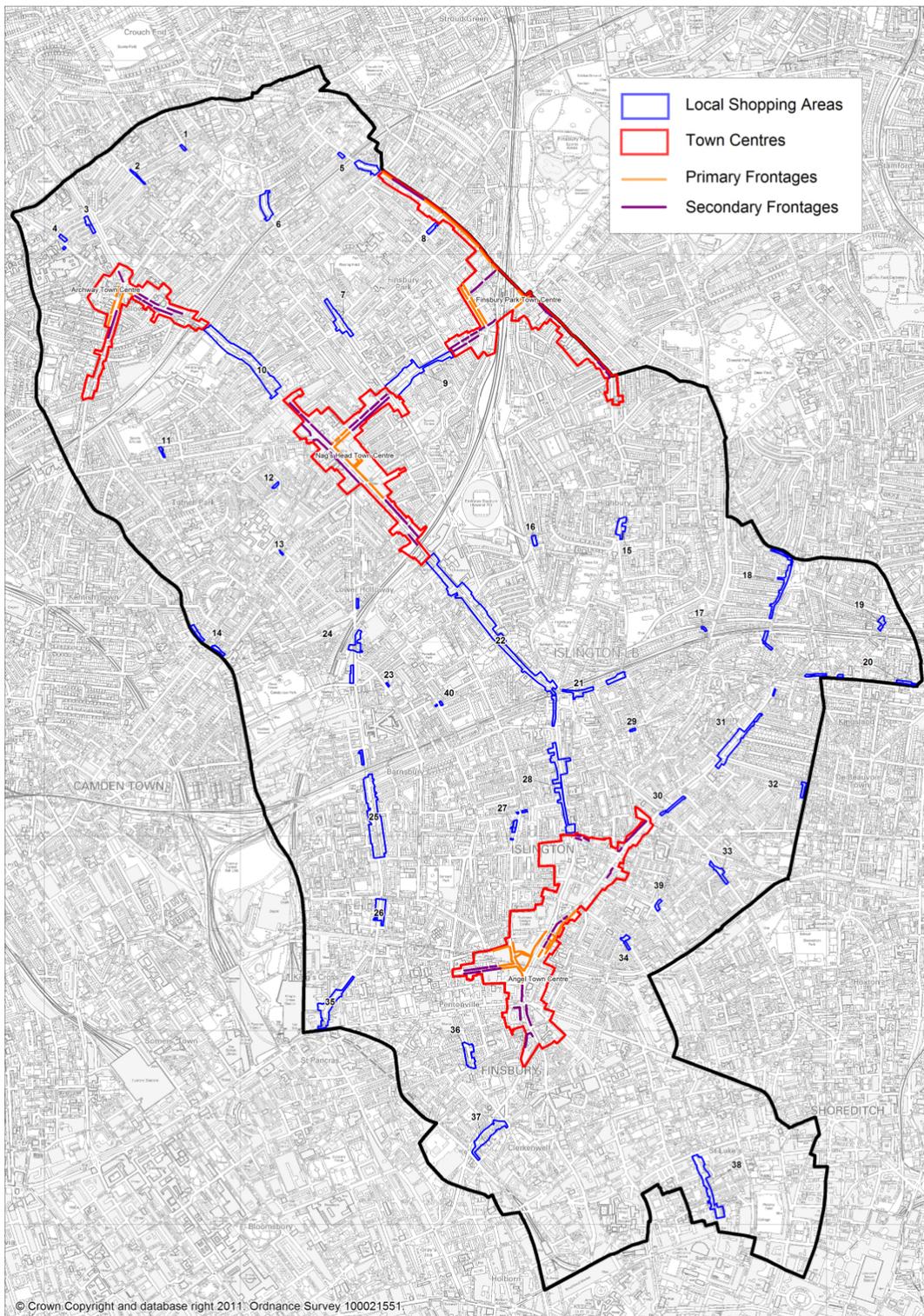
Appendix 2 Primary and Secondary Frontages

Town Centre	Type of frontage	Properties within frontage (NB ground floor only)	Street name
	Secondary	254-308 (even), 316-336 (even)	Holloway Road
	Secondary	301-317 (odd)	Holloway Road
	Secondary	341-427 (odd)	Holloway Road
	Secondary	458-530 (even), 534-554 (even)	Holloway Road
	Secondary	31-95 (odd)	Seven Sisters Road
	Secondary	34-124 (even)	Seven Sisters Road
Archway	Primary	2-10 (even), 14, 24-50 (even)	Junction Road
	Primary	1-35 (odd)	Junction Road
		681-695 (odd)	Holloway Road
	Primary	796-804 (even)	Holloway Road
	Secondary	37-89 (odd)	Junction Road
	Secondary	619-679 (odd)	Holloway Road
	Secondary	734-760 (even), 764-794 (even)	Holloway Road
	Secondary	2-12 (even)	Archway Close
1-4 Central Hall Buildings		Archway Close	
Archway Methodist Church Central Hall		Archway Close	
Finsbury Park	Primary	251-261 (odd)	Seven Sisters Road
	Primary	254-284 (even)	Seven Sisters Road
	Primary	1-11 (odd)	Stroud Green Road
	Primary	13a-115 (odd)	Stroud Green Road
	Primary	165-181 (odd)	Stroud Green Road
	Primary	88-164 (even)	Fonthill Road
	Primary	89-149 (odd)	Fonthill Road
	Secondary	2-50 (even)	Blackstock Road
	Secondary	128-156a (even)	Blackstock Road
	Secondary	165-237 (odd)	Seven Sisters Road
	Secondary	190-230 (even)	Seven Sisters Road
	Secondary	117-163 (odd)	Stroud Green Road
	Secondary	2-11 (all)	Wells Terrace
Clifton House frontage		Wells Terrace	

Appendix 3 Local Shopping Areas

Local Shopping Areas are shown on Figure 3.1 and addresses are listed in Table 3.1. Town Centres and Primary & Secondary Frontages are also shown on Figure 3.1 for ease of reference.

Figure 3.1 Town Centre and Local Shopping Area designations



Appendix 3 Local Shopping Areas

NB: The list of addresses given in Table 3.1 reflects survey data on Local Shopping Areas and is not seen as a wholly inclusive list of all addresses within each Local Shopping Area. Map 3.1 shows the definitive boundaries for all Local Shopping Areas.

Table 3.1 Local Shopping Areas

Map ref	Local Shopping Area	Properties within Local Shopping Area (NB ground floor only)	Street name
1	Hillrise	75-87 (odd)	Hazelville Road
2	Whitehall Park	44, 89	Cheverton Road
		48-56 (even)	Cressida Road
		89-91 (odd), 96-98 (even)	Dresden Road
3	Archway Road	7A, 9-29 (odd)	Archway Road
		48	Despard Road
		1A	Waterlow Road
4	Highgate Hill	22-36 (even), 89	Highgate Hill
5	Crouch Hill	1-3 (odd), 4-16 (all), 18-30 (all), 32-37 (all), 39-43 (odd)	Crouch Hill
		123-125 (odd)	Hanley Road
6	Hornsey Road North	471-513 (odd), 504-534 (even)	Hornsey Road
7	Hornsey Road(Tollington)	279-293 (odd), 297, 318-390 (even)	Hornsey Road
		125-129 (odd)	Tollington Way
8	Tollington Park	144-164 (even)	Tollington Park
9	Seven Sisters Road	97-129 (odd), 126-158 (even), 172-188 (even)	Seven Sisters Road
10	Upper Holloway	467, 471, 477-533 (odd), 537-563 (odd), 580, 592-606 (even), 593-599 (odd), 610-648 (even), 652-686 (even), 692-708 (even)	Holloway Road
11	Campdale	1-10 (all)	Campdale Road
12	Cardwell Terrace	1-7 (all)	Cardwell Terrace
13	Hillmarton Terrace	1-6 (all) Hillmarton Terrace	Hillmarton Road
14	Brecknock Road	2, 6-32 (even)	Brecknock Road
		386-404 (even)	York Way
15	Highbury Barn	1-22 (all), 24-36 (even)	Highbury Park

Appendix 3 Local Shopping Areas

Map ref	Local Shopping Area	Properties within Local Shopping Area (NB ground floor only)	Street name
16	Drayton Park	54-66A (even)	Drayton Park
17	Grosvenor Avenue	87-95 (odd)	Grosvenor Avenue
18	Newington Green	2-10 (even)	Ferntower Road
		3-33 (odd)	Green Lanes
		43A, 46-61 (all)	Newington Green
		35-47 (odd), 53-75 (odd), 83-141 (odd)	Newington Green Road
19	King Henry's Walk	47-59 (odd), 60-70 (even)	King Henry's Walk
		2	St. Jude Street
20	Ball's Pond Road	24, 26A-26B, 30A, 32A-32B, 36-52 (even), 102-112 (even), 122-152 (even)	Ball's Pond Road
21	St. Paul's	154-156 (even)	Canonbury Road
		97-109 (odd), 216-246 (even), 252, 276-278 (even), 282-322 (even)	St. Paul's Road
22	Lower Holloway	2B	Digswell Street
		1, 2-8 (even)	Georges Road
		1A, 2-14 (even), 3-5 (odd), 16-27 (all), 28-34 (even), 31-49 (odd)	Highbury Corner
		54-66 (even), 67, 69-165 (all), 167-219 (odd), 221-235 (all), 237-241 (odd), 249-261 (odd), Victoria Mansions	Holloway Road
23	Roman Way	44-47 (all)	Roman Way
24	Caledonian Road (Cottage Road)	453-463 (odd), 467-469 (odd), 472-476 (even), 480-494 (even), Caledonian Road Underground Station	Caledonian Road
		4	Cottage Road
25	Caledonian Road (Central)	237-267 (odd), 269-300 (all), 302-312 (even), 313-352 (all), 354-367 (all), 369-380 (all), 382-398 (even)	Caledonian Road
26	Caledonian Road (Copenhagen Street)	157, 161, 166-170 (even), 172-194 (all), 196-212 (even)	Caledonian Road
27	Liverpool Road	221, 237-263 (odd), 279	Liverpool Road
	Barnsbury Street	47-53 (odd)	Barnsbury Street
28	Upper Street	2A	Barnsbury Street
		15-25 (odd)	Canonbury Lane
		1	Coopers Yard
		54-60 (even), 59-63 (odd)	Islington Park Street

Appendix 3 Local Shopping Areas

Map ref	Local Shopping Area	Properties within Local Shopping Area (NB ground floor only)	Street name
		140A-155 (all), 159-169 (all), 171-179 (all), 181-197 (all), 200-216 (all), 218-219, 235-272 (all), 279-287 (all)	Upper Street
29	Canonbury Place	10-14 (all)	Canonbury Place
30	Embassy	196-242 (even)	Essex Road
31	Essex Road	302-308 (even), 310-319 (all), 321, 323-332 (all), 334-338 (even), 342-382 (even), 412-424 (even)	Essex Road
		187-191 (odd)	Northchurch Road
32	Southgate Road	65B	Northchurch Road
		93-113 (odd)	Southgate Road
33	New North Road	1-3 (odd)	Basire Street
		192-200 (even), 265-287 (odd), 297	New North Road
34	St. Peters Street	16	Rheidol Terrace
		28-44 (even), 51	St. Peter's Street
35	Kings Cross	1-6 (all), 7A, 8-10 (even), 11-24 (all), 26-42 (even), 33-45 (odd), 47-60 (all), 62-102 (even)	Caledonian Road
		55-57 (odd)	Northdown Street
		278	Pentonville Road
36	Amwell Street	33-39 (odd), 41-53 (all), 55-63 (odd), 65-68 (all), 70	Amwell Street
		25	Lloyd Baker Street
37	Exmouth Market	2-10 (even), 11-56 (all), 57A-64 (all), 66-70 (all)	Exmouth Market
		88-106 (even)	Farringdon Road
		63-71 (odd)	Rosoman Street
		1-7 (odd)	Tysoe Street
38	Whitecross Street	59-61 (odd)	Banner Street
		1, 2A-2C (all), 3, 4A-4B, 5-6	Cherry Tree Walk
		18	Fortune Street
		90, 92A	Old Street
		15-16	Roscoe Street
		3	Warwick Yard
		103-119 (odd), 121-137 (all), 139, 141-157 (all), 159-161 (odd), 163-168 (all), 169-187 (odd), 191-209 (odd)	Whitecross Street
39	Packington Estate	Shop units at corner of Prebend Street and Packington Street	Prebend Street / Packington Street
40	Westbourne Road	4-10 (even), 15	Westbourne Road

Appendix 4 Open spaces, SINC's and adventure playgrounds

Appendix 4 Open spaces, SINC's and adventure playgrounds

Policy DM6.3 refers to open space. Open spaces designated on the Policies Map are shown in Map 6.1 and listed in Table 4.1. The schedule is indicative in terms of included sites and the information provided.

Table 4.1 Schedule of designated open spaces

Reference	Name of designated open space
OS 1	Agdon Street Island
OS 2	All Saints
OS 3	Andersons Square Gardens
OS 4	Angel Clocktower
OS 5	Annette Crescent
OS 6	Archway Corner
OS 7	Archway Park
OS 8	Archway Road Cutting
OS 9	Arlington Square
OS 10	Arsenal Podium
OS 11	Arundel Square
OS 12	Arvon Road Allotments
OS 13	Arvon Road Community Garden
OS 14	Astey's Row Playground
OS 15	Astey's Row Rock Garden
OS 16	Balls Pond Road Verge
OS 17	Baring Street Open Space
OS 18	Barnard Park
OS 19	Barnsbury Square Garden
OS 20	Barnsbury Wood
OS 21	Basire Street Gardens
OS 22	Battishill Street Garden
OS 23	Biddestone Road Open Space
OS 24	Bingfield Park
OS 25	Bunhill Fields Burial Ground
OS 26	Business Design Centre Forecourt
OS 27	Caledonian Park
OS 28	Caledonian Road / Stanmore Street
OS 29	Caledonian Road Enclosure
OS 30	Camden Road Church Site
OS 31	Canonbury Garden
OS 32	Canonbury Square East
OS 33	Canonbury Square West
OS 34	Canonbury Station Forecourt
OS 35	Carfree Open Space
OS 36	Carleton Rd / Dalmeny Ave
OS 37	Chambers Road Open Space
OS 38	City Road Basin

Appendix 4 Open spaces, SINCs and adventure playgrounds

Reference	Name of designated open space
OS 39	Clerkenwell Green
OS 40	Colebrook Row
OS 41	Compton Park
OS 42	Compton Terrace
OS 43	Cornwallis Park
OS 44	Cottage Road
OS 45	Culpeper Street Community Garden
OS 46	Culpeper Street Open Space
OS 47	Dagmar Terrace
OS 48	Dalmeny Park
OS 49	Dartmouth Park
OS 50	Davenant Road Open Space
OS 51	Dibden Street Triangle
OS 52	Docwra Wood
OS 53	Duncan Terrace Gardens
OS 54	Edward Square
OS 55	Elthorne Park
OS 56	Elthorne Park Peace Garden
OS 57	Evershot Road Garden
OS 58	Evershot Road Allotments
OS 59	Eversleigh Street Open space
OS 60	Exmouth Market
OS 61	Featherstone Street Garden
OS 62	Fieldway Crescent
OS 63	Finsbury Square
OS 64	Fortune Street Gardens
OS 65	Foxham Gardens
OS 66	Frederica Street
OS 67	Freightliners Farm
OS 68	Gibson Square
OS 69	Giesbach Road Open Space
OS 70	Gillespie Park Local Nature Reserve
OS 71	Girdlestone Park
OS 72	Graham Street Open Space
OS 73	Granville Square
OS 74	Grenville Road Open Space
OS 75	Hatchard Road
OS 76	Highbury Fields
OS 77	Highbury Grove Clock Tower
OS 78	Highbury Island
OS 79	Highbury New Park Island
OS 80	Highbury Quadrant Island
OS 81	Hillside Park
OS 82	Holford Gardens
OS 83	Hornsey Lane Open Space

Appendix 4 Open spaces, SINC's and adventure playgrounds

Reference	Name of designated open space
OS 84	Isledon Road Gardens
OS 85	Islington Green
OS 86	Islington Green Triangle
OS 87	Islington Town Hall Forecourt
OS 88	Jewish Burial Ground
OS 89	Joseph Grimaldi Park
OS 90	Killick Street Open Space
OS 91	King Henry's Walk
OS 92	King Square
OS 93	Kinloch Street Open Space
OS 94	Lady Margaret Open Space
OS 95	Landseer Gardens
OS 96	Laycock Street Open Space
OS 97	Lever Street Garden
OS 98	Lloyd Square
OS 99	Lonsdale Square
OS 100	Malta Street
OS 101	Market Road
OS 102	Milner Square
OS 103	Mitchison & Baxter Open Space
OS 104	Monsell Road Allotments
OS 105	Mora Street / Gambier House
OS 106	Morton Road Playground
OS 107	Mountford Crescent
OS 108	Mountford Terrace Open Space
OS 109	Muriel Street Garden
OS 110	Myddelton Square
OS 111	N1 Centre Open Space
OS 112	New River Head
OS 113	New River Walk
OS 114	Newington Green Gardens
OS 115	Nightingale Park
OS 116	Northampton Park Triangle
OS 117	Northampton Square
OS 118	Old Street Promenade of Light
OS 119	Old Street Verge
OS 120	Olden Gardens
OS 121	Owens Fields
OS 122	Packington Estate Open Space
OS 123	Packington Square Gardens
OS 124	Paradise Park
OS 125	Parkland Walk
OS 126	Pemberton Gardens
OS 127	Pemberton Triangle
OS 128	Penn Road Garden

Appendix 4 Open spaces, SINCs and adventure playgrounds

Reference	Name of designated open space
OS 129	Percy Gardens
OS 130	Petherton Green
OS 131	Pilgrims Way Garden
OS 132	Piper Close Open Space
OS 133	Pleasant Place
OS 134	Pollard Close
OS 135	Pollard Close Allotments
OS 136	Prebend Street Corner
OS 137	Quaker Garden
OS 138	Quill Street Allotments
OS 139	Radnor Street
OS 140	Regent's Canal
OS 141	Regent's Canal Garden
OS 142	Rosebery Avenue Triangle
OS 143	Rosemary Gardens
OS 144	Royal Northern Gardens
OS 145	Salterton Road Open Space
OS 146	Scholefield Road Open Space
OS 147	Spa Fields and Extension
OS 148	Spa Green Garden
OS 149	Spencer Street Open Space
OS 150	St George's Road Island
OS 151	St George's Open Space
OS 152	St James Park
OS 153	St John's Church Garden
OS 154	St John's Gardens
OS 155	St John's Square
OS 156	St John's Way Verge
OS 157	St Jude Street Open Space
OS 158	St Luke's Church Gardens
OS 159	St Mary Magdalene Garden
OS 160	St Mary's Church Gardens
OS 161	St Paul's Park
OS 162	St Paul's Road Enclosure
OS 163	St Paul's Roadside Garden
OS 164	St Paul's Shrubbery
OS 165	St Silas Church Gardens
OS 166	Sunnyside Gardens
OS 167	Sussex Way Gardens
OS 168	Thornhill Bridge Community Garden
OS 169	Thornhill Crescent
OS 170	Thornhill Road Garden
OS 171	Thornhill Square
OS 172	Tibby Place
OS 173	Tiber Gardens

Appendix 4 Open spaces, SINC's and adventure playgrounds

Reference	Name of designated open space
OS 174	Treaty Street
OS 175	Tufnell Park
OS 176	Union Square
OS 177	Vernon Square
OS 178	Vincent Terrace
OS 179	Whitehall Community Garden
OS 180	Whittington Park
OS 181	Wilmington Square
OS 182	Wilton Square Gardens
OS 183	Woodfall Road Open Space
OS 184	Wray Crescent
OS 185	York Way Garden
OS 186	Zoffany Park

Table 4.2 lists the Sites of Importance for Nature Conservation (SINC's) that are to be protected in line with Policy DM6.3.

Table 4.2 Schedule of Sites of Importance for Nature Conservation

Reference	SINC name	SINC grade
SINC 1	Anderson's Square Gardens	Local
SINC 2	Archway Park	Local
SINC 3	Archway Road Cutting	Borough grade 1
SINC 4	Barnard Park	Local
SINC 5	Barnsbury Square	Local
SINC 6	Barnsbury Wood	Borough grade 1
SINC 7	Baxter Road Open Space	Local
SINC 8	Bemerton Estate - Garden	Local
SINC 9	Bingfield Park	Local
SINC 10	Bunhill Fields Burial Ground	Borough grade 2
SINC 11	Caledonian Park	Borough grade 1
SINC 12	Charterhouse	Borough grade 2
SINC 13	Claremont Close Lawns	Borough grade 2
SINC 14	Claremont Square Reservoir	Borough grade 2
SINC 15	Copenhagen Junction	Borough grade 1
SINC 16	Culpeper Community Garden	Borough grade 2
SINC 17	Dartmouth Park Hill Reservoir	Borough grade 1
SINC 18	Dibden Street Open Space	Local
SINC 19	Dowcras Buildings Wood	Borough grade 2
SINC 20	Drayton Park/Olden Garden	Borough grade 1
SINC 21	Elthorne Park and Sunnyside Gardens	Borough grade 2
SINC 22	Fortune Street Garden	Local
SINC 23	Foxham Gardens	Local
SINC 24	Freightliners Farm	Borough grade 2
SINC 25	Gillespie Park and Sidings	Metropolitan
SINC 26	Hatchard Road	Local

Appendix 4 Open spaces, SINCs and adventure playgrounds

Reference	SINC name	SINC grade
SINC 27	Highbury Fields	Local
SINC 28	Holloway Road to Caledonian Road Railsides	Borough grade 1
SINC 29	Holly Park Estate	Borough grade 2
SINC 30	Isledon Road	Borough grade 1
SINC 31	Jewish Burial Ground	Borough grade 2
SINC 32	Junction Road Cutting	Borough grade 1
SINC 33	King Square Gardens	Local
SINC 34	Laycock Street Open Space	Borough grade 2
SINC 35	Lloyd Square	Local
SINC 36	Margaret MacMillan Nursery School	Local
SINC 37	Market Road Garden	Borough grade 2
SINC 38	Moreland School - Garden	Local
SINC 39	New River Walk	Borough grade 1
SINC 40	Newcombe Estate	Local
SINC 41	Newington Green Gardens	Local
SINC 42	North London Line - east	Borough grade 1
SINC 43	North London Line - west	Borough grade 1
SINC 44	Parkland Walk	Metropolitan
SINC 45	Radnor St Open Space	Local
SINC 46	Redbrick Estate	Local
SINC 47	Regent's Canal (East)	Metropolitan
SINC 48	Regent's Canal (West)	Metropolitan
SINC 49	Royal Northern Hospital	Local
SINC 50	Skinner Street Open Space	Local
SINC 51	Spa Fields Gardens	Local
SINC 52	Spa Green Gardens	Local
SINC 53	St John's Gardens	Local
SINC 54	St Joseph's Social Centre	Borough grade 2
SINC 55	St Luke's Churchyard	Local
SINC 56	St Mary Magdalene Gardens	Local
SINC 57	St Mary's Church - Gardens	Borough grade 2
SINC 58	St Mary's School	Local
SINC 59	St Paul's Shrubbery	Local
SINC 60	Thornhill Square	Local
SINC 61	Tufnell Park Primary School - Garden	Local
SINC 62	Upper Holloway Railway Cutting	Borough grade 1
SINC 63	Whittington Park	Local
SINC 64	Wilmington Square	Local
SINC 65	Winton School - Garden	Local

Table 4.3 lists adventure playgrounds to be protected under Policy DM6.3.

Table 4.3 Schedule of designated adventure playgrounds

Reference	Adventure playground
AP 1	Barnard Park

Appendix 4 Open spaces, SINC's and adventure playgrounds

Reference	Adventure playground
AP 2	Cape Play and Youth Project
AP 3	Cornwallis
AP 4	Crumbles Castle
AP 5	Hayward
AP 6	King Henry's Walk
AP 7	Lumpy Hill
AP 8	Martin Luther King
AP 9	Three Corners
AP 10	Timbuktu
AP 11	Toffee Park
AP 12	Waterside Play and Youth Project

Appendix 5 Transport Assessments and Travel Plans

Appendix 5 Transport Assessments and Travel Plans

Thresholds for Transport Assessments and Travel Plans

Developments which meet the thresholds set out in Table 5.1 will be required to produce a Transport Assessment and a Full Travel Plan.

Table 5.1 Thresholds for Transport Assessments and Travel Plans

Use	Threshold
A1 Retail	Equal or more than 1,000sqm
A3/A4/A5	Equal or more than 750sqm
B1/B2/B8	Equal or more than 2,500sqm
C1 Hotels	Equal or more than 50 beds
C3 Residential	Equal or more than 50 residents
D1 Hospitals/medical centres	Equal or more than 50 staff
D1 Schools	All developments to have a school travel plan
D1 Higher and further education	Equal or more than 2,500sqm
D1 Museum/gallery	Equal or more than 100,000 visitors annually
D1 Places of worship	Equal or more than 200 members/regular attendees
D2 Assembly and Leisure	Equal or more than 1,000sqm

All major developments that fall below the thresholds in the table above will be required to produce a Transport Statement and a Local Level Travel Plan.

The council may still require that a Transport Assessment and a Full Travel Plan accompany applications for new developments that do not meet these thresholds, where a transport impact is expected from the development, or a cumulative impact is expected from different uses within a development or from a number of developments in the vicinity. Worst case scenarios in terms of transport impacts (for example - peak hours) should be demonstrated in the relevant document and it may be required to demonstrate such scenarios in TRAVL (Trip Rate Assessment Valid for London).

Transport Assessments / Transport Statements

Transport Assessments are required to assess the impact of proposals on the transport infrastructure, including the capacity of roads, public transport and walking and cycling infrastructure, and to detail action to manage this impact. They are required to present qualitative and quantitative information about the anticipated transport and related environmental impacts before, during and after implementation of the proposed development, including details of the accessibility of the site by all transport modes and all users, including disabled people, and the likely modal split of journeys to and from the site.

Where the council does not consider the preparation of a full Transport Assessment necessary, a less detailed assessment in the form of a Transport Statement will be required. Whatever the scale of Transport Assessment / Statement undertaken, it should be used to inform the final design of the development and if applicable, the Full Travel Plan / Local Level Travel Plan.

Appendix 5 Transport Assessments and Travel Plans

Developers are required to demonstrate that the Transport Assessment / Transport Statement has informed the design of the proposed development and the Full Travel Plan / Local Level Travel Plan. Development proposals shall meet the identified needs and address anticipated impacts of the development through the design of the scheme, effective management, including through a Travel Plan where appropriate, and through mitigating any impacts of the scheme, including through planning obligations where appropriate.

Details of what is required in a Transport Assessment are found in TfL's *Transport assessment best practice - guidance document* (2010).

Full Travel Plans / Local Level Travel Plans

Full Travel Plans / Local Level Travel Plans are the key management tool for implementing any transport solutions highlighted by the Transport Assessment / Statement, and are one of the primary tools for mitigating negative transport impacts of development proposals. Full Travel Plans / Local Level Travel Plans are required to detail the developer's response to the Transport Assessment / Statement and deliver sustainable transport objectives with a package of measures to promote sustainable transport, including measures to achieve a shift to the most sustainable forms of transport: walking and cycling.

The Full Travel Plan / Local Level Travel Plan is required to set out the on-going management arrangements for the development, which shall normally include the appointment of a Travel Plan coordinator and a steering group, management company or community trust. A monitoring schedule and outline of the approach to monitoring is required within a Full Travel Plan; a monitoring period of at least 5 years will apply. Enforcement actions are required to be agreed prior to any grant of planning permission, to plan for any unimplemented or failed measures.

Where a Full Travel Plan is required, the following documents should be submitted in the planning application process:

Table 5.2 Full Travel Plan documents required

Timescale	Document
Submission of planning application	Full Travel Plan Template
Prior to occupation	Draft Full Travel Plan
6 months after first occupation	Full Travel Plan

Details of what is required in a Full Travel Plan are found in TfL's *Travel planning for new development in London*.

For Local Level Travel Plans, a template will be required to be submitted alongside an application (Major applications including less than 80 dwellings). This template should use the following headings:

- **Context** (general information on development, e.g. use, size, location and general timescales for development);
- **Policy** (specific focus on identifying Islington's transport targets and other relevant targets);
- **Site Assessments** (general overview as to what facilities are present);
- **Travel Survey / Trip Generation** (mode split based on trip generation software, census or other relevant and robust prediction methods);

Appendix 5 Transport Assessments and Travel Plans

- **Objectives** (based on comparisons between policy and trip generation, development of objectives and targets);
- **Targets** (as per objectives);
- **Travel Plan Management** (a main point of contact for a development with regards to Travel Plan issues);
- **Measures** (design; post-occupation measures).

This list is not exhaustive and the council may require further information depending on the circumstances of the development.

Appendix 6 Cycling

Appendix 6 Cycling

Table 6.1 sets out minimum cycle parking standards for development to be achieved under Policy DM8.4 (Walking and cycling).

Table 6.1 Minimum cycle parking standards

Use	Minimum number of spaces
A1 Retail	1 per 60m ²
A2 Financial and professional services	1 per 60m ²
A3 Restaurants and cafés	1 per 60m ²
A4 Drinking establishments	1 per 60m ²
A5 Hot food takeaways	1 per 50m ²
B1(a) Offices	1 per 80m ²
B1 other	1 per 250m ²
B2 General industry	1 per 400m ²
B8 Storage and distribution	1 per 400m ²
C1 Hotels	1 per 14 bedrooms
Hostels (Sui Generis)	1 per 4 beds
Care homes	1 per 3 staff (for staff and visitors)
Hospitals	1 per 3 employees (for staff and visitors)
Student accommodation	1 per 2 students
C3 Housing	1 per bedroom
Schools	1 per 7 staff plus 1 per 10 students
Higher education	1 per 7 staff plus 1 per 7 peak time students
Libraries	1 per 4 staff (for staff and visitors)
Health facilities / clinics	1 per 3 staff (for staff and visitors)
Community centres	1 per 3 staff (for staff and visitors)
Theatres and cinemas	1 per 50m ²
Leisure and sports	1 per 275m ²

Areas refer to Gross Internal Area floorspace. Proposals for uses not specifically covered by the cycle parking standards will be required to provide cycle parking in accordance with the most appropriate classification. Separate parking shall be provided for employee and visitor/public use. Staff parking is required to be located on site. Visitor parking may be appropriate within the public realm. Mixed-use developments shall provide separate cycle parking for the different uses.

Housing refers to conventional housing, student housing and Houses in Multiple Occupation.

For publicly accessible developments, cycle parking for the public may be provided either through on-site provision and/or through a financial contribution to allow the council to install off-site parking in the public realm. The appropriate provision of cycling parking shall be discussed on a case-by-case basis and in accordance with the cycle parking standards. The amount of off-site parking required will be related to the need for publicly-accessible parking and to site characteristics, with a requirement for all parking to be conveniently located for the intended users. Publicly

accessible cycle parking will be credited towards the minimum visitor parking requirement. Publicly-accessible cycle parking is intended to be used for visitors to the development, but shall be open to all members of the public to use.

On-site cycle parking is required in addition to any minimum floorspace requirements. Any area to be used for cycle parking must be in addition to minimum residential space standards (including storage and amenity space) and requirements for employment floorspace.

End-of-trip facilities are required to include at least inclusive changing facilities, showers, lockers and clothes drying facilities and are required to be sufficient to meet the peak needs of the development, based on the occupancy of the development and the amount of cycle parking required.

Cycle parking shall accommodate accessible cycle parking spaces for mobility bicycles and tricycles, for cyclists with disabilities, as well bicycles for parents with children. All cycle parking facilities in new developments shall be step-free. Major developments, minor developments creating new residential and/or commercial units, and extensions of 100m² or greater shall provide at least one accessible cycle parking space designated for an accessible bicycle (such as a tricycle), where the rider has priority use. In major schemes an additional accessible cycle parking space shall be provided for every 25 cycle parking spaces (or part thereof) and at least 1 space shall be provided as a minimum.

Accessible cycle parking spaces shall be served by a route at least 1,500mm in width and the spaces shall be wider than standard cycle parking spaces. Such spaces could be provided at the end of a rack of cycle parking.

Residential schemes are required to provide accessible cycle parking for all wheelchair housing. Cycle parking suitable for families should also be provided. This may include parking that can accommodate trailers for children, and is required at least in relation to family-sized units i.e. residential units with three or more bedrooms.

Developers should consider a more intensive approach to meeting cycle parking standards than standard approaches. Two-tier cycle parking and vertical/semi-vertical solutions are available and enable a more efficient use of land. In addition, there are a range of alternative intelligent cycle storage solutions available. Where developers submit that there are difficulties in complying with cycle parking standards they must demonstrate that all options have been investigated.

The council has worked with Wheels for Wellbeing, a charity which supports disabled people to cycle in London. A survey of urban cycle usage was undertaken in which 13% of respondents have a disability (and use their bike as an effective mobility aid). This percentage is greater than the national average, which may be because driving in London is difficult and, whilst the buses are accessible to mobility impaired users, many London Underground stations are not and many journeys will involve a combination of the two. 44% of disabled respondents and 20% of non disabled people cannot use stepped parking facilities. 4% of respondents use tricycles.

Figure 6.1 shows the borough's cycle network. This network is the priority for any off-site investment in cycling infrastructure. This network consists of strategic, major and local routes. The strategic route consists largely of the proposed Cycle Superhighway. This hierarchy is not necessarily indicative of higher or lower priorities for investment but is an indication that different levels of the

Appendix 6 Cycling

hierarchy may be more suitable for a different range of investment measures. The council also aims to invest in roads that are unallocated as cycle routes, to ensure that all roads are suitable for cycling and have good facilities for pedestrians. This map is to be used for the purposes of investment and includes both existing and proposed routes.

Figure 6.1 Islington's Cycle Network



Appendix 7 Archaeological Priority Areas and Scheduled Monuments

Appendix 7 Archaeological Priority Areas and Scheduled Monuments

Appendix 7 Archaeological Priority Areas and Scheduled Monuments

APA 1 Clerkenwell

Ref	Street	Address
APA 1	Albemarle Way	All
APA 1	Albion Place	All
APA 1	Aldersgate Street	107, 108, 110-115, 120-129 (cons), Priory Fields House
APA 1	Aylesbury Street	1-18 (cons)
APA 1	Benjamin Street	All
APA 1	Berry Street	All
APA 1	Bowling Green Lane	10-22
APA 1	Briset Street	All
APA 1	Britton Street	All
APA 1	Broad Yard	All
APA 1	Carthusian Street	1-8 (cons)
APA 1	Charterhouse Buildings	All
APA 1	Charterhouse Mews	All
APA 1	Charterhouse Square	2-28 (cons)
APA 1	Charterhouse Street	38-42, 47-123
APA 1	Charterhouse, The	All
APA 1	Clerkenwell Close	All
APA 1	Clerkenwell Green	All
APA 1	Clerkenwell Road	2-122, 1-63
APA 1	Compton Passage	West side
APA 1	Corporation Row	Kingsway Princeton College
APA 1	Cowcross Street	All
APA 1	Dallington Street	South side
APA 1	Eagle Court	All
APA 1	Farringdon Lane	All, including Peabody Estate
APA 1	Farringdon Road	2-66
APA 1	Faulkners Alley	All
APA 1	Fox & Knot Street	All
APA 1	Glasshouse Yard	All
APA 1	Goswell Road	1-71
APA 1	Great Sutton Street	All
APA 1	Greenhill's Rents	All
APA 1	Jerusalem Passage	All
APA 1	Leo Yard	All
APA 1	London Central Markets	501-521
APA 1	Medical College	Of St. Bartholomew's Hospital
APA 1	Newcastle Row	All
APA 1	Northburgh Street	All
APA 1	Pardon Street	All
APA 1	Passing Alley	All
APA 1	Pear Tree Court	All
APA 1	Ray Street Bridge	All

Appendix 7 Archaeological Priority Areas and Scheduled Monuments

Ref	Street	Address
APA 1	Roberts Place	All
APA 1	Rutland Place	All
APA 1	Sans Walk	All
APA 1	Scotswood Street	All
APA 1	Smokehouse Yard	All
APA 1	St. James's Row	All
APA 1	St. James's Walk	1-3 (Priory House), St James Gardens and Playground
APA 1	St. John's Gate	All
APA 1	St. John's Lane	All
APA 1	St. John's Path	All
APA 1	St. John's Place	All
APA 1	St. John's Square	All
APA 1	St. John Street	1-173, 2-156, 403, 394-428
AAP 1	Sutton Lane	All
APA 1	Turnmill Street	All
APA 1	Vine Street Bridge	All
APA 1	White Horse Alley	All
APA 1	Woodbridge Street	All, including Kingsway College & Rosemary School

APA 2 Moorfields

Ref	Street	Address
APA 2	Baird Street	All
APA 2	Baltic Street East	All
APA 2	Baltic Street West	16-26
APA 2	Banner Street	All
APA 2	Bath Street	59-63 (cons)
APA 2	Bunhill Row	All
APA 2	Bonhill Street	All
APA 2	Cahill Street	All
APA 2	Chequer School	All
APA 2	Chequer Street	All
APA 2	Cherry Tree Walk	All
APA 2	Chiswell Street	All within Islington
APA 2	Christopher Street	All within Islington
APA 2	City Road	2-86, 1-83
APA 2	Clere Place	All within Islington
APA 2	Clere Street	All within Islington
APA 2	Cowper Street	All
APA 2	Crescent Row	All
APA 2	Domingo Street	All
APA 2	Dominion Street	All
APA 2	Dufferin Avenue	All
APA 2	Dufferin Street	All
APA 2	Epworth Street	All
APA 2	Errol Street	All

Appendix 7 Archaeological Priority Areas and Scheduled Monuments

Ref	Street	Address
APA 2	Featherstone Street	All
APA 2	Finsbury Pavement	All
APA 2	Finsbury Square	All
APA 2	Finsbury Street	All
APA 2	Fortune Street	All
APA 2	Garrett Street	All
APA 2	Glasshouse Yard	All
APA 2	Golden Lane	All within Islington
APA 2	Goswell Road	56-70
APA 2	Honduras Street	All
APA 2	Lackington Street	All
APA 2	Lamb's Passage	All
APA 2	Lambs Buildings	All
APA 2	Leonard Street	All within Islington
APA 2	Mallow Street	All
APA 2	Memel Court	All
APA 2	Memel Street	All
APA 2	Moor Lane	East side
APA 2	Old Street	2-262
APA 2	Oliver's Yard	All
APA 2	Paul Street	All within Islington
APA 2	Peter's Lane	9-14 (cons)
APA 2	Platina Street	All
APA 2	Ropemaker Street	All within Islington
APA 2	Roscoe Street	All
APA 2	Singer Street	All within Islington
APA 2	South Place	All within Islington
APA 2	Sun Street	1-3
APA 2	Sutton's Way	All
APA 2	Sycamore Street	All
APA 2	Tabernacle Street	All within Islington
APA 2	Tilney Court	All
APA 2	Timber Street	All
APA 2	Warwick Yard	All
APA 2	Whitecross Street	All
APA 2	Wilson Street	All within Islington
APA 2	Withers Place	All
APA 2	Worship Street	All within Islington
APA 2	Young's Buildings	All

APA 3 Islington Village and Manor

Ref	Street	Address
APA 3	Almeida Street	1a, 1b, 1-4 (cons), 26-28 (cons), works / warehouse adj 28
APA 3	Angel Mews	Part of east end

Appendix 7 Archaeological Priority Areas and Scheduled Monuments

Ref	Street	Address
APA 3	Astey's Row	Area between Thatched House PH & 10, part of New River Walk
APA 3	Barnsbury Street	1-7
APA 3	Battishall Street	1-12 (cons)
APA 3	Berners Road	South side
APA 3	Britannia Row	Part, between Essex Road and Windsor Road
APA 3	Bromfield Street	15-25 (cons)
APA 3	Business Design Centre	Car park (eastern part)
APA 3	Camden Passage	All
APA 3	Camden Walk	All
APA 3	Canonbury Villas	South side
APA 3	Chantry Street	1-29
APA 3	Chapel Market	32-44 (cons), 46-53 (cons)
APA 3	Charlton Place	All
APA 3	City Road	397-415
APA 3	Colebrook Place	All
APA 3	Colebrook Row	56-85
APA 3	Collins Yard	All
APA 3	Cross Street	All
APA 3	Cruden Street	1-7, 13-32 (cons)
APA 3	Dagmar Passage	All
APA 3	Dagmar Terrace	All
APA 3	Dibden Street	25-36
APA 3	Duncan Street	All
APA 3	Duncan Terrace	Clerkenwell County Court, 34-64
APA 3	Elliot's Place	All
APA 3	Essex Road	1-139, 2-144a
APA 3	Florence Street	All
APA 3	Fowler Road	All
APA 3	Gaskin Street	All
APA 3	Goswell Road	323-363
APA 3	Halton Cross Street	All
APA 3	Halton Place	Hayhurst
APA 3	Halton Road	East side between Cross St and Canonbury Villas, west side to Richmond Grove
APA 3	Hawes Street	All
APA 3	Horse Yard	All
APA 3	Islington Green	All, including gardens
APA 3	Islington High Street	All
APA 3	Lamb's Mews	All
APA 3	Layton Road	All
APA 3	Liverpool Road	1-57, 2-60
APA 3	Owen Street	North side
APA 3	Packington Square	8-15 (cons), 152-162 (cons), Gough House
APA 3	Parkfield Street	All
APA 3	Pentonville Road	2-12, Angel Centre

Appendix 7 Archaeological Priority Areas and Scheduled Monuments

Ref	Street	Address
APA 3	Pickering Street	All
APA 3	Pierrepoint Arcade	All
APA 3	Pierrepoint Row	All
APA 3	Pleasant Place	All
APA 3	Popham Street	Area between Essex Road and 12-13 Elder Walk
APA 3	Providence Place	All
APA 3	Queen's Head Street	All
APA 3	Quick Place	All
APA 3	Raleigh Mews	All
APA 3	Raleigh Street	1-7 (cons), 20-26 (cons)
APA 3	Regent's Canal	Area in tunnel (part)
APA 3	Richmond Grove	South side
APA 3	Ritchie Street	Site r/o 57 Liverpool Road
APA 3	Rothery Street	All
APA 3	Sebbon Street	All
APA 3	Shillingford Street	All
APA 3	St. Alban's Place	All
APA 3	St. John Street	401-403, 394-428
APA 3	St. Mary's Path	All
APA 3	St. Peter's Street	1-5, 5a, 7-47, 2-8, 8a, 10a, 10b, 10
APA 3	Studd Street	All
APA 3	Terrets place	All
APA 3	Tetbury Place	All
APA 3	Theberton Street	1-13, 2-18
APA 3	Tolpuddle Street	All
APA 3	Torrens Street	All
APA 3	Tressel Close	South side
APA 3	Tyndale Mansions	1-32
APA 3	Upper Street	1-167 (cons), vacant site adj 167, 275-359 (cons)
APA 3	Waterloo Terrace	1A, Premier House
APA 3	White Lion Street	9, 95-101 (cons)
APA 3	Windsor Street	All

APA 4 Tollington Settlement

Ref	Street	Address
APA 4	Crouch Hill	1, Stapleton PH, 4-10
APA 4	Hornsey Road	East side from Fire Station to 254, west side from Montem School to 211

APA 5 Ringcross Hamlet

Ref	Street	Address
APA 5	Benwell Road	11-21
APA 5	Chillingworth Road	1a, 1, 2a
APA 5	Drayton Park	1-3, 2-14

Appendix 7 Archaeological Priority Areas and Scheduled Monuments

Ref	Street	Address
APA 5	Drayton Park Mews	All
APA 5	Georges Road	1-3
APA 5	Holloway Road	118-164, 181-219
APA 5	Horsell Road	39-43
APA 5	Liverpool Road	434-438, 555
APA 5	Morgan Mansions	1-8 (cons) Morgan Mansions
APA 5	Palmer Place	15-16 (works)

APA 6 Lower Holloway Medieval Hamlet

Ref	Street	Address
APA 6	Holloway Road	341-431, 368-480, 506-530
APA 6	Nag's Head Centre	part
APA 6	Seven Sisters Road	1-15, 2-14

APA 7 Upper Holloway Medieval Hamlet

Ref	Street	Address
APA 7	Criterion Mews	1-15 (cons)
APA 7	Elthorne Road	Ekthorne Court, 2 and works at rear
APA 7	Gresham Place	All
APA 7	Holloway Road	619-653, 734-778
APA 7	St. John's Villas	15-17

APA 8 Battlebridge Medieval Settlement

Ref	Street	Address
APA 8	Caledonian Road	1-7 & land at rear, 2-8
APA 8	Omega Place	South side
APA 8	Pentonville Road	256-304
APA 8	York Way	2

APA 9 Highbury

Ref	Street	Address
APA 9	Leigh Road	1-40 Eton house
APA 9	Roseleigh Avenue	19

APA 10 Stroud Green Hamlet

Ref	Street	Address
APA 10	Seven Sisters Road	251-261
APA 10	Station Place	1-16 (cons)
APA 10	Stroud Green Road	1-11

Appendix 7 Archaeological Priority Areas and Scheduled Monuments

APA 11 Newington Green Hamlet

Ref	Street	Address
APA 11	Green Lanes	1-9
APA 11	Hedley Row	East end from r/o 61 Newington Green Road
APA 11	Matthias Road	111-113
APA 11	Mildmay Park	Clarendon Hotel PH, 89
APA 11	Newington Green	1-32 (cons), 43-61 (cons), Hathersage Court (1-5, 10-27, 40-57)
APA 11	Newington Green Gardens	All
APA 11	Newington Green Road	137-141

APA 12 Kingsland Medieval Hamlet

Ref	Street	Address
APA 12	Balls Pond Road	2-30
APA 12	Kingsland Green	West side (Telephone exchange)
APA 12	Kingsland Passage	1

APA 13 St. Anthony's Leper Hospital, Chapel and Cross

Ref	Street	Address
APA 13	Amesley Walk	All
APA 13	Highgate Hill	South side between MacDonald Road & Magdala Avenue, The Whittington Stone
APA 13	MacDonald Road	All
APA 13	Magdala Avenue	1-68 Salisbury Walk

APA 14 Barnsbury Moated Manor

Ref	Street	Address
APA 14	Barnsbury Square	13-17 (cons), Mica House
APA 14	Barnsbury Terrace	14a, 14-21 (cons)
APA 14	Mountfort Crescent	1
APA 14	Mountfort Terrace	All

APA 15 Highbury Grange Moated Homestead

Ref	Street	Address
APA 15	Highbury Park	2-26
APA 15	Kelvin Road	Gardener Court (27-80)

APA 16 Tollington Moated Manor House

Ref	Street	Address
APA 16	Hornsey Road	192-198, Dillon House
APA 16	Kinloch Street	Drummer Lodge, public open space

Appendix 7 Archaeological Priority Areas and Scheduled Monuments

APA 17 Moated Manor House for Barnsbury Manor

Ref	Street	Address
APA 17	Bowman's Mews	North side
APA 17	Bowman's Place	All
APA 17	Hercules Place	South side
APA 17	Hercules Street	2-10
APA 17	Hercules Yard	All
APA 17	Holloway Road	482-504

APA 18 Canonbury Manor House

Ref	Street	Address
APA 18	Alwyne Place	1a-13
APA 18	Alwyne Road	1-7 (cons)
APA 18	Alwyne Villas	2-16
APA 18	Canonbury Place	1-14 (cons), Canonbury House & Tower Theatre

APA 19 Stapleton Hall

Ref	Street	Address
AAP 19	Crouch Hill	1, 4-10, Stapleton PH
APA 19	Hanley Road	121-127, 127a
APA 19	Mount Pleasant Crescent	1
AAP 19	Mount Pleasant Mews	part
APA 19	Stroud Green Road	175-181

Scheduled Monuments

Ref	Street	Address
SM 1 (St. John's Gate)	St. John's Square	25
SM 2 (Nunnery of Mary de Fonte)	Clerkenwell Close	35-42, 44, 46-48, 53-55, St. James's Church and Garden, bollards
	Clerkenwell Green	43-47
	St. James's Walk	1, 3
	Sans Walk	3
	Newcastle Row	All
	Scotswood Street	All

Appendix 8 Rail Safeguarding Areas

RS1 Crossrail 1

Ref	Street	Address
RS1	Charterhouse Square	23-28 (cons) private road and grounds
RS1	Charterhouse Street	47-111, 38-42
RS1	Cowcross Street	1-18 (cons), 36-94 (cons)
RS1	Cowcross Street	Farringdon Station, road and footway
RS1	Farringdon Road	2 (Charter House), 2a-12 (Cardinal House), 20
RS1	Farringdon Station	all
RS1	Finsbury Pavement	Finsbury Court and 70
RS1	Greenhill's Rents	all
RS1	London Central Markets	501-521
RS1	Peter's Lane	all
RS1	Ropemaker Street	road and footway (part)
RS1	South Place	Dominion Buildings
RS1	St. John Street	1-33, 2-24a
RS1	Turnmill Street	52-56 (cons), & roadway in front of 87-102 (cons)

RS2 Crossrail 2

Ref	Street	Address
RS2	Affleck Street	all
RS2	Anderson Square	all
RS2	Angel Mews	all
RS2	Annette Crescent	all
RS2	Ashby Grove	all
RS2	Astey's Row	all
RS2	Balls Pond Road	22-40
RS2	Baron Street	13-17, 2-20
RS2	Baxter Road	part, inc Warley House, Romford House, Ongar House
RS2	Berners Road	1-6 (cons)
RS2	Britannia Row	1-7, 2A, 2-18
RS2	Burder Road	all
RS2	Caledonian Road	1-7, 2-14
RS2	Calshot Street	Hales Prior, 4 (Keen House), 13-35, 6A, Manneby Prior
RS2	Camden Passage	all
RS2	Camden Walk	all
RS2	Canonbury Road	1-15, 6-14, Haslam House
RS2	Canonbury Street	all
RS2	Chapel Market	46-55 (cons)
RS2	Charlton Place	all
RS2	City Road	Angel Square, 415
RS2	Colebrooke Place	1-3
RS2	Colebrooke Row	59-85 (cons) including Lamb's Mews
RS2	Collier Street	part of Priors Estate

Appendix 8 Rail Safeguarding Areas

Ref	Street	Address
RS2	Collins Yard	part roadway and east side
RS2	Cross Street	1-11, 2-14, 1A
RS2	Crowland Terrace	all
RS2	Cumming Street	all
RS2	Cynthia Street	all
RS2	Dagmar Terrace	2-3
RS2	Dibden Street	Hayhurst (part) and roadway
RS2	Donegal Street	Penton House, Car Pound
RS2	Donegal Street	Prospect House (r/o site) & Rodney House (r/o site)
RS2	Draper Place	all
RS2	Duncan Street	all, except 6-24
RS2	Duncan Terrace	50-64 (cons), and gardens at front of 46-64
RS2	Elder Walk	car park adj 1 Elder Walk
RS2	Elliott's Place	all
RS2	Elmore Street	128, 130, 138-142
RS2	Englefield Road	102-144, 129-155
RS2	Essex Road	1-181, 2-196
RS2	Essex Road	207, 198-350, 321
RS2	Essex Road	Eric Fletcher Court, Ashby House, Doctor's Surgery
RS2	Essex Road	Skomer Walk (part), Upper Sheppy Walk (part)
RS2	Gaskin Street	18, 31-33
RS2	Gateway Arcade	all
RS2	Greenhills Terrace	1-12 (cons), 25-30 (cons)
RS2	Greenman Street	5-9 and public open space (Tibby Place)
RS2	Halliford Street	68
RS2	Halton Cross Street	all
RS2	Halton Road	8-18, Fircroft
RS2	Hermes Street	all
RS2	Horse Yard	all
RS2	Islington Green	7-39, Gardens
RS2	Islington High Street	all except 1-5
RS2	Killick Street	2, Stuart Mill House
RS2	King's Cross Road	188
RS2	Kingsland Green	all
RS2	Kingsland Passage	all
RS2	Lamb's Mews	all
RS2	Laundry Lane	1-4 (cons)
RS2	Layton Road	11, and car park
RS2	Liverpool Road	1-11, 2-28, and adjoining car park
RS2	Melville Place	all
RS2	Mitchison Road	27-53, playground
RS2	New North Road	320-334, 399
RS2	New River Walk	Astey's Row to Canonbury Road
RS2	Northampton Street	Horsefield House
RS2	Northchurch Road	144-154A, 175-191

Appendix 8 Rail Safeguarding Areas

Ref	Street	Address
RS2	Northdown Street	1-25, 2-22, Pollard House
RS2	Oakley Road	71-79
RS2	Ockendon Mews	2-10 (cons)
RS2	Ockendon Road	RS2 17-63, 40-92
RS2	Omega Place	all
RS2	Packington Street	160-162 (cons)
RS2	Parkfield Street	Car park, and all other properties except 20 and 30-32
RS2	Penton Grove	all
RS2	Penton Street	1-15 , 10-30
RS2	Penton Street	Public Carriage Office and Car Pound
RS2	Pentonville Road	14-54, 247-251, 60-300
RS2	Pentonville Road	former St James's Church
RS2	Pentonville Road	Joseph Grimaldi Park and adjoining playground
RS2	Pentonville Road	Kings Cross House
RS2	Pickering Street	Hayhurst, 1a, Garages
RS2	Pierrepoint Arcade	all
RS2	Pierrepoint Row	all
RS2	Pleasant Place	all including gardens
RS2	Popham Street	19, 20, 21
RS2	Providence Row	all
RS2	Queen's Head Street	Raleigh Mews (part)
RS2	Raleigh Mews	1-18, 20, 21, 23, 24, 26, 27
RS2	River Place	1-7
RS2	Rodney Street	2-8, Rodney House
RS2	Southgate Road	175-205
RS2	St. Mary's Path	part roadway
RS2	St. Peter's Street	1
RS2	Torrens Street	west side (Angel Square)
RS2	Upper Street	1-49 (cons), 334-359 (cons)
RS2	Wall Street	50-54, 56
RS2	White Lion Street	9-54 (cons), 90-101 (cons)
RS2	White Lion Street	Youth Centre, United Reform Church
RS2	Windsor Street	Gough House
RS2	Wontner Close	1-8 (cons)
RS2	York Way	2-18

RS3 High Speed 1

Ref	Street	Address
RS3	Arundel Place	1-3 (cons), 6-10 (cons) and railway land
RS3	Arundel Square	13-17 (cons), 38-42 (cons)
RS3	Arundel Square	gardens and railway land
RS3	Assata Mews	1-14
RS3	Ball's Pond Road	Kerridge Court
RS3	Barnsbury Grove	all including railway land
RS3	Blair Close	10

Appendix 8 Rail Safeguarding Areas

Ref	Street	Address
RS3	Blundell Street	53
RS3	Boleyn Road	41b, 43-47, railway land
RS3	Burder Close	1A (public open space)
RS3	Calabria Road	18-50 inc railway land at rear
RS3	Caledonia Street	2-4, 8, 10
RS3	Caledonian Road	1-7 and roadway at front
RS3	Caledonian Road	351A, 351, 400, railway bridge, 400A, 402A, 402
RS3	Caledonian Road	highway in front of 341-361
RS3	Caledonian Road	highway in front of 363-367
RS3	Caledonian Road	highway in front of 388-400
RS3	Caledonian Road	Old Forge Business Centre (r/o 7)
RS3	Centurion Close	43-47, estate amenity space and adjoining railway land, 109, 110
RS3	Conistone Way	138 and railway land to rear of 132-138
RS3	Cornelia Street	2-34, Alderwick Court
RS3	Corsica Street	1a, 1-7, 2-10, electricity sub station, railway land
RS3	Court Gardens	1-10 (cons), 26-31 (cons)
RS3	Crane Grove	45
RS3	Gifford Street	60 (inc railway land at r/o 60 & 66-112), 90, 98, 102
RS3	Granary Square	1-8 (cons)
RS3	Grosvenor Avenue	1-71, 75, 83-85, Canonbury Station
RS3	Grosvenor Avenue	123-151, railway land at rear
RS3	Hadrian Mews	1-3 (cons)
RS3	Harecourt Road	8-10 (cons), 17-22 (cons), 28-29
RS3	Harecourt Road	railway land at rear
RS3	Highbury Coal Yard	all
RS3	Highbury Corner	17, Post Office, 2-10
RS3	Highbury Corner	Highbury & Islington Station
RS3	Highbury Corner	Salisbury House, Highbury Station Parade
RS3	Highbury Grove	1-5, and adjoining railway land
RS3	Highbury Grove	Highbury Grove Court and adjoining railway land
RS3	Highbury New Park	10-22, Sinclair Court, railway land to south
RS3	Highbury Place	1-6 (cons), railway land to south
RS3	Highbury Place	War Memorial (Highbury Fields)
RS3	Highbury Station Road	2-4, 1-7, 41-167, railway land
RS3	Hope Close	4-7 (cons)
RS3	King Henry's Walk	50-58, Tudor Court, railway land
RS3	King Henry's Walk	St Judes and St Pauls Primary School
RS3	Kingsbury Road	Jewish Burial Ground, Works
RS3	Kingsbury Terrace	railway land
RS3	Liverpool Road	300, 302, 302A, 304, Starliner Court
RS3	Liverpool Road	Granary Square, 387-393, railway land
RS3	Lyon Street	land to r/o Council offices
RS3	Mildmay Grove North	33-111, Mildmay Court, St Judes and St Pauls Church
RS3	Mildmay Grove North	railway land
RS3	Mildmay Grove South	2A, 2-106, railway land

Appendix 8 Rail Safeguarding Areas

Ref	Street	Address
RS3	Mildmay Park	43-49, Mildmay Court, 36, 38-44
RS3	Newington Green Road	railway land, 59-81, 78-88
RS3	Northampton Grove	1, 2-15a (cons), 16-19 (cons), Floral Place
RS3	Northampton Park	2-24, 2b, 2c, Stanton Lodge
RS3	Offord Road	29A, 31-79, 85-105, 135-169
RS3	Offord Street	1-5
RS3	Orleston Mews	12, 14
RS3	Outram Place	21A
RS3	Pentonville Road	278-300
RS3	Regent's Canal	1 (Maiden Lane Bridge)
RS3	Roman Way	1a, 2a, 1-5 (cons), 149, 151, 152, 153
RS3	Roman Way	Caledonian Industrial Estate (149), railway land
RS3	Rufford Street	part of road carriageway
RS3	Rufford Street	railway land at j/w York Way and part of highway, 1A
RS3	St. Clement Street	4, 5, 7-11 (cons), Montague Court
RS3	St. Jude Street	2-14, 48-58 and railway land to rear
RS3	St. Jude Street	open space adjoining 48, and railway land to rear, 58B
RS3	St. Paul's Road	154-210, 222A, 222B, 226-272, 274A, 274B, 274C
RS3	St. Paul's Road	290A, 302-324
RS3	St. Paul's Road	railway land to rear
RS3	St. Paul's Road	warehouse and builders yard to r/o 276-306
RS3	Tileyard Road	Car park at r/o 25-41 King's Exchange (25A)
RS3	Tileyard Road	railway land (25B)
RS3	Upper Street	251-259 (cons)
RS3	Vale Royal	24-28 and land at r/o 30-40, 30-40, 42
RS3	Vale Royal	entrance to car-park adj 41 King's Exchange
RS3	Vale Royal	road carriageway at j/w York Way
RS3	Wallace Road	13-44 (cons)
RS3	Westbourne Road	2, 3, 5-11, railway land
RS3	York Way	2-24, 172-178 and railway land to north
RS3	York Way	highway in front of 2-196

RS4 East London Line Extension

Ref	Street	Address
RS4	Boleyn Road	41B and adjacent railway land
RS4	Kingsbury Road	9A

Appendix 9 Heritage

This appendix lists Islington's conservation areas and heritage landscapes, which include, registered historic parks and gardens, London squares and historic green spaces.

Conservation areas

Table 9.1 Conservation areas

Reference	Name	Reference	Name
CA1	Clerkenwell Green	CA21	King's Cross
CA2	New River	CA22	Bunhill Fields / Finsbury Square
CA3	Duncan Terrace / Colebrooke Row	CA23	East Canonbury
CA4	Arlington Square	CA24	Mercers Road / Tavistock Terrace
CA5	Highbury Fields	CA25	Tollington Park
CA6	St. Mary Magdalene	CA26	Hat and Feathers
CA7	Whitehall Park	CA27	Aberdeen Park
CA8	Canonbury	CA28	St John's Grove
CA9	Charterhouse Square	CA29	Northampton Square
CA10	Barnsbury	CA30	Highgate Hill / Hornsey Lane
CA11	Tufnell Park	CA31	Moorfields
CA12	Newington Green	CA32	Hillmarton
CA13	Cross Street	CA33	Chapel Market/Penton Street
CA14	Keystone Crescent	CA34	Rosebery Avenue
CA15	Highbury New Park	CA35	Kingsbury Road
CA16	St. Luke's	CA36	Sotheby Road
CA17	Regent's Canal West	CA37	Priory Green
CA18	The Angel	CA38	Calabria Road
CA19	Upper Street North	CA39	Stroud Green
CA20	Chiswell Street	CA40	Whistler Street

Registered historic parks and gardens

The following garden or other land in Islington is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest:

1. Bunhill Fields Burial Ground (List entry Number:1001713) Grade: I

London squares

The London Squares Preservation Act 1931 lists over 400 of London's squares. The 1931 Act states that a protected square may not be used for any purposes other than an ornamental garden, pleasure ground or ground for play, rest or recreation, and that no building, structure or erection shall be created or placed on or over any protected square except such as may be necessary or convenient for the use or maintenance of the square for an authorised purpose.

Appendix 9 Heritage

The act provides for the protection of the locations in Islington listed in Table 9.2 (i.e. squares listed under the metropolitan boroughs of Finsbury and Islington in the 1931 Act). (NB: The names of protected squares and descriptions are as stated in the 1931 Act. Since the 1931 Act the names and layout of the streets and places may have changed.)

Table 9.2 Protected London squares in Islington

Name	Description
Annetts Crescent	Garden enclosure bounded on the north-west by the roadway of Essex Road and on the other sides by the roadway of Annetts Crescent.
Arlington Square	Garden enclosure bounded on all sides by the roadway of Arlington Square.
Bartholomew Square	Garden enclosure bounded on all sides by the roadway of Bartholomew Square.
Caledonian Road Triangle	Garden enclosure bounded on all sides by the roadway of Caledonian Road.
Canonbury Square	Garden enclosure bounded on all sites by the roadway of Canonbury Square and separated by Canonbury Road.
Charterhouse Square	Garden enclosure bounded on all sides by the roadway of Charterhouse Square.
Compton Terrace	<p>Garden enclosures:</p> <p>(1) Bounded on east by the roadway of Compton Terrace on the north by entrance to Union Chapel on the south by the roadway of Canonbury Lane and on the west by the roadway of Upper Street;</p> <p>(2) Bounded on the east by the roadway of Compton Terrace on the north by the roadway of St. Paul's Road on the south by the entrance to Union Chapel and on the west by the roadway of Upper Street.</p>
Duncan Terrace	<p>Garden enclosures in the front of premises in Duncan Terrace:</p> <p>(1) Bounded on the north by the roadway of Camden Street on the south by the roadway of Charlton Crescent and on the east by the roadway of Colebrooke Row;</p> <p>(2) Bounded on the north by the roadway of Charlton Crescent on the south by the roadway of Duncan Terrace and on the east by the roadway of Colebrooke Row;</p> <p>(3) Bounded on the north by the roadway of Duncan Terrace on the south by the roadway of Duncan Street and on the east by the roadway of Colebrooke Row;</p> <p>(4) Bounded on the north by the roadway of Duncan Street on the south by the northern end of most southerly enclosure and on the east by the roadway of Colebrooke Row.</p>
Duncan Terrace (mostly southerly enclosure)	Garden enclosure in front of premises in Duncan Terrace bounded on the north by another garden enclosure on the south by the roadway of City Road and on the east by the roadway of Colebrooke Row.

Appendix 9 Heritage

Name	Description
Edward Square	Garden enclosure bounded on all sides by the roadway of Edward Square.
Finsbury Square	Garden enclosure bounded on all sides by the roadway of Finsbury Square.
Gibson Square	Garden enclosure bounded on all sides by the roadway of Gibson Square.
Highbury Park	Strip bounded on the west by the private roadway of Nos. 23 to 61 Highbury Park and on the east by the roadway of Upper Street
Holford Square	Garden enclosure bounded on all sides by the roadway of Holford Square
Hornsey Rise Gardens	Garden enclosure bounded on the west by the rear of premises in Hornsey Rise and on other sides by the rear of premises in Hornsey Rise Gardens.
Islington Green (Upper Street)	Triangular garden enclosure bounded on the north and south-east by the roadway of Islington Green and on the west by the roadway of Upper Street.
King Square	Garden enclosure bounded on the north by the roadway of President Street on the south by the roadway of Powell Street on the east and west by part of the roadway of King Square.
Kingsdown Road	Garden enclosure bounded on the north-west north-east and south-west by the roadway of Mitford Road and Nos. 111 and 113 Kingsdown Road and on the south-west by the roadway of Kingsdown Road.
Lloyd Square	Garden enclosure bounded on all sides by the roadway of Lloyd Square.
Lonsdale Square	Garden enclosure on all sides by the roadway of Lonsdale Square.
Lorraine Place	Garden enclosure in front of Nos.323 to 371 Holloway Road.
Market Road (Gardens)	Garden enclosure bounded on the north by the roadway of Market Road on the east by the rear of premises in Balmoral Grove and factory in Market Road on the south by Gordons Brewery Brewery Road and on the west by the Horse Repository Market Road.
Market Road (Playground)	Playground bounded on the north by the roadway of Market Road on the south by rear of premises in Brewery Road on the east by the Horse Repository Market Road and on the west by premises in York Road.
Milner Square	Garden enclosure bounded on all sides by the roadway of Milner Square.
Mountfort Crescent (Barnsbury Square)	Garden enclosure bounded on all sides by the roadway of Mountfort Crescent.
Mountfort Terrace (Barnsbury Square)	Plantation bounded on all sides by the roadway of Mountfort Terrace.
Myddelton Square	Garden enclosure excluding the Church bounded on all sides by the roadway of Myddelton Square.
Newington Green	Garden enclosure bounded on all sides by the roadway of Newington Green.
Northampton Square	Garden enclosure bounded on all sites by the roadway of Northampton Square.
Penn Road (Caledonian Road)	Garden enclosure situate at the eastern end of Penn Road and abutting on Caledonian Road.
Percy Circus	Circular grass plot bounded on all sides by the roadway of Percy Circus.
Prebend Street Enclosure	Garden enclosure situate at the junction of Popham Road and Prebend Street and bounded on all sides by the roadway of Prebend Street.
St. John Street Triangle	Triangular enclose bounded on all sites by the roadway of St. John Street.
Thornhill Crescent	Enclosure bounded on the south by the roadway of Lofting Road and St. Andrew's Church and on other sides by the roadway of Thornhill Crescent.

Appendix 9 Heritage

Name	Description
Thornhill Gardens (Richmond Road)	Garden enclosure bounded on the north by the roadway of Malvern Terrace on the south by the roadway of Richmond Road on the east by the roadway of Thornhill Road and on the west by the rear of Nos. 1 to 4 Richmond Crescent and by St. Thomas's Vicarage.
Thornhill Square	Garden enclosure bounded on the north by the roadway of Lofting Road and on the south east and west by the roadway of Thornhill Square.
Tibberton Square	Garden enclosure bounded on all sides by the roadway of Tibberton Square.
Tyndale Place - (Upper Street)	Garden enclosures in front of Tyndale Mansions bounded on the west by the roadway of Upper Street.
Union Square	Garden enclosure bounded on all sides by the roadway of Union Square.
Vernon Square	Enclosure bounded on the north-east and south-east by the roadway of Vernon Square on the south by Vernon Street and on the north-west by Penton Place.
Wilmington Square	Garden enclosure bounded on the north-west by Nos. 25 to 37 Wilmington Square and on the other sites by the roadway of Wilmington Square.
Wilton Square (excluding part occupied by church)	Garden enclosure bounded on all sides by the roadway of Wilton Square.

Historic green spaces

The following is a list of historic parks and gardens, London squares and other heritage landscapes in Islington identified on *The London Parks and Gardens Trust's Inventory of Historic Green Spaces* (2011).

Site name	Site name
Alwyne Square	Bunhill Fields Burial Ground
Andersons Square	Caledonian Park
Annett's Crescent	Caledonian Road Triangle
Arlington Square	Canonbury Square
Artillery Garden	Canonbury Tower, Canonbury Estate
Arundel Square	Charterhouse Precincts (Charterhouse Square & The Charterhouse)
Aubert Court	Christ Church Highbury with St John & St Saviour
Barnsbury Square	Claremont Close
Barnsbury Wood	Claremont Square Reservoir
Bartholomew Square	Clerkenwell Green
Battishill Street Gardens	Cloudesley Square

Appendix 9 Heritage

Site name	Site name
Compton Terrace Garden	Percy Circus
Crouch Hill Recreation Centre	Prebend Street Island
Dallington School Playground	Quaker Gardens
Dalmeny Park	Radnor Street Gardens
Dartmouth Park Hill and Reservoir	Regent's Canal (Islington section) including Battle Bridge Basin and City Road Basin
Duncan Terrace Gardens	Rosemary Gardens
Edward Square	Samuel Lewis Trust Dwellings
Finsbury Square	Spa Fields Gardens
Highbury Fields	Spa Green Gardens
Highbury Park Terrace	St. Bartholomew's Medical College Green
Highbury Quadrant Congregational Church	St. James Clerkenwell Church Garden
Highbury Quadrant Estate	St. James Close and Clothworkers Almshouses
Holford Gardens	St. John's Church Garden
Holly Park Estate	St. John's Church, Upper Holloway
Islington Green	St. John's Gardens
John Spencer Square	St. John's Island Site
Joseph Grimaldi Park	St. Joseph's Churchyard Gardens
King Square Garden	St. Luke's Church and Gardens
Lloyd Square	St. Mary Magdalene Gardens
Lonsdale Square	St. Mary's Church Gardens
Market Road Garden	St. Paul's Shrubbery
Marquess Estate	St. Silas Church Gardens
Metropolitan Benefit Societies Almshouses	Sussex Close
Milner Square	The Jewish Burial Ground
Mountfort Crescent, Barnsbury Square	Thornhill Crescent
Mountfort Terrace, Barnsbury Square	Thornhill Road Gardens
Myddelton Square Public Garden	Thornhill Square Gardens
New River Head	Tibberton Square
New River Walk (including Astey's Row Rock Gardens/Astey's Row Playground)	Tufnell Park Playing Fields
Newington Green	Union Square
Northampton Square Gardens	Vernon Square
Packington Estate, including Packington Gardens	Wesley's Chapel Burial Ground & Wesley House Garden
Parkland Walk	Wilmington Square Gardens
Peckett Square and Taverner Square, Taverner Estate	Wilton Square
Penn Road Open Space	

Appendix 10 Noise Exposure Categories and standards

Appendix 10 Noise Exposure Categories and standards

Noise sensitive uses

The noise measurement indices to be used in assessing noise sensitive uses, applying the $L_{Aeq,T}$ indice for the day-time (07.00 - 23.00) and night time (23.00 - 07.00) periods, are set out in the table below. However, where noise measurements at a site regularly exceed 82 dB L_{Amax} (S time weighting) during the night period, then that site shall be deemed to be in NEC - C regardless of the L_{Aeq} 8 hour figure (Except where the L_{Aeq} 8 hour already puts the site into category NEC - D).

Table 10.1 Noise levels corresponding to the Noise Exposure Categories for new dwellings

Noise source	Hours	A	B	C	D
Road traffic	07.00 - 23.00	<55	55-63	63-72	>72
	23.00 - 07.00	<45	45-57	57-66	>66
Rail traffic	07.00 - 23.00	<55	55-66	66-74	>74
	23.00 - 07.00	<45	45-59	59-66	>66
Air traffic	07.00 - 23.00	<57	57-66	66-72	>72
	23.00 - 07.00	<48	48-57	57-66	>66
Mixed Sources	07.00 - 23.00	<55	55-63	63-72	>72
	23.00 - 07.00	<45	45-57	57-66	>66

Where:

- $L_{A90,T}$ is the A weighted noise level exceeded for 90% of the specified measurement period (T).
- $L_{A10,T}$ is the A weighted level of noise exceeded for 10% of the specified measurement period (T).
- $L_{Aeq,T}$ is the equivalent continuous sound level.

Values in the above table refer to noise levels measured on an open site at the position of the proposed dwellings, well away from any existing buildings and 1.2m to 1.5m above the ground. Levels should be rounded to the nearest whole number of decibels. Levels of noise from road and rail traffic are often specified at 1 metre from a facade, and these facade levels should be assumed to be 3 dB(A) higher than levels measured away from any buildings. The term 'mixed sources' refers to any combination of road, rail, air and industrial noise source, where no individual noise source is dominant.

The council will ensure that sound protection measures are appropriate for the expected use of noise sensitive rooms. Mitigation against noise may take the form of: Engineering, e.g. by the introduction of screening or improving sound insulation; Lay-out providing distance between the source of the noise and the sensitive receiver; Administrative, by limiting operating times of the source or specifying acceptable noise limits. Further guidance can be found in *British Standard 8233:1999 - Sound Insulation and Noise Reduction for buildings - Code of Practice*.

Appendix 10 Noise Exposure Categories and standards

Noise generating uses

Relevant standards and guidance for noise generating uses are set out in the table below.

Table 10.2 Guidance and standards for reducing impacts of noise generating uses

Type of use	Guidance / standards
Entertainment venues	<ul style="list-style-type: none"> • Premises which share party walls, floor or ceilings with noise sensitive uses are unlikely to be suitable. • Likely noise sources (e.g. dance floors, bar areas) should be located to reduce noise break out. • Façades should be treated to control noise break out. • Venues expected to apply for an entertainment licence should ensure that emitted noise is inaudible within nearby noise sensitive premises after 23.00 hours.
Industrial and commercial uses	<ul style="list-style-type: none"> • Potentially noisy industrial and commercial uses within residential areas should be assessed in accordance with <i>British Standard 4142:1997. Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas</i>. A correction of 5 dB may be applied to account for character of the noise to derive a rating level. Complaints will considered to be likely where there is a difference of around + 10 dB or more between the measured background noise level and the rating level. A difference of around + 5 dB is of marginal significance. • Where the development is likely to operate over 24 hours the assessment period used must reflect operating times. • Applicants will be expected to consult with the council, architects, acoustic consultants and environmental or air handling engineers to arrive at a design that minimises exposure to noise by noise sensitive uses. Applicants should demonstrate that at least 1m from the nearest sensitive facade the predicted noise levels from the development will be at least 5dB below the existing background (L_{A90}). Where it is anticipated that the noise emitted is likely to have a character as defined in Part 8.2 of BS 4142 then the predicted noise level at the façade shall be at least 10 dB(A) below the L_{A90} level.
Construction sites	<ul style="list-style-type: none"> • In addition to applicable legislation, the council maintains a code of practice for construction sites. • This is applicable to both demolition and construction and its compliance may be conditioned. • Applicants and contractors are also advised to seek advice from <i>British Standard 5228: Noise Control on Construction and Open Sites</i>.

Appendix 11 Marketing and market demand evidence

Appendix 11 Marketing and market demand evidence

Where policies require marketing information to be submitted, the following details will be used to assess the acceptability, or otherwise, of the information submitted and any marketing undertaken.

Marketing evidence requires demonstration of an active marketing campaign for a continuous period, whilst the premises were vacant, which has shown to be unsuccessful. The minimum period of vacancy/marketing varies depending on the use, as identified within policies.

Marketing must be through a commercial agent at a price that genuinely reflects the market value. It must be shown to the council's satisfaction that marketing has been unsuccessful for all relevant floorspace proposed to be lost through redevelopment or Change of Use.

Active marketing should include all of the following:

1. Contact information posted in a prominent location on site, in the form of an advertising board (subject to advertising consent, if required).
2. Registration of property with at least one commercial property agent.
3. Property details / particulars available to inquirers on request.
4. Property marketed for the appropriate use or uses as defined by the relevant planning policy.
5. Property marketed at a reasonable price, including in relation to use, condition, quality and location of floorspace.

Sufficient detailed information is required to be submitted alongside any planning application to demonstrate compliance with the above criteria.

In addition, information should be submitted regarding:

1. the number and details of enquiries received;
2. the number of viewings;
3. the number, type, proposed uses and value of offers received;
4. reasons for refusal of any offer received, and/or reasons why any offers fell through;
5. the asking price and/or rent that the site or property has been offered at, including a professional valuation from at least three agents to confirm that this is reasonable;
6. the length of marketing period, including dates, and
7. the length of the vacancy period.

Market demand analyses submitted alongside, or where justified, in place of marketing evidence must set out clear and up-to-date information on matters including:

- Business floorspace available in other similar properties within the market area
- Rental levels achieved for these properties
- Independent commentary on the current and likely future demand for floorspace within the market area, based on the above factors and other relevant considerations (e.g. wider analyses of current market demand, and up-to-date forecasts produced for the Mayor of London or Islington Council).

Appendix 11 Marketing and market demand evidence

Applicants should note that, for losses of business floorspace, the council may require the applicant to fund an independent verification of the market demand analysis (to be commissioned by the council). This verification will assess the accuracy and robustness of the matters listed above.

Appendix 12 Landscape plans

Landscape plans shall outline the proposed landscape layout and are required to demonstrate the following:

- the response to any locally specific guidance, including open space and public realm strategies, masterplans and any other relevant guidance;
- the ecological benefits of the landscape design and species used for planting, which shall be maximised in response to the site context and in accordance with any surveys undertaken and the council's BAP;
- the response to the potential impacts of climate change, including how the landscape design and planting minimises water use and responds to projected future increases in temperatures;
- the provision of artificial habitat, such as bird and bat boxes;
- consideration of the potential use of any open space for community food growing;
- the relationship of landscaping with on-site play space, private open space and publicly accessible open space, where relevant;
- which existing trees are to be retained and which are proposed to be removed;
- the provision of large, shade providing tree species (including space for these trees to mature) and other landscape measures to reduce overheating of the development, subject to natural daylight considerations;
- the incorporation of Sustainable Urban Drainage Systems (SUDS) within the landscape, including utilisation of permeable and semi-permeable surfaces to improve rain water management where appropriate;
- the incorporation of inclusive landscape design, in accordance with the council's *Inclusive Landscape Design SPD*;
- how management and maintenance considerations have affected the landscape design;
- the location of services (existing and proposed) in relation to the proposal and in relation to existing trees and the incorporation of shared ducts, where possible, for underground services in order to reduce excavations and thereby protect existing roots, and
- Details of the existing and proposed finished levels, indicating any level changes within any Root Protection Areas (RPA) (if level changes are indicated within the RPA then cross-sectional plans of the affected areas will need to be supplied).

Appendix 13 Glossary

- **A1 uses:** Shops (including hairdressers, sandwich bars and Internet cafes, amongst others) as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
- **A2 uses:** Financial and Professional services (including financial services such as banks and building societies and professional services (other than health and medical services) such as estate agencies and betting offices, amongst others) as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
- **A3; A4; A5 uses:** Restaurant and cafés; Public Houses and other drinking establishments; and hot food takeaways, as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
- **Active frontages:** a building accommodating uses on the ground floor which generate passing trade and provide a shop-type window display providing visual interest for pedestrians.
- **Affordable housing:** Housing designed to meet the needs of households whose incomes are not sufficient to allow them to access decent and appropriate housing. Affordable housing includes both social rented and intermediate housing.
- **Affordable retail space:** Generally, a small retail unit with a rental value below the market rate (dependent on the sector and location). May also include market stalls or street booths. See also affordable workspace.
- **Affordable workspace:** Generally, a workspace managed by a not-for-profit organisation, with a rental value below the market rate (dependent on the sector and location). Affordable workspace is sought to ensure diversity in supply and types of workspace in all locations. See also affordable retail space.
- **Apart-hotels:** Serviced, self-contained, self-catering apartments, usually on short-term lets of no more than 90 days. The use class may be C1 or C3, depending on the characteristics of the particular development.
- **Archaeological priority areas:** Areas suspected to contain archaeological remains and for which a survey is required.
- **B1; B1(a); B1(b); B1(c); B2 uses:** Business uses; offices; research and development; light industry appropriate in a residential area; and general industry, as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
- **B8 uses:** Storage or distribution – including open air storage - as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
- **Bed space:** A bedroom of 10m² or less is considered to contain one bed space, and a bedroom in excess of this figure to contain two bed spaces.
- **Biodiversity:** The diversity, or variety, of plants, animals and other living things in a particular locality. It encompasses habitat diversity and genetic diversity.
- **Brownfield:** Previously developed land which is, or has been, occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
- **Business floorspace/ buildings/ development/ uses:** Activities or uses that fall within the B-Use Class (i.e. offices, industry, or warehousing).
- **Business Improvement District:** An area where businesses agree to pay additional rates to fund improvements to the local general environment, with the aim of encouraging local economic development.

Appendix 13 Glossary

- **C1 uses:** Hotels, boarding and guest houses where no significant element of care is provided, as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
- **C2; C2(a) uses:** Residential institutions including care homes and hospitals; and Secure Residential Institution including prisons and secure hospitals, as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
- **C3 uses:** Dwelling houses, formed of three parts, as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments:
 - **C3(a):** Covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child;
 - **C3(b):** Up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems; and
 - **C3(c):** Allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
- **C4 uses:** Houses in Multiple Occupation (small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom), as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
- **Car clubs:** Clubs where a number of people share a pool car(s) for rent or otherwise, for personal use.
- **Care home:** an establishment is a care home if it provides accommodation, together with nursing or personal care, for any of the following persons, where:
 - a. persons who are or have been ill;
 - b. persons who have or have had a mental disorder;
 - c. persons who are disabled or infirm;
 - d. persons who are or have been dependent on alcohol or drugs.

But an establishment is not a care home if it is:

- a. a hospital;
- b. an independent clinic; or
- c. a children's home,

or if it is of a description excepted by regulations.

- **Car-free development:** No parking provision will be allowed on site and the occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.

- **Central Activities Zone:** The area of central London where planning policy promotes finance, tourism, specialist retail and cultural uses and activities.
- **Change of Use:** A type development that requires planning permission if it is judged to be 'material'. However, this excludes any change between uses which are within the same Use Class as defined in the Use Classes Order. It also excludes changes of use that are Permitted Development as defined in the General Permitted Development Order.
- **Character:** Individual distinctiveness created from a combination of natural and built elements with historic, socio-economic and other factors.
- **Combined Heat and Power:** the combined production of heat and power, where the heat emitted as a by-product of energy generation is captured for useful purposes.
- **Commercial-led development:** Development where the majority of floorspace is for business uses.
- **Comparison goods retailers:** Shops that sell items where items are not obtained on a frequent basis and comparison is likely to be made before purchasing goods (includes clothing, footwear, household and recreational goods).
- **Community and social facilities:** These facilities are available to, and serve the needs of, local communities and others and are often funded in some way by a grant or investment from a government department or public body or the voluntary sector. Social and community facilities are comprised of buildings and external spaces. They include buildings which accommodate social services such as day-care centres, luncheon clubs, and drop-in centres. Other facilities include education and training facilities including early years providers, schools, colleges and universities, health facilities, youth centres, libraries, community meeting facilities, community halls and policing facilities. The social and community facilities are generally in Use Classes C2, D1, D2⁽²³⁾ and possibly some Sui Generis uses in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
- **Community Use Agreement:** A document outlining terms of use for the use of private facilities by local community groups.
- **Conservation Areas:** Areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, primarily by local authorities, for their special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation Area guidelines have been produced to guide development decisions in each area.
- **Convenience goods retailers:** Shops that sell everyday items such as food, drink, newspapers/magazines and confectionery.
- **Core Strategy:** The Core Strategy is a Development Plan Document setting out the long-term spatial vision for the local planning authority area and the spatial objectives and strategic policies to deliver that vision.
- **Creative industries:** Activities which have their origin in individual creativity, skill and talent, and which have their potential for wealth and job creation through the generation and exploitation of intellectual property.
- **Cumulative impact:** In terms of the 2003 Licensing Act, "cumulative impact" means the potential impact on the promotion of the licensing objectives of a significant number of licensed premises concentrated in one area.

23 Not all uses in these classes are social and community facilities.

Appendix 13 Glossary

- **D1 uses:** Non-residential institutions including health centres, nurseries, schools, museums, places of worship and training centres, as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
- **D2 uses:** Assembly and leisure including cinemas, swimming baths and gymnasiums, as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
- **Decentralised Energy Network:** An existing or proposed district heating/electricity/cooling network to which a building or buildings can connect.
- **Decibel (dB):** Unit of sound level. 0dB is the threshold of hearing and 140dB is the threshold of pain. dB(A) is a measurement which broadly agrees with people's perception of loudness.
- **Development:** The carrying out of building, engineering, mining or other operations in, on, over or under the land; or the making of any material change in the use of any buildings or other land, as defined in the Town and Country Planning Act 1990 as amended. Unless it is defined under the Act as 'permitted development', planning permission is required for the carrying out of any development of land.
- **Development Plan:** The Development Plan sets out the local planning authority's policies and proposals for the development and use of land. The Development Plan for Islington consists of the London Plan and Development Plan Documents.
- **Development Plan Documents:** Statutory planning documents that form part of the council's Development Plan, including the Core Strategy, Site Allocations, Development Management Policies and Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell).
- **Development Management:** Development Management is a positive and proactive approach to shaping, considering, determining and delivering development proposals. It is led by the local planning authority, working closely with those proposing developments and other stakeholders. It is undertaken in the spirit of partnership and inclusiveness, and supports the delivery of key priorities and outcomes.
- **District Town Centres:** Usually comprise groups of shops often containing at least one supermarket, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library. These centres traditionally provided convenience goods and services for more local communities and are distributed across London. Some District Town Centres have developed specialist shopping functions, often as a result of their lower rents.
- **Edge-of-centre:** for retail purposes, a location that is well connected and within 300 metres of a designated Town Centre frontage.
- **Employment floorspace/buildings/development/uses:** Activities or uses that generate employment, including offices, industry, warehousing, showrooms, hotels, retail, entertainment, educational, health and leisure uses (regardless of whether the end occupier is private, public or charity sector). It should be noted that some of these uses fall within the classification of "main town centre uses" as identified in the National Planning Policy Framework (e.g. retail, leisure, entertainment, arts, culture and tourism).
- **Employment-led development:** Development where the majority of floorspace is for employment uses.
- **Equalities Impact Assessment:** A tool for identifying the potential impact of policies on residents, helping to deliver excellent services to residents by making sure that policies reflect the diverse needs of the community. Ensures that policies fulfil the requirements of anti-discrimination and equalities legislation.

- **Essential services:** The council considers that certain types of small and independent shops perform an essential service and should be easily accessible to all residents. These essential services include butchers, bakers, greengrocers, grocers, fishmongers, chemists, post offices, newsagents, dry cleaners and laundrettes.
- **Family housing:** Homes appropriate for occupation by an adult, or adults, with one or more children. The minimum requirement for these is defined in the London Housing Design Guide as "two-bedroom, three-person homes", but generally family housing would be expected to have 3 or more bedrooms, as well as adequate outdoor private or semi-private space suitable for play.
- **Flexible homes:** General needs homes that are lifetime-homes-plus. They are visitable and adaptable; the sixteen design standards enhanced to respond to the contemporary brief in Islington (defined in Islington's Accessible Housing SPD March 2009).
- **Fuel poverty:** Fuel poverty means spending more than 10% of a household's income on simply keeping warm and providing basic hot water and lighting.
- **Green roofs:** Green roofs are vegetated layers that sit on top of the conventional roof surfaces of a building, which can support a wide range of plant life. Green roofs can create, or improve, biodiversity, contribute to minimising flood risk, improve thermal efficiency and improve the microclimate.
- **Green infrastructure:** A network of connected, high quality, multi-functional open spaces, corridors and the links in between that provide multiple benefits for people and wildlife.
- **Green Performance Plan:** A plan for the operation of the building, detailing measurable outputs for the occupied building, particularly for energy consumption, CO₂ emissions and water use, and setting out arrangements for monitoring the progress of the plan over the first years of occupancy.
- **Grey-water recycling:** Grey-water refers to waste water from showers, baths and washbasins (it does not include the more contaminated water from kitchen sinks and washing machines). As long as drinking water quality is not required, this water can be treated and re-used, e.g. for flushing toilets, watering gardens and for washing machines.
- **Gross Internal Area:** The area of a building measured to the internal face of the perimeter walls at each floor level. Specifics of what is and what is not to be included in the measurement of internal space are as follows:

Not to be included:

- External amenity space
- Perimeter wall thicknesses and external projections
- Central lobby areas, passageways and other communal areas
- Any space where the height to the ceiling is less than 1.5m (e.g. elements of rooms with sloping ceilings, external dustbin enclosures, etc)
- Porches, covered ways, etc
- Public pedestrian routes through buildings
- Balconies (private, escape and access) and decks
- Voids and air wells
- Non-habitable basements, storeys below ground with no part of their height above ground level, attics, thermal buffer zones or sheds
- External storage space (see unit layout for this requirement)
- Conservatories not forming an integral part of the habitable space.

Appendix 13 Glossary

To be included: Floor area measured between the inside faces of the finished enclosing walls of each unit, including the space taken up by the following:

- For residential developments, the floor area of habitable and non-habitable rooms, plus the floor area of conservatories and porches which form an integral part of the habitable space, plus circulation
 - For non-residential developments, the floor area of all rooms (including storage, kitchens, lavatories etc), plus external space for vehicles which is integral to the use of the building and the proposed or existing use (including loading/unloading, waiting and parking)
 - Private staircases
 - Partitions
 - Internal walls
 - Heating appliances
 - Internal chimney breast projections
 - Internal storage space greater than 1.5m in height
 - Rooftop plan and lift overruns where these are enclosed and extend over 1.5m above the normal roof level.
-
- **Gyratory:** A type of road junction at which traffic enters a one-way stream around a central island.
 - **Habitable room:** Any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, or similar spaces are excluded from this definition. However, service/utility/store rooms larger than 8m² within single dwellings will normally be considered as habitable rooms.
 - **Health Impact Assessment:** Health Impact Assessments consider the potential impacts of planning policies and decisions on health and health inequalities. They identify actions that can enhance the positive effects, and mitigate, or eliminate, the negative effects of developments.
 - **Heritage Assets:** A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing). A heritage asset holds meaning for society over and above its functional utility. It is this heritage significance that justifies a degree of protection in planning decisions.
 - **Historic Parks and Gardens:** Registered parks and gardens are designated by English Heritage under the Historic Buildings and Ancient Monuments Act 1953 for their special historic interest.
 - **Hostels:** Residential accommodation, usually not self-contained, often for a particular group of people and classified as sui generis uses where no significant element of care is provided in accordance with the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. This does not include 'youth hostels' as these are a type of visitor accommodation (C1 Use Class).
 - **Hotels:** Includes all hotels, guest houses, some apart-hotels, bed and breakfast accommodation and other similar tourist accommodation.
 - **House in Multiple Occupation:** see 'C4 Uses'.

- **Independent retailer/service:** Generally defined as a single retail/service outlet, or a chain of two or three stores, managed by either a sole trader or a family firm.
- **Infrastructure:** any asset or network of assets essential for the continued operation of various types of development. Infrastructure can relate to two areas:
 - strategic infrastructure such as telecommunications and public utilities; or
 - social infrastructure such as community spaces/facilities, emergency services and education facilities. NB: Social infrastructure includes those facilities defined as community and social facilities.

Development of infrastructure can often be a statutory duty undertaken by government departments and other statutory bodies and similar organisations.

- **Landmark:** A building or site which is a prominent identifying feature in a landscape, usually with historical or architectural significance. These can be categorised as follows: recognised landmarks; historical local landmark or value or local landmark supporting legibility and streetscape.
- **Landscape plan:** A plan showing the design and layout of all outdoor areas within the curtilage of a development.
- **Legibility:** The degree to which a place and its layout can be easily understood.
- **Lifetime homes:** General needs housing that is flexible and adaptable to meet diverse and changing needs, designed to satisfy 16 basic design criteria (updated July 2010) criteria are set out in full on www.lifetimehomes.org.uk.
- **Listed building:** A building of special architectural or historic interest, as listed under s1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Buildings are graded under the English Heritage classification to show their relative importance, with Grade I buildings being of exceptional interest, Grade II* being particularly important buildings of more than special interest.
- **Local Plan:** A Development Plan Document or collection of Development Plan Documents.
- **Local views:** Protected public views, as defined in Appendix 1.
- **London Plan:** The strategic spatial development strategy for the whole of Greater London produced by the Mayor of London.
- **London squares:** A garden or enclosed or unenclosed land protected by the London Squares Preservation Act 1931.
- **Main Town Centre uses:** These represent a range of uses, and include retail, offices, restaurants, cafés, hot food takeaways, bars, Public Houses, nightclubs, leisure, entertainment facilities, cinemas, casinos, intensive sport and recreation uses, health and fitness centres, indoor bowling centres, bingo halls, theatres, museums, galleries, concert halls, hotels, conference facilities and other types of use relating to arts, culture and tourism.
- **Major development:** Major development is defined in the Town and Country Planning (General Development Procedure) Order 1995 as being “development involving any one or more of the following:
 - a. the winning and working of minerals or the use of land for mineral-working deposits;
 - b. waste development;
 - c. the provision of dwellinghouses where-

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- i. the number of dwellinghouses to be provided is 10 or more; or
 - ii. the development is to be carried out on a site having an area of 0.5 hectare or more and it is not known whether the development falls within paragraph (c)(i);
- d. the provision of a building or buildings where the floorspace to be created by the development is 1,000 square metres or more; or
 - e. development carried out on a site having an area of 1 hectare or more.

In addition to the above, the following developments will be subject to the pre-application procedure: proposals for development requiring an EIA; proposals involving complex listed building or conservation issues; and telecommunications proposals for composite proposals for 10 or more sites.

- **Major Town Centres:** Characteristic of inner London, are also important shopping and service centres, often with a borough-wide catchment. Their attractiveness for retailing is derived from a mix of both comparison and convenience shopping. Some Major Town Centres, which have developed sizeable catchment areas, also have some leisure and entertainment functions. Major Town Centres normally have over 50,000 square metres of retail floorspace.
- **Microclimate:** is local atmospheric zone where the climate differs from the surrounding area.
- **Micro-generation:** These technologies can be split into two main categories: technologies which generate electricity or heat from a renewable energy resource (such as wind or solar energy) and the technologies that can enhance the efficiency of energy generation and can be generated close to the consumer. The Energy Act 2004 defines 'micro-generation' as being the generation of electricity or the production of heat in any plant which relies wholly or mainly on a source of energy or a technology listed below, and the capacity of which is less than 45 kilowatts (kW) of heat or 50kW of electricity. This generally includes: biomass, biofuels, fuel cells, photovoltaics, water, wind, solar power, geothermal sources, combined heat and power sources and air source heat pumps.
- **Mixed-use development:** provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
- **Mixed tenure:** to have a mix of social and private housing.
- **Modal shift:** change in method of transport, normally expressed as a proportion of overall trips.
- **Mode share:** the percentage of trips made using a particular type of transport; e.g. bicycles.
- **National Planning Policy Framework:** A document which sets out the government's position on planning in England.
- **Night-time uses:** Cultural or social activities which take place after dusk.
- **Noise-generating uses:** Includes uses such as entertainment venues, industry, potentially noise commercial uses and construction sites.
- **Noise-sensitive uses:** Includes uses such as homes, care homes, schools and hospitals.
- **Open space:** refers to private and public open space.
- **Out-of-centre:** a location which is not within a designated Town Centre, and is not in an edge-of-centre location.
- **Permeability:** The degree to which people can easily moved through a place.
- **Planning Obligations:** Planning obligations are contributions from developers, either in the form of physical works and / or financial payments to fulfil a range of functions, including to mitigate the impact of a development and to make development acceptable in planning terms.

Planning obligations may be agreed through a unilateral agreement or legal agreement, under Section 106 of the Town and Country Planning Act 1990.

- **Policies Map:** The adopted Policies Map illustrates the policy and proposal site boundaries referred to in the Core Strategy. It will be revised as each new Development Plan Document is adopted, and it should always reflect the up-to-date planning strategy for the area.
- **Private open space:** Land within the curtilage of an existing property, including gardens, amenity space and other grounds with a value due to their open aspect, amenity value, positive impact on the character and appearance of the site and/or surroundings, and/or biodiversity/ecological value. Private Open Space has a positive impact on climate change, including through a cooling effect, and also has a positive impact on drainage and air quality. Private Open Space does not include privately-owned space that is wholly or partly publicly-accessible - this is included within the definition of Open Space.
- **Protected views:** Public views that are designated by the Local Planning Authority, Mayor of London or Secretary of State. These views are protected from detrimental infringement by development, and managed to maintain quality of the view.
- **Public House:** an establishment generally featuring a bar and/or other public rooms licensed for the sale and consumption of alcohol on the premises, which caters for a wide range of people within local communities and beyond. A Public House is distinguished from other licensed drinking establishments by its contribution to the historic character of an area, particularly through historic and architectural features of the building itself.
- **Public Open space:** All publicly accessible space of public value, including soft and hard landscaped areas, parks and playing fields, and also including areas of water such as rivers, lakes and reservoirs, which can offer opportunities for sport and recreation and/or can also act as a visual amenity and a haven for wildlife. Open space may include privately-owned spaces to which the public have some level/degree of access, including unadopted civic spaces and roads.
- **Public realm:** The space between, and within, buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.
- **Regeneration:** Economic, social and environmental renewal and improvement of areas.
- **Registered Historic Parks and Gardens:** A register compiled by English Heritage of landscapes that are valued for their design, diversity and historical importance and graded as I, II* or II, it includes private gardens, public parks and other green spaces, country estates and cemeteries.
- **Register of Locally Significant Shopfronts:** Shopfronts identified for their architectural or historic merit by the council and form part of a local list of buildings of architectural or historic interest which is maintained by the council.
- **Registered Social Landlords (RSL):** a housing association, housing trust, housing cooperative or housing company that provides housing mainly for households in need, either for rent or under shared equity arrangements, and which is registered with the Housing Corporation.
- **Secured by Design:** is a UK Police flagship initiative that advocates designing out crime to promote safer neighbourhoods.
- **Semi-private amenity space:** open space usually within or associated with housing estates, which may have limited public access to non-residents, and which is not designated on the Open Space Map 6.1
- **Setting of a listed building:** Development within or without the curtilage of a listed building. A development may affect the setting of a listed building where it has a visual, historic or associational relationship with the listed building.

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- **Shared Heat Network:** A heat network created as part of a new development which includes the connection of neighbouring buildings (see also Decentralised Energy Network).
- **Sheltered Housing:** self-contained housing with an element of social care.
- **Sites of Importance for Nature Conservation:** The Greater London Authority designates SINCs to highlight areas of ecological value that are rich in wildlife within the city. The sites are graded as being of Metropolitan, Borough or Local Importance. Sites of Metropolitan Importance are those which contain the best examples of London's habitats and rare species that are of significance to London. Sites of Borough Importance are those identified to have an importance to Islington, and any damage would mean a significant loss to the borough. A site of Local Importance is identified because of its value to the nearby community, especially in areas that are deficient in wildlife sites.
- **Small shops:** typically a shop unit with 80m² gross floorspace or less, occupied by an independent retailer or service outlet.
- **Social housing:** Housing which is affordable by all those in housing need. This is typically provided as rented accommodation through the local authority or a Registered Social Landlord and rents that can be charged are set by the Government.
- **Source Protection Zones:** help to ensure groundwater for drinking is safe.
- **Studio/bedsit:** A residential unit which is self-contained but which has no permanent separation between sleeping and living space.
- **Sui Generis Main Town Centre Uses:** Main Town Centre Uses that are classed as Sui Generis under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments, such as launderettes, theatres and amusement arcades.
- **Sui Generis uses:** Certain uses do not fall within any Use Class and are considered 'Sui Generis', including scrap yards, petrol filling stations, nightclubs, taxi businesses, and casinos, as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
- **Supplementary Planning Documents:** Statutory planning documents that provide supplementary information to support the policies in Development Plan Documents.
- **Sustainability Appraisal:** When preparing a Local Development Document, the Council has to carry out a formal assessment of its contribution to sustainable development and assess its social, economic and environmental impacts.
- **Sustainable transport:** Alternative modes of transport to the low-occupancy private car, including walking, cycling, public transport, car sharing, water transport and city car clubs.
- **Sustainable Urban Drainage System (SUDS):** A means of managing surface water drainage to reduce peak run-off rates and improve water quality.
- **Tenure blind:** The principle that dwellings of different tenures should be designed to be indistinguishable.
- **Town Centres:** A defined area, including the shopping core and areas of predominantly leisure, business and other main town centre uses within or adjacent to the shopping core. Islington has both *Major* and *District* Town Centres. The hierarchy of Town Centres is designated in the London Plan and their boundaries shown on Islington's Policies Map.
- **Transport Infrastructure:** Includes pavements, walking routes and other walking infrastructure and facilities, cycle routes and other cycle infrastructure and facilities, public transport, roads, waterways and infrastructure and facilities in relation to all other forms of transport.
- **Urban fabric:** The physical form of the built environment.
- **Urban heat island effect:** Localised heating of the urban micro-climate due to the density of development and associated heat sources.

- **Visitor accommodation:** Includes all hotels, guesthouses, some apart-hotels and serviced apartments, youth hostels, bed and breakfast accommodation and other similar tourist accommodation.
- **Windfall sites:** A site that is not specifically allocated for development in a Development Plan, but which unexpectedly becomes available for development during the lifetime of a plan.

Abbreviations

- **AQMA:** Air Quality Management Area
- **AR:** Affordable Rent
- **ATCS:** Angel Town Centre Strategy
- **BID:** Business Improvement District
- **BREEAM:** Building Research Establishment Environmental Assessment Methodology
- **CAZ:** Central Activities Zone
- **CHP:** Combined Heat and Power
- **CIL:** Community Infrastructure Levy
- **CO₂:** Carbon Dioxide
- **dB:** Decibel
- **DEN:** Decentralised Energy Network
- **DPD:** Development Plan Document
- **GiGL:** Greenspace Information for Greater London
- **GIA:** Gross Internal Area
- **GLA:** Greater London Authority
- **HIA:** Health Impact Assessment
- **HUDU:** Healthy Urban Development Unit
- **LIGS:** Locally Important Geological Sites
- **NPPF:** National Planning Policy Framework
- **SHMA:** Strategic Housing Market Assessment
- **SINC:** Site of Importance for Nature Conservation
- **SMEs:** Small/Medium Sized Enterprises
- **SPD:** Supplementary Planning Document
- **SPZ:** Source Protection Zone
- **SUDS:** Sustainable Urban Drainage Systems
- **TfL:** Transport for London

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