

Statement of Common Ground between London Borough of Islington and Tileyard London Limited

1. Background

During the Local Plan examination hearings it was agreed that the council in consultation with Tileyard London Limited (hereafter referred to as Tileyard) would try and come to an agreed form of wording for site allocation VR3 following on from discussions in relation to Strategic and Development Management Policy SP3.

2. Discussion

The council provided an updated draft of the site allocation for Tileyard to review. The outstanding issues on which agreement has not been reached are summarised below. The council's proposed wording for the allocation is set out in appendix 1. Tileyard's proposed wording is set out in appendix 2.

Outstanding issue	Tileyard's position	LBI response
Current/previous use	Tileyard do not consider that solely referring to the "music industry and related sectors" is accurate. Whilst Tileyard (and the economic cluster south of Brandon Road) does have a significant music / music related element, there are also many non-music related occupiers (eg. gaming, tech, fashion, TV, film, etc), but these are predominantly within the "creative industries", hence proposed change to the wording.	The wording of the current use is considered to be accurate, reflecting the importance of the site for the music industry as well as other uses that take place within the site.
Allocation and justification	As above, this should refer to "creative industries" not just music / music related.	The revised wording of the allocation is considered to provide a significant amount of flexibility for the intensification of the existing uses on the site.
	Also, under Part C, we object to the requirement for a "substantial proportion of studio, light industrial and non-office based businesses space", as there is already a significant amount of business space within this site so such a requirement (given the capacity of the site) would effectively be a barrier to development as a scheme would have to "give up" the existing use to comply with this criteria. This applies to both redevelopment, and say extension / infill where it would not be	LBI do not consider the wording would require the existing use to be 'given up'. As above, the wording is considered to provide significant flexibility for the intensification of the existing uses. The requirement for a substantial proportion of non-office space as part of the overall floorspace is not considered to be onerous given the mix of uses that happen currently on the site and given the flexibility provided overall.

	practical to achieve the "substantial proportion" requirement.	
	<p>Tileyard also have concerns about the restriction on unit sizes as this would affect flexibility and the ability to meet the needs of occupiers.</p>	<p>The wording of the allocation does not restrict unit sizes but seeks to provide and secure a range of unit sizes in order to accommodate the types of businesses that currently occupy the site, most of which are small and micro firms, and to help facilitate further growth of such businesses. In addition part a) seeks to retain the flexibility of the existing spaces for studio/hybrid uses.</p>
	<p>The above comments should be read in conjunction with Tileyard's previous representations, Hearing Statements and Examination comments. In particular, in addition to the above, Tileyard maintains its fundamental objection to the Council's approach to the LSIS and the proposed Development Management policies which would restrict the growth of the creative industries. Tileyard's maintains its objection to Site Allocation VR3 as amended by the LPA, along with its wider objections to the proposed associated LSIS policies in their current form.</p>	

Signatures: We confirm that the information in this Statement of Common Ground reflects the joint working undertaken between the London Borough of Islington and Tileyard London Limited.

CMA Planning on behalf of Tileyard London Limited

Name: [REDACTED]

Position: Director

Signature:

[REDACTED]

Date: 17/12/21

London Borough of Islington

Name: [REDACTED]

Position: Head of Planning Policy & Development Viability Service

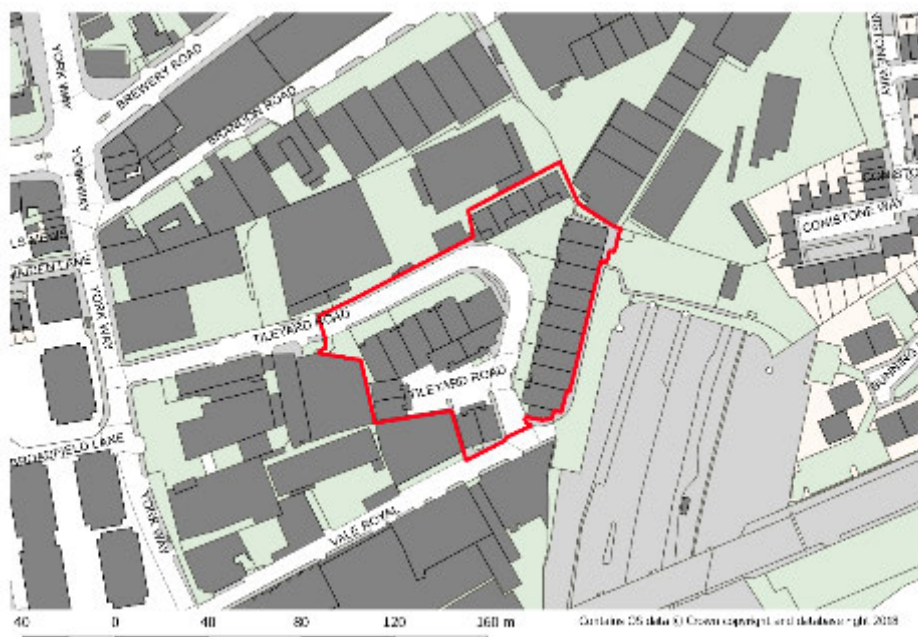
Signature:

[REDACTED]

Date: 17 Dec 2021

Appendix 1: London Borough of Islington proposed wording

VR3: Tileyard Studios, Tileyard Road

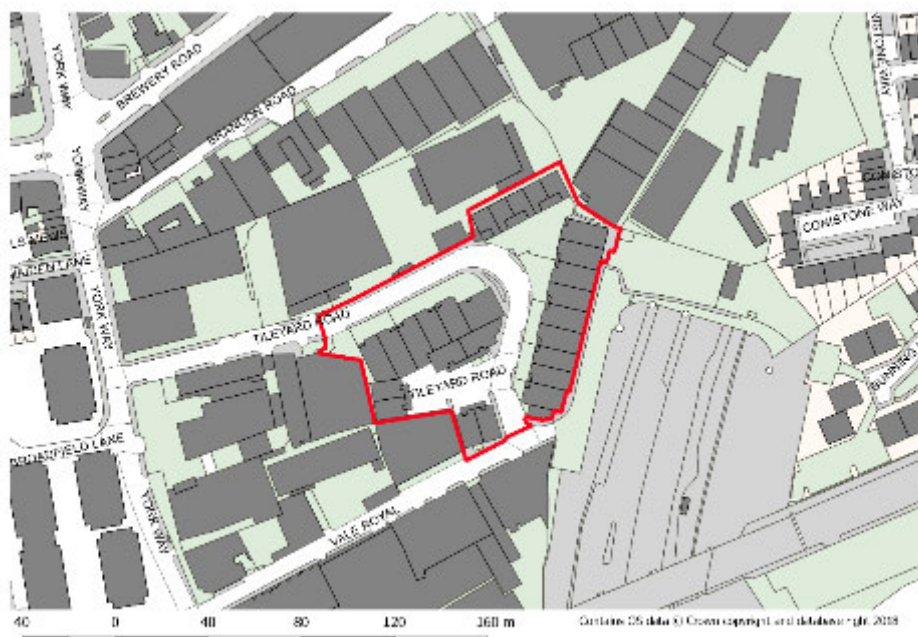


Address	Tileyard Studios, Tileyard Road, N7 9AH
Ownership	City & Provincial Properties Investments Limited
Approximate size of site	8,680sqm
Current/previous use	Studios, writing rooms and offices serving the music industry and related sectors as well as event space and co-working space
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	<p>Intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Further office floorspace on this site will only be acceptable as part of a hybrid workspace scheme.</p> <p>Intensification of studios and offices on the site to support the growth of the existing Tileyard Cluster of businesses operating specifically in the music industry and related supporting sectors will be supported where:</p> <ul style="list-style-type: none"> a) the flexibility of the existing spaces for studio and hybrid uses is retained as a minimum; b) The full functionality of the studios and any workshops/light industrial units (including in relation to deliveries and servicing, hours of operation, goods lifts) is secured; c) That the overall resulting floorspace across the site provides a substantial proportion of studio, light industrial and other non-office business space. <p>Continued provision of a range of units sizes, including those suitable for small and micro enterprises, will be secured by condition.</p>

Site designations and constraints	<ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site • Partially within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • Building height should not exceed five storeys, including lift overruns and plant areas. • Adequate access and servicing arrangements for the range of uses in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
Estimated timescale	2026/27-2030/31

Appendix 2: Tileyard London Limited proposed wording

VR3: Tileyard Studios, Tileyard Road



Address	Tileyard Studios, Tileyard Road, N7 9AH
Ownership	City & Provincial Properties Investments Limited
Approximate size of site	8,680sqm
Current/previous use	Studios and ,writing rooms and offices serving the creative industries music industry as well as event space and co-working space
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	<p>Intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Further office floorspace on this site will only be acceptable as part of a hybrid workspace scheme.</p> <p>Intensification of studios and offices on the site to support the growth of the creative industries cluster. Related supporting sectors will be supported where:</p> <ul style="list-style-type: none"> a) the flexibility of the existing spaces for studio and hybrid uses is retained as a minimum; b) The full functionality of the studios and offices is secured <p>Continued provision of a range of units sizes, including those suitable for small and micro enterprises, will be secured by condition.</p>
Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Partially within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas.

	<ul style="list-style-type: none">• Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on site.• Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
Estimated timescale	2026/27-2030/31