

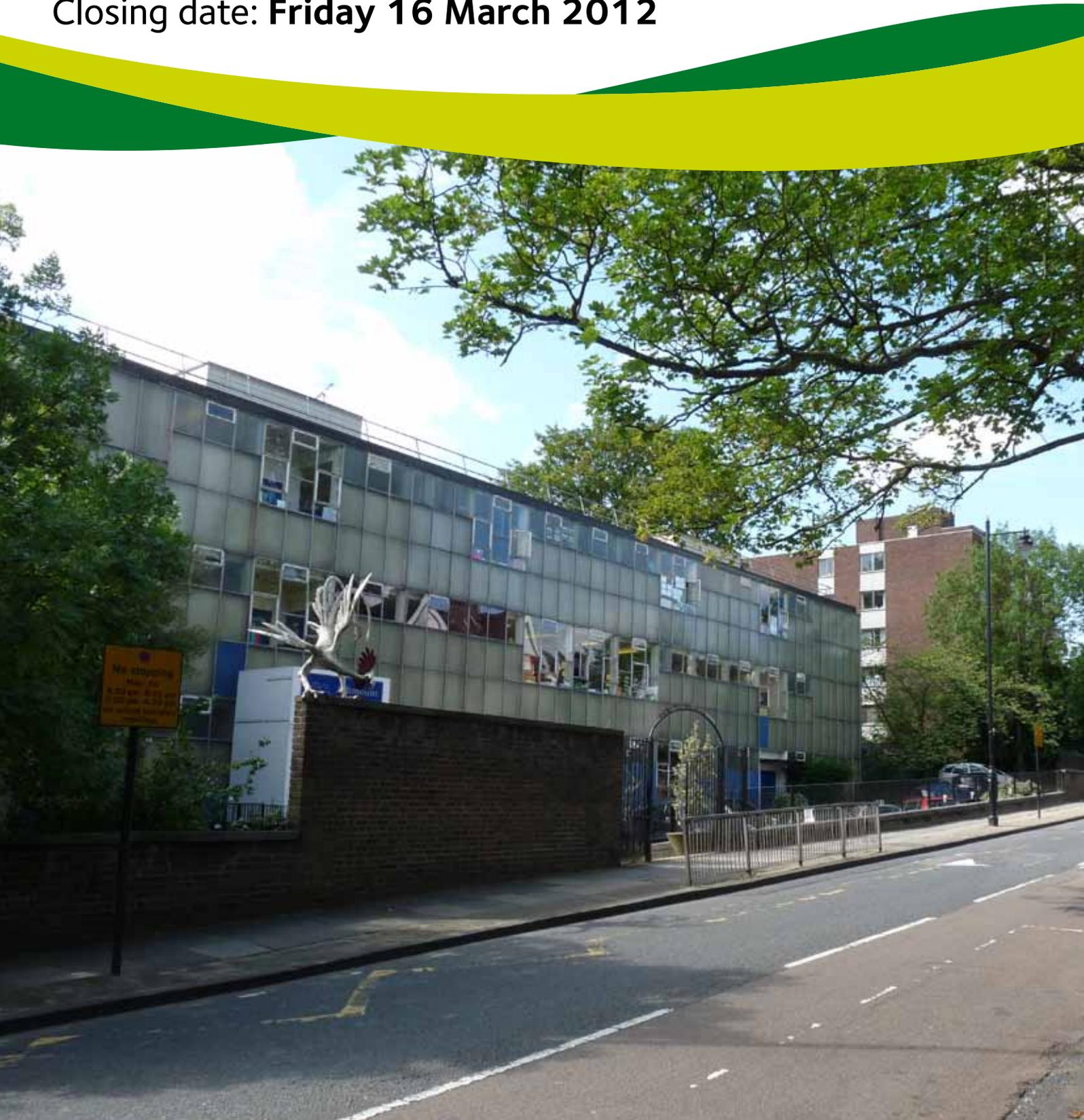


ISLINGTON

Consultation

Have your say on the future of the
Ashmount Primary School site

Closing date: Friday 16 March 2012



What's happening?

Ashmount Primary School will relocate to a new site in Crouch Hill in October 2012 and the current Ashmount Primary School site will become vacant.

Islington Council is preparing a planning brief that will guide how the site will be developed in the future. We would like your views on the draft planning brief.

The Council is also consulting on disposals or change of use of school playing fields. Further details are set out below.

What is planning guidance and what is it used for?

This leaflet briefly summarises the draft planning brief. It also tells you how you can find out more and how you can tell us your views.

Planning briefs play an important role in helping to shape how a site could be developed and what benefits the development should bring to the local community. It will be used to guide decisions on future planning applications for the site.

What do we want to achieve?

Our objectives for any future development of the Ashmount Primary School site include to:

- Develop the Ashmount Primary School site to provide new homes with at least 50% affordable housing
- Ensure that all new buildings are of a high quality design which contributes to the character of the Conservation Area and are an appropriate scale and massing for the surrounding context
- Improve the quality of the street environment and public spaces in and next to the site
- Maintain the number and quality of trees on the site
- Ensure that any development meets the appropriate standards for accessibility and inclusivity
- Achieve the highest possible standards of sustainable design and construction to mitigate and adapt to climate change
- Encourage development that promotes walking, cycling and public transport and minimises the impacts of car travel

Disposals or changes of use of school playing fields – let us know your views

The Council must consult on any plan that requires the disposal or change of use of school playing fields.

Ashmount Primary School will relocate to a new site in Crouch Hill in October 2012 and the current Ashmount Primary School site will become vacant. Therefore the Council intends to declare the Ashmount Primary School site surplus to educational requirements from October 2012, and is consulting on the disposal of the school playing fields from **Monday 6 February to Tuesday 8 May 2012**.

For further details of this consultation please go to www.islington.gov.uk/ashmount and click on the link that details the disposal or change of use of school playing fields.

If you wish to speak to someone about the proposals to change the use of and/ or dispose of the site please contact **David Asquith** on **020 7527 5799** or **Fran Stewart** on **020 7527 5954**.

Main principles and themes for the planning brief area

Land uses

The site is currently used as a school, with outdoor play facilities and ancillary car parking. The Council's emerging Site Allocations document describes the site as "suitable for residential purposes, primarily family housing, community uses and the creation of a new publicly accessible open space."

General design principles

New development should be accessible, appropriate to its context, and designed to improve the character and quality of the area and the way it functions. Plans should address requirements for sustainability, inclusivity, security, biodiversity, landscaping and security. Inclusive design principles must be applied to the design of new buildings and spaces.

New development should improve the perception of the area as a safe environment with buildings providing high levels of overlooking of streets and public spaces. Any new residential development will need to conform to design guidance set out in Islington's planning policies and standards. This includes the requirement for all properties to be dual aspect.

Development proposals should create open and accessible environments. Opportunities for public access through the site, including the provision of new public spaces, should be explored.

Height, scale and density

The Council will seek to ensure that all new development will make a positive contribution to the public realm. Heights of buildings should be appropriate to the local context.

Conservation

The Ashmount School buildings were locally listed in 1999 and the site is located in the Whitehall Park Conservation Area.

Any proposals to demolish all or part of the buildings on the site must meet a number of tests. These tests include being able to demonstrate that:

- The loss of any buildings is necessary to deliver substantial benefits that outweigh that loss; or
- Retention of the buildings would prevent all reasonable uses of the site.

Conservation Area consent would be required prior to the demolition of any part of buildings on the site.

Landscape and biodiversity

Any development must demonstrate that it protects existing site ecology and makes the fullest contribution to enhancing biodiversity.

There are a large number of trees within the planning brief area including trees which are the subject of Tree Preservation Orders. The Council will have regard to existing trees and where appropriate will require their retention, or if this is not appropriate, replacement trees in a suitable location.

Access and circulation

Any development will need to ensure appropriate levels of access for emergency services, servicing and refuse collection vehicles. In accordance with Council policies all servicing should be undertaken off street and seek to mitigate the impact of servicing on traffic and parking congestion on local roads.

Transport and parking

The site is served by public transport. Aside from wheelchair accessible units, any development will be expected to be car free.

Inclusive design

The Council will expect the design of any new development to be accessible to everyone regardless of their age, gender or disability.

Sustainability

Any new development must meet the highest standards of sustainable design and construction and promote sustainability through long term management.

The Site



The rear of the school viewed from the existing playground



The front of the school and space between the school and Hornsey Lane

About the Ashmount School site

The site is located on the corner of Hornsey Lane and Ashmount Road and is within the Whitehall Park Conservation Area.

The site has been used as primary school since 1957 when the current buildings were constructed.

The existing school buildings are locally listed but in a very poor state of repair.



How to find out more?

If you would like to find out more please visit our exhibition at:

Hornsey Lane Community Centre
Wednesday 8 February to Friday 16 March 2012
Hornsey Lane Estate, Hazelville Road, N19 3YJ

This exhibition will not be staffed.

Drop-in events where there will be people to answer your questions will be held at
Hornsey Lane Community Centre, Hornsey Lane Estate, Hazelville Road, N19 3YJ on:

Thursday 1 March
5.00 – 8.00pm

Friday 2 March
11.00am – 2.00pm

Saturday 3 March
11.00am – 2.00pm

The draft planning brief document contains a lot more information, including plans and drawings. To view and download the whole document please visit: www.islington.gov.uk/ashmount

To give your views on the draft planning brief you can:

- Fill in the comments box at the back of this leaflet and post it back to Islington Council (please tear off the last page, fold it and post it using the freepost address)
- Visit our website and fill out our online feedback form: www.islington.gov.uk/ashmount
- Email your comments to: spt@islington.gov.uk

If you want to speak to someone about the draft planning brief please contact Eshwyn Prabhu on 020 7527 2450

The closing date for the planning brief consultation is Friday 16 March 2012

The consultation results will be published at: www.islington.gov.uk/ashmount

The Council's Executive will be asked to consider the public consultation feedback and adopt the planning brief on Tuesday 15 May 2012.

The closing date for the disposal or change of use of school playing fields consultation is Tuesday 8 May 2012.

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

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222 Upper Street
London N1 1XR

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T 020 7527 2000
F 020 7527 5001
Minicom 020 7527 1900
www.islington.gov.uk/ashmount



Please fold the completed feedback form along the dotted line below, use the gum around the edges to stick and return to the address below. There is no need to use a stamp

Business Reply
Licence Number
RSEA-CUHA-YYAS



Ashmount School Planning Brief
Spatial Planning and Transport,
London Borough of Islington,
4th Floor,
222 Upper Street,
London
N1 1XR

Draft planning brief feedback form

Please provide your comments below. If you would like to add more comments, please use extra sheets of paper

← TEAR ALONG THE DOTTED LINE →

About you

This section is not obligatory. Your comments will be considered whether this information is given or not.

Please tell us more about yourself (please tick):

1) Do you live or work in the area?

- Live
- Work
- Both
- Neither

5) What is your ethnicity?

- White
- Black
- Asian
- Other ethnic group (please state)

2) What is your post code?

.....
.....

3) What is your age?

- Under 16
- 16-24
- 25-44
- 45-64
- 65 +

6) Do you consider yourself to have a long- term illness? (eg cancer, HIV, diabetics), an impairment or a disability:

- Yes
- No

4) What is your gender?

- Male
- Female
- Transgender

Any personal information you give us is held securely and will be used only for council purposes. Information that was collected for one purpose may be used for another council purpose, unless there are legal restrictions preventing this. Islington may share this information where necessary with other organisations, including (but not limited to) where it is appropriate to protect public funds and/ or prevent fraud in line with the National Fraud Initiative guidelines. Please see www.islington.gov.uk/dataprotection for more information.