

Draft Planning Brief for the Ashmount Primary School site for public consultation

January 2012



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View of Ashmount School's junior building from Hornsey Lane



Playground and open space to the rear of the school.

1. Introduction

- 1.0.1 Ashmount Primary School is due to move to a new site in the Crouch Hill Community Park in October 2012. The existing school building was not capable of being refurbished to meet current educational requirements, and potential demolition of the building was constrained. The Council took these issues into account when it approved proposals to build a new school at Crouch Hill. It is expected that the current school will move into their new premises in October 2012 and at that stage the Hornsey Lane site will be surplus to educational requirements.
- 1.0.2 This draft planning brief is intended to guide any future development on the Ashmount School site.
- 1.0.3 Appendix 1 summarises the key changes for local residents and groups resulting from the draft planning brief proposals through a Statement of Community Impact.

1.1 Purpose

- 1.1.1 The purpose of this draft planning brief for Ashmount School is to give the local community the opportunity to comment on how the site could be developed. The draft planning brief also sets out the relevant planning policies that should be addressed by future development proposals for the site, planning and design issues, and some of the key information that an applicant should include in any future planning application.
- 1.1.2 Following consultation on the draft planning brief, its revision and subsequent adoption, the planning brief will guide the development of this important site on Hornsey Lane.
- 1.1.3 The adopted planning brief will also provide planning guidance for development management purposes. The brief will be taken as a material consideration in the determination of any planning applications for the future development of the site. However, national and local planning policy may change and any applications will be determined in light of the adopted planning policies at the time a decision on the application is made.

1.2 Background

- 1.2.1 Islington Council has undertaken significant consultation with relevant stakeholders regarding the future of education provision at Ashmount School. This included a survey of local residents between December 2006 and January 2007 which received over 500 responses. Of these responses two thirds favoured relocation of the school to the Crouch Hill site. 40% of respondents had children at the school and of these 90% favoured relocating the school.¹
- 1.2.2 In May 2008, the Council's education partner (Cambridge Education @ Islington) stated that "despite extensive work identifying ways in which the current Ashmount building can be remodelled and refurbished the proposed outcomes do not meet the criteria required to attain either the school's own vision or the vision for 21st century education."
- 1.2.3 Islington Council undertook a series of assessments to consider the condition of the Ashmount School buildings. This comprised an initial feasibility study undertaken by Barron and Smith in 2006, and more detailed studies by Purcell Miller Tritton in 2007 and 2008 to consider the architectural and historic

¹ Islington Schools Survey. *Ashmount School – The Future*. [http://survey.islingtonschools.net/DownloadableDocuments/News/ashmount_school_survey_detail.pdf]

merit of the school. In considering these studies the Council concluded that the existing locally listed school building could not be adapted to meet either current or future educational purposes: “there are possible refurbishment options available but that these will still leave significant deficiencies for the school to address in areas such as managing pupil movement, security, IT provision, toilet provision, inclusive access, emergency services access, out of hours facilities and sufficient play provision. It was concluded in these reports that the significant investment needed for refurbishment would not have produced a school building of sufficient standard”.² However retention of the building for other purposes was not ruled out. Following consultation and the assessment of the existing school, Islington Council applied for planning permission to build a new two form entry primary school as part of wider proposals for development at Crouch Hill Community Park. This application received consent from Islington Council in December 2009.

1.2.4 In January 2012 the Council’s Executive agreed that the Council apply to the Secretary of State for the relevant consents to declare the site surplus to educational requirements and to carry out the consultation procedures required under Section 77 of the School Standards and Framework Act 2006 and Schedule 35A to Education Act 1996.

1.2.5 Subject to the outcome of public consultation and obtaining the Secretary of State’s approval the site will be declared surplus to the Council’s requirements for educational use from October 2012.

1.3 Council’s role

1.3.1 Islington Council is the freeholder of Ashmount School. The site is described in more detail in Section 3 of this planning brief.

1.3.2 Islington Council is the Statutory Planning Authority with responsibility for determining all planning applications made for this site, independently of all its other functions. The Council will take all material planning considerations into account when determining a future planning application for the site, including comments made by members of the public during consultation on any planning application.

² North Planning Committee report 13-10-09: “Bowlers Community Nursery 81 & 83-85 Crouch Hill; including part of The Parkland Walk & Parking Space Area at Warltersville Mansions, Warltersville Road, Islington, London, N8”, para 129.

2. Planning context

- 2.1.1** The planning policy context comprises a series of planning policy documents from national to local level. More detail of key planning policies is provided in Appendix 2 and key planning considerations are summarised in Section 4.2.
- 2.1.2** The Council makes decisions about land-use in the borough based on national, regional (London) and its own local planning policy.
- 2.1.3** At a national level, the Government produces planning guidance that sets out a general framework for planning at the regional and local level. Its Localism Bill is currently passing through Parliament, and a draft National Planning Policy Framework has been published. A final version of the National Planning Policy Framework is scheduled to be published by April 2012.
- 2.1.4** The London Mayor produces a development strategy for greater London, called the London Plan (adopted July 2011) which forms part of the Development Plan (see Figure 1). Local councils have, and continue to develop, local policies that are consistent with both national policy and the London Plan.
- 2.1.5** Islington's local planning policies fit together to make up the Local Development Framework (LDF), as shown in Figure 1. The key document in the LDF is the Core Strategy. It sets out the strategic vision for what the Council wants to achieve in the future, where and how change will happen. The Council's Core Strategy was adopted in February 2011.

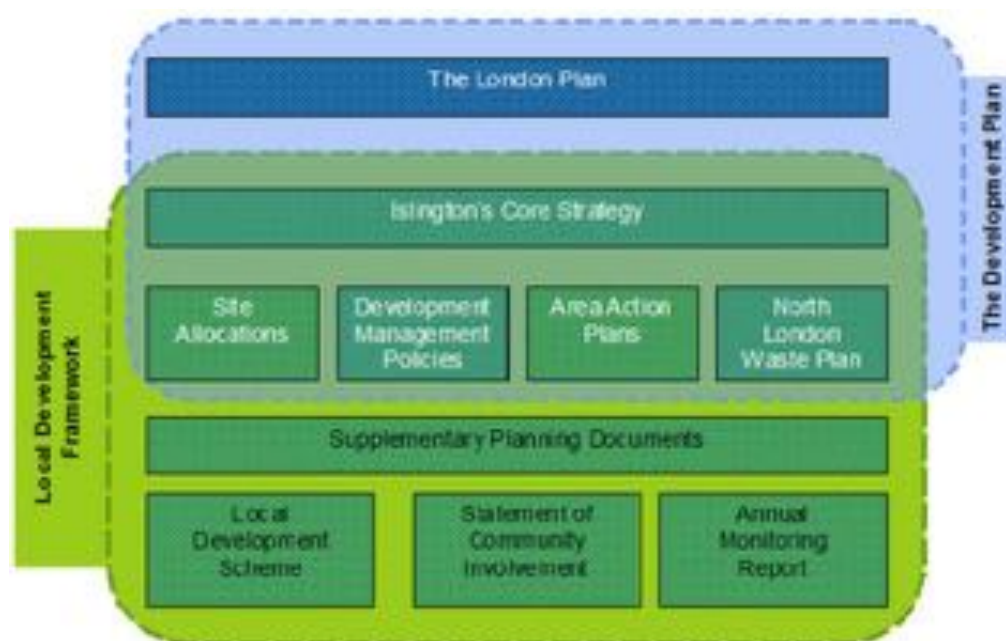


Figure 1 - Documents in the Local Development Framework

- 2.1.6** Islington's Unitary Development Plan (UDP) (adopted June 2002) has been partly superseded by the Core Strategy. The 'saved' UDP policies will continue to be used until the adoption of the relevant LDF documents. For this reason, this draft planning brief for the Ashmount School site refers to these 'saved' UDP policies where appropriate.
- 2.1.7** This Planning Brief also takes into account, and is consistent with, emerging policies contained within the Site Allocations document and Development Management Policies (public consultations during November and December 2011). Upon submission of these DPDs to the government, emerging policies will be a material consideration in the assessment of planning applications. The adopted version of this Planning Brief will be consistent with policies contained in submission DPDs, and hence with any subsequently adopted policies.
- 2.1.8** Any future planning applications will be assessed against adopted policies within the Development Plan. This Planning Brief is consistent with adopted policies contained in the Core Strategy 2011 and UDP 2002.

3. Site description

3.1 Site location and context

- 3.1.1** Ashmount School occupies a site of 0.85ha and is located on the northern edge of the Borough within Hillrise ward. It is bordered by Hornsey Lane to the north-west, by Ashmount Road to the north-east and by the gardens of existing housing to its south and west on Gresley Road and Whitehall Park (as shown in Figure 2).
- 3.1.2** The nearest underground stations are Archway and Highgate (both approximately 15 minutes walk away). Both stations are on the Northern Line. The site is served by bus route W5 along Hornsey Lane which connects to Crouch End and Highgate. Other than this route, the nearest bus routes are located at Archway and St John's Way. The site has a Public Transport Accessibility Level rating of 3 (*source – TfL Planning Information Database*).
- 3.1.3** The local area is predominantly residential in its character. Many of the large residential properties along the Hornsey Lane have either been converted into flats or have been redeveloped over the past 25 years into apartment blocks. To the South, in Ashmount Road and Gresley Road, many of the homes remain in single occupation. The majority of residential car parking is on street and the streets within Islington are covered by a controlled parking zone.
- 3.1.4** The Islington borough boundary runs along Hornsey Lane and Ashmount Road. The area to the north and east of the site fall within the London Borough of Haringey.
- 3.1.5** Ashmount School is located in an attractive residential area. The abundance of mature trees, including street trees contributes significantly to the character of the area.
- 3.1.6** Although the main school building on Hornsey Lane (the junior block) is a four storey building, the ground floor accommodation is set into the hillside which means that the building is effectively three storeys in height. The adjacent school block is one storey high (albeit with a large floor to ceiling height) and the infant block to the rear is two storeys high. The surrounding building heights are shown in Figure 3 and provide the context for the site with Hornsey Lane to the north predominantly made up of three storey buildings, and two storey buildings on Whitehall Park, Ashmount Road and Gresley Road to the west, east and south respectively. Fortior Court, to the immediate west of the school is six storeys high which is the tallest building in the immediate vicinity.

3.2 Land use

- 3.2.1** The existing use of the site is for education with ancillary use, including car parking. The Council owns the freehold of the school site.

Figure 2 - Aerial photograph showing the site boundary for the planning brief



This draft planning brief has been prepared for the purposes of public consultation. Changes to the draft brief 10 are likely to be made prior to adoption by the local authority.

Figure 3 - Existing building heights



This draft planning brief has been prepared for the purposes of public consultation. Changes to the draft brief 11 are likely to be made prior to adoption by the local authority.

3.3 Site characteristics

- 3.3.1** The site slopes steeply from north-west to south-east with a gradient change of approximately 4-6 metres, and due to the change in levels the site contains various retaining walls and terrace levels. There is a large retaining wall that runs along the Hornsey Lane site boundary. A Tree Preservation Order, no: 325 (2007) protects all 57 trees on this site although the trees are of variable quality and soundness. The trees provide a strong feature of the site, particularly around the boundary.
- 3.3.2** The site contains significant areas of open space, reflecting its former use as a school. This includes large areas of tarmac for playing courts and play spaces and a planted area to the west. There is a gradient change across the site which includes steps. The site is enclosed by a high level perimeter fence and therefore the existing open space is not publicly accessible except during organised activities. It is noted that activities on the site are currently organised by the school and so will cease when the school moves to the new site at Crouch Hill Community Park.
- 3.3.3** The site accommodates three principal buildings, constructed in 1954-56 and designed by architect H T Cadbury-Brown, that are locally listed. The local listing was made in 1999. Included in this local listing is a painted bronze cockerel designed by John Willatts located on the boundary wall close to the Hornsey Lane pedestrian entrance.
- 3.3.4** A strip of land runs along the south western boundary of the site, between the school land and the rear boundary of the houses on Gresley Road. This land is fenced on both sides between the rear fences of the residential properties on Gresley Road and the rest of the school site. There is no public access to this strip of land. This land is owned by the Council and forms part of the Ashmount School site. The purpose of this strip is unclear. However it appears to form a buffer between the playground areas and the rear of the residential properties on Gresley Road.
- 3.3.5** The main school building on Hornsey Lane (the junior block) contains ground floor administrative accommodation set into the hillside, plus three storeys of teaching space above. As it is situated on a lower level than Hornsey Lane, its height appears to be lower than it is. The school building located on the corner with Ashmount Road houses the halls and kitchens and comprises a single double-height volume structure. The impact of this building on the street scene is minimal as the setting of the building is at a significantly lower level than the road. Buildings on the remainder of the site, including the school caretaker's house on Ashmount Road are predominantly two stories in height.
- 3.3.6** The site contains space for a small number of car parking spaces associated with school use. These spaces are accessed from Hornsey Lane.



Front elevation of junior school building facing Hornsey Lane



Painted bronze cockerel designed by John Willatts viewed from Hornsey Lane



School hall on corner of Ashmount Road and Hornsey Lane.



Rear elevation of junior school.



Infant school viewed from school playing ground.



School playing area to the rear of the buildings.

3.4 Site constraints

3.4.1 There are a number of constraints relating to the site as indicated on Figure 4. These include:

- The school buildings – The existing school buildings are of architectural interest and are locally listed. However, they are generally in a poor state of repair.
- Existing mature trees – There are a large number of trees on the site. 57 of these are covered by Tree Preservation Orders. Whilst some are individually important, collectively they make a significant contribution to the character of the area. The presence of protected trees on the site places limits on the potential for new foundations which might affect the tree roots. These areas are shown for each tree as dotted circles on Figure 4.
- Open space – The existing outdoor play spaces at the school are significant in their extent, but at present there is no public access (see figure below). Existing parks and green spaces in the area include Hillside Park (400m south of the site), Elthorne Park (500m east of the site), Waterlow Park (700m west of the site), Archway Park (700m south of the site), and the 7km long Parkland Walk nature reserve which passes within 250m of the site to the north.
- Changes in level – There is a significant level drop, roughly west to east across the site.
- Conservation Area character – Although the present school building is architecturally interesting, it is a relatively modern building and does not form part of any cohesive character of the Conservation Area, which is predominantly Edwardian in character. The school site also forms a significant break in the tree lined character of Hornsey Lane.
- Electricity substation – There is an existing substation in the south east corner of the site, fronting onto Ashmount Road.

3.4.2 There are no pedestrian rights of way over the site. Bearing in mind that it is bordered on two sides by private gardens and is located within a traditional dense street pattern this is not necessarily an issue.

3.4.3 The topography of the site and the existing mature trees allows the opportunity to create a small residential neighbourhood of considerable character. Any buildings above three floors in height will have wide views to the south across Central London. There is an opportunity to create a small public open space on the site as part of a new pedestrian route.

3.4.4 In accordance with Council policy the general provision of on street car parking would be unacceptable. However on site provision will need to be made for parking for people with restricted mobility and servicing vehicles. Vehicular access to serve the entire site should be from Ashmount Road, approximately at the location of the existing school entrance.

Figure 4 – Site constraints

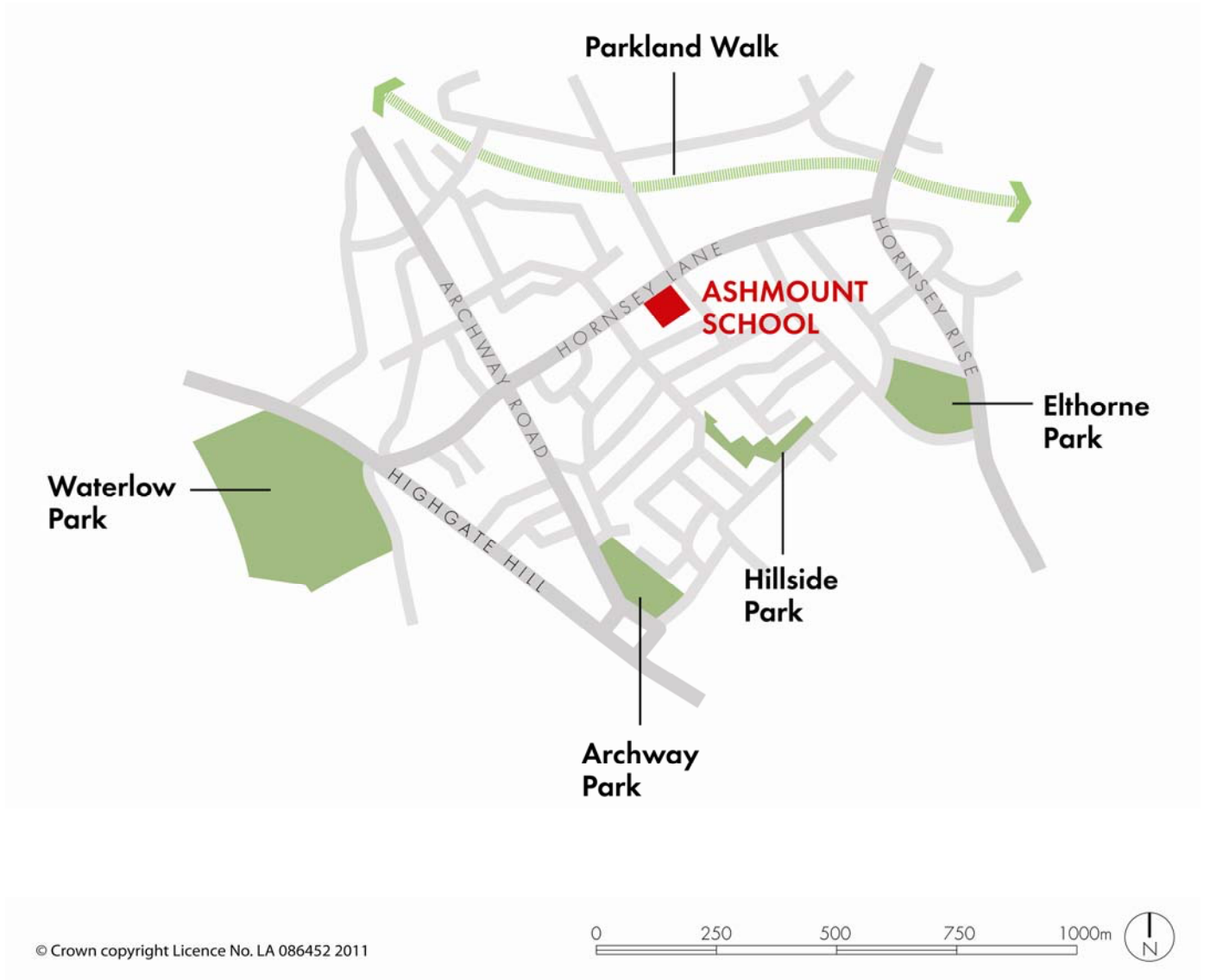


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- | | |
|--|--|
|  Substation |  Tree which is likely to be removed due to health and safety concerns |
|  Steep gradient/change in level |  Council planning policy excludes building in this area |
|  High quality tree |  Green strip along Hornsey Lane |
|  Lower quality tree | |

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Figure 5 - Existing local greenspaces



4. Development guidelines

4.0.1 This section outlines the key guidelines for any future development of the Ashmount School site.

4.0.2 Further information on planning policies and guidance is provided in Appendix 2 of this planning brief.

4.1 Development objectives

4.1.1 A key objective of any future development of the Ashmount School site will be to provide new housing, including affordable housing and family housing, to meet housing needs in Islington.

4.1.2 The development objectives are provided in more detail below:

- To develop the Ashmount School site to provide new homes with at least 50% affordable housing;
- To 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;
- To improve the quality of the street environment and public spaces in and adjoining the site;
- To maintain the number and quality of trees on the site;
- To ensure that any development meets the appropriate standards for accessibility and inclusivity;
- To achieve the highest possible standards of sustainable design and construction to mitigate and adapt to climate change; and
- To encourage development that promotes walking, cycling and public transport and minimises the impacts of car travel.

4.2 Planning considerations

4.2.1 The Council expects all new development to be well designed and to contribute positively to making better places. The following headings identify some of the key planning considerations for the site.

Land use

4.2.2 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

4.2.3 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.

4.2.4 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. The design of the urban environment must follow the principle that buildings face the surrounding streets as well as any public space.

4.2.5 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.

4.2.6 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.

Access and circulation

4.2.7 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

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

4.2.9 New bicycle parking will need to be provided in accordance with Council policy and sustainable modes of travel should be encouraged. A transport assessment will be required.

Sustainability

- 4.2.10** Any new development must meet the highest standards of sustainable design and construction and promote sustainability through long term management. This will include achieving at least Code for Sustainable Homes Level 4 for any new residential units and BREEAM Excellent for any new non-residential development; maximising energy efficiency and minimising CO₂ emissions (e.g. through use of a shared heat network connecting buildings across the site); minimising water use; and minimising surface water flood risk.

Height, scale and density

- 4.2.11** In accordance with Core Strategy Policy CS8 Part A, the scale of development within the planning brief area will need to reflect the character of the surrounding area. The height of any new buildings on the site should therefore be in keeping with the building heights of the surrounding area. The heights of existing buildings in the surrounding area are shown in Figure 3 above. This generally features two and three storey buildings surrounding the site to the south, east and west with buildings of larger scale on Hornsey Lane (see existing heights diagram in section 3). Hornsey Lane follows a ridge line and so is prominent in the wider cityscape. However, it is not covered by the London View Management SPG that seeks to protect London's strategic views.
- 4.2.12** The acceptability of the height of buildings will depend on the design, treatment of roofs and the layout of development proposals. The level differences across the site and the level differences between the site and adjoining properties will also be considered.
- 4.2.13** UDP Policy D3 requires that new buildings respect the amenity of neighbouring residential properties in terms of light, privacy and outlook. It must be demonstrated that any development proposals would not have a significant detrimental impact to the amenity of any neighbouring properties.

Inclusive design

- 4.2.14** The Council expects the urban design and architecture of any future development of the site to be of a high quality. As identified in Core Strategy Policy CS9, this will enhance and protect Islington's built environment, making it safer and more inclusive.
- 4.2.15** The Council also expects an inclusive and best practice approach to development and would expect the development of this site to reflect those principles and processes. Inclusive Design is not a fixed set of design criteria but an evolving philosophy that aims to produce aesthetically pleasing, functional environments that can be enjoyed by everyone, taking into account age, gender and disability.
- 4.2.16** In line with London Plan Policy 3.8 Housing choice and Policy 7.2 An inclusive environment, the Council will require that the development:
- Can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or financial circumstances;
 - Is convenient and welcoming with no disabling barriers, so everyone can use it independently without undue effort, separation or special treatment;
 - Is flexible and responsive taking account of what different people say they need and want, so

people can use it in different ways; and

- Is realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all.

4.2.17 In accordance with Core Strategy Policy CS12 Part H, the Council will require that residential development on the site complies with 'flexible homes' standards, with at least ten per cent of housing being wheelchair accessible or easily adaptable for residents who are wheelchair users provided. 'Flexible homes' standards are set out in detail in Islington's Accessible Housing Supplementary Planning Document (SPD).

4.2.18 In line with London Plan Policy 3.5 Quality of design and housing developments and the Council's Accessible Housing Supplementary Planning Document (SPD), all homes on the site should also be designed and managed to adapt to the changing needs and circumstances of users over their lifetime.

Landscaping and biodiversity

4.2.19 Any development must demonstrate that it protects existing site ecology and makes the fullest contribution to enhancing biodiversity, including through incorporation of biodiversity-rich green roofs, soft landscaping and bird and bat boxes (for more information see Islington's good practice guidance at: www.islington.gov.uk/greenplanningguidance). Negative impacts from construction also need to be considered and mitigated against where possible.

4.2.20 There are a large number of trees within the planning brief area including trees which are the subject of Tree Preservation Orders (see Figure 3). In line with the UDP Policy Env 6, the Council will have regard to existing trees and where appropriate will require their retention, or if this is not appropriate, their replacement in a suitable location. Should any proposals for development on the site affect any existing trees, a tree survey should accompany the planning application. Decisions about tree removal will be based on the quality of the scheme, the quality and health of the trees and the details of the landscaping scheme showing where replacement trees will be planted. Any future development of the planning brief area should seek to maintain the number and quality of the trees on the site

4.2.21 In line with Core Strategy Policy CS10 Part D, any future development of the planning brief area should maximise biodiversity benefits, and support the implementation of Islington's Biodiversity Action Plan through a range of measures including green or brown roofs and ecological landscape design and planting.

4.2.22 New hard landscaped areas should be permeable, allowing surface water to be captured and stored below the surface and released at a controlled rate to the drainage system. Existing impermeable surfaces should be replaced or treated to allow this to happen. Local topography and existing subsidence conditions will determine how this is achieved and will be informed by detailed ground surveys. Where appropriate landscaping should integrate sustainable drainage measures (SUDS), including rain gardens and permeable paving. SUDS Design Guidance for Islington is available for download at the following web address:
http://www.islington.gov.uk/environment/sustainability/sus_water/SUDS.asp

4.3 Conservation

- 4.3.1** Ashmount School was commissioned, designed and built between 1954 and 1956 by the architect Henry Thomas Cadbury- Brown. It is clearly influenced by the modernism movement and incorporates a sheer 'membrane' curtain wall which gives it a distinctive character for a school building of the period. The buildings were locally listed in 1999.
- 4.3.2** English Heritage was asked in 2005 to assess the Ashmount Primary School for listing. The report noted that whilst the composition as a whole is of some interest, it is compromised by the alterations that have been made to meet its deficiencies. It should also be noted that the buildings are both very poorly insulated and ventilated, heating up uncomfortably in the summer and being costly to heat in the winter. Post-war buildings have to be quite exceptional to justify listing and these deficiencies were enough to determine that the building should not be listed.
- 4.3.3** English Heritage's report to the Department of Culture, Media and Sport (DCMS) in 2005 advised that "the significance of the building is in its use of an all-glass curtain wall". The building is described as being clearly of some interest - "the massing has strength, but this cannot be said of the plan form." (English Heritage 2005)
- 4.3.4** English Heritage noted that there is an evident sophistication to the detailing in the original building but the failure of the material (the opaque panels) has affected the visual and structural integrity of the fabric. The original semi-opaque panels that gave the building its subtlety have been in part replaced by standard blue timber panels, spoiling the unity and integrity of the composition. This has been compounded by the addition of timber porches, which are at odds with the disciplined, minimalist aesthetic of the original building. However, as described by the 20th Century Society, much of the building still retains its former appearance. Of particular interest are the transparent glazed corners of the main all-glazed block, as well as the flush meeting of glazing and brickwork in the lower blocks. The exterior of the building appears as continuous and the individual floors hardly visible from the outside and subtle recesses at the head of the glazing shows attention to detail in the construction. The Cockerel sculpture was completed for the opening of the school buildings in 1956 and was constructed by Willats 'in-situ'. From a site inspection carried out by The Twentieth Century Society and the Public Monuments and Sculptures Association (P.M.S.A), it would appear as though the cockerel is in original condition and has had no maintenance or repainting since construction.
- 4.3.5** The main junior block is four storeys in height. The existing facade is in poor condition and a number of individual panels have been replaced inappropriately. In certain places vegetation has penetrated behind the facade itself. Substantial repairs are required to the building and it is doubtful whether this could be carried out without a full replacement of the entire curtain wall.
- 4.3.6** The building is of a significantly later date than the majority of the buildings in the Whitehall Park Conservation Area. Ashmount Road is characterised by terraced family housing from the pre First World War period. Hornsey Lane is characterised by large houses from the same period, many of which have been converted into flats (or replaced by later purpose built residential towers). Although interesting as a building and adding diversity to the design of the neighbourhood, the contribution to the character of the area that the Ashmount School buildings make must be balanced with other planning considerations and objectives when considering any future development proposals for the site.
- 4.3.7** Conservation Area consent would be required for any development which considers partial or complete demolition of the locally listed buildings.

4.3.8 In recognition of the school as a heritage asset by virtue of its inclusion in the local list and its location within the Whitehall Park Conservation Area, retention of the buildings must be considered. In particular, any development proposals should focus on the most significant elements identified as being of architectural interest as set out in Paragraph 4.3.4. Full demolition should only be considered in the event that robust evidence can be produced to demonstrate that this is not achievable and that there would be substantial public benefits in doing so. In either case an assessment of the level of harm caused by any loss of buildings on site must be made and addressed in accordance with policy set out in Planning Policy Statement 5: Planning for the Historic Environment (PPS5).

4.3.9 Therefore, in assessing any proposals for the site, the Council will require the applicant to demonstrate clear consideration of and response to the principles set out in PPS5. Particular attention must be paid to policies HE7, HE8, HE9 of PPS5 which set out a clear presumption in favour of the conservation of heritage assets including locally listed buildings. Paragraph HE9.2 states that any application which will lead to substantial harm or total loss of significance must demonstrate:

- “(i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss; or
- (ii) (a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - (b) no viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and
 - (c) conservation through grant-funding or some form of charitable or public ownership is not possible; and
 - (d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.”

Furthermore, paragraph HE9.5 states:

“Not all elements of a Conservation Area will necessarily contribute to its significance. The policies in HE9.1 to HE9.4 and HE10 apply to those elements that do contribute to the significance. When considering proposals, local planning authorities should take into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole. Where an element does not positively contribute to its significance, local planning authorities should take into account the desirability of enhancing or better revealing the significance of the Conservation Area, including, where appropriate, through development of that element. This should be seen as part of the process of place-shaping.”

5. Public consultation

Public consultation on this draft planning brief will take place between Monday 6 February and Friday 16 March 2012.

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

- visit Islington Council's website and provide comments:
www.islington.gov.uk/ashmount
- email your comments to: spt@islington.gov.uk
- Request a consultation leaflet by email: spt@islington.gov.uk or phone: 020 2527 2450 and fill in the comments box at the back of the leaflet then post it back to Islington Council by free post (as per instructions on leaflet).

The consultation results will be published soon after the consultation on the Council's websites at:

www.islington.gov.uk/ashmount

Islington Council has prepared this draft planning brief and intends to adopt it in May 2012 following public consultation.

**Appendix 1 – Statement of community impact
(To be developed further during consultation)**

Who	Benefits	Concerns	Mitigating measures
Pupils of Ashmount School	A new school building built to modern standards		
Residents of neighbouring properties	Potential for new public space as part of the development		Provision of new space on the site and new space in the new school site offsets the loss of the existing provision
	Improved security for those buildings backing on to the site due to residential occupancy	Potential for overlooking by new buildings	New buildings will be located to observe design guidance on distances between habitable rooms
		Temporary impacts of construction	Ongoing communication to keep local residents informed combined with contractor good practice
Residents within the area	Potential for new public space. Improved quality of street frontage and safety along Hornsey Lane and Ashmount Road		Appropriate designs to ensure all buildings are of very high architectural quality and contribute to the character of the Conservation Area.
Future occupants of housing	Provision of high quality housing, affordable housing and homes suitable for families		
	Housing for local people on housing waiting lists and/or in temporary accommodation and/ or over-crowded accommodation		

Appendix 2 – Planning requirements

A2.1 Key planning policies

A2.1.1 The following sections identify most of the key policies relevant to any future development of the Ashmount School planning brief site. However, this list is not exhaustive, and any future development of the site should comply with all of the planning policies that are relevant.

London Plan

A2.1.2 The London Plan is available for download at the following web address:
<http://www.london.gov.uk/priorities/planning/londonplan>

A2.1.3 Key policies from the London Plan that are relevant to the planning brief area include (but are not limited to):

- Policy 3.5 - Quality and design of housing developments;
- Policy 3.8 - Housing choice;
- Policy 7.2 - An inclusive environment.

Core Strategy

A2.1.4 Islington Council's Core Strategy is available for download at the following web address:
http://www.islington.gov.uk/Environment/Planning/planningpol/local_dev_frame/pol_corestrat/

A2.1.5 Key policies from the Core Strategy that are relevant to the planning brief area include, (but are not limited to):

- Policy CS8 – Enhancing Islington's character
- Policy CS 9 – Protecting and enhancing Islington's built and historic character
- Policy CS10 – Sustainable design
- Policy CS12 – Meeting the housing challenge
- Policy CS15 – Open space and green infrastructure
- Policy CS16 – Play space

Unitary Development Plan (UDP)

A2.1.6 Islington Council's UDP is available for download at the following web address:
http://www.islington.gov.uk/Environment/Planning/planningpol/unit_dev_plan/

A2.1.7 Key policies from the UDP that are applicable to the planning brief area include, (but are not limited to):

- UDP Policy C5 – Community Premises

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- UDP Policy D42 – Buildings on the Local List
- UDP Policy R5 – Local Open Space, Green Links and Walkways
- UDP Policy Env6 – Protecting Trees
- UDP Policy T32 – On-Street Servicing

Emerging Development Management Policies

- A2.1.8** The latest information on the Council's emerging Development Management Policies is available at the following web address:
http://www.islington.gov.uk/Environment/Planning/planningpol/local_dev_frame/pol_dm/

Other policy documents

- A2.1.9** In addition to the planning policy documents identified above, planning policy documents relevant to any future development of the planning brief area include:
- Site Allocations Proposed Submission (October 2011) - Ashmount School, site reference: OIS10;
 - Islington Urban Design Guide Supplementary Planning Document (adopted December 2006)
 - Accessible Housing Supplementary Planning Document (adopted March 2009)
 - Planning Obligations Supplementary Planning Document (adopted July 2009)
 - Planning Guidance Note on Sustainable Transport (adopted July 2009)
 - Inclusive Landscape Design Supplementary Planning Document (adopted January 2010)

A2.2 Planning application requirements

- A2.2.1** The Council strongly recommends that pre-planning application discussions be undertaken prior to submitting a planning application, so that the Council and developer can discuss the proposal and determine the relevant documents and information that will be needed to process any planning application. Full details of pre-planning procedure and applicable fees can be obtained from Council's web site at www.islington.gov.uk or by contacting the planning division on:

- email: Planning@islington.gov.uk
- Tel: 020 7527 2813
- Fax 020 7527 2731.

For a development on this site a full planning application is required.

Validation requirements

- A2.2.2** The Council uses an online planning application system. Paper versions of all planning application forms are available. For this site Form 004 should be completed. For more information go to the following web address:
http://www.islington.gov.uk/Environment/Planning/planninginis/plan_apply/default.asp
- A2.2.3** The online planning system is accompanied by a standard set of validation requirements. That is, the list of documents that must be included with a planning application. For a full list of the validation requirements refer to the Planning Advice Note: Planning Applications – validation requirements. This document can be found at the following web address:
http://www.islington.gov.uk/DownloadableDocuments/Environment/Pdf/planapps/validation_requirements.PDF
- A2.2.4** There are a number of key documents that would need to be included, such as statements on affordable housing, daylight/ sunlight, landscaping and planning. The following sections provide more detail on some of the key validation requirements for the planning brief area.

Design and Access Statement

- A2.2.5** The purpose of a Design and Access Statement is to explain how the proposals have evolved and their suitability for the site. The Statement is an opportunity for the developers and designers to demonstrate their commitment to sustainable, inclusive and accessible design and how they will meet various obligations placed on them by legislation and local policies.
- A2.2.6** The Design and Access Statement will primarily be concerned with external issues including:
- layout
 - scale
 - landscaping
 - appearance
 - access – both inclusive and emergency
- A2.2.7** The Statement should also establish the principles and spatial framework that will facilitate compliance with Building Regulations (as a minimum) and wherever possible best practice. The Access Statement should clearly identify:
- the philosophy and approach to inclusive design
 - the key issues of the particular scheme, including identified constraints, e.g. listed environments
 - the sources of advice and guidance used
 - evidence of consultation, planned or in progress, with disabled people in the local community, including feedback and how this has been/ will be included into the design process
 - how the principles of inclusive design will be implemented into the scheme, including maintenance and management

- A2.2.8** The statement should be viewed as part of the process; as a tool to demonstrate that all relevant issues have been considered throughout the design and construction stages. At the planning stage it should clearly demonstrate the applicant's approach to inclusion and show how all potential users, taking into account ability, age and gender differences can enter the site, move around the site, enter and circulate the buildings and use the facilities, including sanitary provision.
- A2.2.9** It is recommended that a marked-up plan at an appropriate scale, including sections showing relevant gradients and any changes in level, is submitted with the Access Statement. The statement should give details of any national standards used, e.g. BS8300:2009 and Inclusive Mobility (outdoor pedestrian guidelines), and in the case of residential development, Lifetime Homes and Wheelchair Housing Standards.
- A2.2.10** Major schemes applicants are advised to appoint an appropriately skilled and independent access consultant or access champion to work with designers and the project team through to completion of the project.
- A2.2.11** The applicant would also be advised at this stage to consider the implications of the Equalities Act 2010, to ensure that the design and management of the scheme uphold the spirit of the Act and mitigate the chances of any legal challenges.
- A2.2.12** Further guidance on the preparation of Design and Access Statements can be found on the Council website at the following web address:
http://www.islington.gov.uk/environment/planning/planninginis/plan_conserve/urban_design/inclusive/AccessStatements.asp

Transport Statement (including a Servicing and Delivery Plan) and Travel Plan Statement

- A2.2.13** The Transport Statement for any future development of the planning brief area should be prepared in accordance with the Council's Sustainable Transport Planning Guidance Note and submitted with any planning application. Please note that when adopted, the transport section of the emerging Development Management Policies will supersede the Sustainable Transport Planning Guidance Note.
- A2.2.14** A Transport Statement is required to assess the impact of any future development proposal for the planning brief area on transport infrastructure, including the capacity of roads, public transport and walking and cycling infrastructure, and detail action to manage this impact. It should 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. For instance, the local underground stations are inaccessible to mobility impaired users which radically reduces the convenience of the site. Any development should therefore consider from the outset a range of accessible sustainable transport options, such as; safe drop off, storage and charging facilities for mobility scooters and accessible cycle parking.
- A2.2.15** A Servicing and Delivery Plan (detailing access and delivery arrangements) should describe how any impacts arising from servicing the proposed development would be minimised. In line with UDP Policy T32, servicing and deliveries should be provided for on-site if possible. Should no vehicular access to the site (including car parking areas) be proposed, on-street servicing may be considered acceptable subject to the justification provided by the Servicing and Delivery Plan.

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A2.2.16 The Travel Plan Statement for any future development of the planning brief area should be prepared in accordance with Islington Council's Sustainable Transport Planning Guidance Note and submitted with any planning application. Please note that when adopted, the transport section of the emerging Development Management Policies will supersede the Sustainable Transport Planning Guidance Note.

A2.2.17 Travel Plan Statements are required to detail the developer's response to the Transport Statement, and to deliver sustainable transport objectives with a package of measures to promote sustainable transport, including measures to achieve a modal shift to the most sustainable forms of transport: walking and cycling.

Waste Management Plan

A2.2.18 The Waste Management Plan for the site should indicate:

- the estimated volumes and types of waste produced by the development
- the size and location of waste and recycling stores and how recyclable material and other waste will be delivered to these stores
- the equipment specified for containing the waste
- the proposed collection point and the method for transferring waste to this location

A2.2.19 Islington Council's Refuse and Recycling Storage – Guidance for Architects gives more information about what should be included in the Waste Management Plan. It is available for download from the following web address:
http://www.islington.gov.uk/DownloadableDocuments/Environment/Pdf/refuse_recycling_storage_guide_181209.pdf

A2.2.20 The development must have on-site provision for secure and easily cleaned refuse storage. The facilities provided must comply with the requirements for off-highway containment of refuse set out in Islington Council's Refuse and Recycling Storage – Guidance for Architects. Waste collection arrangements should accord with Building Regulation H6.

A2.2.21 Full details of proposals should be included on all plans submitted and advice can be obtained from Islington's Street Environment Services, 36 North Rd, London N7 9TU (telephone 020 7527 5000) at any stage during design works.

Tree survey

A2.2.22 Should any proposals for development on the planning brief site affect any existing trees, a tree survey should accompany the planning application. This survey should be undertaken by a suitably qualified professional, and include all trees adjacent to the site boundary which are either within a distance equal to half the height of the tree or within the non-pruned canopy spread, whichever is the greater. The Tree Survey should include the following information for each tree:

- Location, accurately plotted on a plan

- Species
- Height
- Trunk diameter, measured 1.5m above ground level
- Crown spread, measured from the trunk at the four compass points
- Age relative to the lifespan for that species of tree
- Condition assessment (noting defects, cavities, decay, disorders and overall structure)
- Nature of ground surface below the canopy spread

A2.2.23 For further guidance please refer to BS5837:2005 - Trees in relation to construction.

Sustainable Design and Construction Statement (including an Energy Assessment)

A2.2.24 The Sustainable Design and Construction Statement should set out how the development will comply with Policy CS10 of Islington's Core Strategy as well as those within Section 4A of the London Plan. The key areas which should be covered include:

- Energy
- BREEAM and Code for Sustainable Homes
- Climate change adaptation
- Sustainable Drainage Systems (SUDS)
- Biodiversity
- Water resources
- Materials
- Construction
- Other issues (promotion of sustainable behaviours during operation of the development, waste and recycling, pollution, building durability, and flexibility of buildings over their lifetimes)

A2.2.25 Further guidance on what the statement should include can be found in the Sustainable Design and Construction Statements - Guidance on Content for Major Planning Applications in Islington. The document is available for download here:
http://www.islington.gov.uk/DownloadableDocuments/Environment/Pdf/SDC_statement_guidance_majors_aug11.pdf

A2.3 Planning obligations

A2.3.1 Planning obligations are used as part of the planning application process in order to address specific issues arising from a development proposal. They are normally agreed between the Council, land owners and developers within legal agreements (Section 106 agreements) and are intended to make a development acceptable which would otherwise be unacceptable in planning terms.

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A2.3.2 The agreements include obligations which are specific requirements to be fulfilled by developers to ensure that impacts arising from new developments are addressed and that sufficient infrastructure and facilities are in place to cope with additional residents, workers and visitors in the new development. Planning obligations can help to ensure that new development is sustainable and assists in meeting the objectives of the Council's Core Strategy and other relevant policies.

A2.3.3 The Council will therefore seek to enter into a Section 106 (S106) agreement as part of any planning application for development, in accordance with the Council's adopted guidance on planning obligations, to mitigate additional pressures on local infrastructure and facilities, and to ensure the scheme is compliant with planning policy where relevant.

A2.3.4 Possible S106 Heads of Terms for this site will include (but will not be limited to) the following matters:

- provision of affordable housing on site in line with the Council's adopted policy
- financial contributions towards transport and public realm improvements, public open space, sport and recreational facilities and children and young people's playspace provision or improvements
- the repair and reinstatement of the footways and highways adjoining the development and payment to cover the costs of any other works relating to the necessary alteration of the public highway
- compliance with the Code of Employment and Training and the facilitation of construction work placements during the construction phase of the development
- compliance with the Code of Local Procurement
- compliance with the Code of Practice for Construction Sites and payment of a monitoring fee
- submission of a Full Travel Plan and relevant updates on progress
- management agreement for vehicle servicing, deliveries and refuse collection
- rebuilding all the retaining walls and installing new fencing
- submission of a Community Access and Management Plan
- Council's legal fees in preparing the S106 and officer's fees for the monitoring and implementation of the S106