



# ISLINGTON

DATED

30 November

2012

**THE MAYOR AND BURGESSES OF THE  
LONDON BOROUGH OF ISLINGTON**

**- and -**

**RATHBONE TRUST COMPANY LIMITED**

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**PLANNING OBLIGATION BY DEED UNDER  
SECTION 106 OF THE TOWN AND  
COUNTRY PLANNING ACT 1990**

**In respect of land off  
Northampton Road, Islington to the  
northwest of the Bowler Public House**

**PLANNING APPLICATION REFERENCE  
P121972**

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**Debra Norman  
Head of Law  
Town Hall  
Upper Street  
London N1 2UD**

DATE

30 November

2012

PARTIES

- 1) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ISLINGTON** of Town Hall Upper Street London N1 2UD ("**Council**");
- 2) **RATHBONE TRUST COMPANY LIMITED** a company incorporated in England and Wales (Company No: 01688454) whose registered office is at 1 Curzon Street, London W1J 5FB ( "**Owner**");

and the Council and the Owner shall be known together as the Parties

## **INTRODUCTION**

- (A) The Council is the local planning authority for the purposes of the Act for the area in which the Site is situated and is the local planning authority by whom the obligations contained herein are enforceable
- (B) The Owner is the registered proprietor of the freehold of the Site (together with other land and buildings) with title absolute under title number NGL 732085
- (C) The Application has been submitted to the Council and the Parties have agreed to enter into this Deed in order to secure the planning obligations contained in this Deed
- (D) At a meeting on the Committee Date the Council's Planning Committee resolved to grant the Planning Permission subject to the prior completion of this Deed

NOW THIS DEED WITNESSES AS FOLLOWS:

## **OPERATIVE PART**

### **1 DEFINITIONS**

For the purposes of this Deed the following expressions shall have the following meanings:

<b>Accessible Transport Contribution</b>	£6,000 to be spent by the Council towards Accessible Transport Facilities
<b>Accessible Transport Facilities</b>	means the provision by the Council of accessible transport bays or alternative accessible transport measures in the vicinity of the Site
<b>Act</b>	the Town and Country Planning Act 1990
<b>Additional Footway Area</b>	means the area shown coloured pink on the plan annexed in Schedule 7
<b>Affordable Housing Contribution</b>	£87,000 to be spent towards the provision by the Council of Affordable Housing on a site or sites within the London Borough of Islington other than the Site
<b>Affordable Housing</b>	subsidised low cost housing that will be available to eligible persons who cannot afford to rent or buy housing generally available on the open market
<b>Application</b>	the application for planning permission submitted to the Council for the Development

	and allocated reference number P121972
<b>Committee Date</b>	15 October 2012
<b>Contributions</b>	means the Accessible Transport Contribution, the Affordable Housing Contribution, the Crossrail Contribution, the Open Space Facilities Contribution, the Sports and Recreation Contribution, the Training Contribution and the Transport and Public Realm Contribution
<b>Crossrail</b>	The rail link authorised by the Crossrail Act 2008 ( as it may be amended )
<b>Crossrail Contribution</b>	£156,365 to be spent by the Council towards the provision of Crossrail save that the said sum will be reduced by such amount, if any, as is payable by way of Mayoral Community Infrastructure Levy in respect of the Development
<b>Development</b>	Construction of a new part 1, part 2 and part 4 storey building (with lower ground floor) to provide 2,589sqm (GEA) of office floorspace (class B1A) including roof terrace amenity space, roof top plant equipment and photovoltaic panels, as well as associated paving / landscaping works.
<b>Highway Reinstatement Area</b>	means the highways and footways as shown coloured green and hatched green on the Highway Reinstatement Plan

**Highway Reinstatement Payment** the figure to be calculated according to Schedule 3 and to be spent by the Council on the Highway Reinstatement Works

**Highway Reinstatement Plan** means the plan annexed and incorporated in Schedule 9

**Highway Reinstatement Works** the repair and reinstatement by the Council of the highway and footways in the Highway Reinstatement Area

**Implementation** the date on which any material operation (as defined by section 56(4) of the Act) forming part of the Development begins to be carried out other than (for the purposes of this Deed and for no other purpose) the Preparatory Works and "Implement" and "Implemented" shall be construed accordingly

**Index** the Retail Prices (All Items) Index as published by the Office for National Statistics or (if such index is at the relevant time no longer published) such other comparable index or basis for indexation as the Parties may agree

**Index Linked** linked to movements in the Index between the Committee Date and the date of the payment so that the particular payment is adjusted in accordance with the following formula:

Amount Payable =  
Relevant Amount x (A÷ B)

Where:

Relevant Amount =  
the payment to be Index-Linked

A =  
the figure for the Index which applied when  
the Index was last published prior to the date  
that the Relevant Amount is payable

B =  
the figure for the Index which applied when  
the Index was last published prior to the  
Committee Date

PROVIDED THAT the Index Linked sum can  
never be less than the original sum  
payable

Interest interest at four per cent above LIBOR from  
time to time

London Living Wage the recommended minimum London wage  
calculated and published from time to time by  
the Greater London Authority

Occupation and Occupied occupation (for the purposes permitted by the  
Planning Permission) of any part or the whole  
of the building to be constructed on the Site  
pursuant to the Development but not  
including occupation by personnel engaged in

construction, fitting out or decoration or occupation for marketing or display or occupation in relation to security operations

**Open Space Facilities Contribution**

£45,000 to be spent by the Council towards Open Space Facilities Improvements

**Open Space Facilities Improvements**

means open space facilities improvements in the vicinity of the Site

**Plan**

the plan attached to this Deed in Schedule 8

**Planning Permission**

the planning permission subject to conditions to be granted by the Council pursuant to the Application in the form of the draft attached to this Deed

**Practical Completion**

practical completion of the works required to carry out and complete the Development properly certified in accordance with the relevant building contract by the party charged with that responsibility under that contract and "Practically Completed" shall be construed accordingly.

**Preparatory Works**

means operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversions and laying of services, erection of any temporary means of enclosure, the temporary display of

	site notices or advertisements
<b>Schedule of Condition</b>	means a schedule of condition relating to the highways and footways in the Highway Reinstatement Area and to include but not be limited to details of: <ul style="list-style-type: none"> <li>a) the line and level of footways and carriageways; and</li> <li>b) the condition of access covers; surfacing; street furniture; channels and kerbs; street lighting; and gullies (to be checked for blockages)</li> </ul>
<b>Site</b>	the land against which this Deed may be enforced as shown edged red on the Plan and known as land off Northampton Road, Islington to the northwest of the Bowler Public House
<b>Sports and Recreation Contribution</b>	£20,000 to be spent by the Council towards Sports and Recreation Improvements
<b>Sports and Recreation Improvements</b>	means sports and recreation improvements to be provided or procured by the Council in the vicinity of the Site
<b>Substantially Completed</b>	the stage of development at which no further planning permission would be required for any of the works done to it
<b>Training Contribution</b>	the sum of £5,000 referred to in paragraph 4.3 of Schedule 1

**Transport and Public Realm  
Contribution**

£30,000 to be spent by the Council towards  
Transport and Public Realm Improvements

**Transport and Public Realm  
Improvements**

means transport and public realm  
improvements in the vicinity of the Site  
(which for the avoidance of doubt may include  
wayfinding signage to make movement  
around the vicinity of the Site more legible  
and clear)

**Travel Plan**

a statement or package of practical measures  
tailored to the occupiers/users of the  
Development with the aim of reducing the  
impact of car travel on the environment and  
promoting a wider range of cleaner travel  
choices as per the relevant parts of the  
Council's Supplementary Planning Guidance  
on Green Travel Plans including a full travel  
survey and in consultation with the relevant  
Council officer

**Update on Progress**

the update on the Travel Plan taking into  
account any further measures reasonably  
required by the relevant officer of the Council  
including an up-to-date full travel survey  
indicating travel patterns of the  
users/occupiers of the Development.

**Waste Management Strategy**

a strategy setting out how removal of  
rubbish from the Site will be carried out

Working Day

any day which is not a Saturday a  
Sunday a bank holiday or a public  
holiday in England and Wales

## **2 CONSTRUCTION OF THIS DEED**

- 2.1 Where in this Deed reference is made to clause, paragraph, schedule or recital such reference (unless the context otherwise requires) is a reference to a clause paragraph schedule or recital in this Deed
- 2.2 Words importing the singular meaning where the context so admits include the plural meaning and vice versa
- 2.3 Headings appearing in this Deed are for ease of reference only and shall not affect the construction of this Deed
- 2.4 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.
- 2.5 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and against each individually unless there is an express provision otherwise.
- 2.6 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.
- 2.7 References to any party to this Deed shall include the successors in title

to that party and to anyone deriving title through or under that party and in the case of the Council the successors to their respective statutory functions.

2.8 Save in respect of the Planning Permission (which at all times shall prevail) in the event of any conflict between the terms, conditions and provisions of this Deed and any document annexed hereto or referred to herein, the terms, conditions and provisions of this Deed will prevail.

2.9 The Interpretation Act 1978 shall apply to this Deed.

2.10 All Parts Schedules and Annexes attached to this Deed are to be read as if the same were incorporated into the main body of the Deed

### **3 LEGAL BASIS**

3.1 This Deed is made pursuant to Section 106 of the Act Section 111 of the Local Government Act 1972 Section 2 of the Local Government Act 2000 Section 16 of the Greater London Council (General Powers) Act 1974 and Section 278 of the Highways Act 1980 and all other powers so enabling.

3.2 The obligations, covenants, restrictions and undertakings on the part of the Owner under this Deed create planning obligations pursuant to Section 106 of the Act which comply with the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010 and are enforceable by the Council as local planning authority against the Owner without limit of time.

### **4 CONDITIONALITY**

This Deed (and in particular (but not limited to) the Owner's covenants and obligations under this Deed) is conditional upon:

(i) the grant of the Planning Permission; and

(ii) **Implementation**

save in respect of obligations with either immediate or specifically earlier effect including in particular (but not limited to) clause 7.1

**5 THE OWNER'S COVENANTS**

The Owner covenants with the Council as set out in Schedule 1

**6 THE COUNCIL'S COVENANTS**

The Council agrees to accept the Owner's covenants contained in Schedule 1 and hereby covenants with the Owner (pursuant to Section 111 of the Local Government Act 1972 and so far as the Council are lawfully able to do so) to fulfil the covenants as set out in Schedule 2

**7 MISCELLANEOUS**

7.1 The Owner shall pay to the Council on completion of this Deed the reasonable legal costs of the Council incurred in the negotiation, preparation and execution of this Deed.

7.2 Without prejudice to clause 2.7 no provision of this Deed shall be enforceable by a third party under the Contracts (Rights of Third Parties) Act 1999.

7.3 This Deed shall be registrable as a local land charge by the Council.

7.4 Where the agreement, approval, consent or expression of satisfaction is required by the Owner from the Council under the terms of this Deed such agreement, approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed

7.5 Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid or unenforceable then such invalidity or

unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.

- 7.6 This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission shall be quashed, revoked or otherwise withdrawn or (without the consent of the Owner) it is modified by any statutory procedure or expires prior to Implementation.
- 7.7 No person shall be liable for any breach of any of the planning obligations or other provisions of this Deed after it shall have parted with its entire interest in the Site or that part of the Site in relation to which such breach occurs but without prejudice to liability for any subsisting breach arising prior to parting with such interest.
- 7.8 Nothing in this Deed shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Deed.
- 7.9 It is agreed and declared between the Parties that nothing contained or implied in this Deed shall prejudice fetter or otherwise affect the rights powers duties and obligations of the Council in the exercise by it of its statutory functions rights powers or obligations.

## **8 WAIVER**

No waiver (whether expressed or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default.

## **9 CHANGE IN OWNERSHIP**

The Owner agrees with the Council to give the Council immediate written notice of any change in ownership of any of its interests in the Site occurring before all the obligations under this Deed have been discharged. Such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Site or unit of occupation purchased by reference to a plan.

## **10 INDEXATION**

All sums payable to the Council under this Deed shall be Index-Linked.

## **11 INTEREST**

Any money payable to or by the Council under this Deed shall be paid in full without deduction or set-off and if not paid on the date due shall in every case bear Interest on so much thereof as shall from time to time be due and owing from the date the payment was due to actual payment.

## **12 GOOD FAITH AND GOOD PRACTICE**

12.1 The Parties agree with one another to act reasonably and in good faith in the fulfilment of their respective obligations under this Deed.

12.2 The Parties shall at all times use reasonable endeavours to ensure that the planning purposes underlying their respective obligations under this Deed are achieved and are carried out in accordance with good industry practice at the time of performance provided that this clause shall not imply or create any obligation upon any party which is additional to the obligations contained in this Deed.

12.3 Where there is a reasonable endeavours obligation in this Deed and the party responsible cannot fulfil the objective of the obligation then on

request that party shall provide an explanation of the steps it has undertaken in carrying out its reasonable endeavours obligation.

### **13 DISPUTE RESOLUTION**

- 13.1 Where any matter the subject of this Deed shall be in dispute disagreement or difference ("a Dispute") between the Parties they shall use their reasonable endeavours to resolve the same within twenty-eight days of the Dispute arising
- 13.2 Failing the resolution of any such Dispute within twenty-eight days of the same arising it may be referred for determination in accordance with the provisions of this clause on the reference of either of the Parties
- 13.3 Any Dispute with regard to the Parties' respective rights and obligations as to any matter or thing in any way arising out of or connected with this Deed shall be referred to the decision of a single expert ("the Expert") qualified to deal with the subject matter of the Dispute who shall either be jointly nominated by the Parties within a period of fourteen days of reference or failing agreement on such nomination the Expert shall be nominated by the President for the time being of the Royal Institution of Chartered Surveyors upon the application of either of the Parties
- 13.4 The determination of the Expert (including any determination as to the responsibility for payment of his own costs and those of the Parties) shall be final and binding upon the Parties save in case of manifest error.
- 13.5 The terms of reference of any Expert appointed to determine a Dispute shall include the following:
- i) the Expert shall call for representations from both Parties within

twenty-one days of a reference to him under this Deed and require the Parties to exchange representations within this period

- ii) The Expert shall allow the Parties fourteen days from the expiry of the period referred to under paragraph 13.5( i ) above to make counter representations
- iii) Any representations or counter-representations received out of time may be disregarded by the Expert
- iv) The Expert shall provide the Parties with a written decision (including his reasons) within twenty-eight days of the last date for receipt of counter-representations and he shall be entitled to call for such independent expert advice as he shall think fit
- v) The Expert's costs and the costs of any independent expert advice called for by the Expert shall be included in his award

#### **14 NOTICES**

14.1 Any notice or other communication to be given under or in connection with this Deed shall be in writing which for this purpose shall not include e-mail and such notices or other communications should be addressed as provided in Clause 15.3 below.

14.2 Any such notice or other communication, if so addressed, shall be deemed to have been received as follows:

- a) if delivered by hand, upon delivery at the relevant address;
- b) if sent by first class post, at 9.00 a.m. on the second working day after the date of posting; or
- c) if sent by facsimile, when successfully transmitted except that where any such notice or other communication is or would otherwise be deemed to be received after 5.30 p.m., such notice or other communication shall be deemed to be received at 9.00 a.m. on the next working day.

14.3 The address, facsimile number, relevant addressee and reference for each party are:

for the Council:

Address: Strategic Planning and Regeneration, 222 Upper  
Street, London N1 1XR

Facsimile number: 0207 527 3271

Relevant addressee: Principal Planner – Obligations (section  
106)

for the Owner:

Address: c/o Goodman Mann Broomhall, 118 Piccadilly,  
London W1J 7NW

Facsimile Number: 020 7629 1719

Relevant addressee: Martin Verrell

If a party changes its name, address, facsimile number or relevant  
addressee for the purposes of this clause it shall notify the other party in  
writing.

## **15 COUNTERPARTS**

This Deed may be executed in any number of counterparts and by the  
Parties on separate counterparts. Each counterpart shall constitute an  
original of this Deed but together the counterparts shall constitute one  
document.

IN WITNESS whereof the Parties hereto have executed this Deed on the  
day and year first before written.

## **SCHEDULE 1**

### **THE OWNER'S COVENANTS**

#### **1 IMPLEMENTATION AND FIRST OCCUPATION**

- 1.1 The Owner shall give at least 14 days prior written notice to the Council of intended Implementation.
- 1.2 The Owner shall give at least 14 days prior written notice to the Council of intended first Occupation.
- 1.3 The Owner shall give at least 14 days prior written notice to the Council of the third anniversary of the first Occupation.

#### **2 FINANCIAL CONTRIBUTIONS**

- 2.1 Prior to or on Implementation the Owner shall pay to the Council:
  - 2.1.1 the Accessible Transport Contribution;
  - 2.1.2 the Affordable Housing Contribution;
  - 2.1.3 the Open Space Facilities Contribution;
  - 2.1.4 the Sports and Recreation Contribution; and
  - 2.1.5 the Transport and Public Realm Contribution.
- 2.2 Prior to or on first Occupation of the whole or any part of the office floorspace contained within the Development the Owner shall pay the Crossrail Contribution to the Council

### **3 HIGHWAY CONTRIBUTIONS**

The Owner shall pay the Highway Reinstatement Payment to the Council in accordance with the provisions of Schedule 3.

### **4 EMPLOYMENT AND TRAINING CODE**

- 4.1 The Owner shall at all relevant times comply and use all reasonable endeavours to ensure compliance with the Employment and Training Code annexed at Schedule 4
- 4.2 The Owner shall use all reasonable endeavours to procure two work placements at the Development during the construction stage for trainees resident within the London Borough of Islington such work placements each to last at least 13 weeks and the relevant trainee in each case to be paid by the Owner at least the London Living Wage. The Council will recruit for and monitor the work placements.
- 4.3 In the event that, having used all reasonable endeavours, the Owner cannot provide two work placements the Owner shall pay to the Council within 14 days of receipt of a written demand the Training Contribution for each of the two placements as the Owner shall not have provided such Contribution to be utilised by the Council towards employment and training initiatives in the London Borough of Islington.

### **5. CODE OF PRACTICE FOR CONSTRUCTION SITES**

- 5.1 The Owner shall at all times during the carrying out of the Preparatory Works and the construction of the Development comply and use all reasonable endeavours to ensure compliance with the Code of

Council as a contribution towards the Council's costs of monitoring compliance with the Code of Practice for Construction Sites at the Site

#### **4 WASTE MANAGEMENT STRATEGY**

- 6.1 The Owner shall not Implement the Development until the Owner has submitted a draft Waste Management Strategy to the Council for the Council's written approval.
- 6.2 The Owner shall fully comply with the Waste Management Strategy approved by the Council.

#### **7. CODE OF LOCAL PROCUREMENT**

The Owner shall at all times during the carrying out of the Preparatory Works and the construction of the Development comply and ensure compliance with the Code of Local Procurement annexed at Schedule 6

#### **8 TRAVEL PLAN**

The Owner shall not Implement the Development until the Owner has submitted the Draft Travel Plan to the Council for the Council's written approval.

The Owner shall submit the Travel Plan to the Council for the Council's written approval not more than six months after first Occupation of the Development unless otherwise agreed in writing with the Council.

The Owner shall not Occupy more than 90 percent of the Development until the Travel Plan has been submitted to the Council and approved in writing by the Council.

The Owner shall submit to the Council the Update on Progress no later than the 3rd anniversary of first Occupation of the Development.

The Owner shall ensure that all owners and occupiers of the Development are made aware of the Travel Plan and any revision in any promotional material and (on written request by an occupier/user) provided with a copy of the Travel Plan at the Owner's expense.

The Owner shall use all reasonable endeavours to ensure that the owners and occupiers of the Development comply with the provisions of the Travel Plan and any revisions thereto.

## **9      ADDITIONAL FOOTWAY AREA**

The Owner shall at all times and at no cost to the Council keep the Additional Footway Area in good repair and condition (corresponding to the standard of repair to which the adjoining adopted public footway is maintained) and free of any obstruction gate or fence whatsoever and accessible to the public at all times save during periods of maintenance repair resurfacing or other similar works

## **SCHEDULE 2**

### **COUNCIL'S COVENANTS**

The Council covenants with the Owner as follows:

1. to grant the Planning Permission immediately following completion of this Agreement
2. promptly upon payment by the Owner of each Contribution to issue a formal receipt to the Owner and hold the Contributions in a separately identified section of the Council's holding accounts
3. to use each Contribution received from the Owner under the terms of this Deed for the purposes specified in this Deed for which it is to be paid or for such other purposes for the benefit of the Development as the Owner and the Council shall agree PROVIDED THAT the Council may in any event spend up to 5 (five) per cent of each Contribution on the reasonable and proper costs of implementing and monitoring the use of the Contribution for its given purpose.
4. (so far as the Council is lawfully and reasonably able to so do) upon the written request of the Owner and payment of reasonable administrative costs at any time after each or all of the obligations of the Owner under this Deed have been performed or otherwise discharged to issue written confirmation of such performance or discharge and to effect forthwith the cancellation of all entries in the Register of Local Land Charges or if such cancellation is for any reason impossible to secure thereon a note of such performance or discharge in respect of this Deed.
5. on written request by or on behalf of the Owner promptly to repay to the Owner such part of any Contribution made by the Owner to the Council under this Deed as has not been spent or committed in accordance with the provisions of this Deed within five years of the date of receipt by the Council of the relevant Contribution such repayment to include any Interest accrued on the amount that has not

been spent PROVIDED that for the avoidance of doubt a Contribution or a part of a Contribution shall be deemed to have been committed if the Council has entered into any contract or other legally binding obligation or given any undertaking binding upon the Council the performance or fulfilment of which will require the Council to expend in the future such Contribution or part of a Contribution for the purposes referred to in paragraph 3 above.

6. on written request by or on behalf of the Owner to provide to the Owner such evidence as the Owner shall reasonably require in order to confirm the expenditure of the Contributions paid by the Owner under this Deed

## **SCHEDULE 3**

### **HIGHWAY REINSTATEMENT PAYMENT**

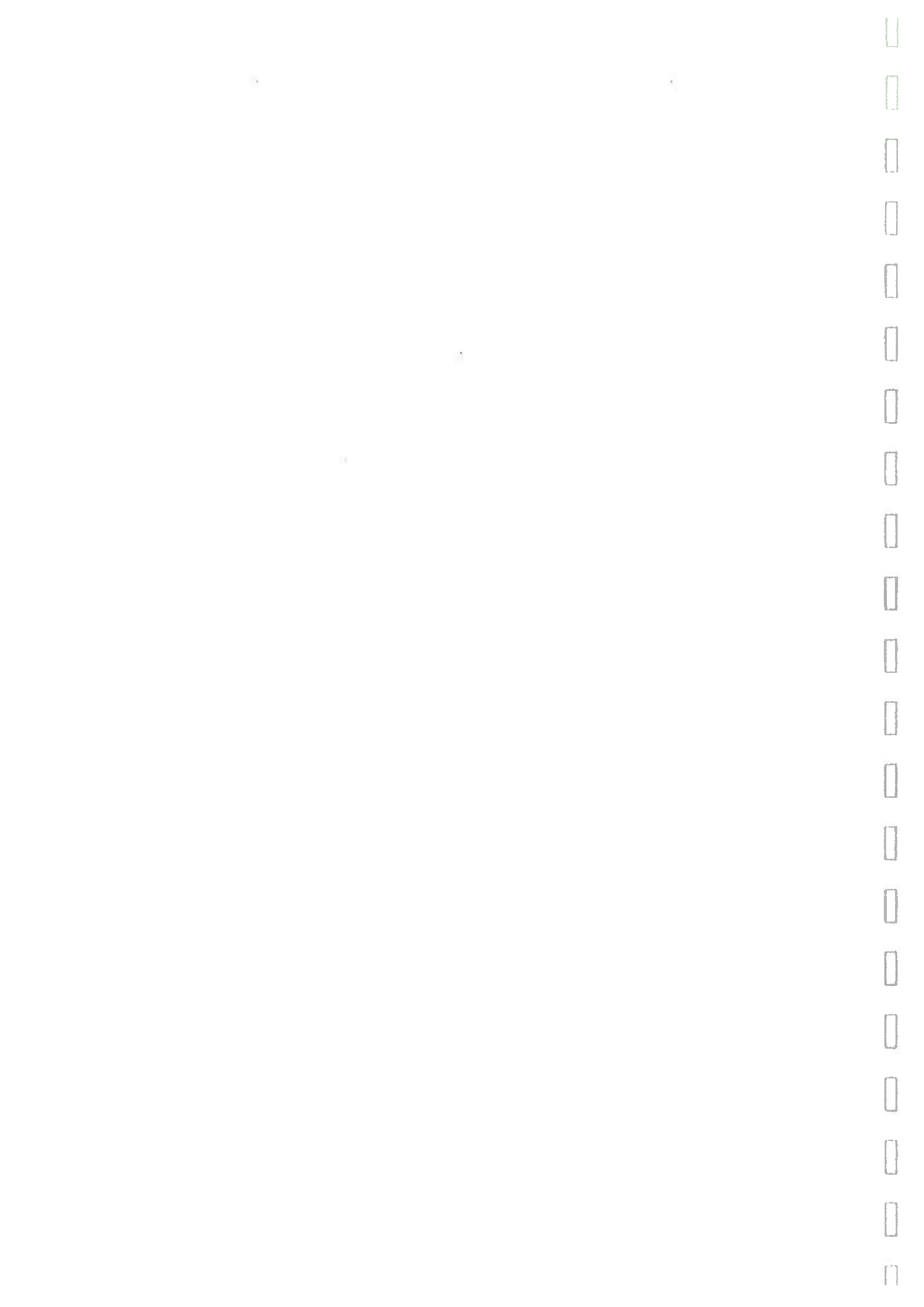
- 1**     The Planning Permission must not be Implemented unless the Owner has submitted an initial Schedule of Condition to the Council and such initial Schedule of Condition has been agreed in writing by the Council.
- 2**     After the Owner has certified to the Council that such a stage of the Development has been reached that the Development will not adversely affect the Highway Reinstatement Area but in any event no later than fourteen (14) days after Practical Completion of the whole of the Development the Owner must provide to the Council:

  - a)**     a further Schedule of Condition; and
  - b)**     a specification for the Highway Reinstatement Works

both to be agreed in writing by the Council.
- 3**     As soon as reasonably practicable after agreeing the further Schedule of Condition and the specification for the Highway Reinstatement Works submitted in accordance with paragraph 2 above the Council must:

  - a)**     calculate (taking into account any reasonable representations of the Owner) the Highway Reinstatement Payment; and
  - b)**     must subsequently issue a request for payment of the Highway Reinstatement Payment.
- 4**     The Owner must pay the Highway Reinstatement Payment to the Council no later than 10 Working Days after receipt of the

request to pay the Highway Reinstatement Payment in  
accordance with paragraph 3 above.



**SCHEDULE 4**

**EMPLOYMENT AND TRAINING CODE**



# **Employment and Training code.**

**2009-2010**

## **SECTION 106.**

The purpose of this code is to both outline and to give information regarding the roles and responsibilities of both council officers and developers in discharging the section 106 obligations in relation to employment & training opportunities for local unemployed residents within the vicinity of any given site.

This contributes to offsetting the impact of the increased pressures arising from the development. The code is designed to support contractors in fulfilling their commitments within planning agreements by clarifying what is required from the outset and the time- frame needed to achieve results.

The councils regeneration department and in particular the dedicated Section106 officer and the construction development manager seek to work in partnership and good faith with contractors to assist them in meeting obligations.

The range of this document also aligns itself with the objectives of many other organisations such as the London Development Agency, Government Office for London, the Learning and Skills Council and Jobcentreplus and London Borough of Islington local area agreements.

The significant details of figures for paid employment and/or direct financial contributions to employment & training activities are pre-agreed/negotiated and embedded in the Section 106 documents.

The exact ratios' and planning justifications for which are specified in Islington councils supplementary planning document (SPD) which was adopted in July 2009

**Strategic Planning and Regeneration**

**Islington Council**

**7 Newington Barrow Way**

**London N7 7EP**

## **Policy context-Employment and Training- SPD 2008**

PPS1 highlights the importance of promoting social cohesion and inclusion as a part of development that is sustainable. It states that plan policies should ensure that the impact of development on the social fabric of communities is considered and taken into account and that they should seek to reduce social inequalities.

A key objective of the London Plan (Objective 4) is to promote social inclusion and tackle deprivation and discrimination. It goes on to say that a key policy direction for achieving this is to tackle unemployment by increasing access to high quality jobs across London through training, advice and other support. Policy 2A.1 states that a consideration in determining planning proposals will be the contribution that the development might make to strengthening local communities and economies including opportunities for local businesses and for the training of local people.

Islington's Local Area Agreement (LAA) has been developed by the Islington Strategic Partnership to support the delivery of the partnership vision for the borough set out in the Sustainable Community Strategy. A key objective of the LAA is to reduce economic polarisation and improve the skills of the local workforce. The Islington UDP seeks that agreements are entered into with the Council to secure local recruitment and training through new development (Policies E16, V5, Imp13).

High levels of deprivation and unemployment persist in the borough. According to the Indices of Deprivation (2007), Islington is the 8<sup>th</sup> most deprived local authority in England. It has above average levels of unemployment and a high proportion of residents claiming Job Seekers' Allowance and income support. The proportion of long term unemployed residents is also high compared with other areas. The borough therefore has significant employment and training needs.

Increasing opportunities for local employment and reducing deprivation is an essential way in which development can help to create sustainable communities within Islington. Using local labour also reduces the need to travel which will help to ensure that development is more sustainable. The Construction Skills Network has identified a significant shortage of construction workers in London and puts the need for new recruits in the construction industry in London at 14,930 each year from 2008-2012 (Blueprint for UK Construction Skills 2008-2012).

As such, the Council requires that opportunities for employment, training and other measures to overcome barriers to employment are provided through the construction phase of a development and the end use of a building, as set out in the Code of Local Training and Employment. Applicants should also adhere to the principles set out in the Code of Local Procurement. Further information on the Code of Local Employment and Training and the Code of Local Procurement are set out here.

**Islington council regeneration department contacts & roles of officers mentioned in codes:**

Pascal Coyne  
Local Development Officer (Section 106)  
Strategic Planning and Regeneration  
Islington Council  
7 Newington Barrow Way  
London N7 7EP

0207 527 3371  
[pascal.coyne@islington.gov.uk](mailto:pascal.coyne@islington.gov.uk)

*Pascal's role is to liaise between the councils regeneration, planning and legal departments and in particular the senior planners for the section106. Once the s106 has been agreed and signed Pascal will meet with the developer/contractor to discuss and agree actions regarding work placements, apprenticeships and dispatching the undertakings set out within the code of Local Procurement.*

**Stav Aristokle**  
Construction Development Manager  
Islington Council  
Environment & Regeneration,  
Fourth Floor, 7 Newington Barrow Way, London N7 7EP

Tel: 020 7527 3559  
Mobile: 0782 690 4358

Stav's role is to liaise between, Developers and their contractors/sub-contractors. Stav would be the sole contact at LBI regeneration in regards to 'construction skills training'. She has an established working relationship with many primary developers in the borough and oversees an approved construction training provider list on behalf of the council. Stav has a database of clients with various experience and skills in construction. In partnership with Pascal Coyne she has access to training and education opportunities for Islington residents leading to workforce development with subsequent reciprocal benefit to the construction industry sector.

**'Islington Working'** refers to Islington Council's employment, training and recruitment service which operates across all industry sectors on behalf of the most disadvantaged economically inactive residents within the borough

## **CONSTRUCTION PHASE**

*We will request that the developers meet with LBI Regeneration at least 1 month in advance of tendering contracts to undertake the code specifics.*

- 1. The developer is required to state clearly in tender documentation, prior to selecting the main contractor, that bids need to take into account the following requirements relating to this code:**
  - 1.1 All contractors and sub-contractors appointed will be required to liaise with LBI Regeneration to ensure the successful and consistent application of this code.
  - 1.2 At the pre-contract meeting (1 month in advance of tendering) the contractor shall provide a detailed programme and an up to date schedule of works.
  - 1.3 The numbers of paid placements agreed and written into the section 106 agreement are themselves non-negotiable. The figures for paid placements may be specified in terms of trades however and the exact numbers spread across trades for trainees and other specifics of paid work placements, such as variance to the 13 weeks must be agreed with the Regeneration Officer (Stav- 'Islington Working' construction manager) at the pre-contract meeting.
  - 1.4 The developer / contractor will work with construction works (Stav) to attain 1 paid construction training placements, per 20 units residential and/or 1000sqm B1, lasting for a minimum of 13 weeks.
  - 1.5 The developer/ contractor will work with construction works (Stav) to attain 1 Modern Apprentice, per 5000 sq m on any project where works are expected to last for at least 52 weeks.
  - 1.6 The developer/ contractor will liaise with the Islington Education Business Partnership to arrange professional input to career days, teacher training and work experience to benefit Islington's student career development.

### **Contracts with Sub Contractors.**

#### **2 LBI Regeneration require the developer/ main contractor to:**

- 2.1 Include a written statement in their contracts with sub contractors instructing them to liaise with 'Islington Working-Construction' to discuss, agree and implement the specifics. (an introduction to services sheet will be supplied by LBI regeneration).
- 2.2 Brief subcontractors on the requirements of the employment & training code and ensure cooperation is agreed as a prerequisite to accepting sub contract tenders.

## **RECRUITMENT.**

### **3 Target recruitment from the local area with a view to:**

- 3.1 Ensure that pre-agreed paid work placements numbers are fully met, as directed by the section 106 officer in conjunction with the *'Islington Working-construction manager*.
- 3.2 Failure to comply with 3.1 will result in a financial penalty to the value of the 13 week employment period. (see employment & training s106 calculation below)
- 3.3 The *'Islington Working-construction'*- workplace co-ordinator will circulate vacancy details to suitable local contacts and match suitable candidates to job specifications for consideration by the developer/contractor or sub-contractor/s.
- 3.4 All clients submitted for consideration similar council nominated agency and who fully meet the job specification, shall be guaranteed an interview by the developer/contractor/sub contractor/s.
- 3.5 3.5 Ensure 1 Modern Apprentice, per 5000 sq m of development where works are expected to last for at least 52 weeks.

## **MONITORING.**

### **4 Provide regular monitoring and information on:**

- 4.1 Trainee's progress on site, number of weeks engaged on site, skills attained, support needed (by LBI regeneration) and any other relevant information as directed by regeneration.
- 4.2 A written record - LBI regeneration can help with this paperwork to assist in the monitoring process
- 4.3 Standards of service, product and delivery arising from Local procurement activities
- 4.4 A six to eight week basis, via e-mail, phone fax or liaison meeting.

## **MANAGING TRAINEES AND PRODUCTIVITY.**

### **5 'Islington Working-Construction' can where necessary:**

- 5.1 Provide safety equipment and tools for local people taken on through the project.
- 5.2 Identify ongoing training needs and provide for these if necessary, where eligibility allows.
- 5.3 Conduct a Health and Safety assessment and assess prior learning.
- 5.4 Visit trainees as part of post employment support, liaise with their supervisor to ensure both parties are satisfied with progress and/or make any necessary interventions to achieve sustainability of employment.

### **The main contractor is obliged to:**

- 5.5 Ensure employees' are supervised at all times on site by a named qualified and/or experienced operative in a trade related to their identified training needs.
- 5.6 Ensure employees' will work on site under the direction and control of the contractor.
- 5.7 The contractor is to take the potential for a lower rate of productivity fully into account when allowing for the level of resource and supervision required for programmed outputs and targets.
- 5.8 Where relevant trainees will be expected to attend college-based course either on a day release or block release basis. These can be organised through 'Islington Working-Construction'. The contractor must be aware that payments to Modern Apprentices will continue during this period.

## **OPERATIONAL. (POST COMPLETION PHASE)**

### **6 Developer to Inform lease holder of the councils aspirations to secure employment opportunities for local unemployed residents arising from new developments and encourage them to attend liaison meetings with LBI Regeneration to:**

- 6.1 Meet with '*Islington Working-* Job Brokerage' service to plan employment opportunities for local people within the building/s particularly if the building use involves the following occupational sectors: Hospitality; Leisure; Tourism; Cultural/Creative; Childcare; Health and Social Care; Retail; Finance and Business.
- 6.2 Discuss co-operation with Islington's Education Business Partnership in their liaison with schools, colleges and training providers to assist with curriculum development and provide at least x number of work placements per year in partnership with the Education Business Partnership for students so that they are provided with knowledge of the world of work and are better prepared to work in business and commerce.
- 6.3 Inform LBI Section 106 regeneration officer of the company internal training programmes and policy of promotion and progression within the organisation (such knowledge will help the recruitment process).
- 6.4 The Council will assist the contractor and sub contractors in identifying suitable local companies in order to source goods and services from Islington companies to supply the ongoing operational needs of the development.

## **RECRUITMENT.**

### **7 Where binding agreements have been established undertake the following requirements (otherwise the following is sought within the context of the business tenants commitment to corporate social responsibility):**

- 7.1 Occupiers and their personnel departments to meet with LBI regenerations '*Islington Working-* job brokerage' service to discuss their staffing structures and skills required to facilitate the development of a customised recruitment/training course which enables local people to acquire the skills needed to gain employment.
- 7.2 Occupiers to advertise vacancies in local newspapers (Islington Gazette and Highbury & Islington Express).
- 7.3 Occupiers of the building to refer vacancies to local projects as directed by LBI Regeneration so that local people can be assisted in making relevant applications for employment.

- 7.4 *Islington Working*-Job brokerage staff will screen applications against job specifications (the specification being deemed realistic and necessary for someone to undertake the job tasks).
- 7.5 In larger developments, development of traineeships to help new people in the industry to assist with shortages of staff in researched skills shortfall areas.
- 7.6 Linkage with the governments Flexible New Deal and other Jobcentreplus programmes that could include payment of a subsidy to a company, or providing work experience for people undergoing vocational training.

#### **MONITORING.**

##### **8. Tenants and their contractors and sub contractors to:**

- 8.1 Allow LBI-Regeneration support officers to monitor staff employed on site in order to be able to feedback achievements on the above. Such feedback will be required on all recruits.
- 8.2 Return monthly or quarterly spreadsheets to LBI's regeneration officers.

## 9 Calculating the cost at £5.80- National minimum hourly rate

The example calculations below are for the rates as at 1 October 2009. When calculating the pay rate you use the National Minimum Wage rate in force at the start of the reference period. So, for example, if you are monthly paid and your pay period starts on 10 September and runs until 10 October, you will be entitled to the National Minimum Wage rate in force on 10 September for the whole period, even if the National Minimum Wage rate changes on 1 October.

### Example calculation

Basic pay	£232.00 per week
Hourly Rate	5.80 per hour
Employment duration	13 weeks
Total payable	£3016.00

### National Minimum Wage

#### Apprentices

From pay reference periods starting on or after 1 October 2006 the special rules for apprentices will be extended to apprentices aged over 25. This will mean that:

Apprentices under age 19 will not qualify for the national minimum wage

Apprentices over age 19 and in the first 12 months of their apprenticeship will not qualify for the national minimum wage.

What are the current rates of the national minimum wage?

There are three levels of minimum wage, and the rates from 1st October 2009 are:

£5.80 per hour for workers aged 22 years and older

A development rate of £4.83 per hour for workers aged 18-21 inclusive

£3.57 per hour for all workers under the age of 18, who are no longer of compulsory school age.

#### **Development Rate**

The development rate for workers age 22 and over was abolished for pay reference periods starting on or after 1 October 2006. From that date, all workers aged 22 and over who qualify for the national minimum wage will be entitled to the main rate of national minimum wage. This applies even where the worker was previously in receipt of the development rate for those aged 22 and over and had been receiving that rate for less than 6 months.

Source-[www.directgov.uk](http://www.directgov.uk)

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## 10 Supplementary Planning Document (SPD) adopted July

### 5 Standard Obligations and Charges

#### Employment and training contribution – Construction

Number of construction placements<sup>1</sup> x cost of providing construction training and support per placement (£5000)<sup>2</sup> = contribution due

#### Formula Sources

<sup>1</sup> As above

<sup>2</sup> Based on the average costs of providing construction training and support per person in Islington

#### Operation of development (commercial/ employment developments)

5.4.10 An employment and training contribution will be sought to improve the prospects of local people accessing new jobs created in the proposed development. This is based on the proportion of Islington residents who require training and support as set out in the following formula:

#### Employment and training contribution – Operation of development

Occupancy of development (number of employees)<sup>1</sup> x the working age population<sup>2</sup> as a proportion of the total number of employees in the borough<sup>3</sup> (81%) x proportion of Islington residents requiring training and support (7.7%)<sup>4</sup> x cost of training/ support per person (£2500)<sup>5</sup> = contribution due

#### Formula Sources

<sup>1</sup> Based on average employment densities (see Appendix 2)

<sup>2</sup> ONS Mid-Year Population Estimates (2006)

<sup>3</sup> ONS Annual Business Inquiry Employee Analysis (2006)

<sup>4</sup> Based on the proportion of the economically inactive working age population wanting a job - ONS Annual Population Survey (Jul 06-Jun 07)

<sup>5</sup> Based on the average costs of providing training and support relating to the end use of a development per person in Islington

5.4.11 The Code of Local Employment and Training also sets out the details of the ways in which the occupier of a development with employment uses may be expected to work with the Council. This may relate to issues such as the creation of employment opportunities for local people and assisting Islington's

**10.1** The rate of contribution is based on a ratio of 1 per 20 residential units of the development and/or 1 per 1000sqm of new or improved office/retail space and is consistent with the 'five tests' outlined in the Government circular 05/05: (see policy context at 'introduction' above)

A planning obligation must be:

- (i) relevant to planning;
- (ii) necessary to make the proposed development acceptable in planning terms;
- (iii) directly related to the proposed development;
- (iv) fairly and reasonably related in scale and kind to the proposed development; and
- (v) reasonable in all other respects.

**10.2** The contribution shall be used to enable local people to access jobs and training in construction and other industry sectors and to support people to work on the development through the funding of construction skills certification scheme training and cards, personal protective clothing, appropriate tools and key skills training courses.

## **Conclusion**

The above code will provide benefit for local people by improving their economic activity and wellbeing. The Council's Corporate Plan, Service Plan and Local Area Agreement for regeneration and education include reducing levels of unemployment, assisting with people sustaining employment and raising levels of attainment. This code thereby meets council objectives. Additionally, it helps employers by providing a skilled local workforce making recruitment easier and less costly. The scope of this proposal also meets the need of other key stakeholder organisations – London Development Agency, Government Office for London, Job Centre Plus and Learning and Skills Council.





**SCHEDULE 5**

**CODE OF PRACTICE FOR CONSTRUCTION SITES**





# ISLINGTON

## **Code of Practice for Construction Sites**

### **Public Protection Division**

159 Upper Street

London N1 1RE

Noise and Pollution Teams

Tel: 020 7527 3258

Email: [noise.issues@islington.gov.uk](mailto:noise.issues@islington.gov.uk)

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## **Introduction**

We recognise that demolition and construction are an important part of our borough's development and improvement. However in improving our working and living environment we must not ignore the effects of construction works on those in the surrounding neighbourhood.

As a result, we have developed this code of practice for developers, contractors, community groups and commercial users as guidance on good environmental practice.

We will provide information on the code early on in any planning application process and working to the code may become part of your planning conditions.

We aim to work with developers and contractors in recognising and tackling the possible effects of construction. These can include air pollution, noise and vibration, traffic congestion, dust and contamination of land and water. By making contractors aware at an early stage of our code of practice they can put preventative measures in place from the start.

The code applies to all types of building work:

- demolition
- site preparation
- excavation
- tunnelling work
- maintenance
- construction
- fit-outs

There will be some cases, such as emergency work, where the guidelines in the code cannot be followed. Please contact the relevant council team as soon as possible in these cases. We also recognise that it may not be appropriate to apply the code in full for some smaller developments. In these cases we would expect you to follow the spirit of the code.

It will be the responsibility of the main contractor to make sure all other contractors and workers are aware of and follow the guidance in the code.

## **Legal framework**

This code is for guidance only. You should contact your own legal adviser if you are not sure of your legal obligations.

Where following the code of construction practice is a condition of your planning permission, any failure to keep to the code could result in us taking legal action. If the guidance is followed we should not need to serve statutory notices. However, if we do need to, we will use all available powers to enforce considerate working.

You may want to apply for prior consent for work on construction sites under Section 61 of the Control of Pollution Act 1974. Here the code will help you make a successful application. You should contact the Public Protection Division for advice and an information pack.

In terms of noise and controlling vibration, we expect you to use 'best practicable means' at all times. This means that you will have to use the most practical measures possible to control noise and vibration as defined in Section 72 of the Control of Pollution Act 1974. You must also keep to recommendations and good practice as shown in British Standard (BS) 5228: Noise and Vibration Control on Construction and Open Sites: 1997.

You are responsible for making sure that all activities keep to all current codes of practice and other relevant documents.

## **Community relations**

If you warn local residents and businesses about activities that are likely to take place on site it will help reduce their concerns. If you have a point of contact for enquiries or complaints, it shows that you are taking responsibility for your actions and are aware of the surrounding community.

We will ask you to appoint a member of staff to work with local residents, the business community and us. This liaison officer must be available at all times while the site is in use. You must display a poster on the site boundary. Posters are available free of charge from the Public Protection Division. You may also be asked to display the posters as part of the conditions for your hoarding licence. This must include information such as the contractors' names, the name of your liaison officer, and a contact number and address for complaints.

You must also confirm that you are working to the standards shown in this code of practice and any registration to the considerate contractor scheme, if this is relevant. In the case of emergencies, you must also display a 24-hour contact number.

Your liaison officer will be responsible for logging complaints and taking appropriate action.

At least two weeks before any work starts, you must send leaflets to the surrounding community, both residential and commercial, about the proposed work. This leaflet will need to include a start and likely finish date, and the contact name and number of the liaison officer. If works are to go beyond our standard working hours and we have agreed to this, you will need to send further leaflets giving details of the changes.

## **Considerate contractors**

We do not have an Islington-specific considerate contractors scheme but we do encourage contractors to take part in the national scheme. For information about the scheme and how to apply please contact Considerate Constructors, see Contacts on page 16.

## **Hours of working**

Sites will be allowed to carry out noisy work between:

- 8am and 6pm, Monday to Friday
- 8am and 1pm, Saturdays

Noisy works must not take place outside of these hours (including Sundays and public and bank holidays). As far as is reasonably practical you must keep to these hours.

We will only consider work outside of these hours if it is necessary for access to roads or railway tracks or for reasons of safety and this must be prearranged with us. If you want to do this, please contact the Public Protection Division at least seven days before you need access. You must provide us with details of the works and why you cannot carry it out during the main working hours. You must also give details of the measures you are taking to reduce noise levels, and the predicted noise levels for any affected buildings such as residential property, hospitals, schools and businesses.

We realise that some activities can take place on site without residents being disturbed. This work may occur outside our standard working hours if it does not disturb people at the nearest occupied property to where the work is taking place.

## **Standards to protect the environment**

### **Temporary structures**

If you have to erect scaffolds, hoardings, gantries and other temporary structures you will need to make an application to the council's Street Management Division, see Contacts on page 16.

All structures must have a clear path between them at least 1.2 to 1.8m wide. There should be no recesses for people to hide in. All structures must be lit using bulkhead lights at 3m centres with a 110v supply and hoardings must be a minimum of 2.4m high.

No temporary structures should cover utility covers (such as gas, water or electricity) or any street gullies. All gates on the site must open inwards and not onto the highway.

All temporary structures must be kept in a safe and well-maintained condition at all times, and must display an information board with the relevant contact details for the particular site.

We ask you to reuse hoardings in accordance with our sustainability policy, see page 13.

## **Cranes**

If you need to use a crane or mobile access platform you will need a permit from the council's Street Management Division. Street Management need ten days notice before they can issue approval. If the permit is approved it may require you to work outside normal working hours for traffic reasons. If this is the case then you will need to contact the Noise Team at least one week before the start of works to get approval to vary the site working hours and inform local residents and businesses.

## **Road closures**

If you require a temporary traffic order for a road closure you will need to submit an application form six weeks prior to the proposed start date. This can be obtained from the council's Street Management Division. As with crane permits you may be requested to work outside normal working hours. You should contact the Public Protection Division at least seven days prior to the date of operation for approval and inform local residents and businesses.

## **Connections**

If you require a new sewer connection you will need a licence from the council's Street Management Division for the works to be carried out.

You may also require new supplies to the site from various utilities, such as gas, water and electricity. The sooner the Street Management Division are informed of this information and proposed dates for the connections, the sooner these can be organised and any disruption reduced.

## **Nuisance**

Construction works can cause unnecessary debris on the highway such as mud, spoil, concrete and dust. You must do everything you can to stop this happening. There should be facilities on your site for washing down vehicles, such as wheel washers or jet washers, and you must make sure lorry loads are covered when they leave the site. You must not wash mud, spoil, concrete and dust into street gullies.

## **Construction traffic**

All vehicle movements to and from your site should be planned and agreed with us in advance and enforced with your contractors and drivers. There are roads designated within Islington for oversized or large vehicles. Vehicles must not park outside the site at any time of the day or night unless specifically agreed. Vehicles must enter the site immediately and are to leave the site in a safe and controlled manner. The area around the site or any road within Islington is not to be used as a holding area for deliveries.

There is to be no contractor parking on the highway at any time anywhere within Islington. We may require vehicles associated with the site to display stickers or markings, so they can be easily identified.

There are several lorry 'no-go' zones within Islington. These cover areas with a maximum 7.5 tonne limit. Vehicles on or over this limit may load or unload within these zones but cannot drive through them.

There are roads which have specific weight restrictions, due to weak structures, and vehicles over the limits must not use them. There are also height restrictions and again any vehicle over the height must not drive through.

**Current restricted areas include:**

- the area bounded by City Road, Islington High Street, Essex Road, Balls Pond Road and Southgate Road (excluding New North Road)
- the area bounded by Pentonville Road, Islington High Street, Upper Street, Holloway Road, Camden Road and York Way (excluding Caledonian Road and Hillmarton Road)
- the area bounded by Dartmouth Park Hill, Highgate Hill, Holloway Road and Tufnell Park Road (excluding Junction Road)

Further areas are currently under construction or planned for implementation in future years. Developers should contact the council's Traffic and Engineering Team within the Street Management Division, see Contacts on page 16.

**The following roads have bridges that have gross vehicle weight restrictions:**

- Highbury Grove
- Roman Way, N7
- King Henry's Walk
- Kingsbury Road
- Wallace Road
- Wallace Road, Canonbury
- Caledonian Road
- Clerkenwell Road
- Sussex Way
- Crouch Hill
- Wharf Road
- Willow Bridge Road
- Packington Street

The above list was correct at the time of publication, however developers should contact the bridges section of the council for up to date information on the current status of any bridges on their planned access route.

Routes for oversized vehicles are listed at Scotland Yard police headquarters.

**When works are finished**

We expect you to leave the area of highway that has been occupied by your works as you found it. If there is damage to the highway or gullies we will carry out the necessary repairs and you will be charged appropriately.

## **Air pollution and dust**

We have declared the whole borough to be an 'air quality management area' and introduced measures to reduce air pollution levels whenever possible. Construction sites can be a major source of pollution if not managed and controlled properly and we expect all site operators working in Islington to achieve high standards of pollution and dust control.

The Building Research Establishment (BRE) has published a set of five Pollution Control Guides, available directly from their bookshop, see Contacts on page 16.

It is not possible to reproduce the BRE guides here, but the points on the following four pages illustrate the sort of actions that should be considered at the pre-project planning, management, costing and operational stages.

### **Planning and management:**

- identifying construction activities likely to cause pollution problems along with methods to minimise them. Environmental risk assessments may need to be prepared for all activities identified as potentially generating pollution discharges, including identifying existing hazardous materials such as asbestos and polychlorinated biphenyl (PCB)
- specify and select low emissions materials and fuel (low sulphur red diesel is now available). Consider regular monitoring for particulate matter where there is a risk of dust affecting your neighbours together with appropriate remedial action

### **Site preparation, demolition, earthworks and landscaping:**

- use damping down sprays in dry weather, use wheel washers and regularly sweep the site
- use screening and hoardings
- cover skips and loaded lorries
- use rubble chutes and handle materials carefully to avoid generating dust
- the use of concrete crushers on site will not generally be sanctioned in London because of the potential to cause dust and nuisance to neighbours. Any crushing plant agreed will need to be authorised under the Environmental Protection Act 1990. Appropriate measures, such as enclosing the plant and built in water sprays will have to be used at all times

### **Haulage routes, vehicles and plant:**

- use the most modern and least polluting mechanical and electrical plant incorporating diesel exhaust particulate filters and oxidation catalysts wherever possible
- use ultra low sulphur gas oil or low sulphur red diesel fuel in all qualifying vehicles and plant
- maintain plant engines and exhaust systems
- site plant exhausts must avoid public areas and air outlets on adjoining buildings
- provide hard standing at site entrances and exits with provision of wheel washing facilities and sweeping when appropriate

**Materials' handling, storage, stockpiles, spillage and disposal:**

- use silo or covered storage for cement and other powdered materials
- use sheeting for friable boards and building blocks
- use bundled areas (secure and impervious areas) for diesel fuel or chemicals
- undertake regular site inspection for spillage of cement and other powders
- enable fabrication processes and internal and external finishes
- cutting materials for building should be carried out off-site whenever possible
- use cutting and drilling plant with water sprays or dust extraction and collection wherever possible
- install screens around cutting areas and use water sprays near rear public areas
- use shears and guillotines where possible to replace disc cutters used on re-bar and
- decking
- carefully situate tar burners and asphalt burners, control their temperature and make
- sure the boiler lid stays in place whenever in use
- you must not have bonfires on the site for any purpose
- make sure all equipment is properly maintained and switched off when not in use
- to reduce fumes
- do not over rev equipment and vehicles when in use
- you must take precautions to control fumes from stored fuel oils
- consider carrying out regular monitoring where there is evidence of fumes and dust becoming airborne
- have contingency plans in place in cases of accidental release

For further information about air quality please contact the council's Pollution Team, see Contacts on page 16.

## **Contaminated land**

PPS23 Planning Policy and Guidance: Planning and Pollution Control (June 2004) highlights the need to be aware of land contamination issues when considering planning applications. If you believe land may be contaminated, you are responsible for investigating the land to see what measures are needed to make sure it is safe and suitable for the purpose proposed.

In these cases it is your responsibility to prove to us that you have carried out a thorough risk assessment associated with land contamination. These assessments should be based on 'the suitable for use' approach and identify 'pollutant links'. This includes deciding where sources of contamination may be and identifying any risks to people, animals, plants or buildings on a site-by-site basis. You should carry out any investigation in consultation with the council's Pollution Team, see Contacts on page 16. You should make recommendations based on this risk assessment and give them to us. If you believe work is necessary to deal with the contamination you should send us a full remediation statement for our approval.

### **Below we have listed some of the appropriate guidance:**

- Construction Industry Research and Information Association, Remedial Treatment for Contaminated Land, volume 111 (Investigation and Assessment), Special Publication 103, CIRA, London: 1995
- BS5930: Code of Practice for Site Investigation, British Standards Institution, London: 1999
- BS10175: Investigation of Potentially Contaminated Sites, Code of Practice, British Standards Institution, London: 2001
- Department for Environment, Food and Rural Affairs and the Environment Agency. The Contaminated Land Reports: CLR 7-10, DEFRA: 2002

## **Waste disposal and the 'duty of care'**

In some cases the measures you take may involve digging up and disposing of soil. It is important that you get a licence for this activity. Section 34 of the Environmental Protection Act 1990 places a 'duty of care' on all those involved in dealing with waste, from creating it to disposing of it.

You must dispose of the material to an appropriately licensed or exempt waste-management site. You can get details about appropriate licensed sites from the Environment Agency, see Contacts on page 16.

The requirements of the Waste Management Licence Regulations 1994 and associated code of practice mean that you must describe the waste in enough detail to make sure it is managed correctly.

## **Asbestos**

Contractors are expected to carry out risk assessments for the works that they are to undertake. These should consider the presence of asbestos and the associated level of risk, together with the development of safe working practices.

A licensed asbestos-removal contractor should carry out work involving treating or removing asbestos products. You must keep to current statutory requirements and Health and Safety Executive (HSE) approved codes of practice and guidance.

A licensed contractor must deal with asbestos waste in line with Environment Agency requirements.

### **The following legislation applies:**

- Control of Pollution (Special Waste) Regulations 1996
- Health and Safety at Work Act 1974
- Asbestos Licensing Regulations 1983 and amendments

## **Noise**

You may want to apply for 'prior consent for work on construction sites' under Section 61 of the Control of Pollution Act 1974. Here the code will be helpful in making a successful application. You should contact the Public Protection Division for advice and an information pack, see Contacts on page 16.

BS5228 gives guidance on calculating noise levels from construction works and assessing the likely effects it will have on neighbouring residential premises, in particular if it is likely to generate complaints. We expect all contractors working on-site to keep to the guidance in BS5228 (Parts 1, 2 and 4). This means that you will have to use the most practical measures possible to control noise, vibration and dust.

We do not have a noise standard for the borough. Instead, we offer the following guidance.

When you are planning your construction work you should carry out a background noise survey before work begins on the site. This should identify surrounding residential properties and the nearest property where construction noise could cause a problem. Average noise levels should be measured across one and ten hours, 8am–6pm.

If the predicted values are higher than the measured corresponding background values by 5dB(A) or less, you can consider that the effect of construction noise will not be significant.

If the predicted values are higher than the measured corresponding background values by between 5dB(A) and 10dB(A), you can consider the effect of the construction noise as acceptable, but you should still try to reduce it.

If the predicted values are higher than 10dB(A) above background, the effect is significant and you must review the equipment and methods you are using.

## Vibration

The following vibration levels, in terms of temporary or short-term effects, are enforced. We measure these as peak particle velocity (PPV).

To protect occupants, users and building structures from harm and damage, the following levels of vibration from all sources during demolition and construction are not to be exceeded:

- 3mm/s PPV (millimetres per second peak particle velocity) for residential accommodation, listed buildings, offices in A2 use and those properties in a poor state of repair
- 5mm/s PPV for non-vibration-sensitive buildings

More stringent criteria may be necessary for commercial premises that are vibration sensitive such as hospitals, photographic studios and educational premises.

If construction vibration is likely to be continuous, it may be a better idea to set limits in terms of vibration dose value (VDV). Guidance can be found in BS6472: Evaluation of Human Exposure to Vibration in Buildings (1Hz to 80 Hz): 1999.

Below, we have given some examples of methods to reduce, as far as possible, noise and vibration created by construction work. You can get more guidance from BS5228: 1999.

You should choose machinery that has the quietest noise output available for the activity you are carrying out. If the activity will be noisy, you should consider other methods of working. You must make sure that people working on-site are not exposed to noise levels higher than those stated in the Noise at Work Regulations 1989.

Machinery and vehicles must be fitted with effective silencers wherever available, and kept in good working order. You should keep acoustic covers closed during operation. Equipment must be operated so it produces as little noise as possible. You must shutdown equipment when it is not in use.

Machinery must be based as far away from noise-sensitive properties as reasonably possible. You should also use barriers and enclosures if any activities are likely to be noisy at sensitive premises. You can find advice for constructing these structures in BS5228 Part 1: 1997 (Appendix B3/B4). You should also position port-a-cabins and stores as onsite barriers between noisy work and sensitive receivers. Hoardings to reduce noise breakout from activities should enclose sites. Gates and access points should not face onto any especially sensitive buildings such as residential property, hospitals, schools and businesses. Gates and access points should be kept open for as little time as possible.

All deliveries to the site and removing of waste must take place during our standard working hours (8am–6pm Monday to Friday and 8am–1pm Saturdays). Vehicles must not queue on the public highway. Wherever practical you should provide lorry-holding areas on the site.

If you are carrying out piling (driving steel or concrete piles into the ground for foundations), you must use methods to reduce the generation of noise and vibration. You should consider other methods for impact-driven piles, such as continuous flight auger-injected piles or auger-bored piles (where piles are drilled rather than hammered into the ground). Further advice on different sorts of piling is available from BS5228 Part 4: 1992.

Fixed items of construction equipment should be electrically powered rather than diesel or petrol driven. If this is not possible, you should provide other protection against noise such as baffles, covers or enclosures.

You need to allow enough time for lengthy concrete pours. If overruns are likely, you should contact the council's Noise Team, see Contacts on page 16.

Where possible, you should use equipment that breaks concrete by crushing it rather than drilling through it, as this produces less noise.

Everyone on site should be advised to reduce noise as far as possible both to protect themselves and the community. You must not allow anti-social behaviour such as shouting, using radios and swearing.

## **Water**

You must dispose of site run-off and wastewater produced as a result of site activities, in line with the requirements of the Environment Agency and Thames Water Utilities Ltd. You must have enough protection in place to make sure any dangerous materials used on-site do not come into contact with watercourses, groundwater or wastewater.

You should create a suitable drainage system on-site for the construction phase. This system should aim to minimise the quantity and improve the quality of water before it leaves a building. This will reduce flooding and pollution. You should investigate ways to reuse water that is usually wasted during construction. For example, you should collect, store and reuse water that collects on site for lower-grade uses.

For more advice see sections 6.8–6.10 of the council's Special Planning Guidance: Green Construction or contact the Environmental Policy Co-ordinator in the Planning Division, see Contacts on page 16.

## **Pest control**

Before on-site works begin you will need to put down bait for pests, such as rats. If an infestation occurs you will have to ensure that a specialist pest control company treats it. You need to take particular care when baiting land next to railway land or nature reserves that bait is not taken up by wildlife highlighted in the council's Biodiversity Action Plan.

You must also take preventative measures such as stopping and sealing all disused drains and sewers. You must not allow rubbish or materials that can easily rot on site. Any catering on site must pay strict attention to how food is delivered, handled, stored and disposed of.

## **Waste disposal, recycling and sustainability**

### **Recycling**

We are keen to promote the positive use of surplus or waste materials in reducing the effect on the environment and the costs of disposing of them. As a result you should attempt to reuse any materials produced from demolition or construction work.

## **Waste**

You should aim to reduce the quantity of waste produced during demolition and construction by following the waste management priorities below:

### **REDUCE WASTE**

#### **REUSE**

#### **RECYCLE**

#### **DISPOSAL**

You should develop a demolition waste audit of the development site before you demolish anything. You should then salvage any materials from the site if you can reuse them including:

- brick, concrete, hardcore
- subsoil, topsoil
- timber, metal, steel frames, plastics
- infrastructure such as granite kerbs and signs

If possible, you should reuse these for lower-quality uses such as access roads and footpaths or as a concrete aggregate.

You should also develop a construction waste management plan to tackle:

- waste arising through the development process
- ways of recycling waste
- ways of reusing waste

You can identify markets to sell or donate materials to such as the British Research Establishment Materials Information Exchange, Waste Alert North London (the council is a member) and the Waste Exchange Listing Service (see [www.click2waste.com](http://www.click2waste.com)).

For more advice please refer to Section 5 of the council's Special Planning Guidance: Green Consultation on Waste or contact the Environmental Policy Co-ordinator in the Planning Division, see Contacts on page 16.

## **Protection of trees**

Before work starts, you must carry out a tree survey within the site. You should include those trees on adjoining land that are within a distance from the site boundary, equivalent to half the height of the tree. The survey should give the species, age, canopy spread and condition of the tree clump or individual tree, as well as the ground levels at the bottom of the trunks. You must send this together with any work proposed to the trees, to the council's Planning Division to check if any are protected by tree preservation orders or are preserved because they are in a conservation area or are trees which may be worthy of protection.

No works may start on site until it has been agreed with the Tree Preservation Officer which trees are to be retained. Such trees must be protected as directed by the Tree Preservation Officer or as specified in the relevant planning permission.

If any tree is cut down without agreement or dies as a result of activity on site, you may be prosecuted and/or fined and a replacement tree that becomes established

must be provided. In all cases you should work together with the council's Tree Preservation Officer.

During works you must make sure that you reduce any negative effects to mature trees, ensuring you:

- do not use trees for fixtures or fittings
- do not store materials against trunks or under the spread of the tree
- do not allow flames within five metres of the outer branches of the crown
- do not allow the soil level within the canopy spread of any trees to change
- dig any service trenches by hand under the full spread of the tree canopy and beyond. You must not destroy roots of 2.5cm in diameter as this may damage the tree
- have put in place all tree protection measures to the satisfaction of the council's Tree Preservation Officer

Extra advice is available from BS3998 or the council's Tree Protection Officer within the Planning Division, see Contacts on page 16.

### **Ecology**

Certain sites in Islington are home to valuable wildlife. These include railway land and nature reserves. Please refer to our Biodiversity Action Plan that will help you identify these sites at an early stage. These sites can be easily disturbed. Before works begin you should contact the council's Ecology and Ranger Manager.

Under the Wildlife and Countryside Act 1982, the law protects all species of bat and their roosts. If you believe that bats may be present in areas likely to be affected by the work, you must stop all work and contact the council's Ecology and Ranger Manager within the Greenspace and Leisure Division, see Contacts on page 16.

### **Archaeology**

If you know that a site has archaeological importance, you will need an archaeological investigation as either a desktop study or a programme of on-site investigation or both. This will be attached as a condition to the planning permission relating to the development, or carried out before you take possession of the site. Any archaeological matters should be reported to the Greater London Archaeological Advisory Service, based within English Heritage, see Contacts on page 16.

If you discover human remains, or possible human remains, you must immediately contact the police who will let the Home Office know. You should also contact the Greater London Archaeological Advisory Service if this is relevant.

## **Useful contacts**

### **General enquiries:**

For all general Islington Council related enquiries please call:

Contact Islington

Tel: 020 7527 2000

Web: [www.islington.gov.uk](http://www.islington.gov.uk)

### **Other useful council contacts:**

#### **Public Protection Division**

159 Upper Street

London N1 1RE

Noise and Pollution Teams

Tel: 020 7527 3258

Email: [noise.issues@islington.gov.uk](mailto:noise.issues@islington.gov.uk)

#### **Greenspace and Leisure Division**

Ecology Centre

191 Drayton Park Road

London N5 1PH

Ecology and Ranger

Manager

Tel: 020 7527 3287

#### **Parking Services Division**

Tel: 020 7527 1338

#### **Planning Division**

222 Upper Street

London N1 1YA

Environmental Policy

Co-ordinator

Tel: 020 7527 2001

Tree Preservation Officer

Tel: 020 7527 2383

#### **Street Management Division**

222 Upper Street

London N1 1YA

Highways and Traffic and

Engineering Teams

Tel: 020 7527 2000

Email: [street.management@islington.gov.uk](mailto:street.management@islington.gov.uk)

**Other useful contacts:**

**Building Research Establishment (BRE)**

BRE Bookshop, Garston, Watford, Hertfordshire WD25 9XX

Tel: 01923 664262

Email: [bookshop@bre.co.uk](mailto:bookshop@bre.co.uk)

Web: [www.brebookshop.com](http://www.brebookshop.com)

**Considerate Contractors Scheme**

PO BOX 75

Ware SG12 OYX

Tel: 0800 783 1423

Email: [enquiries@ccscheme.org.uk](mailto:enquiries@ccscheme.org.uk)

Web: [www.ccscheme.org.uk](http://www.ccscheme.org.uk)

**Environment Agency: Thames Region**

North East Area Office, Apollo Court

2 Bishops Square Business Park

St Albans Road West, Hatfield

Hertfordshire AL10 9EX

Tel: 08708 506 506

Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

**Greater London Archaeological Advisory Service**

English Heritage

1 Waterhouse Square

London EC1N 2ST

Tel: 020 7973 3733

Web: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

**Home Office**

Direct Communications Unit

2 Marsham Street

London SW1P 4DF

Tel: 020 7035 4848

Email: [public.enquiries@homeoffice.gsi.gov.uk](mailto:public.enquiries@homeoffice.gsi.gov.uk)

Web: [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)



**Other useful contacts:**

**Building Research Establishment (BRE)**

BRE Bookshop, Garston, Watford, Hertfordshire WD25 9XX

Tel: 01923 664262

Email: [bookshop@bre.co.uk](mailto:bookshop@bre.co.uk)

Web: [www.brebookshop.com](http://www.brebookshop.com)

**Considerate Contractors Scheme**

PO BOX 75

Ware SG12 OYX

Tel: 0800 783 1423

Email: [enquiries@ccscheme.org.uk](mailto:enquiries@ccscheme.org.uk)

Web: [www.ccscheme.org.uk](http://www.ccscheme.org.uk)

**Environment Agency: Thames Region**

North East Area Office, Apollo Court

2 Bishops Square Business Park

St Albans Road West, Hatfield

Hertfordshire AL10 9EX

Tel: 08708 506 506

Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

**Greater London Archaeological Advisory Service**

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1 Waterhouse Square

London EC1N 2ST

Tel: 020 7973 3733

Web: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

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2 Marsham Street

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Email: [public.enquiries@homeoffice.gsi.gov.uk](mailto:public.enquiries@homeoffice.gsi.gov.uk)

Web: [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)



**SCHEDULE 6**

**LOCAL PROCUREMENT CODE**



## LOCAL PROCUREMENT CODE.

### SECTION 106.

#### **1. INTRODUCTION**

The purpose of this code is to maximise the opportunities available to local businesses from property developments taking place in Islington both during and after the construction phase. The council will seek procurement agreements to benefit local businesses.

The code is also designed to support developers and contractors in fulfilling their commitments to the planning agreements by clarifying what is required from the outset. Although the wording is emphatic, the Council's regeneration department and in particular the dedicated Section106 Officer seek to work in partnership with contractors to assist them in meeting specifications. This document is in line with the objectives of other organizations such as the London Development Agency and Government Office for London.

#### **2. CONSTRUCTION.**

*We will request that the developers meet with London Borough of Islington's Environment and Regeneration department at least 1 month in advance of tendering contracts to undertake the code specifics.*

The developer is required to state clearly in tender documentation, prior to selecting the main contractor that bids need to take into account the following requirements relating to local benefit:

- 2.1 All contractors and sub-contractors appointed will be required to liaise with LBI Regeneration to ensure the successful and consistent application of agreed local benefits.
- 2.2 The main contractor will provide the Council with the estimated timing of their procurement programme and a schedule of works packages to be let.
- 2.2.1 The developer/ contractor will work with **Islington Business Enterprise Team (IBET)**, to: include local companies on their tender lists wherever possible and to achieve the procurement of construction contracts and goods and services from companies and organisations based in Islington towards a target of 10% of the total value of the construction contract.
- 2.3 LBI regeneration will provide a pre-screened directory of local companies in construction, fitting-out and furnishing trades in support of local procurement agreements.



## **Contracts with Sub Contractors.**

**LBI Regeneration require the developer/ main contractor to:**

- 2.4 Include a written statement in their contracts with sub contractors encouraging them to liase with IBET to discuss, agree and implement the specifics. (A directory of local suppliers will be supplied to subcontractors by LBI regeneration).
- 2.5 Brief subcontractors on the requirements of the Local Procurement code and ensure cooperation is agreed as a prerequisite to accepting sub contract tenders.

### **3. MONITORING**

**Provide regular monitoring and information to the Council on a six to eight week basis, via e-mail, phone, fax or liaison meeting providing details of:**

- 3.1 all local companies which are sent a tender enquiry or a tender invitation detailing the date and the works package or items concerned;
- 3.2 the outcome of all works packages tendered, where there is a local company on the tender list, stating whether the local company was unsuccessful, successful or declined to tender - LBI regeneration can help with this paperwork to assist in the monitoring process
- 3.3 the standards of service, product and delivery arising from Local procurement activities.

### **4. POST CONSTRUCTION**

**We will require the developers to encourage occupiers and their contractors to consider the applications to tender received from local firms for the provision of goods and services"**

**The developer and their agents shall use reasonable endeavours to provide opportunities for local businesses to bid/tender for the provision of estate management services.**

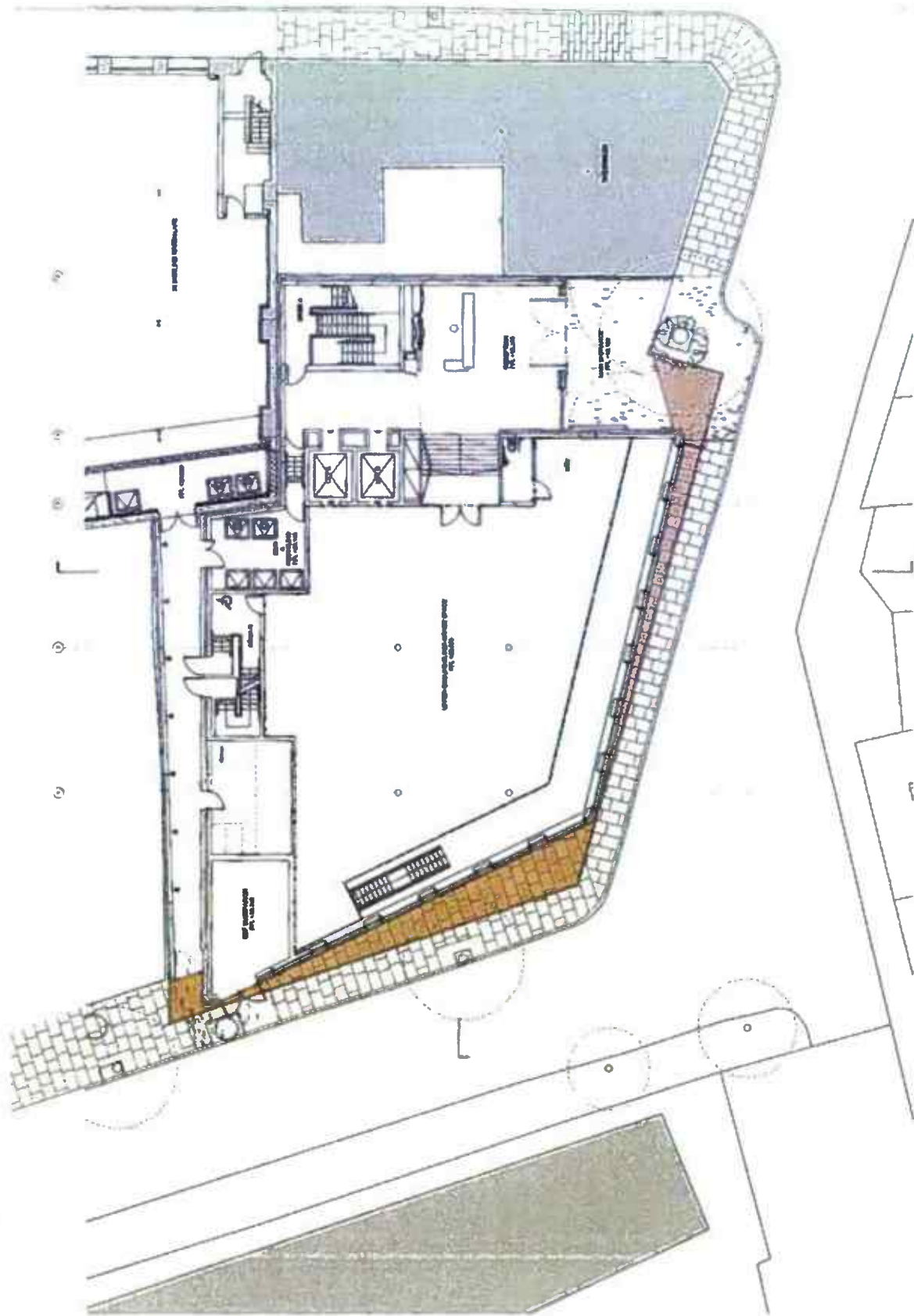
**The Council will assist the developer, occupier and their contractors in identifying suitable local companies to bid for contracts and to source local goods and services.**



**SCHEDULE 7**

**ADDITIONAL FOOTWAY AREA**





Architectural floor plan of a building with various rooms and corridors. The plan includes labels for different areas and a scale bar at the bottom right.

PORTAL VESTIBULE PLAN  
 1:100  
 P250/-

BEN ADAMS ARCHITECTS  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 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1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 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2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256,



**SCHEDULE 8**

**PLAN**



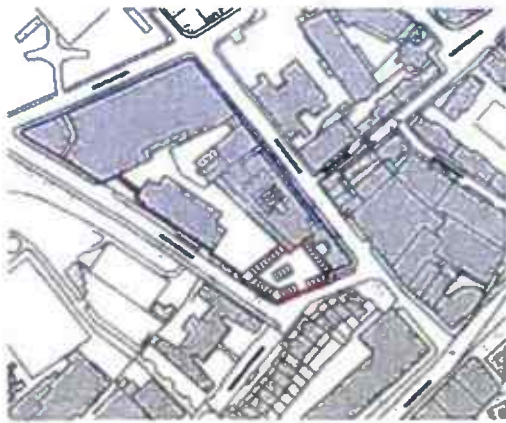


FIGURE 1: SITE LOCATION PLAN

<b>BEN ADAMS ARCHITECTS</b> 1000 10th Street, Suite 100 San Francisco, CA 94103 Tel: 415.774.1000 Fax: 415.774.1001 Email: info@benadams.com		<b>PROJECT SITE LOCATION PLAN</b> 1000 10th Street, Suite 100 San Francisco, CA 94103	
Project Name 1000 10th Street, Suite 100 San Francisco, CA 94103	Project Number 1000 10th Street, Suite 100 San Francisco, CA 94103	Project Date 1000 10th Street, Suite 100 San Francisco, CA 94103	Project Status 1000 10th Street, Suite 100 San Francisco, CA 94103
Project Address 1000 10th Street, Suite 100 San Francisco, CA 94103	Project City 1000 10th Street, Suite 100 San Francisco, CA 94103	Project State 1000 10th Street, Suite 100 San Francisco, CA 94103	Project Zip 1000 10th Street, Suite 100 San Francisco, CA 94103
Project Owner 1000 10th Street, Suite 100 San Francisco, CA 94103	Project Architect 1000 10th Street, Suite 100 San Francisco, CA 94103	Project Engineer 1000 10th Street, Suite 100 San Francisco, CA 94103	Project Designer 1000 10th Street, Suite 100 San Francisco, CA 94103



**SCHEDULE 9**

**HIGHWAY REINSTATEMENT PLAN**







## PLANNING DECISION NOTICE

Rathbone Trust Company Limited  
1 Curzon Street  
London W1J 5FB

Development Management Service  
Planning and Development Division  
Environment & Regeneration Department  
PO Box 333  
222 Upper Street  
LONDON N1 1YA

**Case Officer:** Sarah Ricketts  
**T:** 0207 527 2364  
**E:** [planning@islington.gov.uk](mailto:planning@islington.gov.uk)

**Issue Date:** 04 December 2012  
**Application No:** P121972

*(Please quote in all correspondence)*

Dear Mr Cook,

### TOWN AND COUNTRY PLANNING ACTS

#### BOROUGH COUNCIL'S DECISION: Approve with conditions and legal agreement

Notice is hereby given of the above stated decision of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder, relating to the application / development referred to below, at the location indicated, subject to the condition(s) listed and in accordance with the plans submitted, save insofar as may be otherwise required by the condition(s).

<b>Location:</b>	<b>Land at Northampton Road, to the north west of the Bowler Public House, Islington, London, EC1</b>
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<b>Application Type:</b>	<b>Full Planning Application</b>		
<b>Date of Application:</b>	03 September 2012	<b>Application Received:</b>	03 September 2012
<b>Application Valid:</b>	03 September 2012	<b>Application Target:</b>	30 November 2012

#### DEVELOPMENT:

Construction of a new part 1, part 2 and part 4 storey building (with lower ground floor) to provide 2,589sqm (GEA) of office floorspace (class B1a) including roof terrace amenity space, roof top plant equipment and photovoltaic panels, as well as associated paving / landscaping works.

#### PLAN NOS:

236-P001; P002; P003 Rev B; P004 Rev B; P100; P120; P121; P122; P123; P199 Rev B; P200 Rev B; P201 Rev B; P202 Rev B; P203 Rev B; P204 Rev B; P400 Rev B; P401 Rev B; P402 Rev B; P403 Rev B; P500 Rev B; P501 Rev B and P700 Rev A

Design and Access Statement, dated 24 August 2012 prepared by Ben Adams Architects; Energy Statement prepared by Norman Disney & Young (Rev 2.1) dated 24 August 2012; Energy Statement Addendum dated 28 September 2012 prepared by Emma Hickling, Norman Disney & Young; Ecology report to support BREEAM assessment prepared by MKA Ecology Limited dated 6 August 2012; Sustainable Design & Construction Statement prepared by Norman Disney & Young (Rev 1.1) dated 28 August 2012; Daylight and Sunlight Report prepared by GL Hearn dated 27 July 2012; Consultation Statement prepared by GL Hearn dated September 2012; Transport Statement and Local Level Travel Plan (Ref: 4504/2.3) dated 24 July 2012; Economic Statement prepared by GL Hearn dated 31 August 2012; Planning Statement prepared by GL Hearn dated 31 August 2012; Heritage Appraisal prepared by KM Heritage dated August 2012; Site Waste

Management Plan prepared by Southern Testing dated 5 July 2012; Trees and Construction BS5837 Arboricultural Report prepared by Indigo Surveys dated June 2012; Todd-Langstaffe-Gowan Landscape Design dated 27 July 2012 Rev E and supporting drawings: 154.10A; 154.11F, 154.12D and 154.13E;

## **REASON FOR GRANT:**

This proposal has been approved following consideration of all the relevant policies in the Development Plan (London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002), the National Planning Policy Framework (2012) and other material considerations.

- This decision was made by the Members of the Planning Committee on the 15 October 2012.
- The delivery of this scheme would be consistent with the broad aims of the NPPF and its presumption in favour of sustainable development that supports economic growth, but also seeks to ensure social and environmental progress;
- The proposed office building does not provide a mix of uses within the development. The absence of mix of uses is justified due to the constraints on development potential at the site, due to context and unusual shape of the site. The justifications put forward by the applicant are considered reasonable, and financial contributions toward off-site affordable housing provision are secured. The proposals are otherwise considered to be of high quality design, offer good quality office floorspace with ability to be divided into smaller units for small and medium enterprises as well as to ensure the flexibility of the building for future proofing. The proposal is therefore on-balance due to the benefits it would bring to the area by: removing an underutilised site of poor quality and bring it into active use, benefiting the street and bringing activity to it, provide employment opportunities within the borough both during construction and operation phases and to accord with the key aims of the Central Activities Zone which is to promote office uses and employment, acceptable and accords with the aims of the NPPF and largely complies with policies: 4.1, 4.2, 4.3, 4.8 of the London Plan 2012; policies CS7I and CS13 of the Islington Core Strategy 2011, policies E1; E3; E4 and CS1 of the UDP 2002 and emerging policy DM30 of the Development Management Policies (Submission 2012) and emerging policies BC6 and BC8 of the Finsbury Local Plan (Submission June 2012).
- The design has been sensitively devised to keep the scale low and sensitive to the setting of the statutorily listed (Grade I) Finsbury Health Centre located opposite the site as well as facing conservation areas. The design is high quality and fits into local context of the site in terms of height and scale; however a condition requiring an alternative brick colour (sample) to better accord with the prevailing character and appearance of the area is recommended. The proposal is designed to retain existing street trees. The design maximises accessibility and inclusiveness. Conditions requiring material samples, gates to prevent anti-social behaviour occurring and tree protection are recommended. The proposal therefore accords with the aims of the NPPF and policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.8, 7.13, 7.15, 7.19 and 7.21 of the London Plan, policy CS7 of the Islington Core Strategy 2011; policies D3, D4, D5, CS5, CS7, CS8 and CS10 of the UDP 2002; emerging policies DM1, DM2, DM3 and DM38 of the Development Management Policies (Submission 2012) and policy BC8 of the Finsbury Local Plan (Submission June 2012);
- The layout and height and scale of the proposal would not result in any material loss of daylight nor unacceptable overlooking subject to conditions restricting the use of roof amenity spaces. Conditions to address potential noise pollution from plant equipment are also recommended to ensure compliance with policies D3 of the UDP 2002, policy CS7 of the Islington Core Strategy and emerging policy DM1 of the Development Management Policies (Submission 2012).
- The proposal would include sustainable urban drainage incorporated including green roofs, bird and insect boxes, and landscaping to promote biodiversity. Concerns regarding the BREEAM level aimed for are to be addressed by planning condition, requiring further review of the credits available, in particular energy credits. A revised energy strategy is also to be secured by condition to address poor lighting energy strategy and overheating details and secure closer compliance to policy expectation. The sensitive heritage context of the site is however acknowledged to restrict possible energy solutions. In this context, the proposal is considered (subject to further review) on-balance to maximise sustainability

credentials whilst protecting heritage assets in accordance with the NPPF and policies 5.1, 5.2, 5.3, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16, 5.17, 5.18, 5.20, 7.8 and 7.9 of the London Plan 2011, policies CS7 and CS10 of the Core Strategy 2011, and emerging policies DM40, DM42, DM43 and DM44 of the Development Management Policies (Submission 2012) and policy BC8 of the Finsbury Local Plan (Submission June 2012);

- The proposal results in the loss of a public car park which is particularly welcome. The scheme would be car-free and provide appropriate refuse and recycling storage and cycle parking provision. Servicing and deliveries arrangements on-street would be acceptable and would not obstruct the free-flow of traffic nor introduce highway safety issues. Contributions towards Crossrail, public realm, local travel plan updates and highways reinstatement are to be secured by legal agreement, in accordance with the NPPF, CIL Regulations, policies 6.1, 6.2, 6.3, 6.5, 6.7, 6.9, 6.10, 6.11, 6.12, 6.13, 6.14, 8.1, 8.2 and 8.3 of the London Plan 2011, policy CS18 of the Core Strategy, policies T15, T18, T19, T20, T21, T32, T34, T35, T36, T45, T46, T47, T48, T51, T52, T55, T56, IMP13 and CS16 of the UDP 2002 and emerging policies DM45, DM46, DM47, DM48, DM49, DM50 of the Development Management Policies (Submission 2012) and policy BC8 of the Finsbury Local Plan (Submission June 2012);
- Viability was raised as an issue at pre-application stage. The hope of delivering an office scheme on a speculative basis is considered poor, and this risk has been reflected in the viability assessment for the development. The maximum amount of financial contributions viable for the applicant to pay has been agreed, and the obligations sought by planning policy towards Crossrail, have been reduced. The proposal secures the necessary financial contributions to enable the local services and facilities accommodate the additional demand due to employment growth. The contributions are directly relevant, necessary to make the development acceptable in planning terms and fairly and reasonably related in scale and kind to the development. The development and contributions agreed are therefore accord with the NPPF, CIL Regulations and with policies 4.2, 4.5, 6.2, 6.5, 8.1, 8.2 and 8.3 of the London Plan 2011, policy CS18 of the Core Strategy, policy IMP13 of the UDP 2002, and emerging policies DM50 and DM51 of the Development Management Policies (Submission 2012) and policy BC8 of the Finsbury Local Plan (Submission June 2012).

## **CONDITIONS:**

### **1 Commencement**

**CONDITION:** The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

**REASON:** To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).

### **2 Approved plans list**

**CONDITION:** The development hereby approved shall be carried out in accordance with the following approved plans:

236-P001; P002; P003 Rev B; P004 Rev B; P100; P120; P121; P122; P123; P199 Rev B; P200 Rev B; P201 Rev B; P202 Rev B; P203 Rev B; P204 Rev B; P400 Rev B; P401 Rev B; P402 Rev B; P403 Rev B; P500 Rev B; P501 Rev B and P700 Rev A

Design and Access Statement, dated 24 August 2012 prepared by Ben Adams Architects; Energy Statement prepared by Norman Disney & Young (Rev 2.1) dated 24 August 2012; Energy Statement Addendum dated 28 September 2012 prepared by Emma Hickling, Norman Disney & Young; Ecology report to support BREEAM assessment prepared by MKA Ecology Limited dated 6 August 2012; Sustainable Design & Construction Statement prepared by Norman Disney & Young (Rev 1.1) dated 28 August 2012; Daylight and Sunlight Report prepared by GL Hearn dated 27 July 2012; Consultation Statement prepared by GL Hearn dated September 2012; Transport Statement and Local Level Travel Plan (Ref: 4504/2.3) dated 24 July 2012; Economic Statement prepared by GL Hearn dated 31 August

2012; Planning Statement prepared by GL Hearn dated 31 August 2012; Heritage Appraisal prepared by KM Heritage dated August 2012; Site Waste Management Plan prepared by Southern Testing dated 5 July 2012; Trees and Construction BS5837 Arboricultural Report prepared by Indigo Surveys dated June 2012; Todd-Langstaffe-Gowan Landscape Design dated 27 July 2012 Rev E and supporting drawings: 154.10A; 154.11F, 154.12D and 154.13E;

**REASON:** To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

### **3 Arboricultural Method Statement**

**CONDITION:** No development shall be commenced unless and until an arboricultural method statement detailing:

- the demolition and construction to be undertaken within the proximity of the RPA of the retained street trees; and
- how the construction phases will be carried out to minimise impacts on the canopy of the retained trees

have been submitted to and approved in writing by the Local Planning Authority.

The tree protection measures as set out within the approved documents: 'Trees and Construction BS5837 Arboricultural Report prepared by Indigo Surveys dated June 2012' and 'Todd-Langstaffe-Gowan Landscape Design dated 27 July 2012 Rev E and supporting drawings: 154.10A; 154.11F, 154.12D and 154.13E' shall be installed and maintained on site throughout the demolition and construction phases.

The tree retention and protection shall be carried out strictly in accordance with the arboricultural method statement and other details so approved, installed/carried out prior to works commencing on site, and shall be maintained for the duration of the works.

**REASON:** To protect the health and stability of trees to be retained within the street / highway and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policy 7.21 of the London Plan 2011, policy Env6 of the Islington Unitary Development Plan 2002 and policy CS15A, B and F of the Islington Core Strategy 2011.

### **4 Existing and Proposed Underground Services (Details)**

**CONDITION:** No works shall commence unless and until details of all existing and proposed underground services including their type, location and relationship to adjoining footpaths, existing trees and tree-pits have been submitted to and approved in writing by the Local Planning Authority. Any excavations for services within the canopy spread of any tree adjoining the site must be undertaken in accordance with the guidance set out in NJUG Volume 4 'Guidelines for the Planning Installation and Maintenance of Utility Apparatus in Proximity to Trees' 2007.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

**REASON:** To ensure that the development does not prejudice the planting of street trees or the health of retained trees in accordance with policies: 5.3 and 7.21 of the London Plan 2011, policies: Env6; Env7; Env10; D6 and T47 of the Islington Unitary Development Plan 2002 and policy CS15A, B and F of the Islington Core Strategy 2011.

### **5 Materials (Details)**

**CONDITION:** Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site.

The development shall not be constructed of a mid-grey brick but shall be constructed of an alternative

brick colour that more accords with the traditional character and context of its surroundings (such as a Yellow Gault).

The details and samples shall include:

- a) solid brick sample;
- b) agreed brick sample panel to be constructed on site with flush / brushed or slightly recessed pointing;
- c) window treatment (including sections and reveals);
- d) roofing materials;
- e) details of roof top plant and lift overrun treatment / colour finish;
- f) balustrading treatment (including sections);
- g) substation door;
- h) green procurement plan; and
- i) any other materials to be used.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

**REASON:** In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard in accordance with policies: 5.3; 7.4; 7.5 and 7.6; of the London Plan 2011, policies: D4 and D5 of the Islington Unitary Development Plan 2002 and policies: CS9A, B and G and CS10F of the Islington Core Strategy 2011.

## **6 CCTV, Lighting and Security Lighting (Compliance)**

**CONDITION:** The installation of Crime Prevention features (including: CCTV, lighting on motion sensors, enhanced security doors, and cycle racks with ability to lock two wheels and the frame) as set out on pages 26 and 27 of the hereby approved Design and Access Statement, prepared by Ben Adams Architects.

**REASON:** To ensure that the scheme is constructed in a manner that secures Crime Prevention features and safeguards the development from anti-social behaviour in accordance with policies: 7.3; 7.4; 7.6 of the London Plan 2011 and policies: D3; D4; Env12; of the Islington Unitary Development Plan 2002.

## **7 No Obscuring of Glazing / Frontage**

**CONDITION:** The window glass of the office building hereby approved shall not be painted, tinted or otherwise obscured (other than as shown on the approved plans).

**REASON:** In the interest of securing passive surveillance of the street, an appropriate street frontage appearance and preventing the creation of dead/inactive frontages in accordance with policies: 7.3; 7.4 and 7.6 of the London Plan 2011, policies: D3; D4, D13 and Env12 of the Islington Unitary Development Plan 2002 and policy CS9D of the Islington Core Strategy 2011.

## **8 BREEAM: Revised Pre-assessment and supporting documents**

**CONDITION:** Notwithstanding the approved documents and plans, a revised BREEAM Office New Construction pre-assessment (alongside a 2008 assessment for comparison) shall be undertaken and submitted to the Local Planning Authority and approved in writing prior to superstructure works commencing on site.

The revised pre-assessments shall provide detailed commentary on why credits have not been achieved under each heading, but in particular under the 'Energy Credits' heading, which has a significant bearing on overall credits.

The revised pre-assessments and supporting reports shall demonstrate that every effort has been made to maximise credits with the aim of achieving BREEAM Office, New Construction rating (2011) of 'Excellent'.

**REASON:** In the interest of addressing climate change and to secure sustainable development in accordance with policies: 5.1; 5.2; 5.3; and 5.9 of the London Plan 2011 and policy CS10B of the Islington Core Strategy 2011.

## **9 Green/Brown Biodiversity Roofs (Compliance)**

**CONDITION:** The biodiversity (green/brown) roof(s) shall be:

- a) biodiversity based with extensive substrate base (depth 80-150mm);
- b) laid out in accordance with plan P201/B and P202/B hereby approved; and
- c) planted/ seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum).
- d) provide insect and
- e) at least two Black Redstart (open fronted mounted on roofs) and two terraces for House Sparrow (single or multi-chamber boxes) shall be provided either built into the structure or attached to the outside of the structure.

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

**REASON:** To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 7.19; 5.3; 5.9 and 5.11 of the London Plan 2011, policy Env24 of the Islington Unitary Development Plan 2002 and policy CS10E and G and CS15F and G of the Islington Core Strategy 2011.

## **10 Sustainable Urban Drainage System (Details)**

**CONDITION:** Details of surface drainage works shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The details shall be based on an assessment of the potential for disposing of surface water by means of sustainable drainage system in accordance with the principles as set out in London Plan policies: 5.13 and 5.15. The submitted details shall include:

- a) the scheme's peak runoff rate and storage volume and
- b) demonstrate how the scheme will achieve at least a 50% attenuation of the undeveloped site's surface water run off at peak times.
- c) Details of proposals to include rainwater harvesting for watering of roof amenity space irrigation purposes.

The drainage system shall be installed/operational prior to the first occupation of the development.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

**REASON:** To ensure that sustainable management of water in accordance with PPG25, policies: 5.13 and 5.15 of the London Plan 2011, policy Env39 of the Islington Unitary Development Plan 2002 and policies: CS10C and E and CS15G of the Islington Core Strategy 2011 and emerging policy DM40 of the Development Management Policies (Submission 2012).

## 11 Details of Entrance Gate

**CONDITION:** Details of the 2metre high entrance gate as shown on drawing P200 Rev B (and within the Design and Access Statement) shall be submitted to and approved in writing by the Local Planning Authority (and the gate installed in accordance with those approved details) prior to removal of site hoardings. The details shall include:

- a) illustration of the relationship between the gate swing / locked position and the canopy of the adjacent street tree;
- b) details confirming that the locking mechanism would be robust either with or without a centre post to secure the gates when shut; and
- c) details of the position of the gate and its support, closing mechanism, electrics and their relationship with the tree and the tree pit.

**REASON:** To ensure that the scheme is constructed in a manner that secures Crime Prevention features and safeguards the development from anti-social behaviour as well as ensures that the health of the retained street tree is protected for the long term. This is to ensure compliance with policies: 7.3; 7.4; 7.6 and 7.21 of the London Plan 2011 and policies: Env6, D3; D4; Env12; of the Islington Unitary Development Plan 2002 and policies CS15 of the Islington Core Strategy 2011 and the Tree Policy for Islington.

## 12 Fixed Plant (Compliance)

**CONDITION:** The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997.

**REASON:** To ensure that the operation of fixed plant does not impact on residential amenity in accordance with policy 7.15 of the London Plan 2011, policies: D3; Env17 and H3 of the Islington Unitary Development Plan 2002 and policy CS12F of the Islington Core Strategy 2011.

## 13 Restricted Hours of use and Maintenance Access Restrictions to First Floor Areas

**CONDITION:** The roof spaces located to the roof of the first floor of the development fronting Northampton Road as shown on approved drawing: P202/B shall be restricted to the following uses (relating to their descriptions on the approved drawing).

- a) Accessible Terrace (to the north of the site) shall only be available for ancillary office uses between the following hours each day:

Weekdays: 8am and 8.30pm;  
Saturdays: 9am to 4pm; and  
Sundays and Public Holidays: no use at all.

- b) Inaccessible Terrace with Brown Roof (to the west of the site) shall be accessed for maintenance purposes only and the 'Gate for maintenance only' shall at all other times be kept locked to prevent unauthorised access.

**REASON:** To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity in accordance with policies: D3 and Env17 of the Islington Unitary Development Plan 2002, policy CS12F of the Islington Core Strategy 2011.

## 14 Lift Overrun and Roof-top plant

**CONDITION:** Notwithstanding the documents hereby approved, no permission is given for the erection of roof top plant screening to the main roof. The colour finish to the lift overrun and plant equipment shall be of such colour to match the colour roof below.

**REASON:** In the interest of ensuring that the resulting appearance of the development is of a high standard and minimises impacts on the character and setting of nearby conservation areas and listed buildings in accordance with policies: 5.3; 7.4; 7.5 and 7.6; of the London Plan 2011, policies: D4 and D5 of the Islington Unitary Development Plan 2002 and policies: CS9A, B and G and CS10F of the Islington Core Strategy 2011 and the NPPF.

#### **15 Connection to Future Network (Compliance)**

**CONDITION:** The development shall be constructed with capped pipe work connections in the heating and chilled water distribution pipe work for the future connection within the building to an incoming heating and cooling distribution network in accordance with paragraph 7.1 of the Energy Report prepared by Norman Disney & Young dated 24 August 2012.

**REASON:** To ensure the development is future proofed to allow for connection to a district system as it comes forward in accordance with policies: 5.2; 5.3; 5.5 and 5.6 of the London Plan 2011 and policy CS10A, B and G of the Islington Core Strategy 2011.

#### **16 Energy Strategy (Revised Details)**

**CONDITION:** Notwithstanding the approved plans and documents, a revised 'Energy Report' shall be submitted to and approved in writing prior to any superstructure works commencing on the site.

The revised 'Energy Report' shall strive to achieve 40% CO2 emissions reduction against 2006 Building Regulations (or 30% against 2010 Building Regulations).

Particular attention shall be given to:

- a) lighting specification including the consideration and modelling of the use of LED lighting (building regulation compliance is 55 lumens per circuit watt);
- b) total CO2 emissions modelling; and
- c) overheating analysis based on predicted growth in future temperatures.

The revised report shall set out the revised electricity and cooling calculations report shall including overall CO2 emissions reduction.

The final agreed energy efficiency measures/features and renewable energy technology(s) (photovoltaic) as detailed within the revised 'Energy Strategy' shall be installed and operational prior to the first occupation of the development.

**REASON:** In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets by energy efficient measures/features and renewable energy are met in accordance with policies: 5.2; 5.3; 5.5; 5.6 and 5.7 of the London Plan 2011 and policy CS10A, B and G of the Islington Core Strategy 2011.

#### **17 Cycle Parking Provision (Details) + Mobility Scooter Charging**

**CONDITION:** Details of the layout of the bicycle storage area shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing onsite. The details shall demonstrate how a minimum of 28 cycles will be accommodated and secured.

Details demonstrating that an electric charging point is provided for the mobility scooter storage space shall also be provided.

The bicycle and mobility scooter storage area shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.

**REASON:** To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport in accordance with policies 6.7 and 6.9 of the London Plan 2011, policies: T34 and T52 of the Islington Unitary Development Plan 2002 and policy CS10H of the Islington Core Strategy 2011.

## **18 Servicing and Deliveries**

**CONDITION:** A delivery and servicing plan (DSP) detailing servicing arrangements including the location, times and frequency shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

The development shall be constructed and operated strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

**REASON:** To ensure that the resulting servicing arrangements are satisfactory in terms of their impact on highway safety and the free-flow of traffic. To account for the narrow road width, presence of double yellow lines, potential for conflict with cyclists at peak times and to therefore secure compliance with policies: 6.7 and 6.13 of the London Plan 2011 and policies: D3; T15; and T55 of the Islington Unitary Development Plan 2002.

Your attention is drawn to any **INFORMATIVES** that may be listed below

### **1 SECTION 106 AGREEMENT**

You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

### **2 DEFINITION OF SUPERSTRUCTURE AND PRACTICAL COMPLETION**

**INFORMATIVE:** A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.

### **3 Thames Water - Surface Water**

**INFORMATIVE:** With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

### **4 Thames Water - Water Pressure**

**INFORMATIVE:** Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1

bar) and a flow rate of 9 litres / minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

## 5 Car-Free Development

**INFORMATIVE:** (Car-Free Development) All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.

## 6 Community Infrastructure Levy (CIL)

**INFORMATIVE:** Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at [cil@islington.gov.uk](mailto:cil@islington.gov.uk). The Council will then issue a Liability Notice setting out the amount of CIL that is payable.

Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

Certified that this document contains a true record of a decision of the Council

Yours faithfully

**KAREN SULLIVAN**  
**SERVICE DIRECTOR - PLANNING AND DEVELOPMENT**  
**AND PROPER OFFICER**

THE COMMON SEAL OF THE COUNCIL OF THE  
LONDON BOROUGH OF ISLINGTON was hereunto  
affixed BY ORDER

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*James*

Authorised Officer

64320

Signed as a Deed by  
RATHBONE TRUST COMPANY LIMITED  
acting by two of its directors or by  
one director and its secretary

Director

Director/Secretary

