

# Consultation statement

Mount Pleasant, Farringdon, EC1A 1BB

Create Streets Limited

November 2016

## **Contents**

Summary of conclusions

1. Introduction
2. Pre-regulation 21 consultation
3. Regulation 21 consultation publicity
4. Consultation responses
5. Conclusion

## **Appendices**

- A. Mount Pleasant Consultation Evidence
- B. Example questionnaire
- C. Example leaflet distributed
- D. Record of responses received during regulation 21(a) consultation
- E. Record of responses received during regulation 21(b) consultation

## 1.0 Introduction

- 1.1 This report has been prepared by Maddox Associates on behalf of Mount Pleasant Neighbourhood Forum in support of their Community Right to Build Order. The order seeks permission for redevelopment of the Mount Pleasant site to provide 125 residential units, 1,200 sq.m. of commercial floorspace and associated public realm improvements. A full description of the development is within the cover letter and Basic Conditions Statement.
- 1.2 This consultation statement demonstrates that the order has evolved in accordance with Regulation 21, and 22 of the Neighbourhood Planning (General) Regulations (2012). This report will focus on the factual aspects of the consultation, including examples of the process through relevant appendices.
- 1.3 This chapter will provide an overview of the holistic approach taken towards the consultation process. Chapter two will focus on the informal consultation that has taken place through the development of the plans. Section three will focus on the formal pre-submission consultation undertaken in accordance with Regulation 21(a) and (b).

### **Aims of the strategy**

- 1.4 The overall aim of the consultation strategy was to ensure that the proposals were developed in an iterative manner. The principal aims were:
  - To engage with as many residents as possible in the area surrounding Mount Pleasant;
  - To receive feedback from residents at several states of the scheme to contribute to the design;
  - Develop new methods of working with different sectors of the community;
  - Produce a proposal which has the unanimous backing of the community;
  - Enable the community to remain informed and part of the entire process during the proposals' development; and
  - Enable people to view and comment on the proposals in accordance with Regulation 21, and 22.

### **Process**

- 1.5 The proposals have been tweaked and amended at different stages of the design and progression of the scheme through feedback from a range of stakeholders. The design team have responded to the constraints on site and the feedback given from the community and ensured that local people were a key influence over the scheme.
- 1.6 The consultation process filtered down the feedback starting with basic principles of the scheme, through to aspects of proposed design. The initial consultation focussed on more strategic objectives before filtering down to more localised aspects of site design.

### **Phases of consultation**

- 1.7 There have been several stages of consultation which took place throughout the process. The proposals were first consulted on in 2013 when there was an initial public meeting and an agreement of a constitution for the group. The full level of consultation undertaken as part of Regulation 21(a), (b), and (c) consultation is outlined in the proceeding chapters.

- 1.8 There were several groups of people who were key to the engagement process and formed part of the final proposal. As there were a diverse mix of residents engaging in the design process, a number of principles were adopted to ensure a fair process was undertaken:
- All responses were treated equally;
  - The consultation process was open to anyone who wishes to comment;
  - There was no requirement to respond, or engage with every aspect of the process; and
  - All feedback was considered and used in subsequent stages.

## 2.0 Pre-regulation 21 consultation

- 2.1 Prior to the regulation 21 consultation the project team conducted a series of their own consultation with residents and stakeholders to shape the initial proposals. This section of the Consultation Statement is a summary of the statement prepared by Create Streets which accompanies this submission.
- 2.2 The attached 'Mount Pleasant Consultation Evidence May 2016' (Appendix A) tracks the timeline of events, which have taken place since January 2013. It follows a chronological assessment of the work undertaken to engage with residents/stakeholders and how their feedback was incorporated.
- 2.3 As noted within the report, communication was primarily through the project team's email forum which was then disseminated through members of local residents groups and businesses.
- 2.4 In addition to the regular forum and email updates to interested parties, engagement with residents was maintained through public meetings (approximately every quarter) with details of past and future events made readily available to all who were interested. Wider publicity was maintained through posters, local press, social medial, and national press.
- 2.5 The website ([www.mountpleasantforum.wordpress.com](http://www.mountpleasantforum.wordpress.com)) has been live since January 2015. It received over 7,000 visitors and 20,000 viewings containing all information on the plans and minutes of all meetings held.
- 2.6 As the attached Mount Pleasant Consultation Evidence demonstrates, the project team have undertaken extensive consultation with local residents and key stakeholders from the initial consultation in January 2013 through to this formal submission of the Order.

### 3.0 Regulation 21 consultation publicity

3.1 This chapter sets out the consultation which was undertaken in accordance with regulation 21 of the Planning Neighbourhood Planning (General) Regulations 2012. Regulation 21 has three components:

- 21a) relates to a 6 week consultation period with people who live, work or carry on business in the neighbourhood area;
- 21b) relates to consultation with consultation bodies and the land owners; and
- 21c) relates to the engagement with the local planning authority.

#### **Consultation under regulation 21(a) – local residents and businesses**

3.2 Regulation 21(a) requires that a proposed Order is brought to the attention of ‘people who live, work or carry on business in the neighbourhood area’. The consultation included the following details:

- An email sent to the Mount Pleasant Association (MPA) mailing list of 150 persons which included the following information:
  - o Description of development;
  - o Dates of consultation window (9<sup>th</sup> May – 20<sup>th</sup> June);
  - o Details of how to make representations, either my email, a reply comment box or a questionnaire (attached as Appendix B);
  - o Link to the dedicated CRTBO website, which had links to the following uploaded material:
- Draft Design Statement written by MPA, including the following headings:
  - o Background and wider context;
  - o Masterplan principles;
  - o Consultation approach;
  - o Constraints;
  - o Movement;
  - o Amount of development;
  - o Proposed layout;
  - o Amenity;
  - o Access;
  - o Appearance and character; and
  - o Landscaping.
- The following drawings (dated May 2016 - in response to LB Camden comments on 20th January 2016):
  - o A map which identifies the land to which the order relates (existing site plan);
  - o Proposed block diagram;
  - o Proposed lower ground floor plan;
  - o Proposed ground floor plan;
  - o Typical upper floor plan;
  - o Sections;
  - o Phoenix place 3D visuals x 2;
  - o Gough Street/Mount Pleasant 3D visual;
  - o Isometric aerial visuals x 3; and
  - o Accommodation schedule.
- Latest Exhibition Boards.

- 3.3 In addition to the above, 150 leaflets containing the same information as the email list were distributed and 40 site notices were placed within, around, and beyond the site. A copy of a site notice / leaflet can be seen in Appendix C. This brought readers to the attention of the website where all of the above documents were available to open and download the above documents from the dedicated CRtBO webpage.
- 3.4 In addition to advertising the leaflet and poster advertised that the plans and reports could be viewed during the opening times at Holborn Library and the Calthorpe Project, which are community buildings close to the site.
- 3.5 In summary, it is evident that notwithstanding the extensive consultation and engagement prior to the final Regulation 21a) process, the applicants have demonstrated that all of the criteria within the regulations so that the proposals were resoundingly brought to the attention of people who live, work, or carry out business in the area.

#### **Consultation under regulation 21(b) – statutory bodies**

- 3.6 Regulation 21(b) requires that pursuant to Schedule 1 (paragraph 1) of the Regulations, the relevant qualifying bodies are consulted; the Greater London Authority; the London Borough of Camden; and the London Borough of Islington. In accordance with Paragraph 2. Schedule 1 of the Neighbourhood Planning Regulation (2012) and further to advice from LB Camden the following bodies were also contacted by post:
- Environment Agency;
  - Historic England;
  - National Grid;
  - TFL;
  - Primary Care Trust;
  - Thames Water;
  - London Archaeology Service;
  - Natural England;
  - London Fire Brigade; and
  - CABE
- 3.7 For completeness, the following telecommunication networks were consulted:
- O2;
  - EE;
  - Vodafone;
  - UK Power Networks;
  - EG; and
  - BT.
- 3.8 All of the above bodies were written to by post with a site address, description of the scheme, how to comment, a site location plan, and proposed block plan. In addition, a link to the CRtBO webpage and document suite was included on the letter.
- 3.9 Finally, the freehold landowners of the site, the Royal Mail Group were also written to as part of the mail merge. Separately, the Mount Pleasant Association also wrote to the Royal Mail Group, through their planning agents, DP9. Within this response to their letter, the consultation process was reiterated.

**Consultation under regulation 21(c) – the Local Planning Authority**

- 3.10 On 10<sup>th</sup> May 2016 a Draft Order submission was made to LB Camden for their comments and review. A meeting discuss the proposals took place on 25<sup>th</sup> May 2016.
- 3.11 The following documents were included within the submission:
- Draft order covering letter;
  - Draft design statement;
  - Draft basic conditions; and
  - Set of plans, sections and elevations.

## 4.0 Consultation responses

### Regulation 21a) responses – local residents and businesses

- 4.1 A record of all local responses is enclosed within the Stakeholder Response schedule, attached as Appendix D. In total 25 responses were received during this process. Of those responses 23 were from a local resident/individual and two responses were on behalf of a group.
- 4.2 Although there were 25 comments made in total, each person could have made more than one point in their response. The response could also contain both positive and negative aspects of the scheme. Therefore general themes of comments have been grouped to understand the views of the public. No weighting has been applied to the comments. The comments received are summarised below according to general themes.

#### *Principle*

- 4.3 15 responses received support the principle of the scheme including support for the integration of the scheme within the surrounding area. There were no negative comments received regarding the principle of the development.

#### *Design*

- 4.4 Seven of the comments received relate the schemes design; all seven design and support the proposal put forward. Comments supported the massing and design of the scheme, especially the method of consultation regarding the iterations of the scheme. A comment was also received regarding the improved integration of the scheme within the Clarkenwell Conservation Area. Two comments received requested changes to the design, in particular one asking for more modern plans, and one requesting a bigger scheme across the site.

#### *Affordable housing*

- 4.5 Three comments were received which showed support for the provision of affordable housing on site and within the area. Two comments were received which requested a greater provision of affordable housing on site. This has been addressed through the attached Viability Statement which seeks the maximum amount of affordable units depending on the sale price of the freehold.

#### *Other matters*

- 4.6 Two comments supported the provision of green/open/communal space across the scheme and one other comment supported the principle of a car free development.

### Regulation 21b) responses – statutory bodies

- 4.7 A record of all responses is enclosed within the Stakeholder Response Schedule, attached in Appendix E. In total there were eight comments received. None of the comments received object to the proposals in principle, but seek further clarification on isolated aspects.

#### *Archaeology/Heritage*

- 4.8 Historic England/Greater London Archaeological Advisory Service (GLAAS), and London Archaeology responded to the Regulation 21b consultation. It was acknowledged within their feedback that there are a number of heritage assets within the vicinity of the proposal, and there has been significant desktop and ground investigation work recently undertaken as part of the extant planning application. London Archaeology acknowledged in their response that it was not considered that any further groundwork would be necessary prior to the determination of the Order.
- 4.9 The proposal is accompanied by an Archaeological Assessment conducted by MOLA. This concludes that due to the amount of desktop and investigatory evidence now available, the proposal could proceed with a suitably worded archaeological condition requiring an appropriate Written Scheme of Investigation (WSI).

*Transport*

- 4.10 Transport for London responded to the consultation stating that the level of cycle parking outlined within the proposal fell short of that required by London Plan parking standards, and that the proposal should be accompanied by a Delivery Servicing Plan.
- 4.11 The design team have amended the proposals to ensure that there is a policy compliant provision of cycle parking within the plans, and support a condition regarding the Delivery Servicing Plan.

*Islington Council*

- 4.12 The Council's full comments can be found in the appended Consultation Responses Schedule in appendix E. The Council sought clarification over the detail within the floor plans, design of the scheme adjoining the existing employment occupier, details of affordable housing, details of parking, and policy justification. This has been addressed in the detailed policy matrix as part of the Basic Conditions Statement, and the technical reports now accompanying the application.
- 4.13 It is noted that none of the comments from the Council object to any aspect, but seek confirmation within any iterations and for the final submission. As such each of the points have been addressed within the submission package to ensure that the scheme is compliant with policy. Further information can be found within the Basic Conditions Statement.

*Other matters*

- 4.14 DP9 responded on behalf of the Royal Mail Group stating that they would like to be kept updated with any progress of the scheme.
- 4.15 London Fire Brigade have requested that should a scheme progresses it does so with fire preventative and fire management measures.
- 4.16 BT responded that they could not identify any land or buildings under their control within the red line plan.
- 4.17 Royal Mail Group responded to update the management team regarding delivery of any proposal on the site and to engage with the project team where necessary.

**Regulation 21c) responses – Local Planning Authority**

4.18 Camden Council responded to the consultation providing three key documents:

- An additional information schedule;
- Basic Conditions Statement comments; and
- Order Letter comments.

4.19 The comments raised have been reviewed and addressed within this submission.

## 5.0 Conclusion

- 5.1 This report, prepared by Maddox Associates on behalf of Create Streets accompanies a Community Right to Build Order for land at Mount Pleasant. This Report demonstrates that the proposed Order complies with the requirements set out within Regulation 21 and 22 of the Neighbourhood Planning (General) Regulations (2012).
- 5.2 Where necessary, the proposal has taken on board the comments received by community members, community groups, key stakeholders, and the local planning authority. The package of documents submitted to the Council have responded to the Camden's request for further clarification, additional details/justification, and have reorganised the delivery of key information.
- 5.3 This report considers the requirements set out within the Neighbourhood Planning Regulations (2010) and provides a summary of the comments received by all parties. In summary, it can be concluded that:
- No consultee has objected to the principle of the scheme;
  - No consultee has identified that the scheme is not policy compliant; and
  - There is significant support from the community for the principle and the design of the scheme.
- 5.4 For the above reasons it is requested that the Order is concluded to have adhered to the requirements of Regulation 21a, b, and C and is now fit for purpose to be submitted for Regulation 23 consultation.

# Appendices

- A. Mount Pleasant Consultation Evidence
- B. Example questionnaire
- C. Example leaflet distributed
- D. Record of responses received during regulation 21(a) consultation
- E. Record of responses received during regulation 21(b) consultation
- F. Assessment of responses to Camden's comments during Regulation 21(c) consultation

A. Mount Pleasant Consultation Evidence

B. Example questionnaire

C. Example leaflet distributed

D. Record of responses received during regulation 21(a) consultation

- E. Record of responses received during regulation 21(b) consultation

# COMMUNITY RIGHT TO BUILD ORDER CONSULTATION EVIDENCE

## Create Streets

*We can help you make better places*

[contact@createstreets.com](mailto:contact@createstreets.com)

[www.createstreets.com](http://www.createstreets.com)

### Mount Pleasant Community Right to Build Order Consultation Evidence

This document is a summary of all evidence related to the consultation that has taken place regarding the Mount Pleasant Community Right to Build Order.

#### Ongoing Actions / Points to note

- There has been three years of extensive community-led consultation, from which the design emanated. Over nine months of consultation on the specific designs for the CRtB submission, including two focussed rounds over six week periods (one last summer 2016 and one now), as well as numerous public meetings and one public debate.
- The MPA has always communicated through the group's email forum which is disseminated through individuals and through members of local residents' groups (*see list below*) and businesses. In addition to the 150+ individuals signed up to our email list, members are asked to communicate and disseminate information through their respective neighbourhood groups, networks and organisations, reaching thousands of individuals across the area from all ethnic and socio-economic backgrounds. These groups include:

#### Tenants' and Residents' Associations:

- o Calthorpe Street (86 members)
- o Churston Mansions (27 residential units)
- o Granville Square (45 houses, many subdivided)
- o Holsworthy Square (65 residential units)
- o Laystall Court (30 residential units)
- o Margery Street Estate (225 residential units)
- o Mullen Tower (33 residential units)
- o New Calthorpe Estate Tenants' and Residents' Association (100+ residential units)
- o Warner Building (23 residential units)

#### Residents /Members of:

- o The Amwell Society (231members)
- o Calthorpe Project
- o Cubitt Street
- o Farringdon Road
- o Farringdon Lane
- o Frederick Street
- o Holborn Community Association
- o Holborn School Campaign (650 subscribers)
- o Holborn Voice (250+ subscribers)
- o Lloyd Baker Street
- o Pakenham Street
- o Pine Street

- o Rosebery Avenue
- o Warner Street
- o Wharton Street
- o Wren Street
- o St George the Martyr Primary School (210 pupils)
- o and Christopher Hatton Primary School (210 pupils, plus nursery)

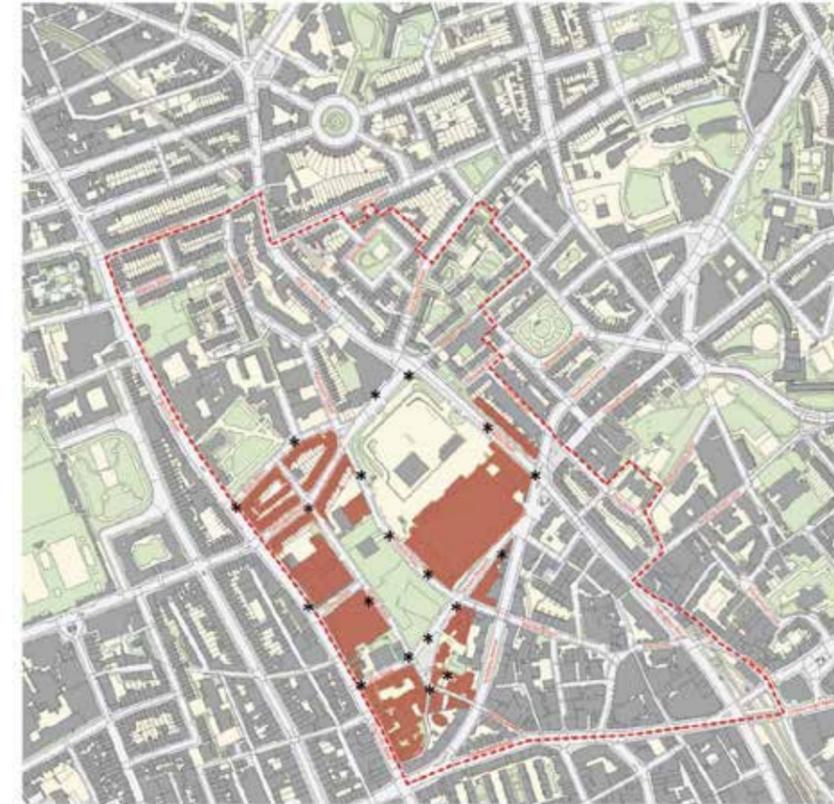
- Residents and the local community were consulted on the Community Right to Build Order last June when we ran a 6-week consultation for exactly the same scheme. This is now being re-consulted on, now that the Area Forum has been approved. Consultative measures have extended over 10 months with various meetings, exhibitions, notifications, notices, press releases, etc.
- In addition to the above, the Mount Pleasant Association has undertaken numerous ongoing community engagement actions:
  - o Engagement with members is maintained primarily through regular email updates and public meetings (approximately every quarter). Consultation meetings are advertised by email, through our website and via local community groups. A page on the website – MPA Meetings – is dedicated to past and upcoming public meetings.
  - o The Forum actively engages with individual community groups so that they can regularly consult with and update their respective members at their respective group meetings. Wider publicity is also obtained through posters in the local community, the local and national press, and online via the MPA website and social media.
  - o Members regularly and actively participate in the free press by contributing to local and national newspapers and by engaging a global audience through our website and Twitter feeds. Every published article or letter that appears in the local or wider press relating to Mount Pleasant will be posted in the News section of our website, which has become an invaluable resource and archive now used by university courses, students, and other campaigns: <https://mountpleasantforum.wordpress.com/mpf-news>
  - o Our website ([www.mountpleasantforum.wordpress.com](http://www.mountpleasantforum.wordpress.com)) is an important resource for disseminating news and information. Over the past 15 months, it has received over 7,000 visitors and over 20,000 views. It has an archive containing all news items relating to our neighbourhood, as well as responses to planning applications by members of our neighbourhood, information on the Neighbourhood Plan, and the minutes of our public. This website contains three videos that we have produced that have had over 5,000 views.
  - o The Mount Pleasant Association has worked ceaselessly to communicate with all sections of the community inside and outside our designated area. In the absence of a local church (Chiesa Italiana San

Pietro on Clerkenwell Road is the only church in our area and once served the large Italian community, which has largely moved outside our area), mosque or place of worship, the main community hubs in our area are pubs, cafes and the local primary school. Consequently, we have engaged with the Christopher Hatton Primary School for over a year to raise awareness among parents and pupils of the potential for development to improve their neighbourhood. This includes in presenting to classrooms and engaging in specific projects, including the amazing video message the Year 6 pupils made for the former London Mayor, Mr Johnson.

- One of the most important activities in which the Mount Pleasant Association has been engaged is achieving a redesign for the Mount Pleasant site. Our long-term objective, irrespective of what is built on the Mount Pleasant site, is to make our neighbourhood a more enjoyable, a more liveable and a more attractive place for those that currently live here and for the growing number of people moving into the area.

### Timeline of actions and events:

- **9 May- 20 June 2016** The draft Order is currently subject to a six-week public consultation, after which it will be amended to accommodate any comments and suggestions.
  - Documentation was posted on the [Mount Pleasant Association website](#) and an email was sent out to all our members on 9 May, notifying them of the Public Consultation.
  - As part of this a public meeting was held on March 15<sup>th</sup> with 25 attendees and four apologies to inaugurate Neighbourhood Forum and update the plans..
  - Targeting of specific groups/sites through individual/internal networks – e.g. Christopher Hatton Primary School; Panther House, Laystall Court TRA; Mullen Tower TRA; Holsworthy Square TRA; and Calthorpe Street TRA.
  - 40 Posters have been put up around the are – the locations of these area on the map below, marked as: \*. (N.B. These are the locations that people have been instructed to put posters up – the actual location may vary slightly depending on available lampposts etc.)



- Some of the posters are pictured below in situ:



- Below is a copy of the poster that has been put up:



SITE PLAN

## COMMUNITY RIGHT TO BUILD NOTICE

### PUBLIC CONSULTATION

The Mount Pleasant Association has been working on an 'alternative' community-led proposal for the Royal Mail site for over a year with the intention of submitting a Community Right to Build Order for a small portion of the site at Phoenix Place (south), EC1A 1BB, under the GLA-funded Community Right to Build programme, which we were awarded in Sept 2014.

Under regulation 21 of the Neighbourhood Planning (General) Regulations 2012 (as amended) ('The Regulations'), the Mount Pleasant Neighbourhood Forum is now consulting on this proposal.

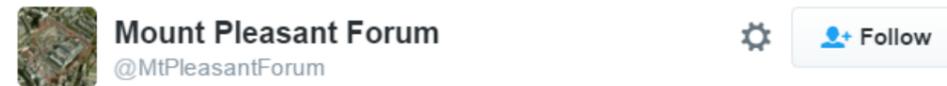
Following our designation as a Neighbourhood Area and Forum on 4<sup>th</sup> February 2016, the Neighbourhood Forum can propose Community Right to Build Orders. The proposed development that the Order relates to is redevelopment of the site to include the following:

The provision of 125 residential units including one, two and three-bedroom flats in a series of five linked buildings ranging from four storeys to eight storeys (plus lower ground);

- Approximately 1,200sqm of commercial space;
- A newly created communal open space over 900sqm that will be enclosed by the proposed block on three sides;
- Communal roof terraces private to the residents and accessible by lift;
- The proposal includes for the widening of the western end of Mount Pleasant to create a new 'pocket' park adjacent to Christopher Hatton Primary School and with traffic calming measures along the section of road fronting the development site;
- Parking, related to relevant accommodation, for disabled drivers to be located on Gough Street and Phoenix Place for residents and Mount Pleasant for visitors;
- A minimum of 125 secure cycle parking spaces will be available at lower ground floor level for use by residents;
- The development will have a level of sustainable energy performance equivalent to Code for Sustainable Homes Level 4.

*We are consulting on the draft Order for six weeks, from the 9<sup>th</sup> May to 20<sup>th</sup> June 2016. A report of our proposal will be available in the Holborn Library and the Calthorpe Project, and on our website ([mountpleasantforum.wordpress.com](http://mountpleasantforum.wordpress.com)). Please email us ([mountpleasant@email.com](mailto:mountpleasant@email.com)) if you would like to make a comment or require any further information.*

- The Mount Pleasant Forum's Twitter account has been used to inform and encourage contributions to the consultation:



Have your say: [#CommunityRightToBuild](https://twitter.com/MtPleasantForum) consultation period ends 25 April. Use comment space below>



2:17 PM - 1 Apr 2016



### Prior to the current ongoing consultation period

The Mount Pleasant Association has held many public meetings attended by local residents and business owners, Council Planning Officers, Ward Councillors and local members of Parliament, as well as other stakeholders in the area, including representatives of the Royal Mail Group and their consultants (July, 2014). The Mount Pleasant Neighbourhood Forum aims to host a public meeting approximately every quarter, though this fluctuates depending on the frequency of impending events. Details of some of these meetings, including minutes, can be found on the Mount Pleasant Association's website under the MPA Meetings tab or via this address: [www.mountpleasantforum.wordpress.com/mpf-minutes-of-meetings](http://www.mountpleasantforum.wordpress.com/mpf-minutes-of-meetings)

A summary of the meetings and their purpose is below:

- **15 March 2016:** 7:00-9:00, Inaugural meeting of the Mount Pleasant Neighbourhood Forum and update on CRtB. Agenda included: 1.Election of Officers; Formal Business for inauguration of the Neighbourhood Forum; CRtB update and consultation; and Neighbourhood Plan.
- **17 September 2015:** 7:30 – 9:00, public event to discuss Mount Pleasant plans and wider site. Speakers and panel members included; Edward Denison (Mount Pleasant Association, Alexandra Steed (Mount Pleasant Association and Urban Design), Francis Terry (Architect), John Spence (Architect - calfordseaden), Richard Maxwell (Surveyor - Carter Jonas), Professor Peter Rees (Former head of planning at the City of London), Nick Perry (Reclaim London and the Hackney Society), Cllr Sue Vincent (Camden Council), Michael Ball (Waterloo Community Development Group, Thames

Central Open Spaces and Reclaim London). About 12- attendees though not all local residents.

- **8 June 2015 from 9.30am – 8pm:** A full day's public consultation and exhibition to present the community's draft submission for the Community Right to Build scheme. It was the best attended event yet, with a full community hall in the evening for presentations by Karen Sullivan of Islington Planning Department, Create Streets, and the Mount Pleasant Association. Attended by over 100 local residents. Survey taken of views (results below and extract from memo discussing key findings)

Data on 8th June Consultation, Mount Pleasant

## Create Streets

Question	Text	Yes	No	Unclear
1	Do you support work & would you like us to continue?	55	2	1
4	Do you support our approach to parking?	30	10	18
5	Do you support our approach to social housing?	46	12	58
6	Do you like design so far ?	51	4	4
8	Do you support approach to green space?	48	2	7
7	Which approach for rest of design?	30	33	8.5

	Total	% Yes	% No	% Unclear
1	58	95%	3%	2%
4	58	52%	17%	31%
5	58	79%	0%	21%
6	59	86%	7%	7%
8	57	84%	4%	12%
7	71.5	42%	46%	12%

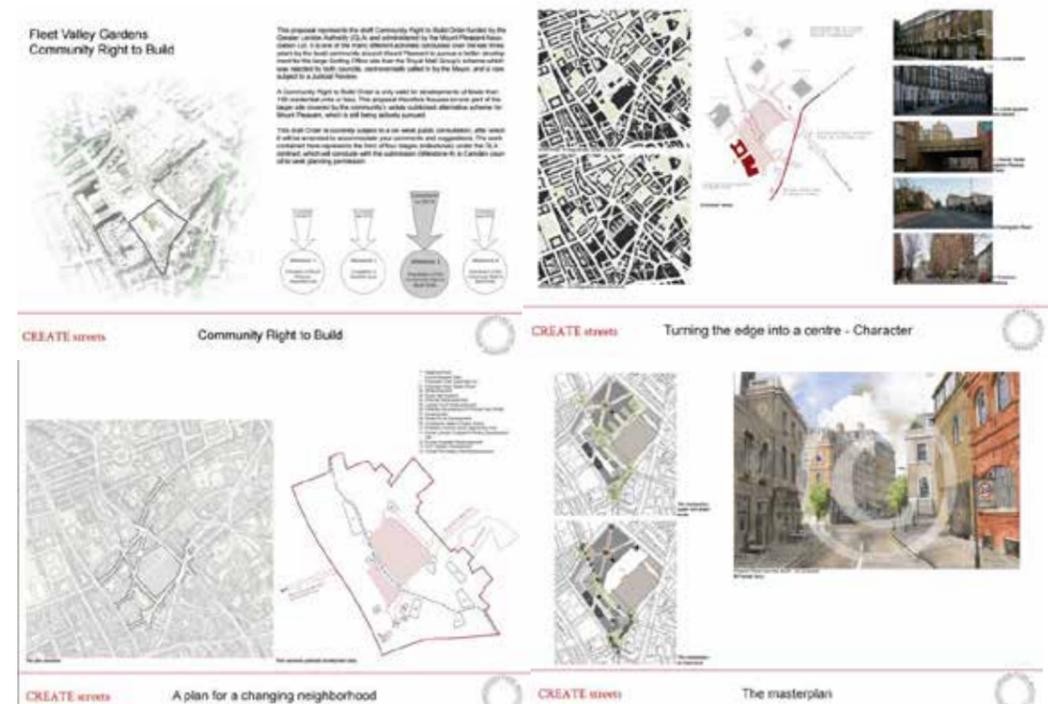
- Extract from Internal memo post 8<sup>th</sup> June:

### II. Key feedback from 8<sup>th</sup> June

**Thank you** everyone for I think a very successful session on 8<sup>th</sup> June. Here is the key feedback. Fear not had time to tabulate text data yet – but here are key closed questions which gives us a firm mandate I think. Three themes

- Definite minority who wanted more parking
- Quite a few who just as much social housing as possible without supporting or opposing
- Very strong vote in favour for design & clear mandate for option b follow by option a for design of rest of development.

- Below are the first 4 of the 10 Exhibition Boards which have been made available on the Mount Pleasant website and widely publicised since June 2015, including at the public debate at The Gallery, Cowcross Street, on 17 September 2015. The full set of 10 are available to view on the Mount Pleasant website [here](#)



- **25 February 2015 at 6.30pm:** A public meeting open to all to explain the progress the Mount Pleasant Association and our partners Create Streets have made on the Community Right to Build project funded by the GLA and progress with the Neighbourhood Plan. Attended by ~50 local residents.

**21 and 22 November 2014:** A two-day public workshop as part of the Community Right to Build project. Attended by ~90 local residents.



- **30 September 2014:** Public meeting to prepare for the Public Hearing at the GLA on 3 October. Attended by 30 local residents.

**Between 28 June and 13 July 2014:** we questioned 258 residents on their views on what development should take place at the Mount Pleasant site. We received 99% support.

Table ii – local preferences from MPA Survey, 2014

Location	Preferences		Total	% support, MPC
	MPC	RMG		
Calthorpe St/ Wren St	49	0	49	100%
Charles Rowan House	22	1	23	96%
Christopher Hatton parents	58	2	60	97%
Churston Mansions	16	0	16	100%
Exmouth Market shopkeepers and staff	41	0	41	100%
Granville Street	4	0	4	100%
Holsworthy Street	30	0	30	100%
Laystall Court	18	0	18	100%
Margery Street Estate	17	0	17	100%
<b>Total</b>	<b>255</b>	<b>3</b>	<b>258</b>	<b>100%</b>

- **28 June 2014:** The Mount Pleasant Association joined the Christopher Hatton Primary School at the Summer Fair to host an exhibition of the community's work and to screen the school's video. Approximately 100 people attended the stall and 60 filled in our survey (and we ran the bouncy castle and helped run the bar!)



- **7 May 2014:** Public meeting to introduce the 'Alternative Plan' to the community. Attended by 35 local residents. 31 left written statements all of which were supportive. We drew up a summary of some of the comments and the key themes which emerged:

1. A stronger sense of place  
*'It is so refreshing to have this alternative vision for what is a huge site in Central London, with intelligent design and a focus on quality housing, rather than the shoddy second-rate package currently on offer from Royal Mail.'* Julian Fulbrook, Cabinet Member for Housing, Camden  
*'Stupendous – here is new architecture which reflects the London urban character in the area and gives us some good green space.'* Resident at 8 May public meeting
2. A liking for the less 'fortress-like' nature of the scheme, especially at the corners

*'It ... is no longer a fortress. I urge all involved in the future of this site to think of the benefits of these plans and reject the deficits of the RMG's universally hated plans.'* Resident at 8 May public meeting

*'A vast improvement on the RMG proposals. The open corners around the outside make the area much more inviting and engaging with the wider community.'* Resident at 8 May public meeting

*'The radial access of both schemes makes the new proposals 'belong' to the community.'* Resident at 8 May public meeting

3. Preferring the positioning of the open space  
*'Islington needs well-designed green space. Your design provides for that. Good luck!'* Meg Howarth

*'A logical 'green' pathway which will encourage residents and visitors to enjoy the environment rather than just trying to get through or past it. It is a viable opportunity to make real improvements to the area.'* Resident at 8 May public meeting

4. Preferring lack of high rise  
*'Buildings no more than 6-8 storeys high would be good.'* Resident at 8 May public meeting

*'The height of the buildings is of great importance and should not exceed eight storeys.'* Resident at 8 May public meeting

5. A strong liking for Mount Pleasant Circus  
*'I instantly loved the Circus design'* Resident at 8 May public meeting

*'The circus is elegant, enriching the whole area and breaking up a continuous run from one end to the other. This is impressive, well done!'* Resident at 8 May public meeting

*'The Mount Pleasant Circus proposal is inspiring. The cross-roads through a round park will intrigue and entertain users – it is playful.'* Resident at 8 May public meeting

6. A preference for the more traditional design approach  
*'Good sensitive design'* Resident at 8 May public meeting

*'The frontages attest to a more nuanced and far less hostile response to the locale, while keeping to density targets.'* Resident at 8 May public meeting

7. An appreciation that the proposal has been created with the local community  
*'Thank you so much for supporting the local community.'* Resident at 8 May public meeting

*'Profound thanks to all who have given freely of their time and expertise to develop these plans'* Resident at 8 May public meeting

- **12 February 2014:** Public meeting to propose pursuing a Neighbourhood Plan and becoming constituted as a Neighbourhood Forum, which received unanimous agreement. Attended by 32 local residents.

- **29 September 2013:** Special meeting to give Ward Councillors, Planning Officers and Planning Committee Members the opportunity to meet local

residents before the planning application was due to be heard in Council on 17 Oct 2013. Attended by ~30 local residents.

- **10 July 2013:** Second public meeting to discuss a wide range of issues, but in particular what individuals and groups could do to comment on and engage with the impending planning application.
- **14 January 2013:** First public meeting and formal constitution.

## **CONTACT**

**Email: [mountpleasant@email.com](mailto:mountpleasant@email.com)**

**Website: [mountpleasantforum.wordpress.com](http://mountpleasantforum.wordpress.com)**



## **COMMUNITY RIGHT TO BUILD**

### **Mount Pleasant Gardens & Phoenix Place Community consultation feedback form (9<sup>th</sup> May – 20<sup>th</sup> June 2016)**

It is vital to us that we “capture” your views. Please do take a few minutes to write down key thoughts, suggestions, elements of support or concerns.

**Thank you!**

**Name:**

**Address:**

**E-mail:**

**Phone no.**

1. Do you support the work we are doing and would you like us to continue?
  
2. Are there any key suggestions you would like to make / concerns you have / things you don't like?
  
  
  
  
  
  
  
  
  
  
3. What are the key things you like about the community's scheme – particularly in reference to the Royal Mail scheme?

4. **Parking.** We are proposing to make an application with no additional on-street parking for new residents (except disabled). This is in line with local council policy. Do you support this or would you like us to attempt to find space for parking?

5. **Social housing.** We want to build as much social housing as we can economically deliver. However, as the area already has planning for the Royal Mail scheme with 23.5% affordable housing, the value the site gets sold at will reflect this directly. While it is likely that we will be able to put in a bit more social housing, it cannot be much more if we are to stand any realistic chance of buying the site. Do you support this approach? Any other key comments on this issue?

6. **Building Design one.** Do you like the design we are taking so far working on the buildings? Anything you particularly like / don't like?

7. **Building Design two.** For the rest of the buildings not yet designed, would you like us to take:

- a very similar approach of (we hope) well-designed traditional buildings
- an approach with buildings that respect most popular bits of the area (i.e. uses brick and has human scale) but is not completely traditional
- A more assertively modern and innovative approach

8. **Green space.** Do you support our plans for Green Space and Mount Pleasant Gardens? Any particular comment, suggestions or concerns?

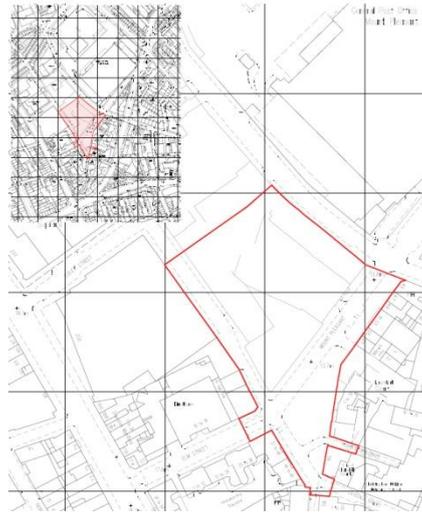
9. **Community Engagement.** We're always keen to engage as widely as possible. Is there anyone and any group you think we may not have spoken to sufficiently?

10. **Your neighbours.** Please state below any local friends or neighbours who many not be on our distribution list and would not mind you sharing their details with us

11. **Community space.** We are hoping to allocate some community space facing Mount Pleasant Gardens. Do you support this? How we might we best do this? As a 'community hall'? Or by using it to offer local businesses or shops leases at below-market rates? Or something else?

12. **Any final thoughts / comments?**

All personal data acquired by the Forum shall only be used for the purposes for which it was sought and it shall not be further processed or disclosed without the prior consent of the supplier. With respect to the collection, use and storage of information, the Forum will take all reasonable steps in accordance with The Guide to Data Protection and commit to registering as a data controller with the Information Commissioners Office.



SITE PLAN

## COMMUNITY RIGHT TO BUILD NOTICE

### PUBLIC CONSULTATION

The Mount Pleasant Association has been working on an 'alternative' community-led proposal for the Royal Mail site for over a year with the intention of submitting a Community Right to Build Order for a small portion of the site at Phoenix Place (south), EC1A 1BB, under the GLA-funded Community Right to Build programme, which we were awarded in Sept 2014.

Under regulation 21 of the Neighbourhood Planning (General) Regulations 2012 (as amended) ('The Regulations'), the Mount Pleasant Neighbourhood Forum is now consulting on this proposal.

Following our designation as a Neighbourhood Area and Forum on 4<sup>th</sup> February 2016, the Neighbourhood Forum can propose Community Right to Build Orders. The proposed development that the Order relates to is redevelopment of the site to include the following:

The provision of 125 residential units including one, two and three-bedroom flats in a series of five linked buildings ranging from four storeys to eight storeys (plus lower ground);

- Approximately 1,200sqm of commercial space;
- A newly created communal open space over 900sqm that will be enclosed by the proposed block on three sides;
- Communal roof terraces private to the residents and accessible by lift;
- The proposal includes for the widening of the western end of Mount Pleasant to create a new 'pocket' park adjacent to Christopher Hatton Primary School and with traffic calming measures along the section of road fronting the development site;
- Parking, related to relevant accommodation, for disabled drivers to be located on Gough Street and Phoenix Place for residents and Mount Pleasant for visitors;
- A minimum of 125 secure cycle parking spaces will be available at lower ground floor level for use by residents;
- The development will have a level of sustainable energy performance equivalent to Code for Sustainable Homes Level 4.

*We are consulting on the draft Order for six weeks, from the 9<sup>th</sup> May to 20<sup>th</sup> June 2016. A report of our proposal will be available in the Holborn Library and the Calthorpe Project, and on our website ([mountpleasantforum.wordpress.com](http://mountpleasantforum.wordpress.com)). Please email us ([mountpleasant@email.com](mailto:mountpleasant@email.com)) if you would like to make a comment or require any further information.*

## Responses from consultation Regulation 21a

Mount Pleasant

23/11/2016 10:34

**Post code** EC1A 1BB  
**Local authority** Islington  
**Proposal** Community right to build

Stakeholder	Response	Influence	Interest	Action	Common objectives and key messages
Local resident - Elena Henson	<p>I am writing in support of the Community Right to Build plan for Mount Pleasant Royal Mail site.</p> <p>I particularly like that MPA scheme has lower buildings, especially on the corner of Gough Street and Mount Pleasant in place of the 15 storey tower in the RMG plan. This is already a densely built area with several residential blocks. The 15 storey tower would loom over all of these, would cast shadow over neighbouring buildings and block views from many.</p> <p>The variation of height of buildings in the new plan seems more appropriate, with the taller ones further away from existing residential buildings. The design is much more in keeping with the local area, with buildings no higher than eight stories.</p> <p>The proposed green space is welcome. There is no open public space for those of us living in flats without outdoor space in the immediate neighbourhood. I also approve of the pocket park plan, which would make good and interesting use of a currently rather bleak area. (Although we do need the recycling bins, which would have to be relocated somewhere?)</p> <p>Parking, Social Housing: I support the MPA approach            Building Design: Like the design and scale generally, but would also like to see some modern elements, so not pretending to be more historic than it is.</p> <p>One concern: what is the MPA plan for parking for Post Office workers? RMG puts parking underground, with Gough St entrance opposite ITN back entrance/delivery area, close to</p>	Low	High	None	<p><u>Positive</u></p> <p>Likes the massing</p> <p>Likes the green space</p> <p>Supports affordable housing approach</p> <p><u>Negative</u></p> <p>More modern design wanted</p>

Local resident - Alison Nalder	<p>Dear Judith</p> <p>I think that the Mount Pleasant Forum's proposals for the Mount Pleasant Sorting Office site are absolutely in keeping with the neighbourhood. The traditional brickwork, the mansard roofs, the contrasting stone window surrounds - all echo the predominantly Georgian/Victorian architecture in the locality.</p> <p>I believe I read somewhere on your website that the proportion of affordable housing in the development has risen to 20%, which is still well below Camden and Islington Council's request for 50 %. How do the developers get away with it?</p> <p>I'm sad that the proposal is only for a small part of the development, but who knows...? Maybe the planners will see sense and decide to follow this approach on the rest of the site.</p> <p>Best regards</p>	Low	High	None	<p><u>Positive</u> Good design</p> <p><u>Negative</u> Should be more affordable housing Should be covering the entire site</p>
Local resident - Angela Barrett	<p>Dear MPA,</p> <p>It's great to hear that from Mr Khan.</p> <p>I wish to express my support for the community led development plans for the Sorting Office site.</p> <p>The original Royal Mail Group scheme showed a complete lack of respect for the neighbourhood and it's residents and for London - it was thoughtless.</p> <p>The new plans are the complete reverse. They have been developed intelligently in consultation with people who live here, who love and understand the area.</p>	Low	High	None	<p><u>Positive</u></p> <p>Intelligently developed plans</p>
Local resident - Lukas Lehmann	<p>Dear Edward and team,</p> <p>I am pleased to confirm that we strongly support your proposed development. We believe this is one of the few opportunities in a neighbourhood such as ours to create space that truly adds value for the community and in doing so will create new links between local people.</p> <p>Your excellent consultation events have shown high levels of community leadership and involvement throughout the process and we believe that this project showcases how much can be achieved by letting local people lead the regeneration of their own area.</p> <p>We also believe that in terms of offering affordable homes, in terms of improving living space and in benefiting the local economy this proposal far exceeds that offered by the one currently granted planning permission in the area.</p> <p>Kind regards,</p>	Low	High	None	<p><u>Positive</u></p> <p>Space adds value to the community</p>
Local resident - Joyce Moseley	<p>I am a resident of Churston Mansions and walk every day by the proposed site. The Royal Mail scheme would have created an ugly intimidating block on the corner. Here we have a way of making it human and accessible in scale. The Mount Pleasant Association have been amazing in taking into account our, the Community's, views. I hope they will be listened to.</p>	Low	High	None	<p><u>Positive</u></p> <p>RMG proposal would be ugly. The community's voice is being listened to.</p>
Local resident - Natalie Denby	<p>We are local residents and very much in support of this scheme. Thanks! Nick and Natalie</p>	Low	High	None	<p>General support</p>

Local resident - Stuart Cameron	The building is very high and the artist impression is misleading, but the size and massing of the new building is more appropriate than what the Royal Mail Group.	Low	High	None	<u>Positive</u> Space and massing is more appropriate. The coffee shops are welcome.
Local resident - David Lonsdale	The opening up of the coffee shops at the base of the building is welcome. I very much welcome the alternative scheme. The architecture respects the heritage of Clerkenwell. It would be just brilliant. The approved scheme is hideous and should never have been granted planning consent,	Low	High	None	<u>Positive</u> The architecture respects the heritage of Clerkenwell. The approved scheme is hideous' [RMG scheme].
Local group - Holborn Voice	David Lonsdale We have looked carefully and in detail at the consultation documents, with the plans and designs.  Holborn Voice enthusiastically supports the Mount Pleasant Association designs and plans for the Community Right to Build on the Royal Mail site.	Low	High	None	<u>Positive</u> Supports the design
Local resident - Steven Rose	Fully support your proposal - this is how things should work,	Low	High	None	<u>Positive</u> This is how things should work
Local resident - Andrea Whittaker	Professor Steven Rose I should like to state that I wholeheartedly support the efforts of the Mount Pleasant Association and Mount Pleasant Neighbourhood Forum. Like many Londoners I have been horrified at planning decisions made in recent years and am most concerned. I have attended meetings and greatly look forward to future developments.	Low	High	None	<u>Positive</u> Supports the efforts
Local resident - Susan Haskins	Andrea Whittaker I wholeheartedly support the efforts of the Mount Pleasant Association and the Mount Pleasant Neighbourhood Forum. Like many other Londoners - and foreign visitors who know London well - I have been absolutely horrified at planning decisions made in the past several years and am deeply worried by what to all intents and purposes is the wrecking of our city for the enrichment of a very few. I have attended Mount Pleasant meetings and greatly look forward to future developments. I totally support Mount Pleasant's Community Right to Build Order.	Low	High	None	<u>Positive</u> Total support for the scheme
Local resident - Celine Condorelli	Susan Haskins Hello, I am a resident of the Spa Green Estate and this is just to give you my full support for this great scheme. I have been on your mailing list for a while but have not written until now - so I guess you can add that housing estate too. one small comment: Constraints- i suspect you mean constraints (in the title of a section). I think the scheme feels really good in proportions and as a fragment of urban fabric, the building seems sensitive. I hope the facades and materials can be high quality as this seems to be the main failure of new builds in the UK. One small note- it would have been interesting, and perhaps you could consider for some of the ground floor spaces, to provide some workshop/live-work/ studio spaces to provide for the creatives rich/ makers rich community. I am an artist myself, and many of my neighbours are architects for instance.  all the very best to you,  and well done for the hard work,  celine	Low	High	None	<u>Positive</u> Good proportions and as a fragment of urban fabric, the building seems sensitive. Hope the facades can be high quality.  Perhaps consider some live/work space

Local resident - Sally Carewe	<p>I totally support the Neighbourhood Scheme which aims to allow local people a say in the development on the above site thereby preventing rich absent purchasers to buy properties in `London as investments.</p> <p>All housing built on this land, which should belong to the area, must be available at a price local people can afford.</p>	Low	High	None	<p><u>Positive</u></p> <p>Total support for the scheme but should be available at a price local people can afford.</p>
Local resident - Meg Howarth	<p>Sally Carewe</p> <p>Strongly support no additional on-street parking.</p> <p>'Affordable' is an oxymoron as unaffordable to all except for better-off. I do understand point re planning permission already granted ('permission' or 'consent', btw?) but hard-bargaining needed on this point.</p> <p>Strongly support [green space] - with as many trees as possible.</p> <p>'Excellent work'</p>	Low	High	None	<p><u>Positive</u></p> <p>Strong support especially in the absence of on street parking.</p>
Local resident - Adrian Dicks	<p>I wish to express strong support for the plans submitted by the Mount Pleasant Association under a Community Right to Build Order. I believe that these plans would lead to the creation of a financially sound and architecturally attractive development for that part of the Royal Mail site for which they have been carefully prepared. I also believe that the MPA's proposals, for part of the Royal Mail site within the borough of Camden, should be extended to apply to the site as a whole, including land in the two boroughs of Camden and Islington.</p> <p>The MPA plan has been put together in a way that emphasises the interests of existing local residents and small businesses, as well providing a large number of the affordable flats that are urgently needed if Central London's acute housing crisis is to be resolved.</p> <p>I urge approval by each borough council in order to support the ground-breaking work that has already been achieved by the Mount Pleasant Association and Forum, and to develop their plans further.</p> <p>It is hugely important for the future of London to make the best possible use of the opportunities -- provided by legislation -- for local residents and community interests to gain recognised status and meaningful influence within the planning process for development.</p>	Low	High	None	<p><u>Positive</u></p> <p>Financially sound architecturally attractive development that forms part of the Royal Mail.</p>
Local resident - Agoshaman	<p>Many thanks for your continued support!</p> <p>Just to say that we at 49 Calthorpe Street totally support your Community Right to Build Design for Mount Pleasant Circus and the Fleet Valley Garden.</p> <p>Umiak</p>	Low	High	None	<p>General support</p>
Local resident - Timothy Norman	<p>I am very impressed with what you guys have achieved since that first public consultation with RM in the Holiday Inn. I would love to send in a response to your proposal, which I wholeheartedly support but am on the road for the next month and am unable to print, fill in, scan and return the pdf form you have posted above. There any way you can post a form that can be completed online?</p>	Low	High	None	<p><u>Positive</u></p> <p>Very impressed with the scheme since consultation.</p>

Local resident - Jonathan Avis	<p>I would like to express my support for the proposals you have put forward under the Community Right to Build scheme for the Mount Pleasant site (<a href="https://mountpleasantforum.wordpress.com/community-right-to-build/">https://mountpleasantforum.wordpress.com/community-right-to-build/</a>). I live at 45A Calthorpe Street, which overlooks the Royal Mail site and would be directly blighted by the Royal Mail's current proposals for the site. I believe we need to not only preserve the existing historic buildings in the area but also not put up inappropriate buildings next door in terms of scale or design that erode the special character of this area. I support the community proposals because they seek to build something on a human scale, integrated spatially into the surrounding areas and communities, responding directly to the needs of the local population through numerous consultations.</p>	Low	High	None	<u>Positive</u>	<p>The building is on a human scale integrated spatially into the surrounding areas and communities, responding directly to the needs of the population through numerous consultation.</p>
	<p>I appreciate the care that has been taken with the architectural designs to make them in keeping with the area and with London architecture as a whole. The Foundation for Building Community's 2014 report 'Housing London: A mid-rise solution' emphasised the need to consider London's rich heritage of mansion blocks and mid-rise buildings, which are good for communities and the appearance of the city.</p>					
	<p>I very much like the idea of pocket parks, useful open spaces and pedestrian routes through and around the site. This fits in with the wider transport strategy for London which is to promote sustainable transport and reduce reliance on the car. I would encourage you to include ample bike racks as these are always in short supply in this city!</p>					
	<p>I use Phoenix Place all the time as a pedestrian and cyclist, and it is really important that we make better use of this 'dead' space, and also make it a safer street to cycle and walk down, rather than a 'rat run' as it currently is. Only the other day I witnessed an accident at the corner of Phoenix Place and Calthorpe Street where a cyclist was knocked down by a car. I note that this is also a possible route for the new cycle 'superhighway' so I hope there is going to be some joined-up thinking over this.</p>					
Local resident - Judy Dainton	<p>This is an excellent scheme, providing much needed housing (including affordable units) and shops in a well designed and sympathetic development, which harmonises with the surroundings. I see everything to like about this project.</p>	Low	High	None	<u>Positive</u>	<p>Excellent scheme with much needed affordable housing.</p>
	<p>Judy Dainton</p>					
	<p>22a Calthorpe Street</p>					
Local resident - Bailey Reed	<p>Dear Sirs,</p> <p>I just wish to add my support for the community lead development of Mount Pleasant. The current royal mail offering takes no account of the local community and is designed with only profit and not people in mind.</p> <p>The new proposals have taken a much more holistic approach and are intended to integrate with the existing residents.</p> <p>In particular I approve of the communal space at the Christopher Hatton end of the site.</p>	Low	High	None	<u>Positive</u>	<p>Supports communal space at Christopher Hatton end of the site.</p>
	<p>Regards Bailey Reed</p>					

Local resident - Sally Carewe	<p>As a resident of some 35 years in the area (Great Percy Street) I fully support the plans put forward by the Neighbourhood Forum and deplore not only the proposal passed by Mayor Boris Johnson for the site, but deplore the lack of democracy in the whole process.</p> <p>In a borough desperately short of decent affordable housing, a proposal for a glass and steel monstrosity only pleasing 'buy-to-leave' speculators and doing nothing for local needs, is a shocking statement about how things have been run across London. That both Islington and Camden turned down the proposal but that Boris waved it through for no apparent reason than pleasing his friends in high places, was an appalling reflection on how we are running our society. The people we most need to service and help run our burgeoning capital are being forced out of town. One might be cynical and say the intention is to replace them with Conservative supporters.</p> <p>All power to the community activists who are pointing the way to a fairer use of what used to be publicly-owned land but which was sold off by a government also enthralled to big business.</p> <p>The design now proposed by Create Streets is infinitely more acceptable if only on aesthetic grounds - which are after all important to all of us who have to pass by the site every day.</p> <p>Please support this excellent initiative which is heart-warming in its common-sense and generosity of spirit.</p>	Low	High	None	<u>Positive</u>	<p>Fully support the democratic plans.</p> <p>Supports affordable housing.</p>
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Local group - Grays Inn	<p>Just a quick note from Grays Inn Buildings if it is not too late.</p> <p>We support the Community Project for many reasons. We don't want tower blocks and housing all going to wealthy people.</p> <p>Thanks</p>	Low	High	None	<u>Positive</u>	<p>Supports the scheme</p>
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## Responses from 1st consultation Regulation 21b

First Consultation  
Mount Pleasant

23/11/2016 10:35

**Post code** EC1A 1BB  
**Local authority** Islington  
**Proposal** Community right to build order

Stakeholder	Response	Influence	Interest	Action	Common objectives and key messages
Historic England (21 April 2016)	<p>Notification under regulation 21 of the Neighbourhood Planning (General) Regulations 2012 Phonex Place (south), EC1A 1BB</p> <p>Thank you for your letter of 14th March 2016 notifying Historic England of your proposed Community Right to Build Order relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.</p> <p>Recommendation</p> <p>This order should be determined in accordance with national and local policy guidance, and on the basis of the local authority specialist conservation advice.</p> <p>It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.</p> <p>In returning the application to you without comment, Historic England stresses that it is not expressing any views on the merits of the proposals which are the subject of the application.</p>	High	Low	Engage with London Archaeology for specific comments	None
Historic England (20 July 2015)	<p>Thank you for your consultation received on 29 June 2015.</p> <p>The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.</p> <p>The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should be required to submit appropriate desk-based assessments, and where necessary undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision.</p> <p>Appraisal of this proposal using the Greater London Historic Environment Record and information provided indicates a need for further information to reach an informed judgment of its impact on heritage assets of archaeological interest.</p> <p>This site has been subject to an archaeological desk-based assessment and geoarchaeological borehole survey in connection with a previous redevelopment scheme which has provided an indication of the site's archaeological potential. It has shown that made ground of industrial/modern date is 4m or deeper across most of the site and overlies alluvium in the largely infilled valley of the Fleet. There is no indication of well preserved organic deposits (peat) and the depth of the pre-modern layers would be make further investigation prior to development logistically difficult. Whilst some uncertainties remain, on balance I am satisfied that there is sufficient information on archaeological interest to enable planning applications to be determined. Due to the limitations on field evaluation we can at present say that development in this location has the potential to affect the following heritage assets of archaeological interest:</p> <ol style="list-style-type: none"> <li>1. London's English Civil War Defences: map evidence indicates that the defensive ditch and rampart probably ran through the Mount Pleasant area although their precise location and survival is not known. Understanding London's defences is an identified research objective.</li> <li>2. River Fleet: the river has been a managed watercourse for some two thousand years. Limited archaeological investigations have found evidence of deep river alluvium (Phoenix Place) and post-medieval rubbish dumping (Calthorpe Street) but earlier remains could be present. This development site offers the opportunity to understand how a stretch of the river only 1km upstream of Roman Londinium and the medieval/post-medieval City of London was influenced by the nearby urban area. Understanding the topography and hydrology of London's rivers is an identified research objective.</li> <li>3. Remains of 18th/19th century brass foundry and cartridge works.</li> </ol> <p>I therefore recommend that the following further studies should be undertaken to inform the preparation of proposals and accompany a</p>	High	Low	Further studies and engagement recommended	Further studies recommended

Desk Based Assessment

Desk-based assessment produces a report to inform planning decisions. It uses existing information to identify the likely effects of the development on the significance of heritage assets, including considering the potential for new discoveries and effects on the setting of nearby assets. An assessment may lead on to further evaluation and/or mitigation measures.

Any application should be accompanied by an assessment of how the particular proposals will impact the archaeological interest identified by previous assessment, and propose appropriate mitigation.

The nature and scope of assessment and evaluation should be agreed with GLAAS and carried out by a developer appointed archaeological practice before any decision on the planning application is taken. The ensuing archaeological report will need to establish the significance of the site and the impact of the proposed development.

Once the archaeological impact of the proposal has been defined GLAAS can discuss mitigation options and make recommendations to the local planning authority. The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation. If archaeological safeguards do prove necessary, these could involve design measures to preserve remains in situ or where that is not feasible archaeological investigation prior to development.

Further information on archaeology and planning in Greater London is available at: <http://www.HistoricEngland.org.uk/service-skills/our-planning-services/greater-london-archaeology-advisory-service/>

Please note that this advice relates solely to archaeological considerations and is without prejudice to the local authority's decision-making role.

BT	I write in response to your Notice dated 8th June regarding the above and confirm that I have been unable to identify any land or buildings owned or occupied by BT or Telereal Trillium within the area you have indicated.	High	Low	None	None
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Please be aware that this advice does not extend to BT's telecommunications apparatus located in the public highway or under private land, nor does it include BT's deep level tunnels. To check the location of BT's network, enquiries should be made direct to the Openreach Maps by Email Service which can be found at the following URL:

TfL	Thank you for your letter dated 9 May 2016 seeking comment from Transport for London relating to a Community Right to Build Order Application at Phoenix South.	High	Medium	None	<a href="#">Recommendations</a>
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A Delivery and Service Plan should be secured as part of the planning conditions and the Council should consider the impacts upon the local road network. It is TfL's preference that all servicing occurs from on site. On street blue badge parking is proposed and residential blue badge parking should comply with the standards set out in the London Plan (2015). TfL would support the removal of on street parking in favour of blue badge spaces. To support the car free nature of this development, TfL requests that residents are exempt from parking permits (except for blue badge holders).

1 - A Delivery and Service Plan should be secured as part of the planning conditions

2 - TfL supports removal of on street parking in favour of blue badge parking

The level of cycle parking proposed falls short of London Plan (2015) and should be policy compliant. In terms of the non-residential uses proposed, cyclists changing facilities (such as showers) should also be provided.

3 - Requests residents are exempt from parking permits

TfL has no further comment. It is anticipated that the above conditions will form part of your submission to Council when the Right to Build Order application is submitted.

4 - Cycle parking is below London Plan provision and changing facilitates

3G  
Camden Council  
EE  
Environment Agency  
GLA  
Islington Council

	<p>1. Constitution: please be aware that for community right to build organisations there are additional prescriptions in the regulations, including in relation to constitutions. If these have not already been addressed we would encourage you to do so: <a href="http://www.legislation.gov.uk/uksi/2012/637/part/4/made">http://www.legislation.gov.uk/uksi/2012/637/part/4/made</a>.</p> <p>2. Floorplans and drawings: the information provided in the design statement is useful, however <u>the floorplan information is not always clear to read due to the resolution of the documents</u>. As part of any future submission it is suggested separate files showing higher resolution floorplans are submitted/made available.</p> <p>3. Development of the wider sorting office site: it will be important that any development on the CRTBO site does not compromise development on the wider site and be complementary to it – both in land use and design terms. <u>It will also be important for residential elements on different parts of the site to provide a high level of amenity for future occupants as well as respecting the amenity of residents adjacent to the site</u>. Separate to the CRTBO process the boroughs would welcome ongoing dialogue about the wider masterplan proposals to understand in further detail what is proposed, in particular the quanta of development (residential, employment, open space and other uses).</p> <p>4. Affordable Housing: <u>the documents acknowledge Camden's affordable housing target, although no specifics are provided as to what the affordable housing provision will be for this proposal</u>. It will be important for this to be clarified before the proposal is submitted. As you will be aware affordable housing is an important issue for both boroughs. Therefore consideration needs to be given to the maximisation of affordable housing across the site in line with local planning policies.</p> <p>5. Parking: Islington operates a car free policy. The consultation document suggests the proposal will be car free which is consistent with the extant permission. The consultation questions ask whether some parking should be provided. <u>If parking (other than accessible parking) is subsequently proposed to be added we would strongly encourage further consultation with the boroughs as this would represent a departure from policy</u>.</p> <p>6. The consultation document suggests that some of the employment space can be used for community space. <u>If separate community use, falling within the D use class, is proposed this should be specified in the floor plans</u>.</p> <p>7. <u>Employment floorspace: a large part of the wider sorting office site within the London Borough of Islington falls within an Employment Priority</u></p>	High	High		<p>1 - Amend drawing sto be high resolution</p> <p>2 - Specify affordable housing</p> <p>3 - Consider parking policies</p> <p>4 - Identify uses on floor plans</p>
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National Grid  
O2  
Primary Care Trust  
Thames Water  
UK Power Networks

## Second consultation

Stakeholder	Response	Influence Interest Action			Common objectives and key messa
CABE London archaeology (10 June 2016)	<p>I must refer you back to my previous advice on this proposal dated 20 July 2015 and attached with this letter. The Phoenix Place site has been subject to an archaeological desk-based assessment and geo-archaeological borehole survey in connection with a previous redevelopment scheme which has provided an indication of the site's archaeological potential. It has shown that made ground of industrial/modern date is 4m or deeper across most of the site and overlies alluvium in the largely infilled valley of the Fleet. There is no indication of well-preserved organic deposits (peat) and the depth of the pre-modern layers would make further investigation prior to development logistically difficult. Due to the limitations on field evaluation we can at present say that development in this location has the potential to affect the following undesigned heritage assets of archaeological interest:</p> <ol style="list-style-type: none"> <li>1. London's English Civil War Defences: map evidence indicates that the defensive ditch and rampart probably ran through the Mount Pleasant area although their precise location and survival is not known. Understanding London's defences is an identified archaeological research objective for Greater London.</li> <li>2. River Fleet: the river has been a managed watercourse for some two thousand years. Limited archaeological investigations have found evidence of deep river alluvium (Phoenix Place) and post-medieval rubbish dumping (Calthorpe Street) but earlier remains could be present. This development site offers the opportunity to understand how a stretch of the river only 1km upstream of Roman Londinium and the medieval/post-medieval City of London was influenced by the nearby urban area. Understanding the topography and hydrology of London's rivers is an identified archaeological research objective for Greater London.</li> <li>3. Remains of 18th/19th century brass foundry and cartridge works.</li> </ol> <p>Whilst some uncertainties remain, on balance I have been satisfied that none of the potential heritage assets are likely to be of national importance and that there is sufficient information on archaeological interest to enable development consent applications to be determined with appropriate mitigation measures secured.</p> <p>However, the process for achieving this under the Neighbourhood Planning (General) Regulations is different from the normal Town &amp; Country Planning Act. Under section 22 (1) (e) of the there is a requirement in such cases to include an archaeology statement. The content of an archaeology statement is set out in section 22 (2) (atoc). Essentially it needs to review information held in the Historic Environment Record, which for Greater London is maintained by Historic England, establish what that means for the area covered by the order and how it has been taken into account in preparing the order.</p> <p>The previous studies and the conclusions drawn from them referred to above provide a sound basis from which to address the first two issues in the statement. What will then need to be added to address the third point is an assessment of the likely impact of the proposed development and proposals for mitigating any harm (e.g. by containing major impacts within modern 'made ground' and/or by providing for archaeological investigation) which should be set out in sufficient detail to specify matters which would normally be covered by a planning condition.</p> <p>The archaeology statement should be prepared by a professionally qualified archaeology practice and agreed with myself before being formally</p>	High	Medium	None	Provide an archaeological statement or condition
London Fire Brigade (26 May 201)	<p>The Brigade has been consulted with regard to the above-mentioned premises and makes the following observations:</p> <p>Other comments: Your notification has been noted.</p> <p>This Authority strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.</p> <p>Any queries regarding this letter should be addressed to Sandra Young. If you are dissatisfied in any way with the response given, please ask to</p>	High	Low	None	Building fit out recommendations
Natural England Royal Mail	<p>Royal Mail is the UK's designated Universal Postal Service Provider and has a number of significant operational holdings within the London boroughs of Camden and Islington including the Mount Pleasant Mail Centre site, which straddles the boundary between these two boroughs. Royal Mail has recently commenced a comprehensive series of internal and external improvements to its Mount Pleasant Mail Centre site in order to improve the efficiency of its operations on the site and also to enable the northern part of the Islington site and Phoenix Place, which sits with the London Borough of Camden, to be brought forward for redevelopment.</p> <p>Our client obtained planning permission for this comprehensive redevelopment in March 2015 under planning application references P2013/1423 FUL (Islington) and 2013/3807/P (Camden) and is now moving forward to with delivery of the scheme.</p> <p>We note that the proposed Community Right to Build Order sits within the development boundary of Royal Mail's consented redevelopment within the London Borough of Camden on land currently within Royal Mail's ownership and the proposals are inconsistent with Royal Mail's scheme. Clearly, if such an order was made, the permitted development could only be brought forward by or on behalf of the then owner of the site.</p> <p>We would be grateful if you could notify us and our client of any future consultations in relation to the proposed order, the emerging neighbourhood plan or any related matters. The relevant contacts are Royal Mail are:</p> <p>Alan Eccleston (alan.eccleston@royalmail.com) Sally Hopkins (sally.hopkins@royalmail.com)</p>	High	Low	None	None