



London Borough of Islington Gypsy and Traveller's Sites - Stage 1 Options Appraisal

Presented by
HTA Design LLP

1st December 2025

© 2025 HTA Design LLP. All rights reserved

This document has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by HTA Design LLP, no other party may copy, reproduce, distribute, make use of, or rely on its contents. No liability is accepted by HTA Design LLP for any use of this document, other than for the purposes for which it was originally prepared and provided.

Opinions and information provided in this document are on the basis of HTA Design LLP using due skill, care and diligence in the preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and is expressly stated that no independent verification of any of the documents or information supplied to HTA Design LLP has been made.

HTA Design LLP. Registered Partnership in England No. OC381717

Report presented by: HTA Design

In association with: n/a

Status: FINAL

Issue: 07

Issue Date: 01.12.2025

File name: LBI-GTS-001__HTA-A_RP_0011

Author: JCD

Checked by: PCM

Approved by: PCM

Contents

1) Introduction	
1.1 Purpose of the document	5
1.2 Site Location	5
1.3 Client Objectives	5
1.4 Existing Site Assessment Criteria	6
1.5 Additional Requirements	7
2) Site analysis and proposals	
Site 1 - Mora Street	9
Site 2 - Pleasant Place Gardens	13
Site 3 - Ronalds Road	17
Site 4 - Aberdeen Lane	21
Site 5+6 - Atheneaum Court A and B	25
Site 7 - Mayville Estate	30
Site 8 - Aubert Court Estate	35
Site 9 - Stephens Ink Estate	40
Site 10 - Upper hilldrop Estate	45
Site 11 - Warltersville mansions	49
3) Sustainability And Energy	53
4) Initial Surveys to be Commissioned	57
5) Conclusion	57

1.1 - Purpose of the document

This report is a Stage 1 Options Appraisal which investigates the potential for redevelopment of sites into Gypsy and Travellers' accommodation within the London Borough of Islington. The potential sites were previously identified for the council in the Three Dragons Gypsy and Traveller site assessment document.

The study interrogates the constraints and opportunities for each site, followed by a concept Site proposal

The development capacities outlined within this report are a starting point in informing LB Islington as to whether these sites have potential as future Gypsy and traveller accommodation within the borough.

In preparing this study we have recorded any known constraints based upon available information provided by LB Islington, desktop searches and visual observations from site visits in July 2025.

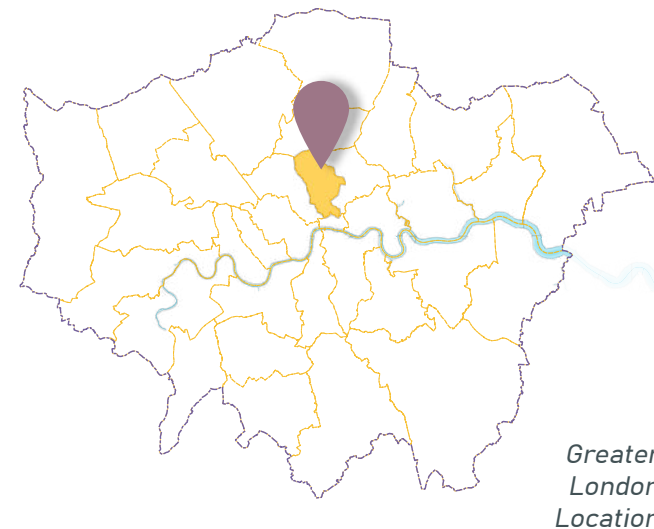
However, the constraints mapping for the site is not complete. Tree surveys, Ecological Surveys, topographical surveys, statutory searches, site investigations and other reports have not been undertaken at this stage. Further investigations will be required as part of any ongoing design development. We have outlined the surveys and reports required to proceed to a planning application within the 'Initial Surveys to be Commissioned' section of this document

This report considers the local context of the site, and assesses their suitability for development by creating a set of criteria against which each site can be compared.

It should be noted that the options presented in this study are indicative capacity proposals and would be subject to further design development, particularly with regard to pitch and road layout, streetscape, play provision, fire safety, emergency access requirements and amenity.

It is understood that the sites chosen are in LB Islington ownership. All of the sites will be identified and allocated in the Local Plan and will require planning permission. There are no existing Gypsy and Traveller communities on any of the sites presently.

1.2 - Site Locations



1.3 - Client Objectives

It is understood that this document will form part of an evidence base within the Regulation 18 process to inform the upcoming 'Draft Gypsy and Traveller Local Plan'. The objective of the study is to ascertain where the current need for 10 pitches across the borough + an additional 1 or 2 pitches to cater for an anticipated uplift identified by the GLA's needs assessment could be accommodated in principle.

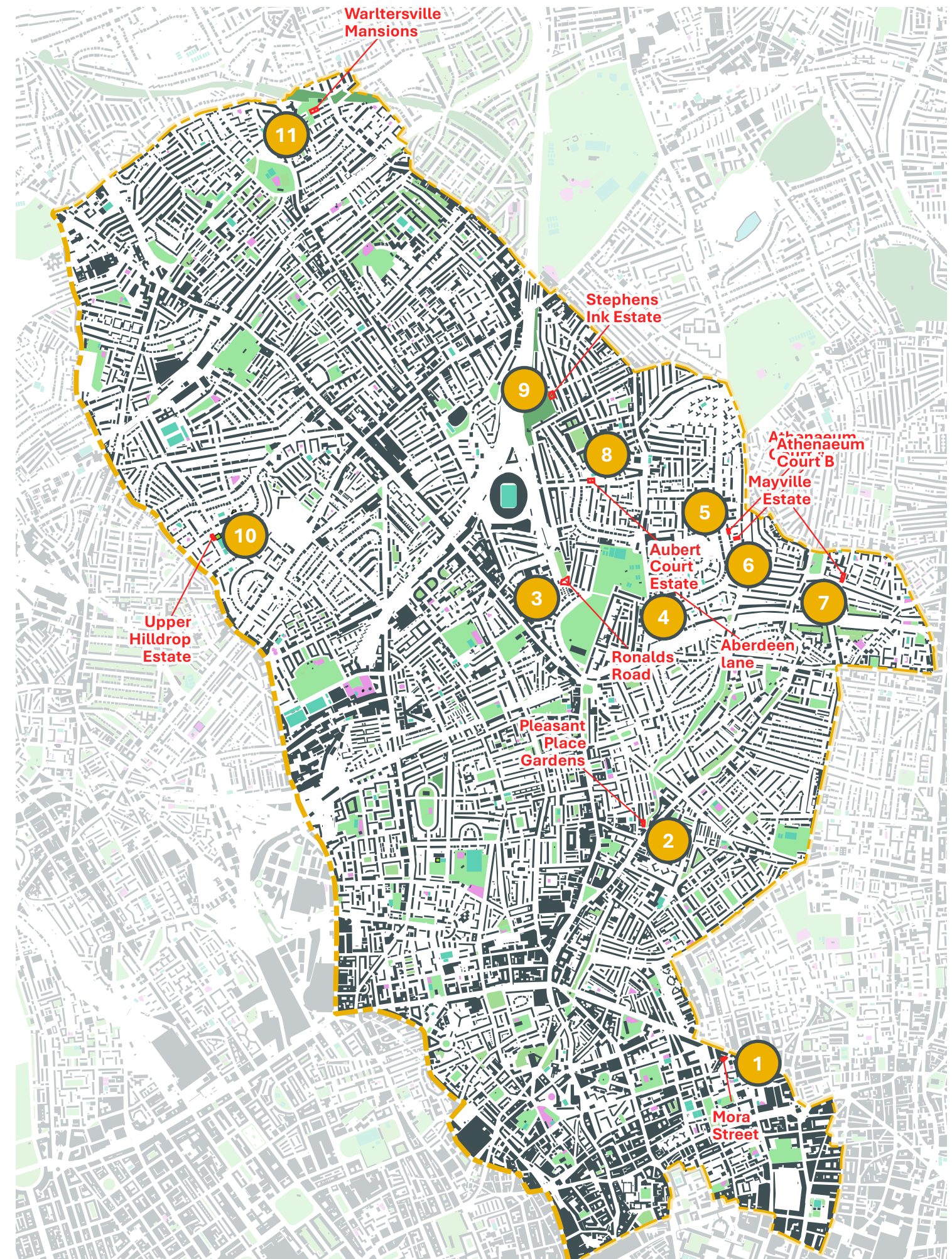
There are also qualitative objectives to be met with any proposals coming forward:

- Addressing Need of future Residents
- High quality Buildings & Infrastructure
- Good level of residential amenity
- Inclusive and sustainable design
- Security and Safety

Design Elements for Consideration

HTA Design, in conjunction with LB Islington have set out some key criteria which designs should address in order to meet these objectives:

- | | |
|---------------------|----------------------------|
| • Size of Pitches | • Emergency Vehicle Access |
| • Amenity Buildings | • Security |
| • Utilities | • Lighting |
| • Post Boxes | • Refuse Collection |
| • Boundaries | • Landscaping |
| • Health and Safety | • Drainage |
| • Fire Safety | |



1.4 - Existing Site Design Considerations

In order to concisely reflect the physical site constraints of each site, the below table and traffic light system has been adopted.

The criteria were chosen as 5 key elements that each of the sites will need to be address in order to effectively deliver a Gypsy and Traveller site:

Assessment Criteria	Description
Street Access	With large vehicles (caravans and mobile homes) moving onto and away from the pitches on a regular basis, ease of vehicular access to the sites is key to avoid major infrastructures works to deliver the sites, and ensure the pitches have the flexibility to accept families with large mobile homes.
Level Topography	Key for accessibility to each of the pitches, and within the pitches to each of the amenity blocks on site. Important for pedestrian safety when there large vehicles moving around a pitch / site. If a site is currently on a slope, there will be additional cost and complexity in creating level plateaus for the safe and easy movement of vehicles and pedestrians
Overlooking	The nature on many of the sites is that they are within existing residential neighbourhoods, and as such some overlooking and visibility from the street is to be expected. However some sites are more set back from a primary street frontage, or may have boundaries and/or landscaping around them that provide some visual screening to and from the public.
Trees & Ecology	Where sites have been vacant for a substantial period of time, or have had a prior use as amenity land, there is often a large amount of ecology, biodiversity and tree planting on site. To achieve a successful planning outcomes, proposals on these sites will find it difficult to meet Biodiversity Net Gain obligations, as well as mitigate against any tree loss brought about by the proposals.
Site Area / Dimensions	The sites simply need to be big enough and of the correct proportions to accommodate the variety of large static homes that residents may already own or rent. Squarely propor-tioned sites will allow adequate spacing of these large static homes and caravans over those that are long and narrow fronted

The assessment of each site will appear as a small table next to each of the existing site plans on the following page. A traffic light system is adopted to assess each of the above criteria:

- Green - this existing site criteria presents no constraint to development
- Yellow - this existing site criteria presents a constraint to development and can be mitigated against in order to deliver a successful scheme
- Amber - this existing site criteria presents a **major** constraint to development, however **could** be mitigated against in order to deliver a successful scheme
- Red - this existing site criteria presents a **major** constraint to development, and is **unlikely to be able to be mitigated against**.

1.5 - Additional Requirements

The spatial requirements of a Gypsy and Travellers' pitch:

To meet best practice guidelines (Designing Gypsy and Traveller Sites - Good Practice Guide, May 2008), the proposed pitch includes:

- Large Static home space (13.6m x 4.5m)
 - * *this dimension will vary depending on the size of static home owned by individual families. The dimensions shown represent the largest static home encountered in a similar project designed by HTA Design.*
- Fixed proposed amenity block (20m²)
- Mobile caravan space (7.5m x 2.6m)

2 x Standard Car space (2.4m x 4.8m)

* *Guidance around the design of pitches for Gypsy and Traveller sites requires 2 car spaces. This will lower the possibility of pitch owners parking on the road, and caters for the reality that pitches are often occupied by more than one generation requiring the use of a car, and prevent illegally parked vehicles outside the pitch.*

- Space for refuse bins (3 x 240l bins indicated)
- Cycle store (space for 2 cycles shown. Advice from LB Islington Planning team to be sought to confirm requirement)
- 'Power pole' for access to electricity (for caravans and car charging)
- Utilities meters (electricity, mains gas, water)

Islington Planning Policy

Whilst it is acknowledged that the guidelines adjacent constitute best practice for the average Gypsy and Traveller pitch, LB Islington's inner city London location and their resulting policy around car ownership need to be acknowledged.

LB Islington has an adopted car free policy in the Local Plan however there needs to be provision for space for vehicles to tow caravans to support Gypsy and Travellers way of life.

On the advice of LB islington, reflecting this policy and Gypsy and Traveller needs, the proposed site plans set out in this document represent parking for a single vehicle and a mobile caravan.

Future more detailed site design work will consider further the parking requirements of Gypsies and Travellers who will live on any sites.'



Fire Safety and implications for separation distances

It should be noted that should any of the site proposals contained within the Stage 1 appraisal be brought forward to the next stage, advice should be sought from a fire safety consultant as to the constraints posed by these sites in accommodating Gypsy and Traveller pitches.

At this stage, key dimensions have been marked on the proposed plans ensuring key fire separation distances are met (as stated within the "Designing Gypsy and Traveller Sites - Good Practice Guide," May 2008):

- 6 metres between potentially combustible living accommodation (including both the static home and mobile caravans to be accommodated on each pitch.)
- 3 metres from site boundary to any potentially combustible living accommodation

Note - should this distance not be achievable as a result of the context within these pitches are set, it is proposed that a full height masonry wall is installed between the accommodation and the land outside of the site boundary to ensure fire separation is achieved. This is an approach that has been implemented successfully with fire consultant input within another scheme design by HTA Design in the London borough of Sutton. The size and specification of this wall is to be advised on by the fire consultant at the next stage where one is necessary.

All of the proposed Amenity buildings are to be clad in non-combustible cladding to prevent the spread of fire.

Site Analysis and Proposals

Site

1

Site Photos Site 1 - Mora Street

HTA Design visited sites in July 2025, to assess the existing sites, and take photographs to record their findings.

Access within the sites could not be authorised at the time of this document. As such the photographs focus on the context, access and external boundaries

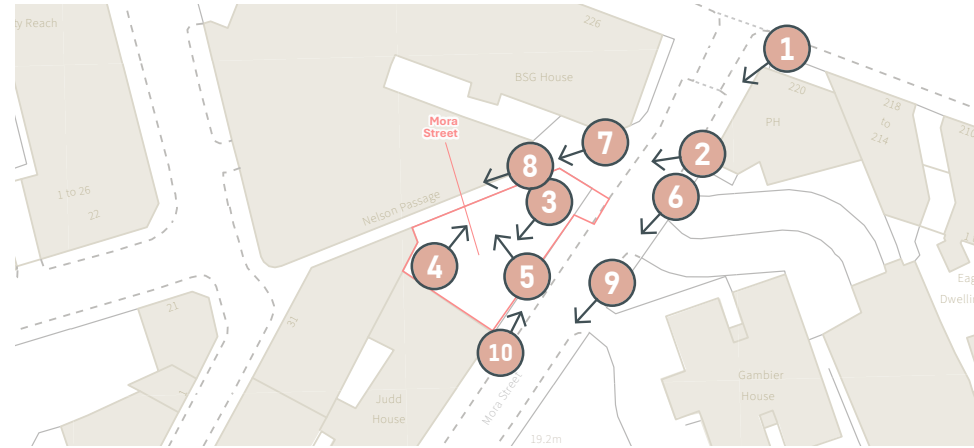


Photo Location Key



1



2



3



4



5



6



7



8



9



10

Site

1

Planning Policy Site 1 - Mora Street

LB Islington Planning Designation Boundary

 Site Boundary

LBI planning policy

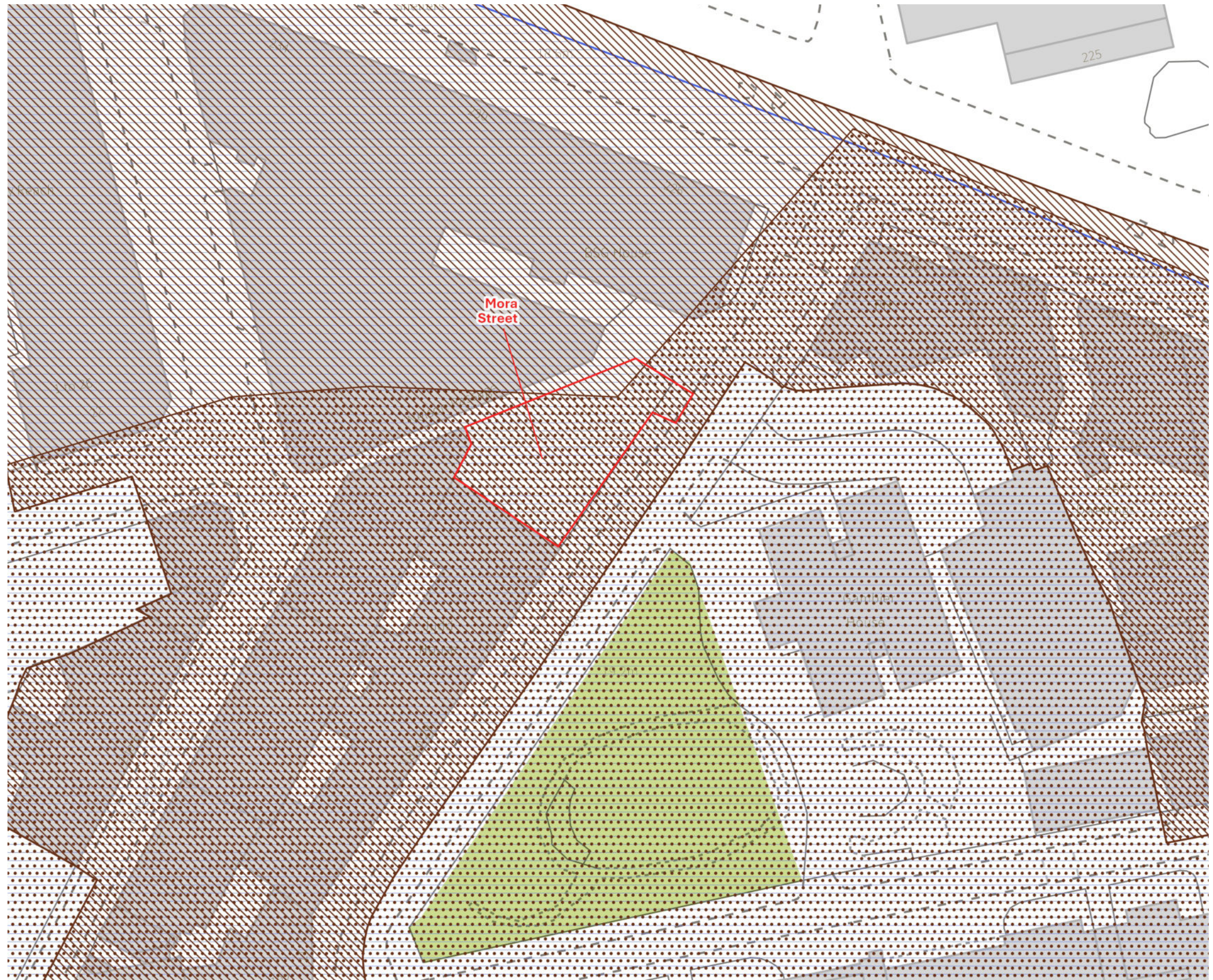
 Archaeological Priority Areas

 Conservation Areas

 Site Allocations

 Bunhill Clerkenwell Area Action Plan

 Open Space



Site

1

Proposed Site Plan - 1:200 @ A3 Site 1 - Mora Street

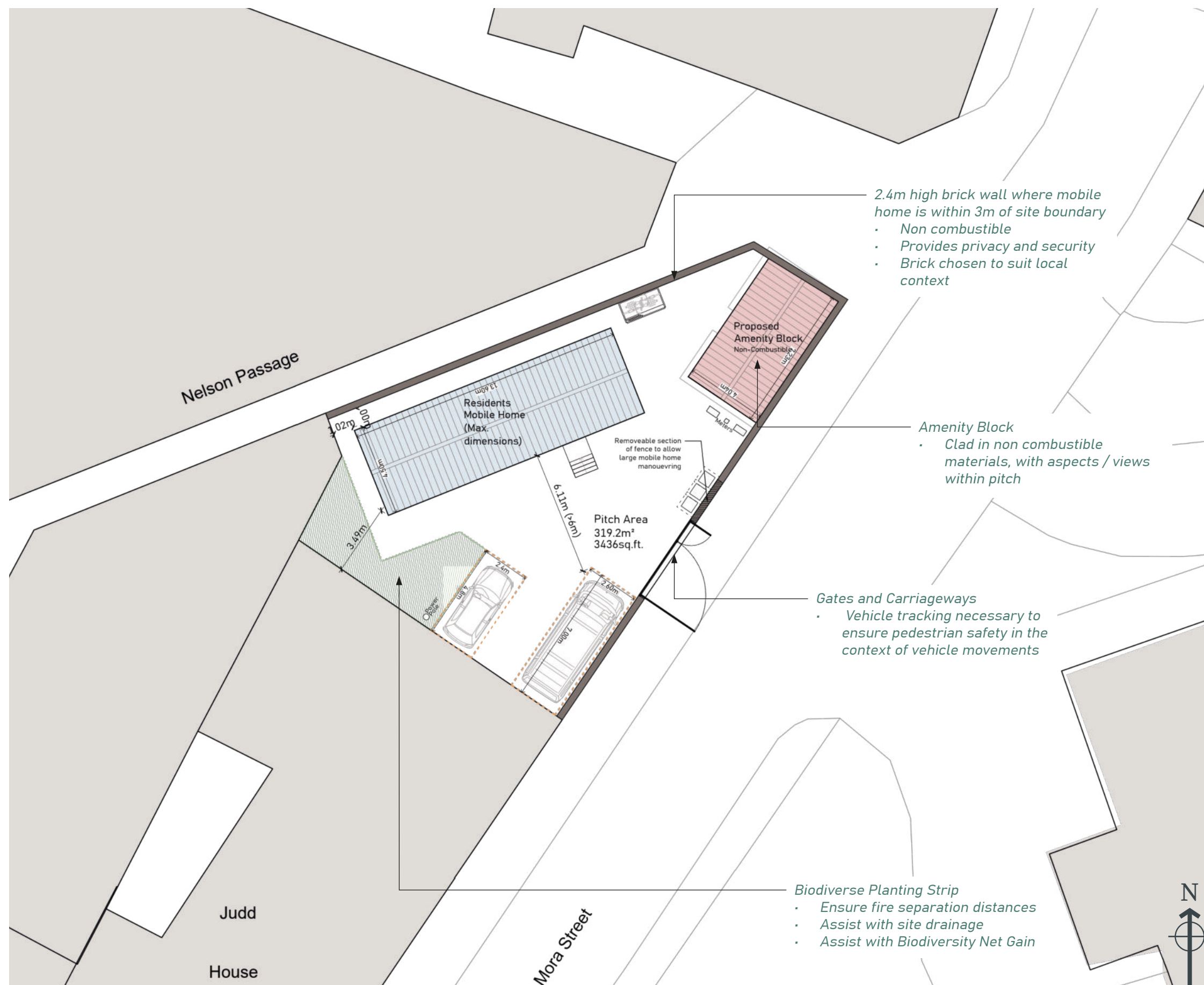
OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary to be amended to best suit the site constraints and use land most advantageously to providing a functional layout

Single Pitch - 319.2m²

To meet best practice guidelines, the proposed pitch includes:

- Large Static home space (13.6m x 4.5m)
**this dimension will vary depending on the size of static home owned by individual families. The dimensions shown represent the largest static home encountered in a similar project designed by HTA Design.*
- Fixed proposed amenity block (20m²)
- Mobile caravan space (7.5m x 2.6m)
- 1 x Standard Car space (2.4m x 4.8m)
- Space for refuse bins (3 x 240l bins indicated)
- Cycle store (space for 2 cycles shown. Advice from LB Islington Planning team to be sought to confirm requirement)
- 'Power pole' for access to electricity (for caravans and car charging)
- Utilities meters (electricity, mains gas, water)



Site

2

Site Photos

Site 2 - Pleasant Place Gardens

HTA Design visited sites in July 2025, to assess the existing sites, and take photographs to record their findings.

Access within the sites could not be authorised at the time of this document. As such the photographs focus on the context, access and external boundaries

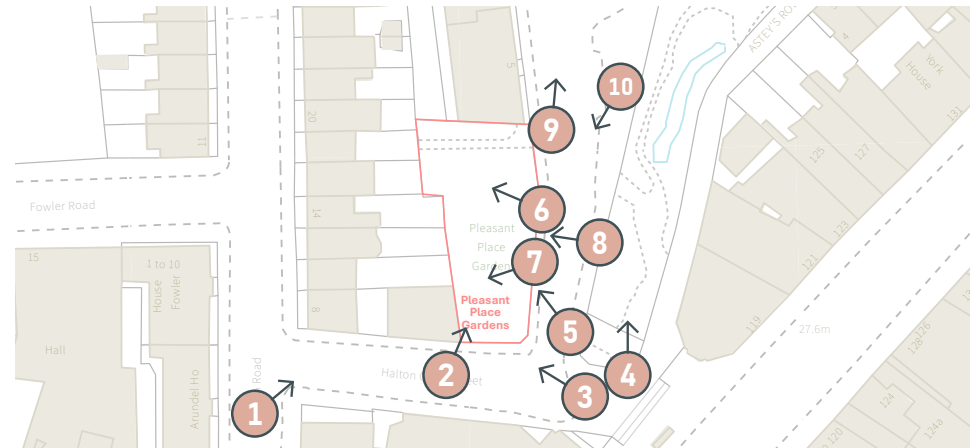
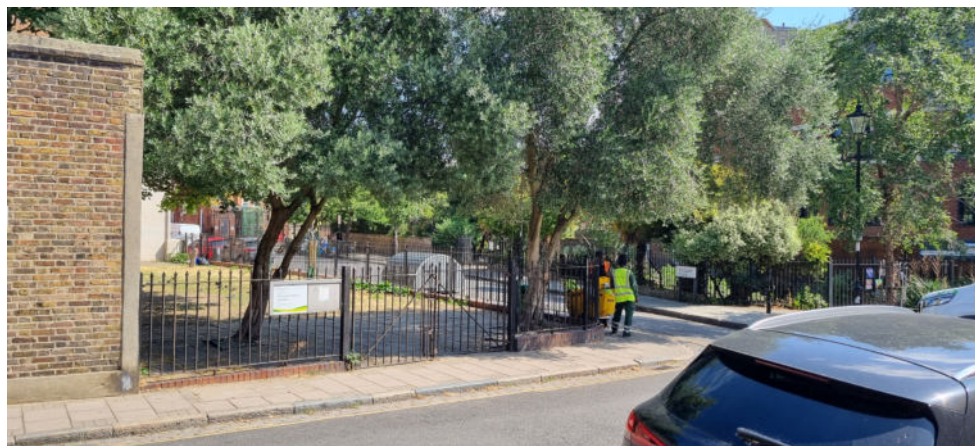


Photo Location Key



1



2



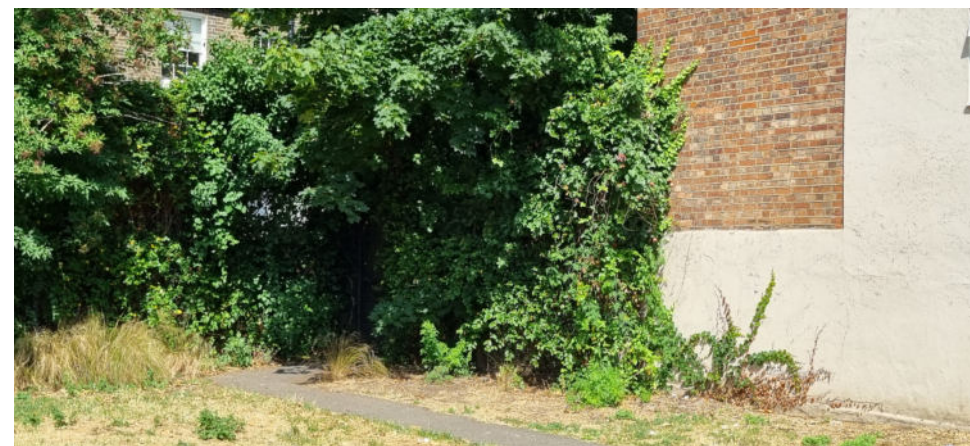
3



4



5



6



7



8



9



10

Site

2

Planning Policy

Site 2 - Pleasant Place Gardens

LB Islington Planning Designation Boundary

 Site Boundary

LBI planning policy

 Archaeological Priority Areas

 Sites of Importance for Nature Conservation

 Conservation Areas

 Open Space

 Central Activities Zone Fringe



LB Islington Adopted Local Plan - Planning Designations - 1:500@A3



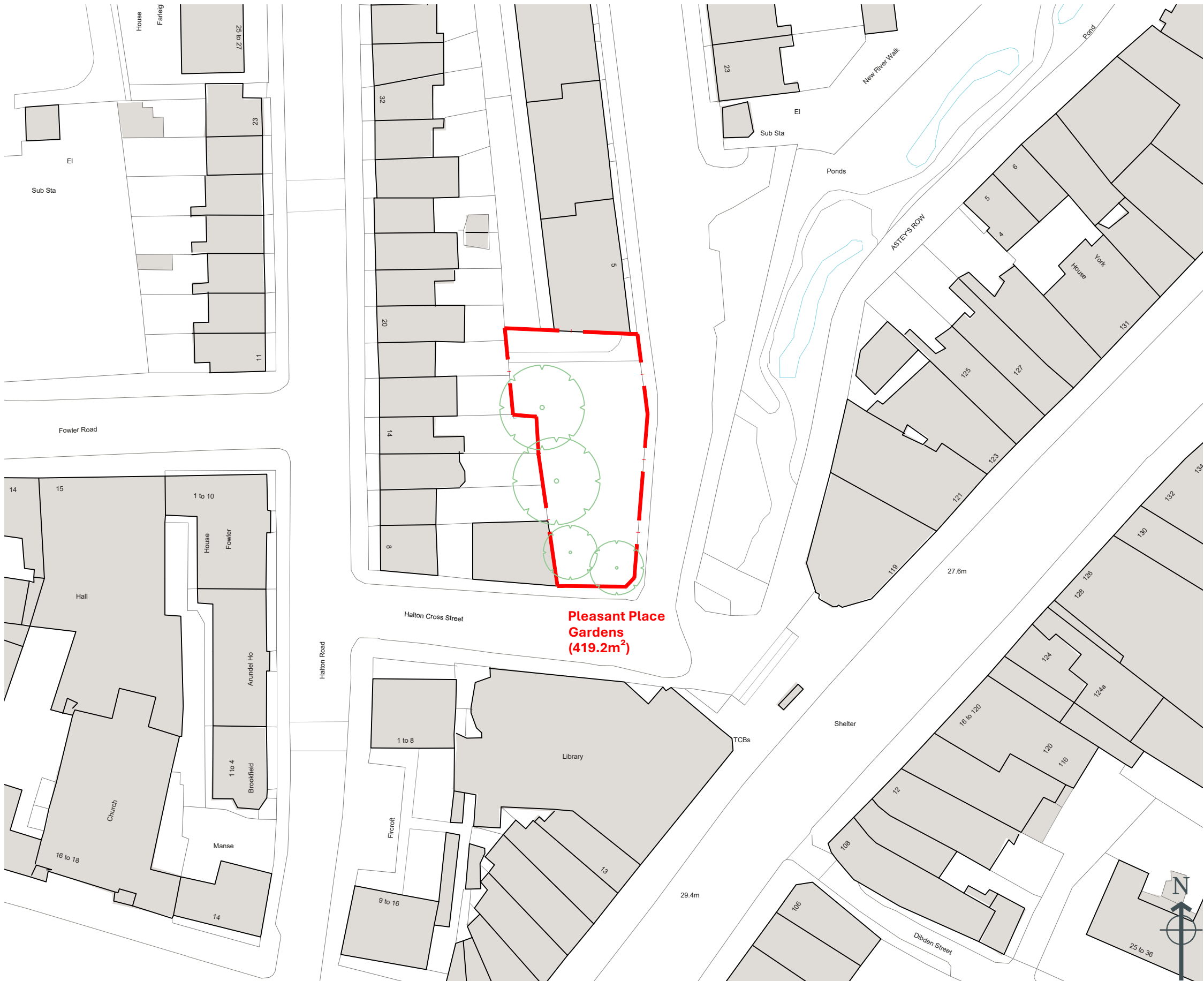
Site
2

Existing Site Plan - 1:500 @ A3
Site 2 - Pleasant Place Gardens

OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary depicted is that provided by LB Islington to define the site as part of their briefing documentation

Assessment Criteria	Rating
Street Access	
Level Topography	
Overlooking	
Trees & Ecology	
Site Area / Dimensions	



Existing Site Plan - 1:500@A3

Site

2

Proposed Site Plan - 1:200 @ A3 Site 2 - Pleasant Place Gardens

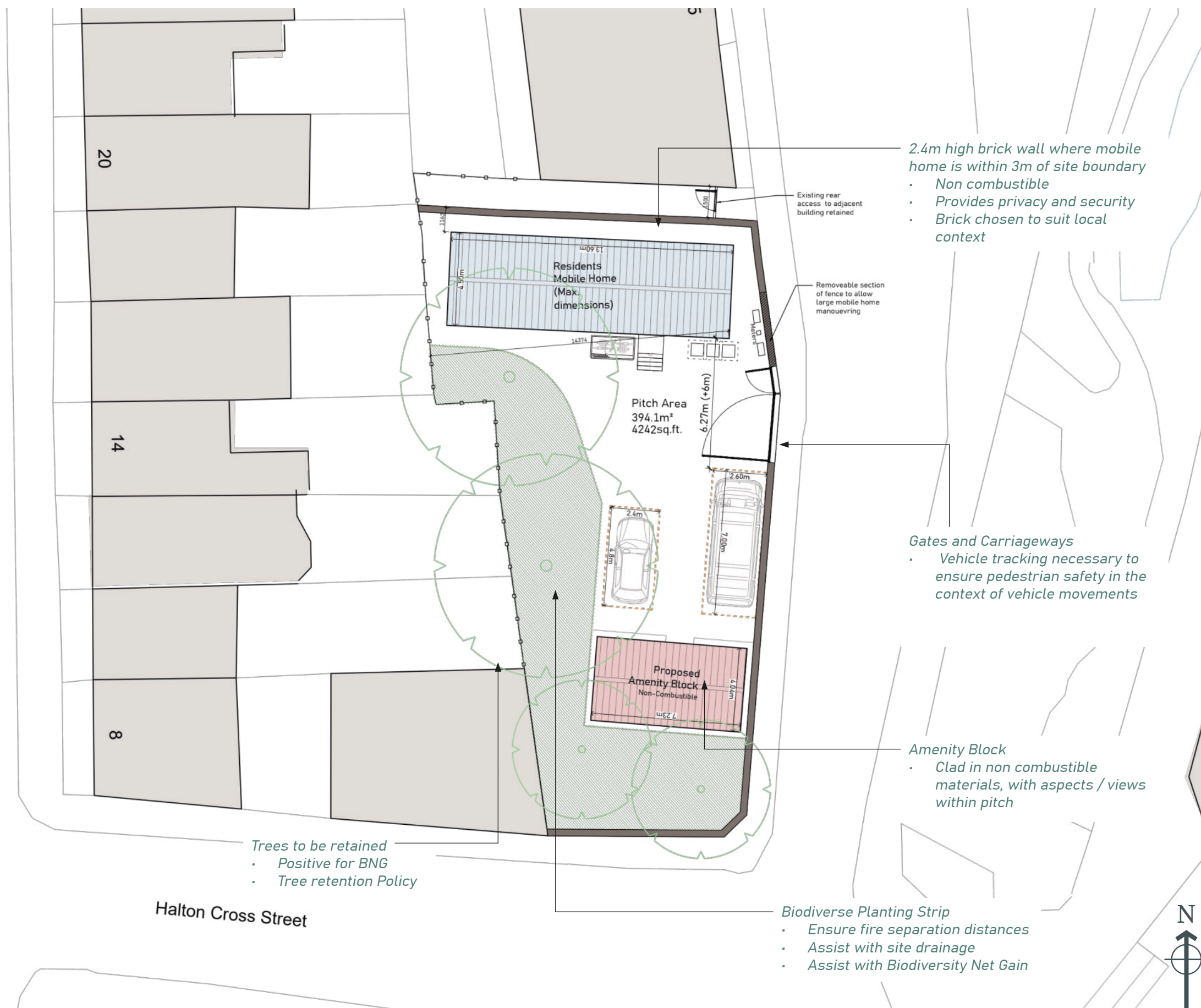
OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary to be amended to best suit the site constraints and use land most advantageously to providing a functional layout

Single Pitch - 394.1m²

To meet best practice guidelines, the proposed pitch includes:

- Large Static home space (13.6m x 4.5m)
**this dimension will vary depending on the size of static home owned by individual families. The dimensions shown represent the largest static home encountered in a similar project designed by HTA Design.*
- Fixed proposed amenity block (20m²)
- Mobile caravan space (7.5m x 2.6m)
- 1 x Standard Car space (2.4m x 4.8m)
- Space for refuse bins (3 x 240l bins indicated)
- Cycle store (space for 2 cycles shown. Advice from LB Islington Planning team to be sought to confirm requirement)
- 'Power pole' for access to electricity (for caravans and car charging)
- Utilities meters (electricity, mains gas, water)



Site

3

Site Photos Site 3 - Ronalds Road

HTA Design visited sites in July 2025, to assess the existing sites, and take photographs to record their findings.

Access within the sites could not be authorised at the time of this document. As such the photographs focus on the context, access and external boundaries

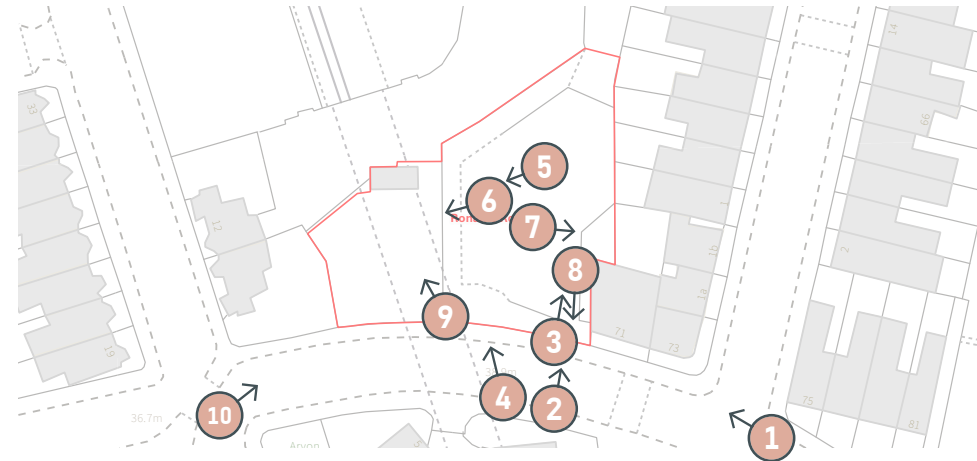


Photo Location Key



1



2



3



4



5



6



7



8



9



10

Site

3

Planning Policy Site 3 - Ronalds Road

LB Islington Planning Designation Boundary

Planning Policy Legend

- Site Boundary
- LBI planning policy**
- Sites of Importance for Nature Conservation
- Conservation Areas
- Site Allocations
- Open Space



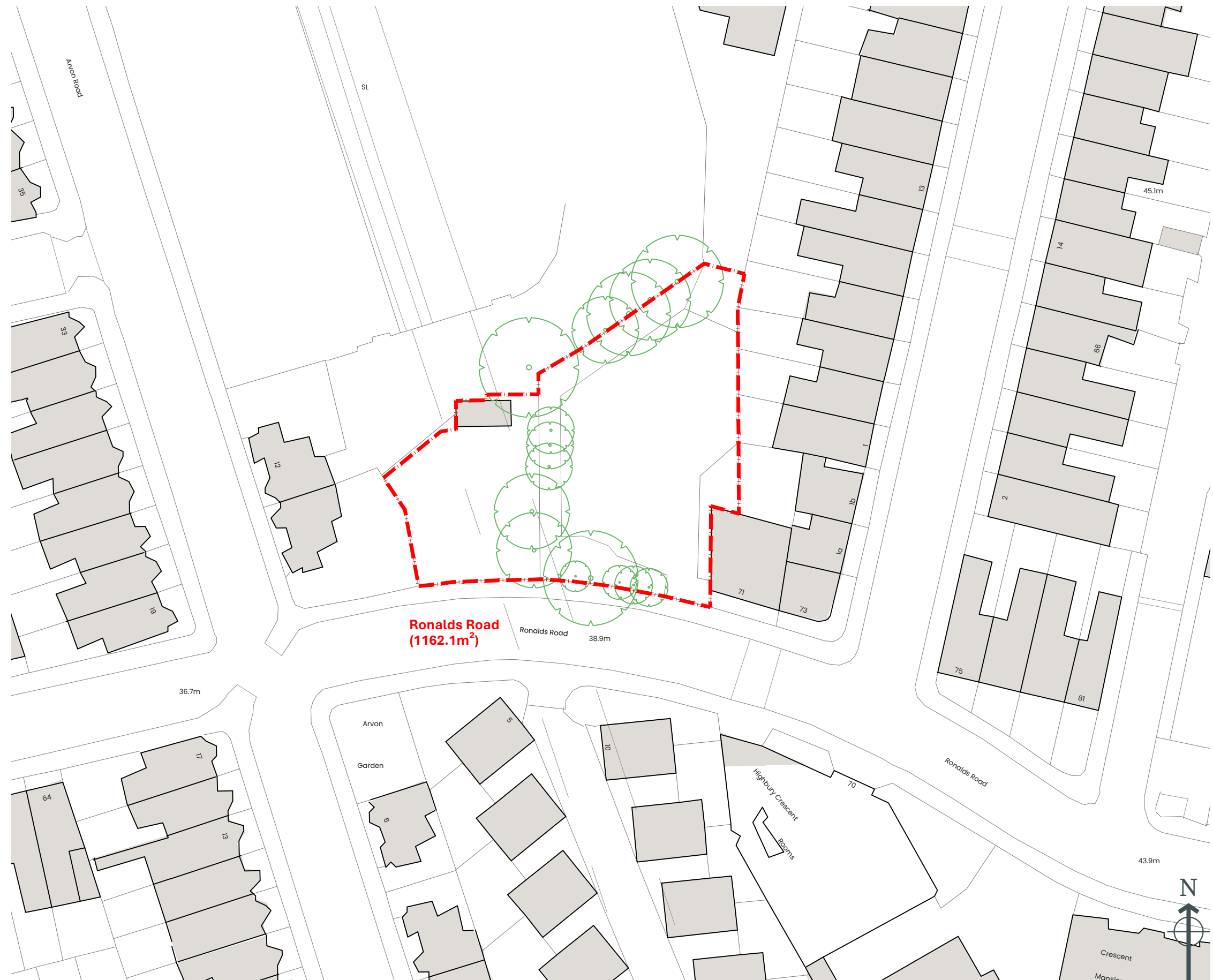
Site

3

Existing Site Plan - 1:500 @ A3 Site 3 - Ronalds Road

OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary depicted is that provided by LB Islington to define the site as part of their briefing documentation



Existing Site Plan - 1:500@A3

Site

3

Proposed Site Plan - 1:200 @ A3 Site 3 - Ronalds Road

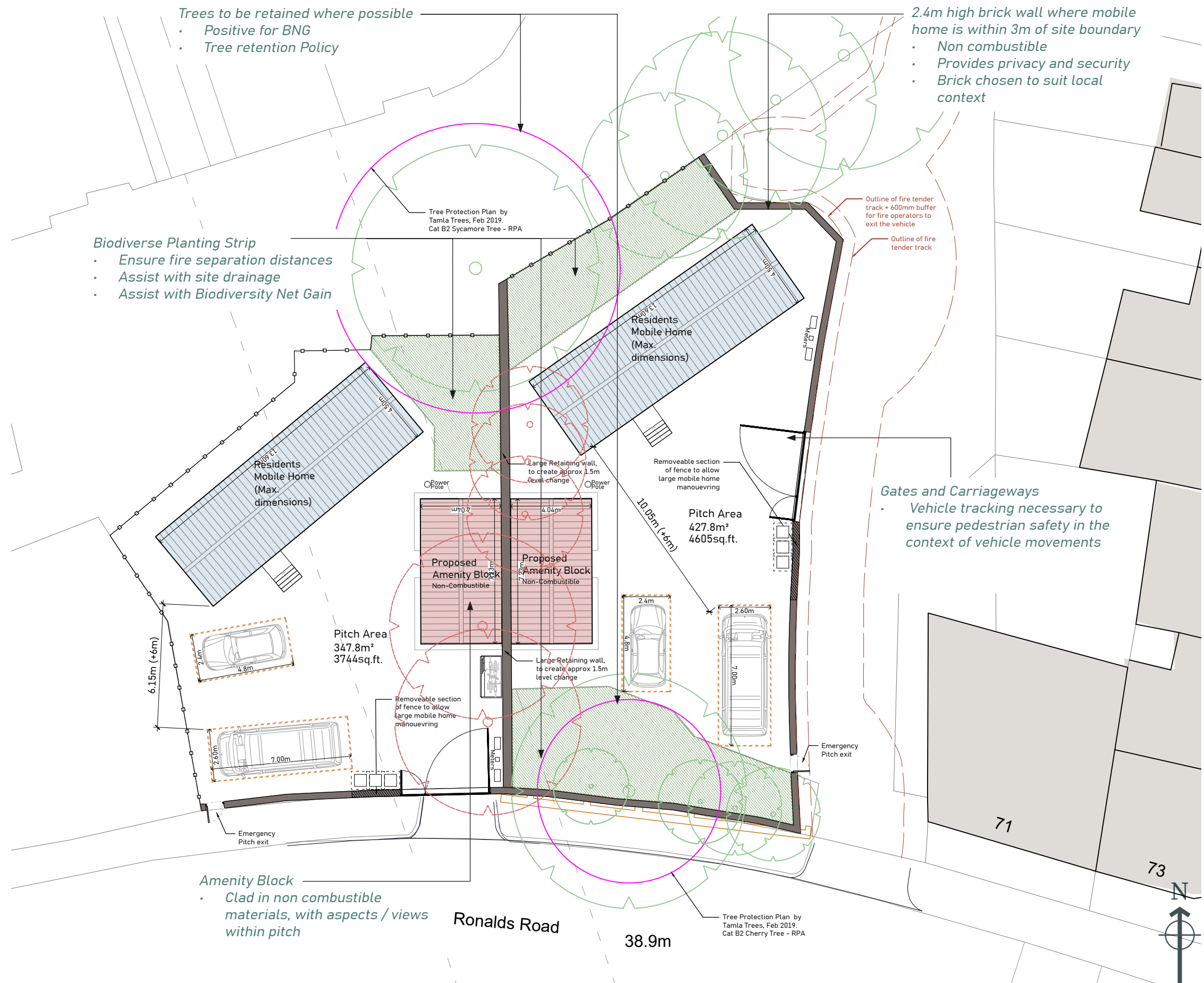
OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary to be amended to best suit the site constraints and use land most advantageously to providing a functional layout

2 Pitches - 347.8m² and 427.8m²

To meet best practice guidelines, the proposed pitch includes:

- Large Static home space (13.6m x 4.5m)
**this dimension will vary depending on the size of static home owned by individual families. The dimensions shown represent the largest static home encountered in a similar project designed by HTA Design.*
- Fixed proposed amenity block (20m²)
- Mobile caravan space (7.5m x 2.6m)
- 1 x Standard Car spaces (2.4m x 4.8m)
- Space for refuse bins (3 x 240l bins indicated)
- Cycle store (space for 2 cycles shown. Advice from LB Islington Planning team to be sought to confirm requirement)
- 'Power pole' for access to electricity (for caravans and car charging)
- Utilities meters (electricity, mains gas, water)



Site

4

Site Photos Site 4 - Aberdeen Lane

HTA Design visited sites in July 2025, to assess the existing sites, and take photographs to record their findings.

Access within the sites could not be authorised at the time of this document. As such the photographs focus on the context, access and external boundaries

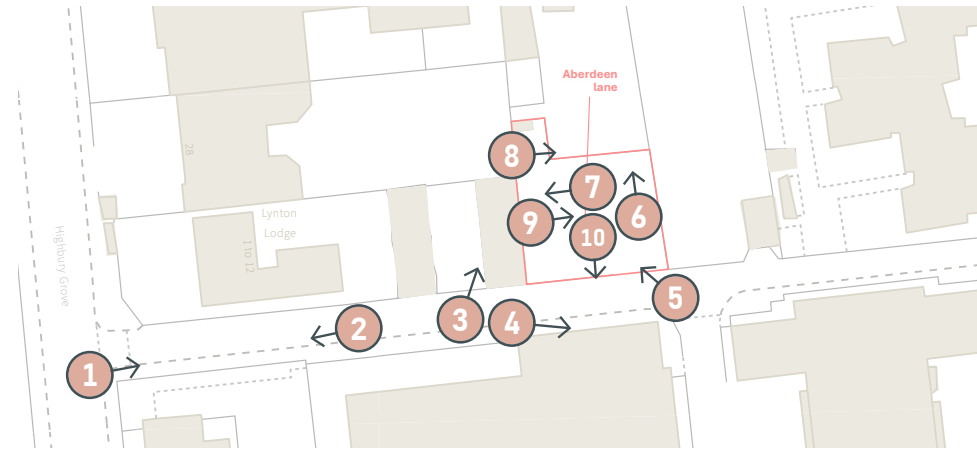


Photo Location Key



1



2



3



4



5



6



7



8



9



10

Site

4

Planning Policy Site 4 - Aberdeen Lane

LB Islington Planning Designation Boundary

Planning Policy Legend

 Site Boundary

LBI planning policy

 Sites of Importance for Nature Conservation

 Conservation Areas

 Metropolitan Open Land

 Open Space



LB Islington Adopted Local Plan - Planning Designations - 1:500@A3



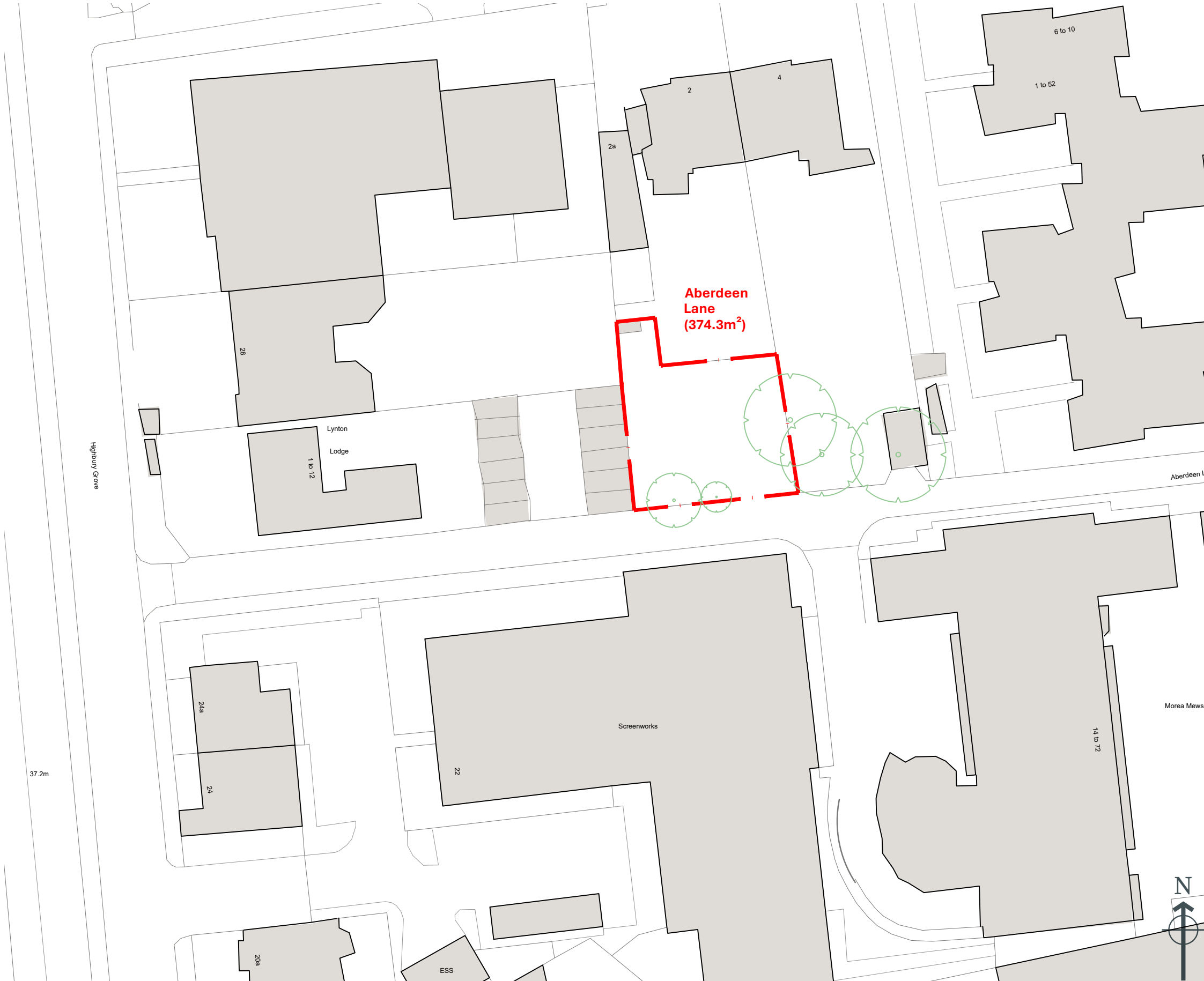
Site
4

Existing Site Plan - 1:500 @ A3
Site 4 - Aberdeen Lane

OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary depicted is that provided by LB Islington to define the site as part of their briefing documentation

Assessment Criteria	Rating
Street Access	
Level Topography	
Overlooking	
Trees & Ecology	
Site Area / Dimensions	



Existing Site Plan - 1:500@A3

Site

4

Proposed Site Plan - 1:200 @ A3 Site 4 - Aberdeen Lane

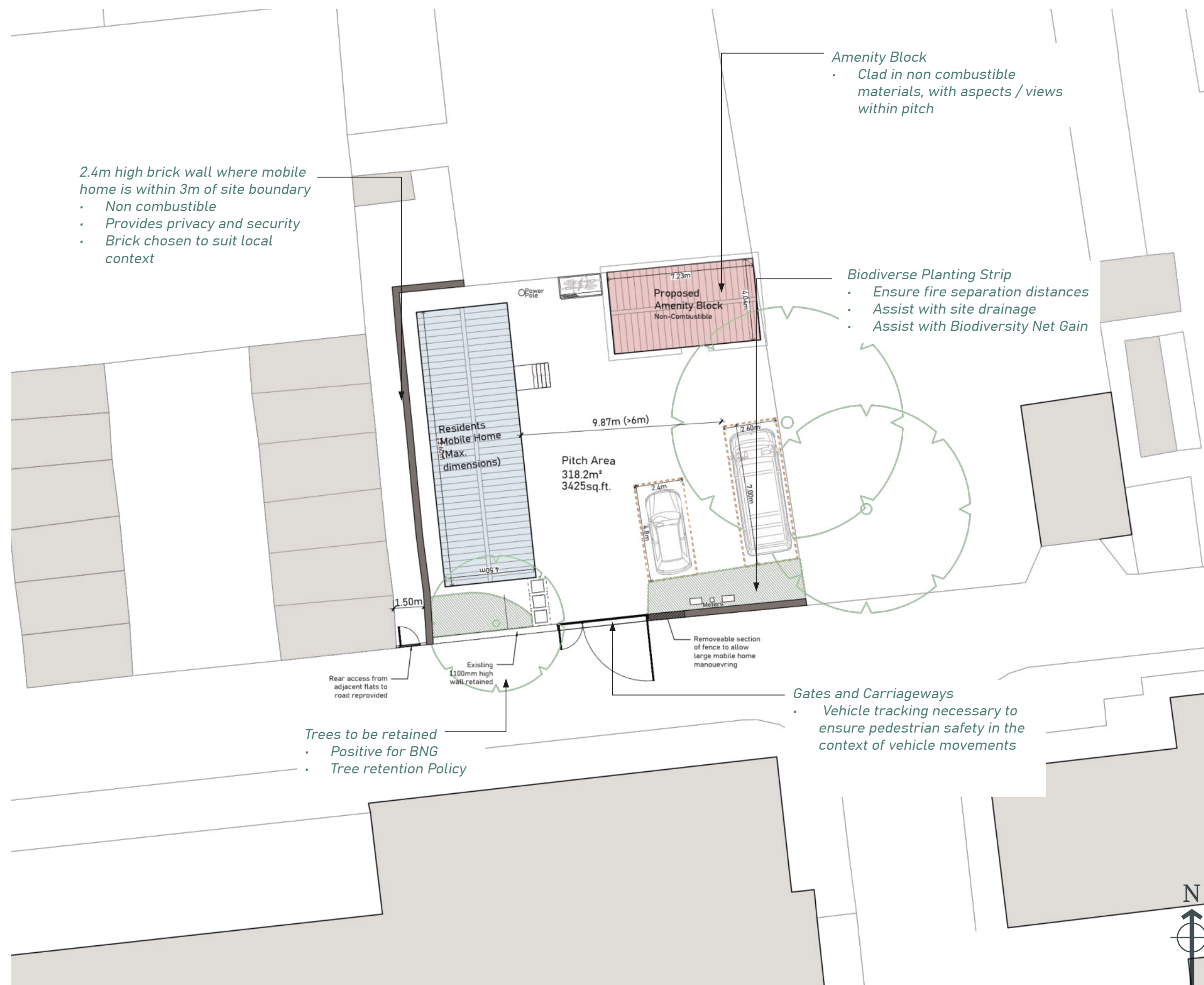
OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary to be amended to best suit the site constraints and use land most advantageously to providing a functional layout

Single Pitch - 318.2m²

To meet best practice guidelines, the proposed pitch includes:

- Large Static home space (13.6m x 4.5m)
**this dimension will vary depending on the size of static home owned by individual families. The dimensions shown represent the largest static home encountered in a similar project designed by HTA Design.*
- Fixed proposed amenity block (20m²)
- Mobile caravan space (7.5m x 2.6m)
- 1 x Standard Car space (2.4m x 4.8m)
- Space for refuse bins (3 x 240l bins indicated)
- Cycle store (space for 2 cycles shown. Advice from LB Islington Planning team to be sought to confirm requirement)
- 'Power pole' for access to electricity (for caravans and car charging)
- Utilities meters (electricity, mains gas, water)



Proposed Site Plan - 1:500@A3

Site

5

Site Photos

Site 5 - Athenaeum Court A

HTA Design visited sites in July 2025, to assess the existing sites, and take photographs to record their findings.

Access within the sites could not be authorised at the time of this document. As such the photographs focus on the context, access and external boundaries

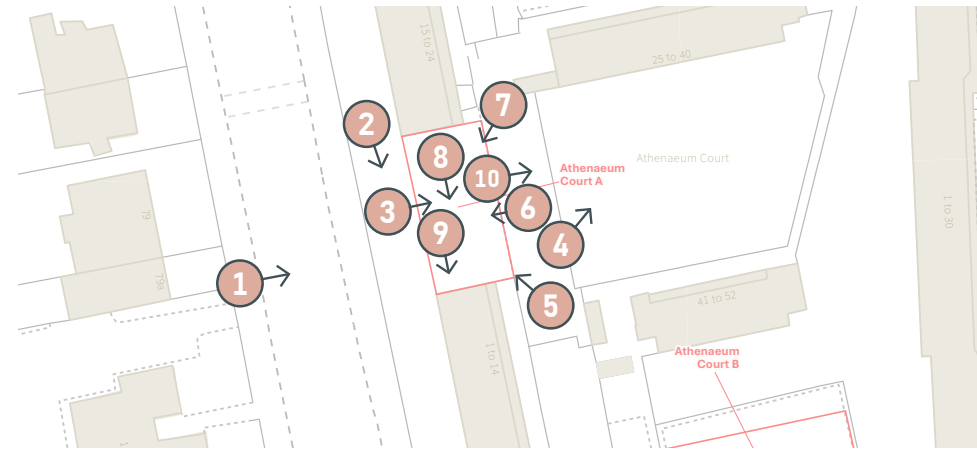


Photo Location Key



1



2



3



4



5



6



7



8



9



10

Site

6

Site Photos

Site 6 - Athenaeum Court B

HTA Design visited sites in July 2025, to assess the existing sites, and take photographs to record their findings.

Access within the sites could not be authorised at the time of this document. As such the photographs focus on the context, access and external boundaries

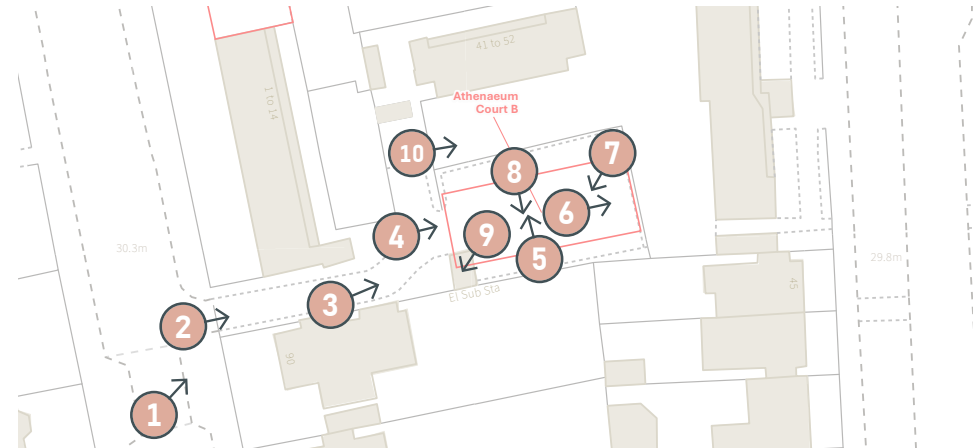


Photo Location Key



1



2



3



4



5



6



7



8



9



10

Site

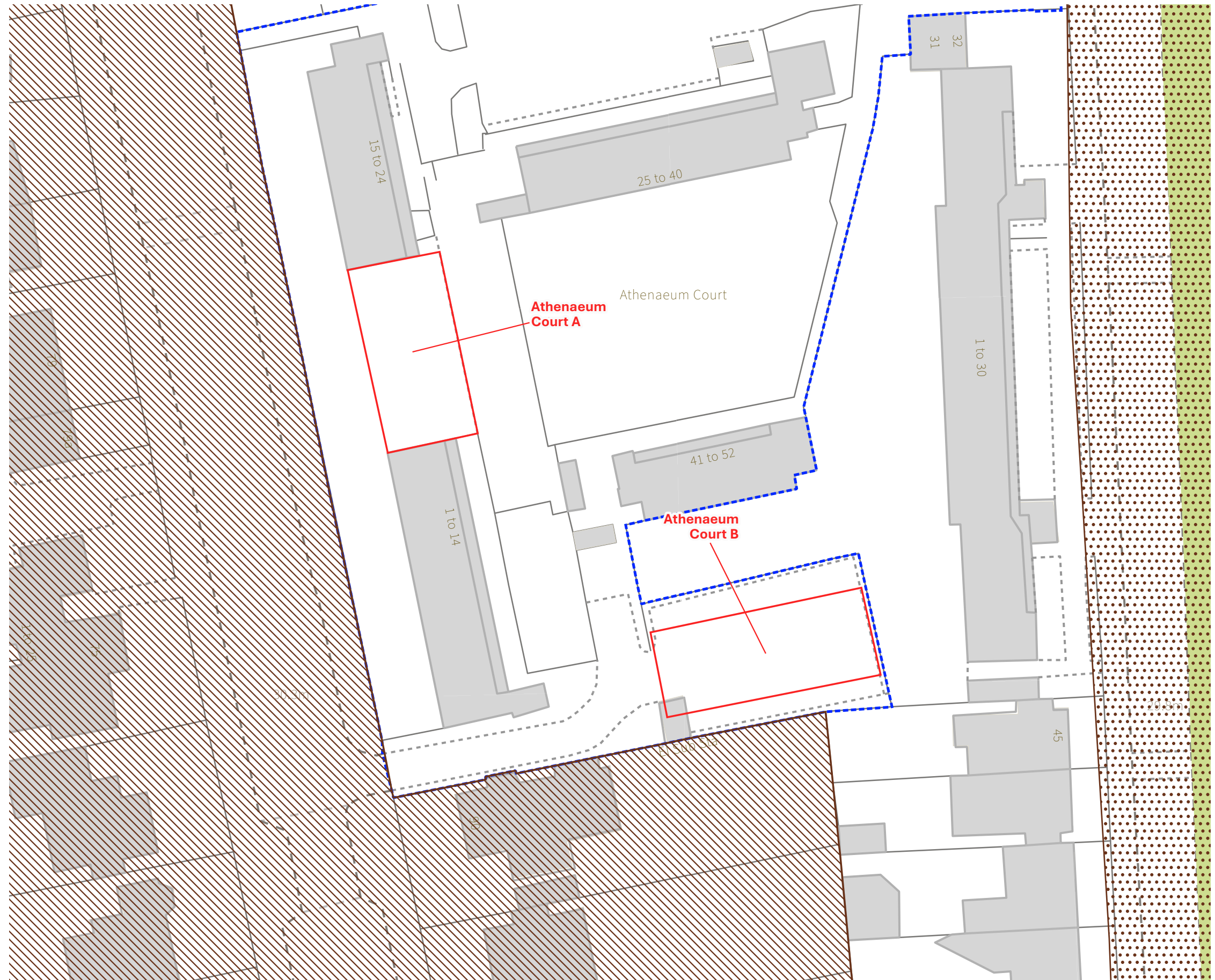


Planning Policy Site 5 - Athenaeum Court A & B

LB Islington Planning Designation Boundary

Planning Policy Legend

- Site Boundary
- LBi planning policy**
- Archaeological Priority Areas
- Conservation Areas
- Site Allocations
- Open Space



LB Islington Adopted Local Plan - Planning Designations - 1:500@A3

Site

56

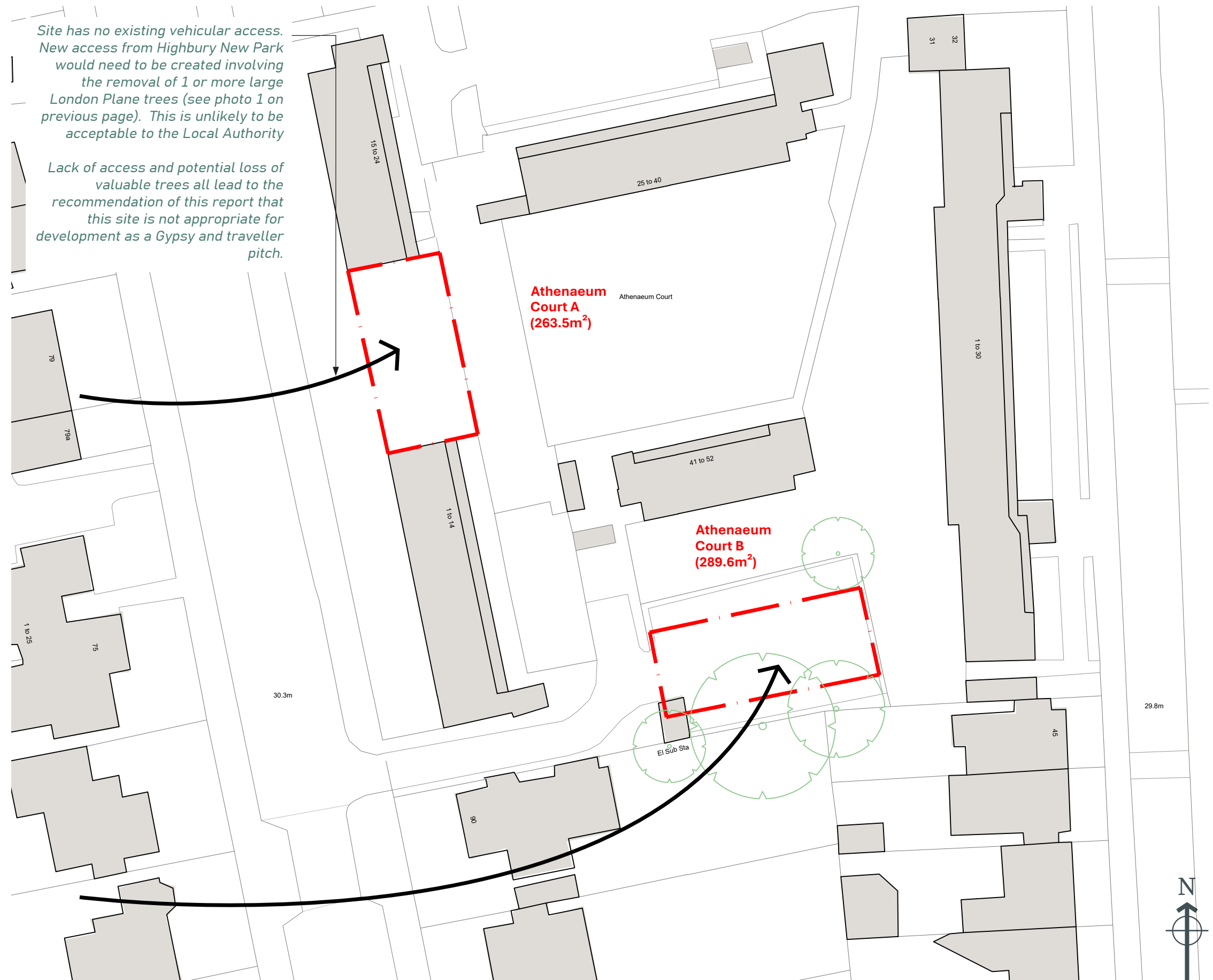
Existing Site Plan - 1:500 @ A3
Site 5 - Athenaeum Court A & B

OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary depicted is that provided by LB Islington to define the site as part of their briefing documentation

Assessment Criteria	Rating
Street Access	
Level Topography	
Overlooking	
Trees & Ecology	
Site Area / Dimensions	

Assessment Criteria	Rating
Street Access	
Level Topography	
Overlooking	
Trees & Ecology	
Site Area / Dimensions	



Site

7

Site Photos Site 7 - Mayville Estate

HTA Design visited sites in July 2025, to assess the existing sites, and take photographs to record their findings.

Access within the sites could not be authorised at the time of this document. As such the photographs focus on the context, access and external boundaries

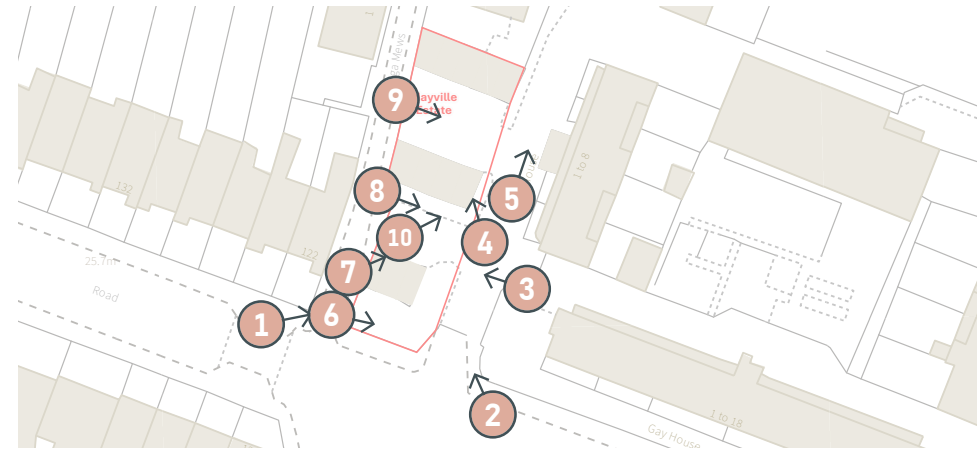


Photo Location Key



1



2



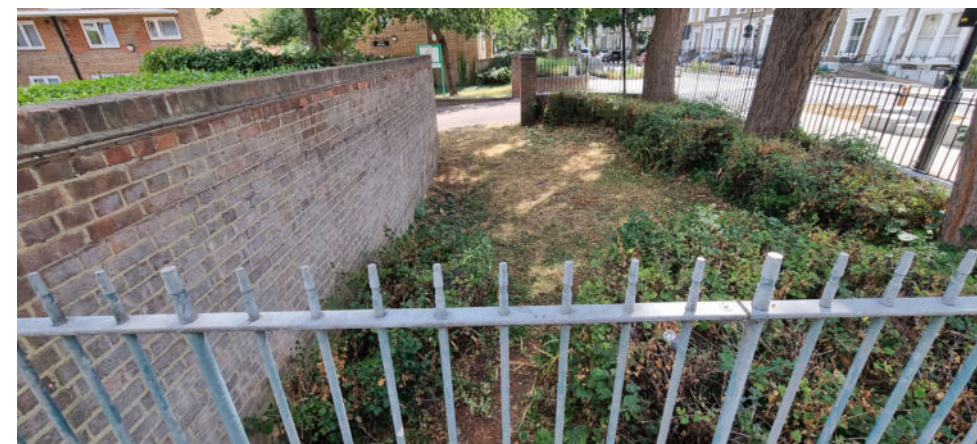
3



4



5



6



7



8



9



10

Site

7

Planning Policy Site 7 - Mayville Estate

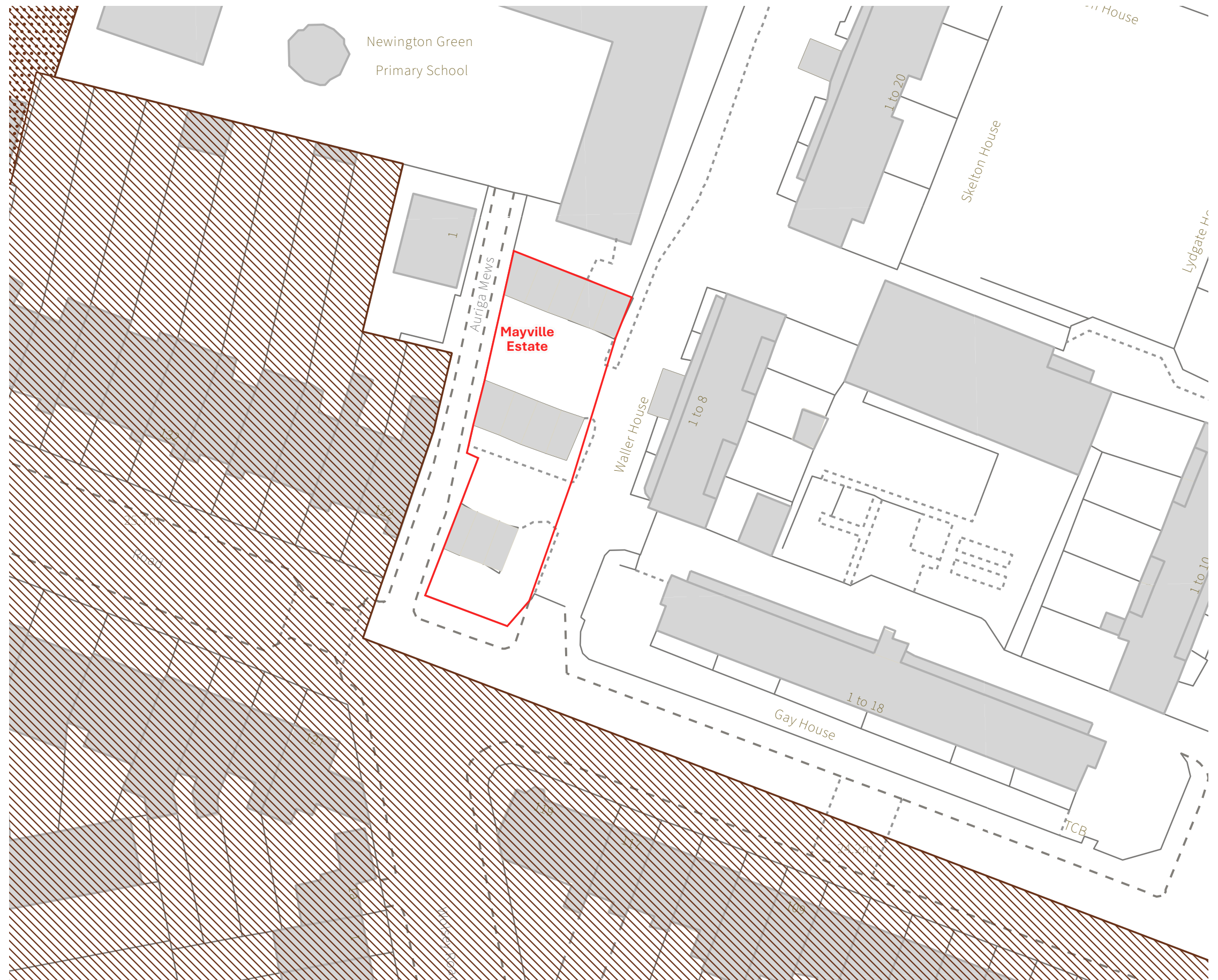
LB Islington Planning Designation Boundary

 Site Boundary

LBI planning policy

 Archaeological Priority Areas

 Conservation Areas



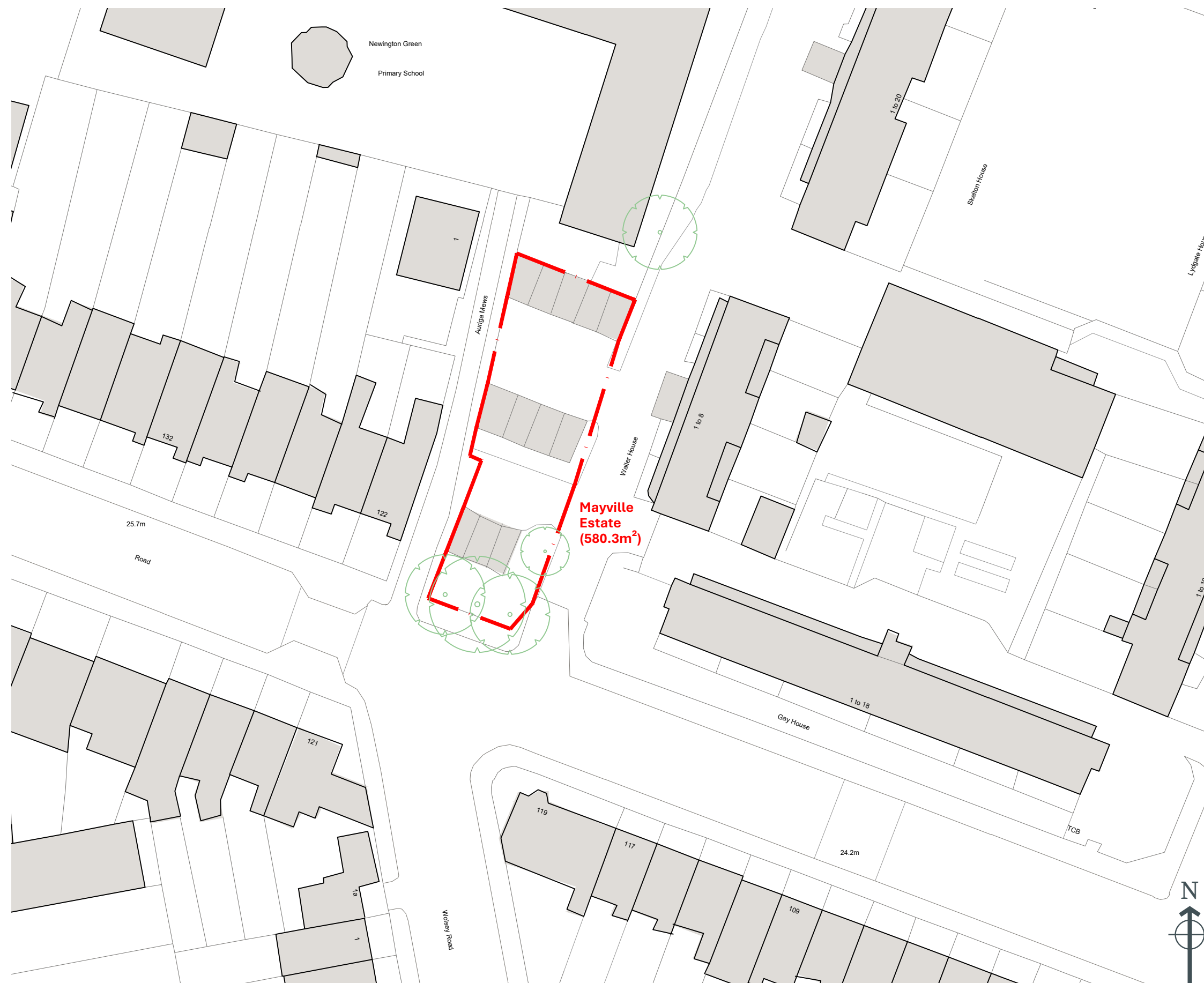
Site

7

Existing Site Plan - 1:500 @ A3 Site 7 - Mayville Estate

OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary depicted is that provided by LB Islington to define the site as part of their briefing documentation



Existing Site Plan - 1:500@A3

Assessment Criteria	Rating
Street Access	●
Level Topography	●
Overlooking	●
Trees & Ecology	●
Site Area / Dimensions	●

Site

7

Proposed Site Plan - 1:200 @ A3 Site 7 - Mayville Estate

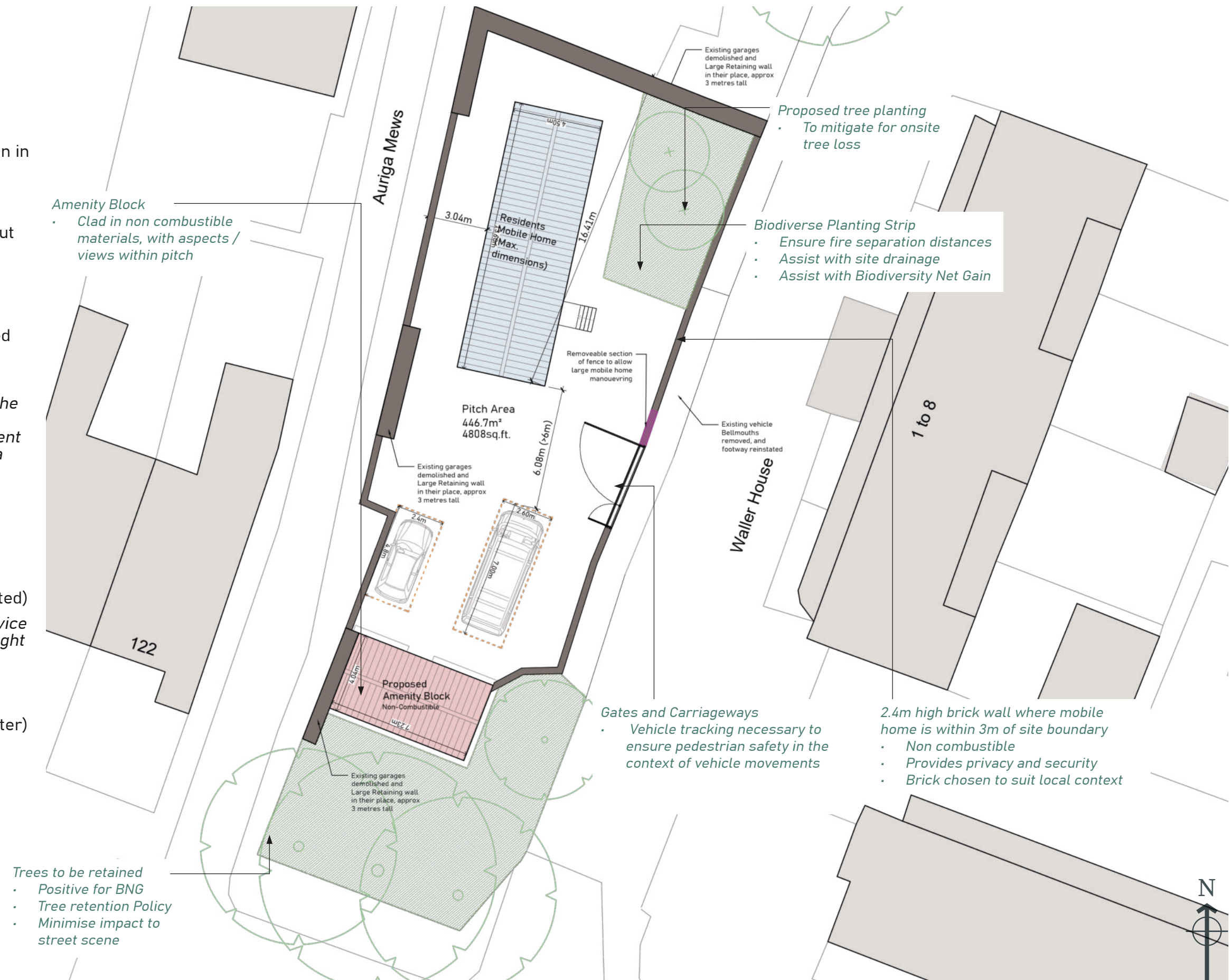
OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary to be amended to best suit the site constraints and use land most advantageously to providing a functional layout

Single Pitch - 446.7m²

To meet best practice guidelines, the proposed pitch includes:

- Large Static home space (13.6m x 4.5m)
**this dimension will vary depending on the size of static home owned by individual families. The dimensions shown represent the largest static home encountered in a similar project designed by HTA Design.*
- Fixed proposed amenity block (20m²)
- Mobile caravan space (7.5m x 2.6m)
- 1 x Standard Car space (2.4m x 4.8m)
- Space for refuse bins (3 x 240l bins indicated)
- Cycle store (space for 2 cycles shown. Advice from LB Islington Planning team to be sought to confirm appropriate requirement)
- 'Power pole' for access to electricity (for caravans and car charging)
- Utilities meters (electricity, mains gas, water)



Site
8

Site Photos Site 8 - Aubert Court Estate

HTA Design visited sites in July 2025, to assess the existing sites, and take photographs to record their findings.

Access within the sites could not be authorised at the time of this document. As such the photographs focus on the context, access and external boundaries

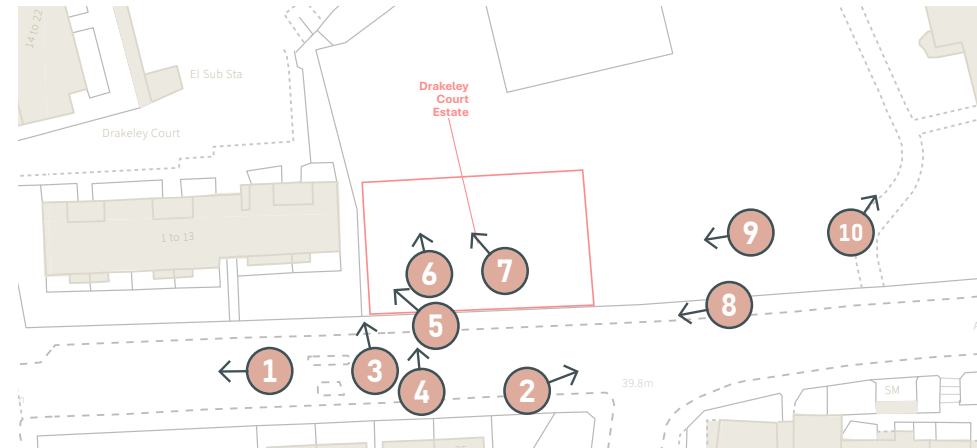


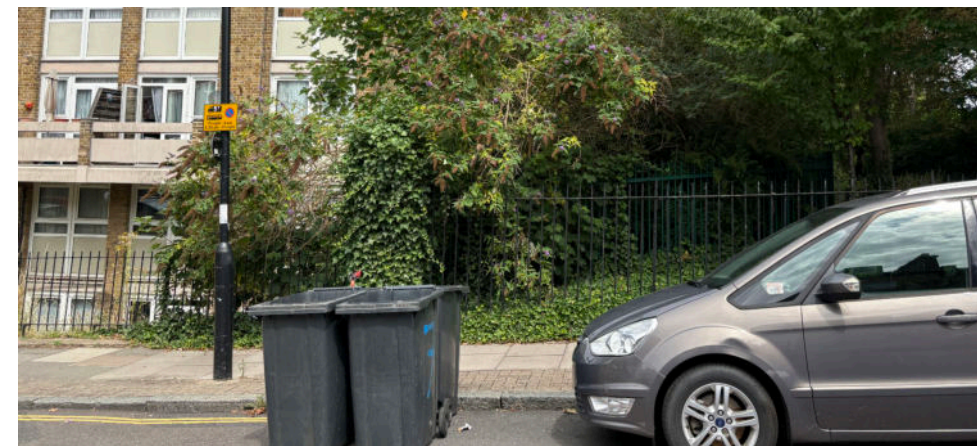
Photo Location Key



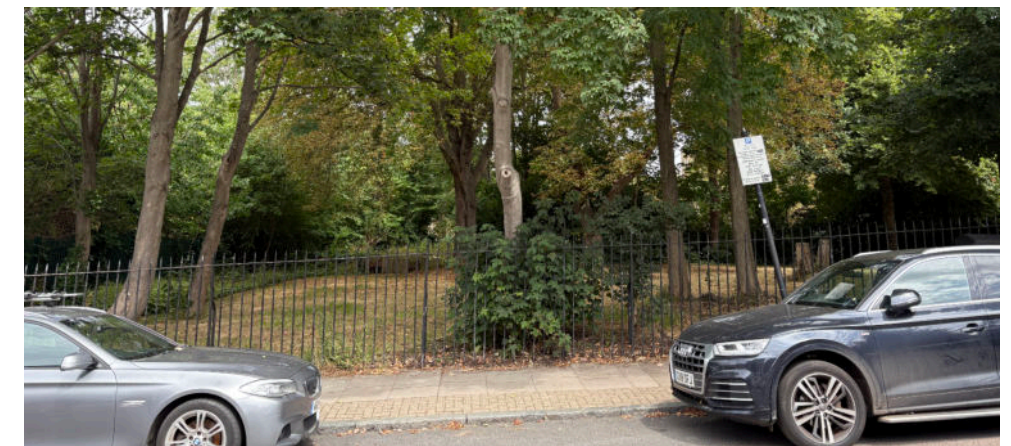
1



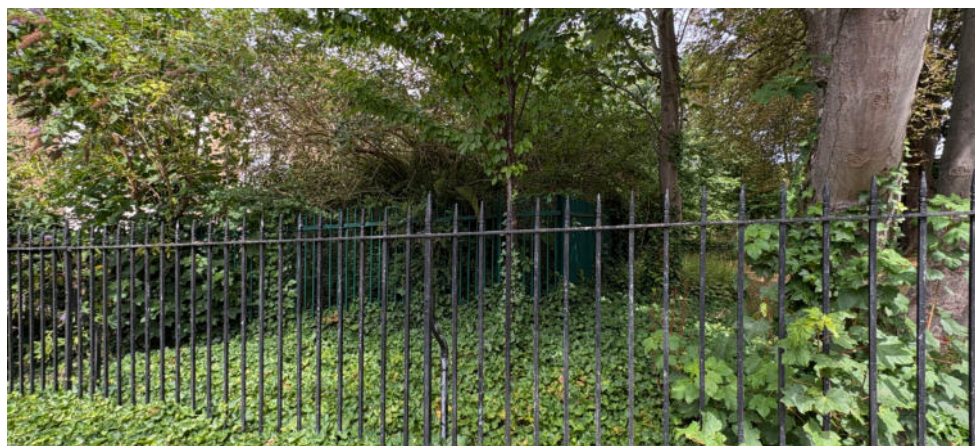
2



3



4



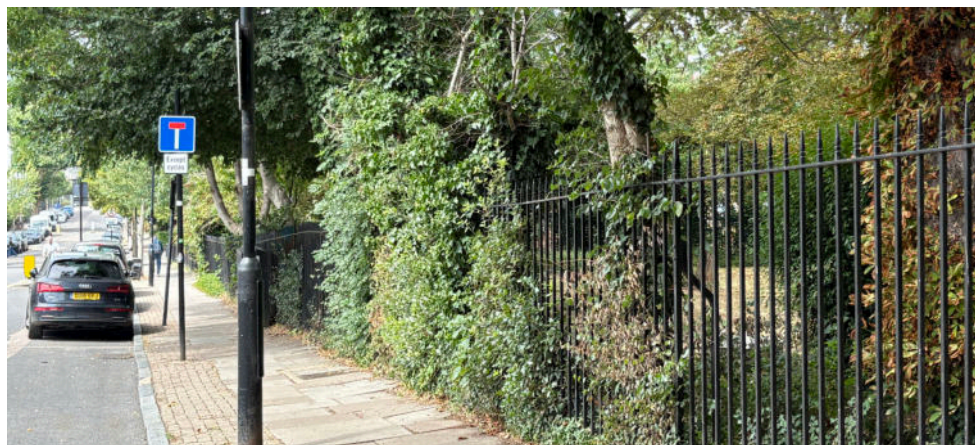
5



6



7



8



9



10

Site

8

Planning Policy Site 8 - Aubert Court Estate

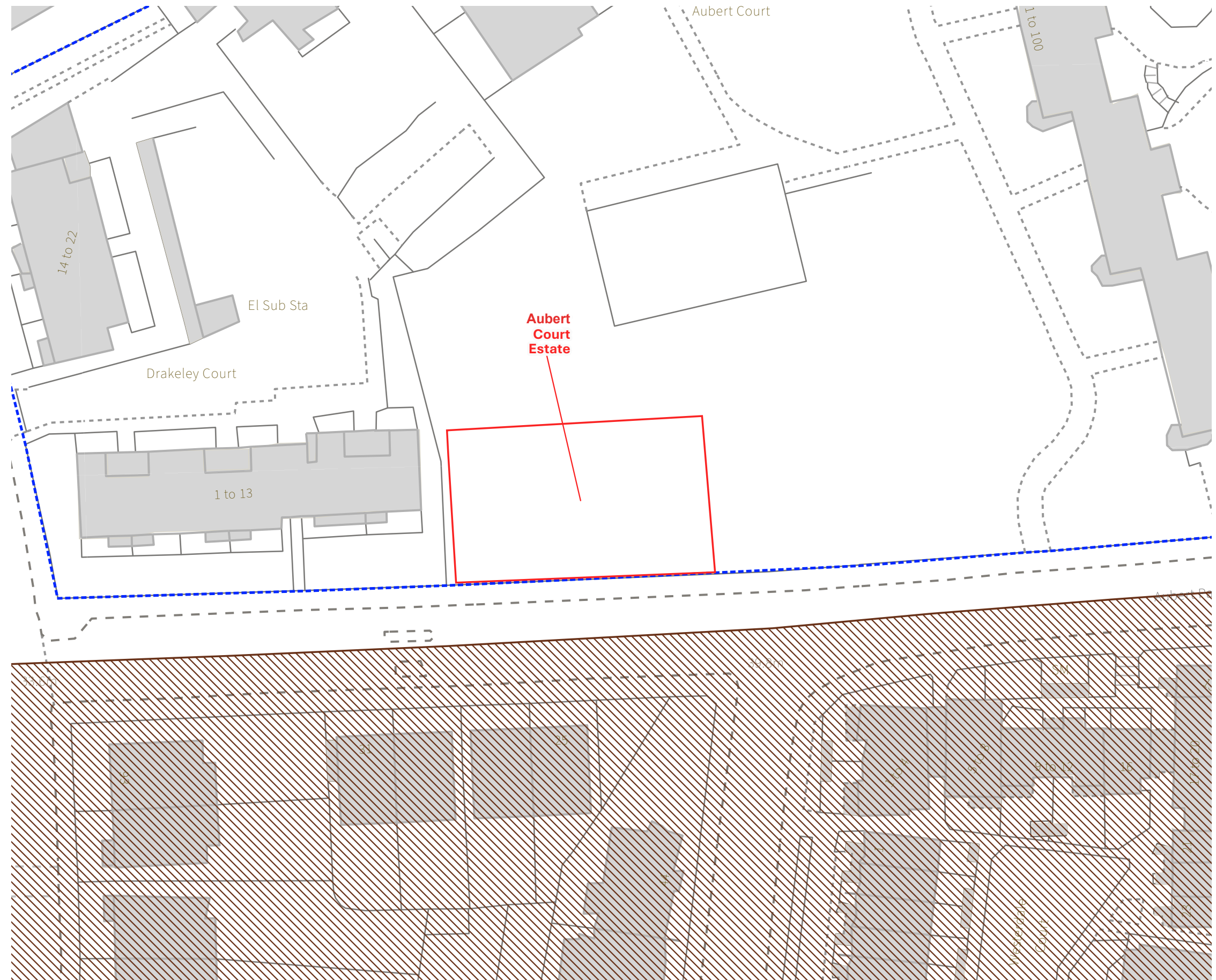
LB Islington Planning Designation Boundary

 Site Boundary

LBI planning policy

 Conservation Areas

 Site Allocations



Site

8

Existing Site Plan - 1:500 @ A3

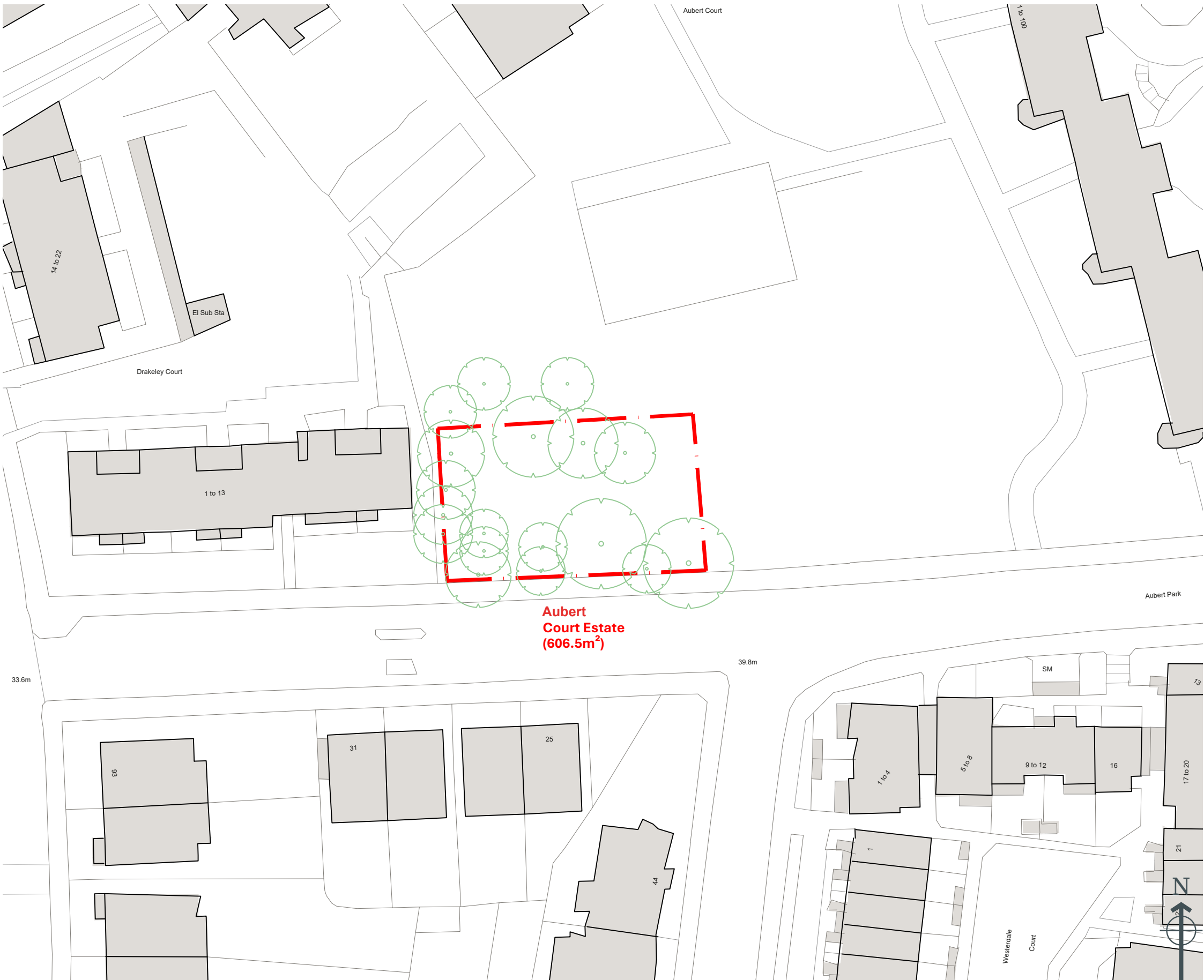
Site 8 - Aubert Court Estate

OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary depicted is that provided by LB Islington to define the site as part of their briefing documentation

All tree locations are approximate and indicative at this stage based on photography. An arboricultural survey and topographic survey is required to accurately locate and grade the existing tree on site.

Assessment Criteria	Rating
Street Access	
Level Topography	
Overlooking	
Trees & Ecology	
Site Area / Dimensions	



Existing Site Plan - 1:500@A3

Site

8

Proposed Site Plan - 1:200 @ A3 Site 8 - Aubert Court Estate

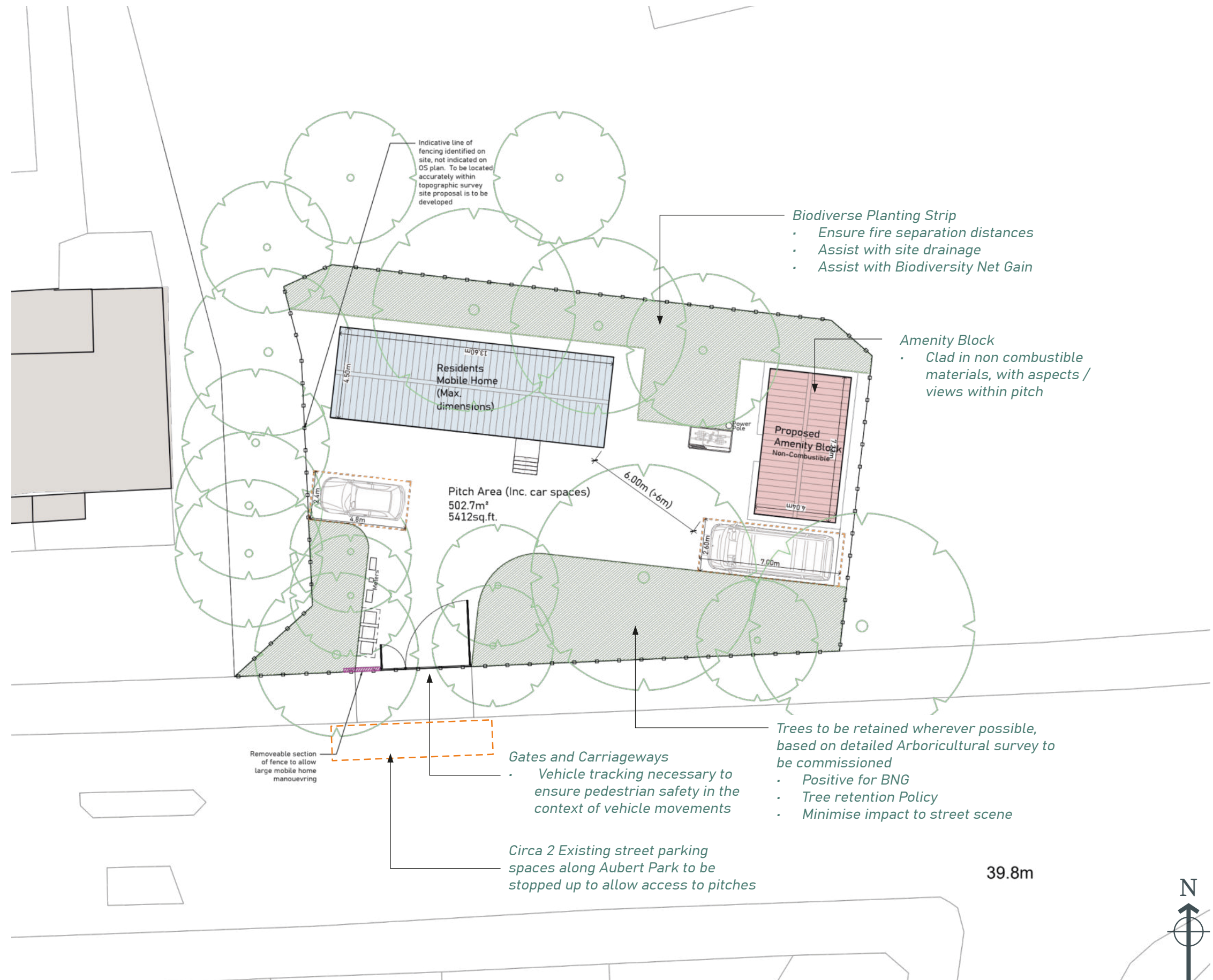
OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary to be amended to best suit the site constraints and use land most advantageously to providing a functional layout

Single Pitch - 502.7m²

To meet best practice guidelines, the proposed pitch includes:

- Large Static home space (13.6m x 4.5m)
**this dimension will vary depending on the size of static home owned by individual families. The dimensions shown represent the largest static home encountered in a similar project designed by HTA Design.*
- Fixed proposed amenity block (20m²)
- Mobile caravan space (7.5m x 2.6m)
- 1 x Standard Car space (2.4m x 4.8m)
- Space for refuse bins (3 x 240l bins indicated)
- Cycle store (space for 2 cycles shown. Advice from LB Islington Planning team to be sought to confirm requirement)
- 'Power pole' for access to electricity (for caravans and car charging)
- Utilities meters (electricity, mains gas, water)



Site

8

Proposed Site Plan - 1:200 @ A3 Site 8 - Aubert Court Estate

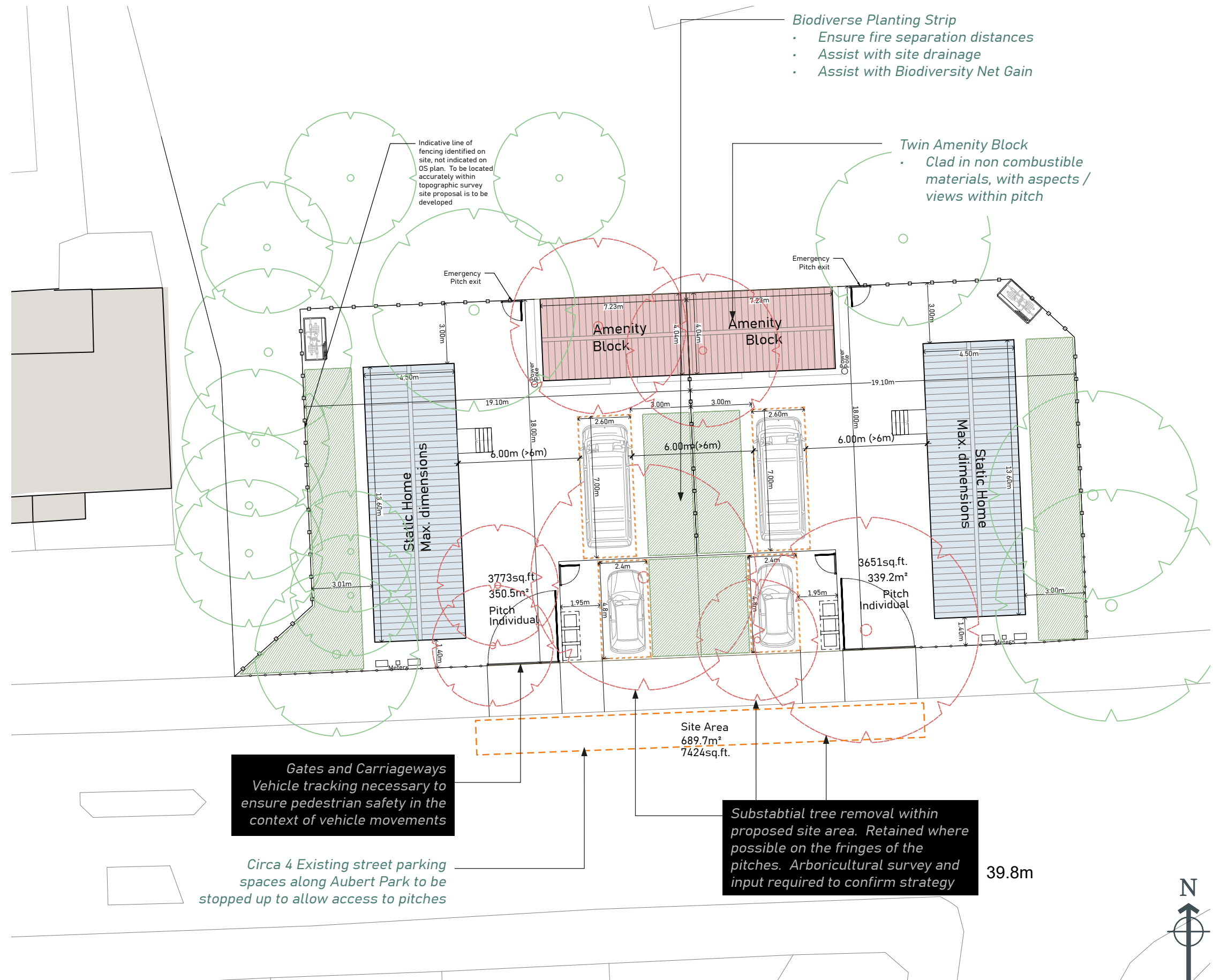
'Opportunity Option'

Should LB Islington be willing to explore clearing the site of trees and vegetation, the site may have capacity for an additional pitch

2 Pitches - 350.5m² and 339.2m²

To meet best practice guidelines, the proposed pitches include:

- Large Static home space (13.6m x 4.5m)
**this dimension will vary depending on the size of static home owned by individual families. The dimensions shown represent the largest static home encountered in a similar project designed by HTA Design.*
- Fixed proposed amenity block (20m²)
- Mobile caravan space (7.5m x 2.6m)
- 1 x Standard Car space (2.4m x 4.8m)
- Space for refuse bins (3 x 240l bins indicated)
- Cycle store (space for 2 cycles shown. Advice from LB Islington Planning team to be sought to confirm requirement)
- 'Power pole' for access to electricity (for caravans and car charging)
- Utilities meters (electricity, mains gas, water)



Site

9

Site Photos Site 9 - Stephens Ink Estate

HTA Design visited sites in July 2025, to assess the existing sites, and take photographs to record their findings.

Access within the sites could not be authorised at the time of this document. As such the photographs focus on the context, access and external boundaries

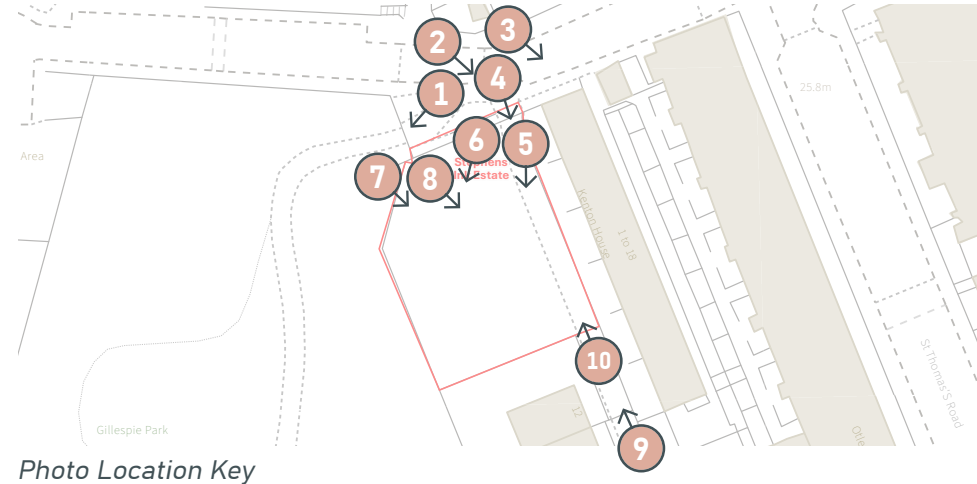
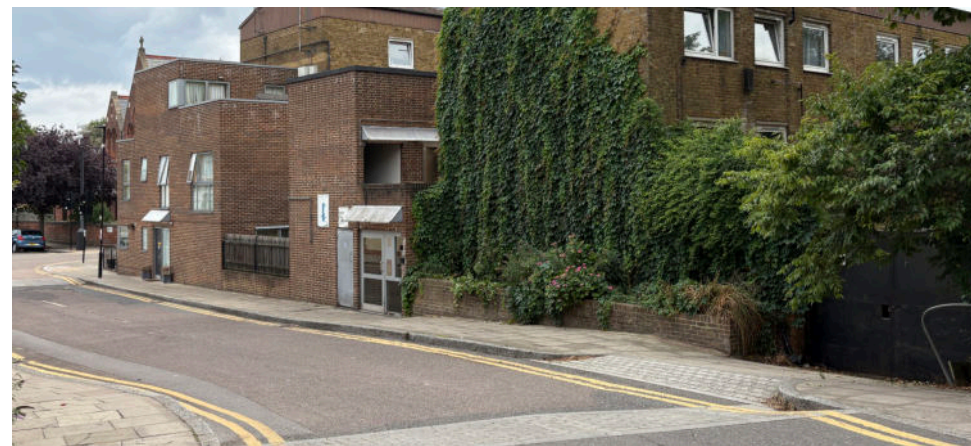


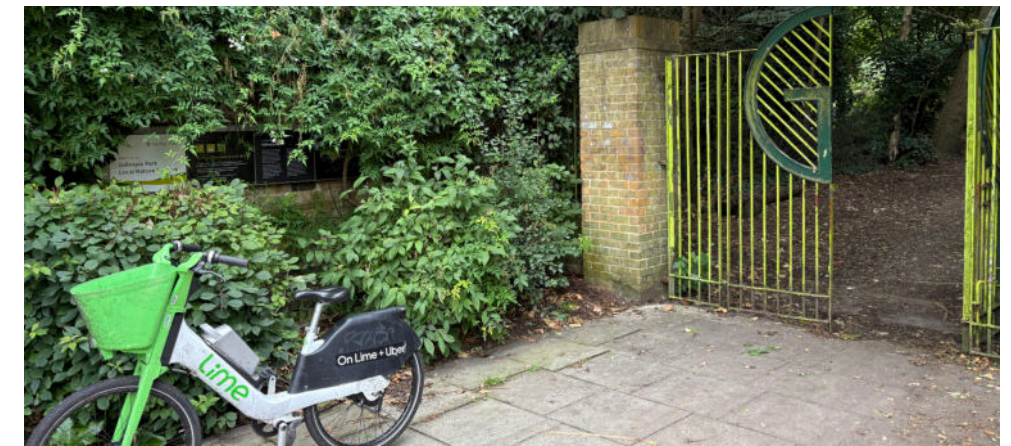
Photo Location Key



2



3



1



4



5



6



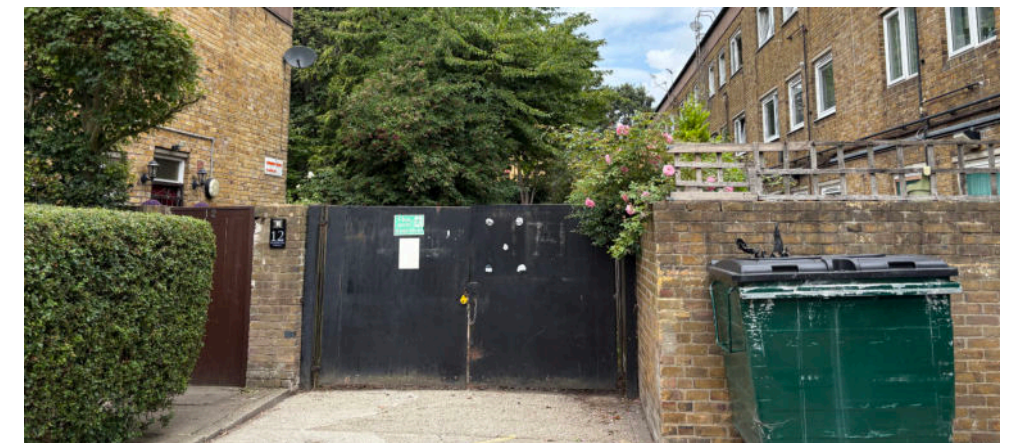
7



8



9



10

Planning Policy

Site 9 - Stephens Ink Estate

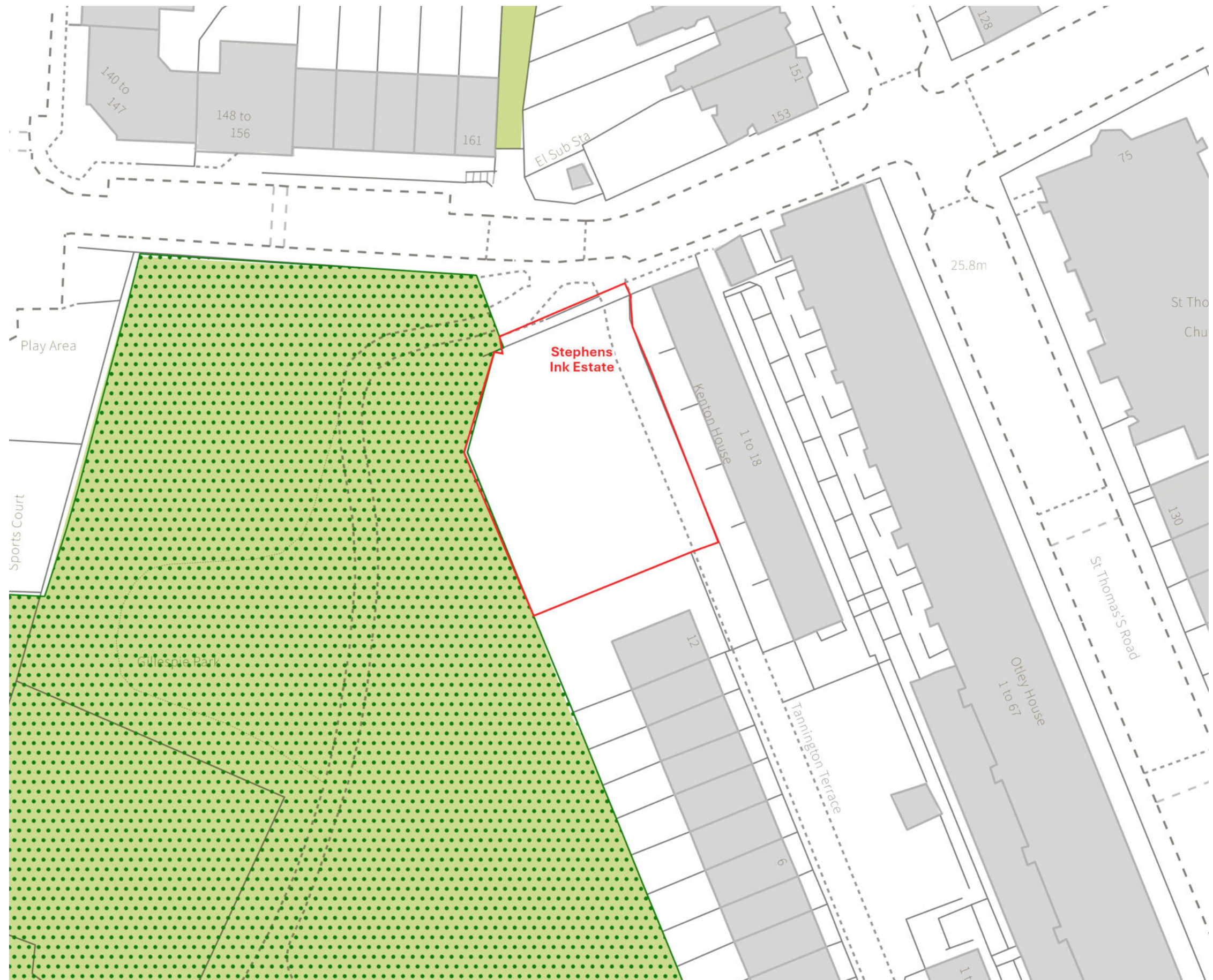
LB Islington Planning Designation Boundary

 Site Boundary

LBI planning policy

 Sites of Importance for Nature Conservation

 Open Space



Site
9

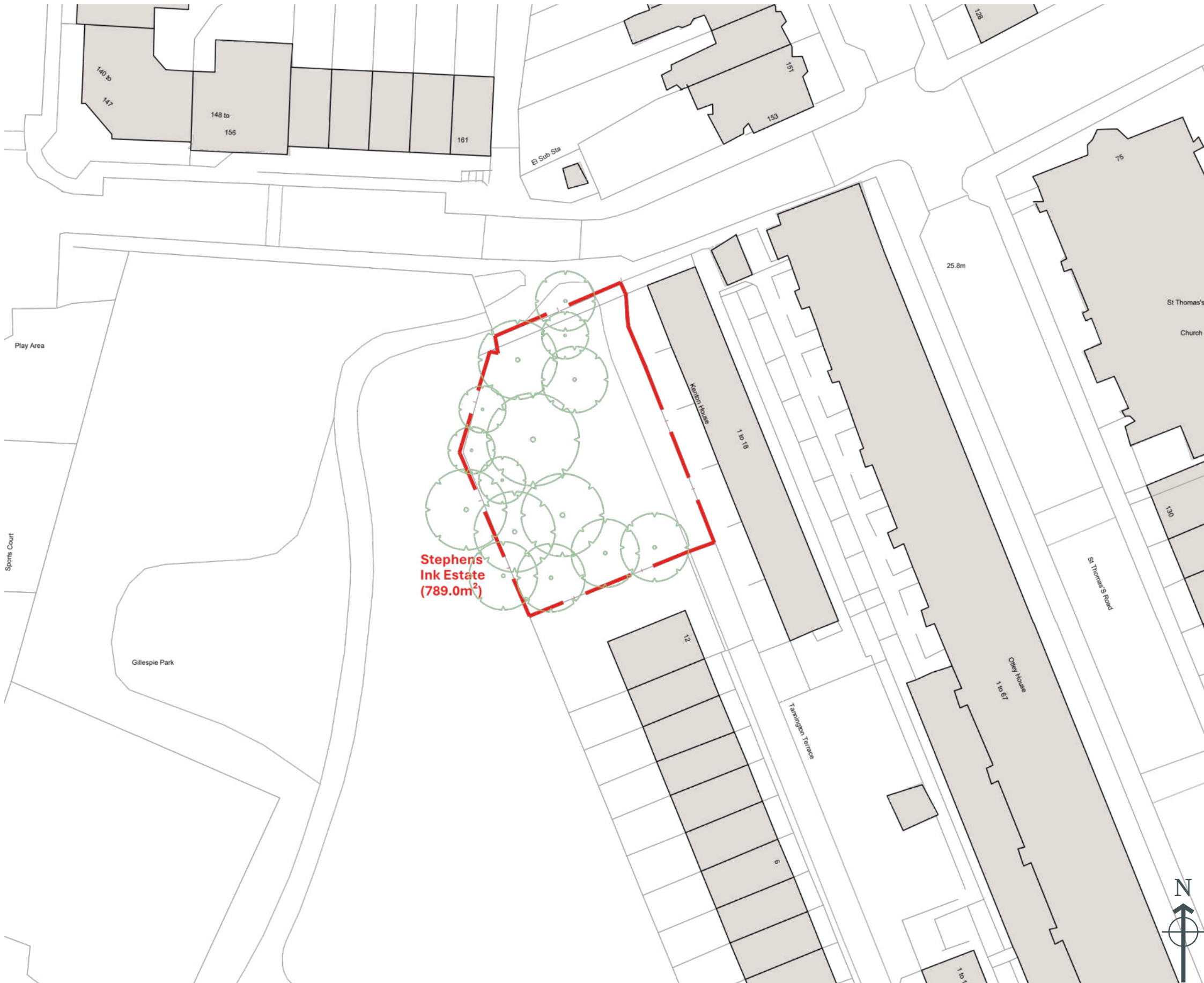
Existing Site Plan - 1:500 @ A3
Site 9 - Stephens Ink Estate

OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary depicted is that provided by LB Islington to define the site as part of their briefing documentation

All tree locations are approximate and indicative at this stage based on photography. An arboricultural survey and topographic survey is required to accurately locate and grade the existing tree on site.

Assessment Criteria	Rating
Street Access	
Level Topography	
Overlooking	
Trees & Ecology	
Site Area / Dimensions	



Existing Site Plan - 1:500@A3

Site

9

Proposed Site Plan - 1:200 @ A3 Site 9 - Stephens Ink Estate

OS Map provided to HTA Design by LB Islington in July 2025.

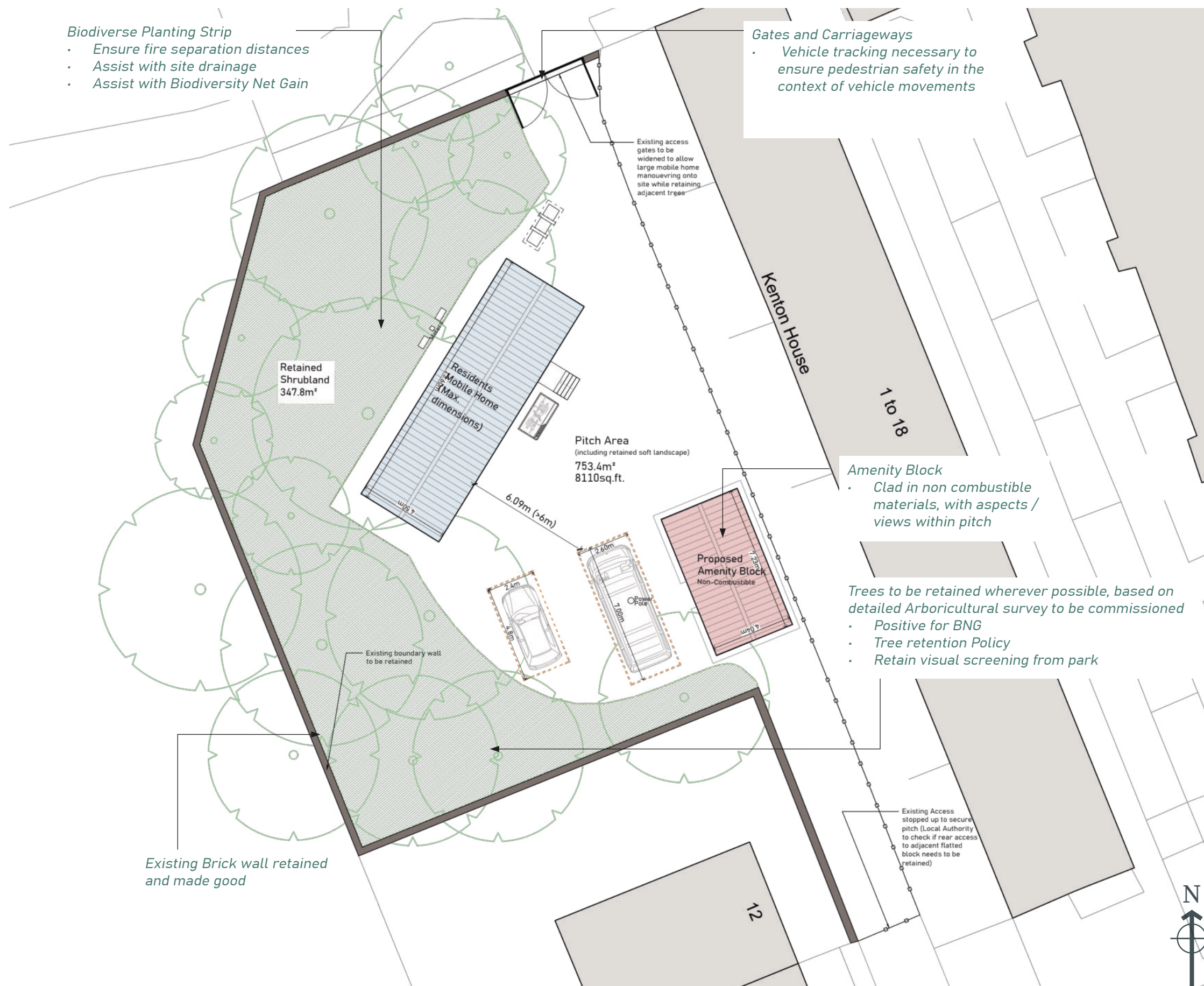
Site Boundary to be amended to best suit the site constraints and use land most advantageously to providing a functional layout

Single Pitch - 753.4m²

(405.6m², not including retained shrubland)

To meet best practice guidelines, the proposed pitch includes:

- Large Static home space (13.6m x 4.5m)
**this dimension will vary depending on the size of static home owned by individual families. The dimensions shown represent the largest static home encountered in a similar project designed by HTA Design.*
- Fixed proposed amenity block (20m²)
- Mobile caravan space (7.5m x 2.6m)
- 1 x Standard Car space (2.4m x 4.8m)
- Space for refuse bins (3 x 240l bins indicated)
- Cycle store (space for 2 cycles shown. Advice from LB Islington Planning team to be sought to confirm requirement)
- 'Power pole' for access to electricity (for caravans and car charging)
- Utilities meters (electricity, mains gas, water)



Proposed Site Plan - 1:500@A3

Site

10

Site Photos Site 10 - Upper Hilddrop Estate

HTA Design visited sites in July 2025, to assess the existing sites, and take photographs to record their findings.

Access within the sites could not be authorised at the time of this document. As such the photographs focus on the context, access and external boundaries

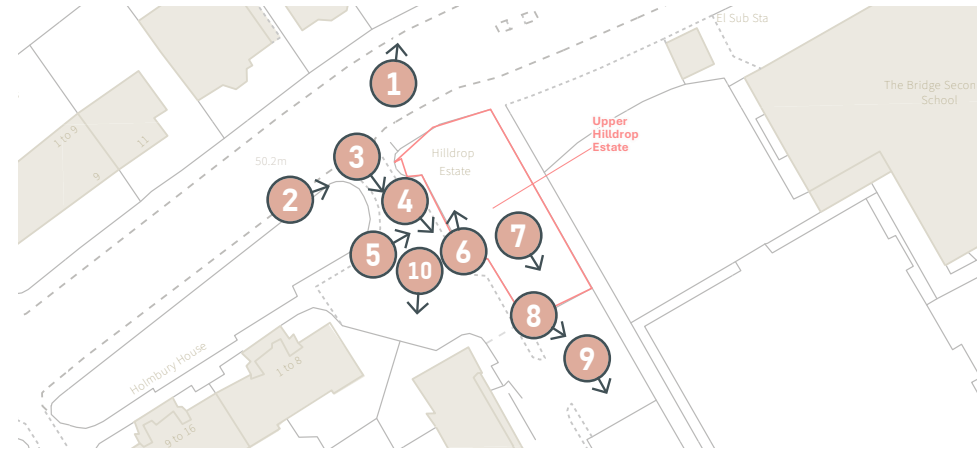


Photo Location Key



1



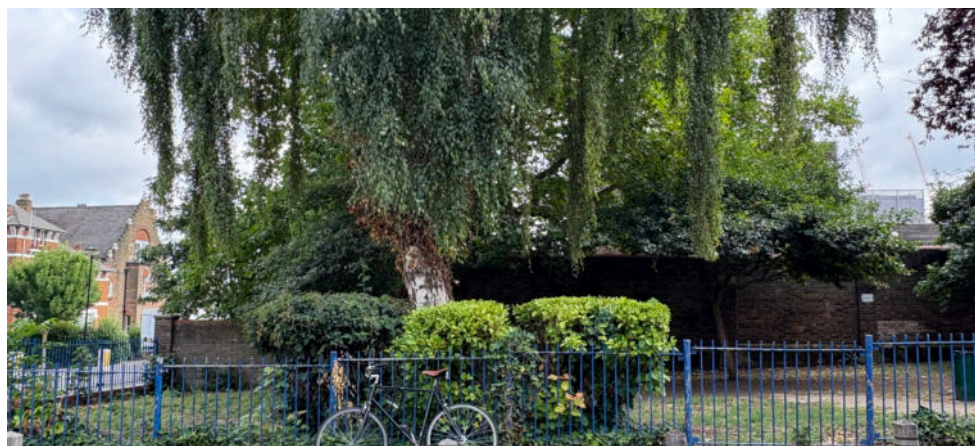
2



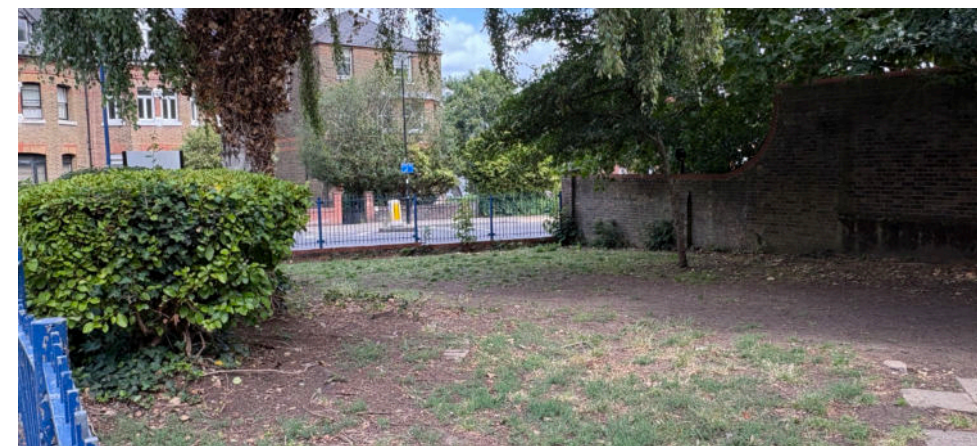
3



4



5



6



7



8



9



10

Site

10

Planning Policy Site 10 - Upper Hilldrop Estate

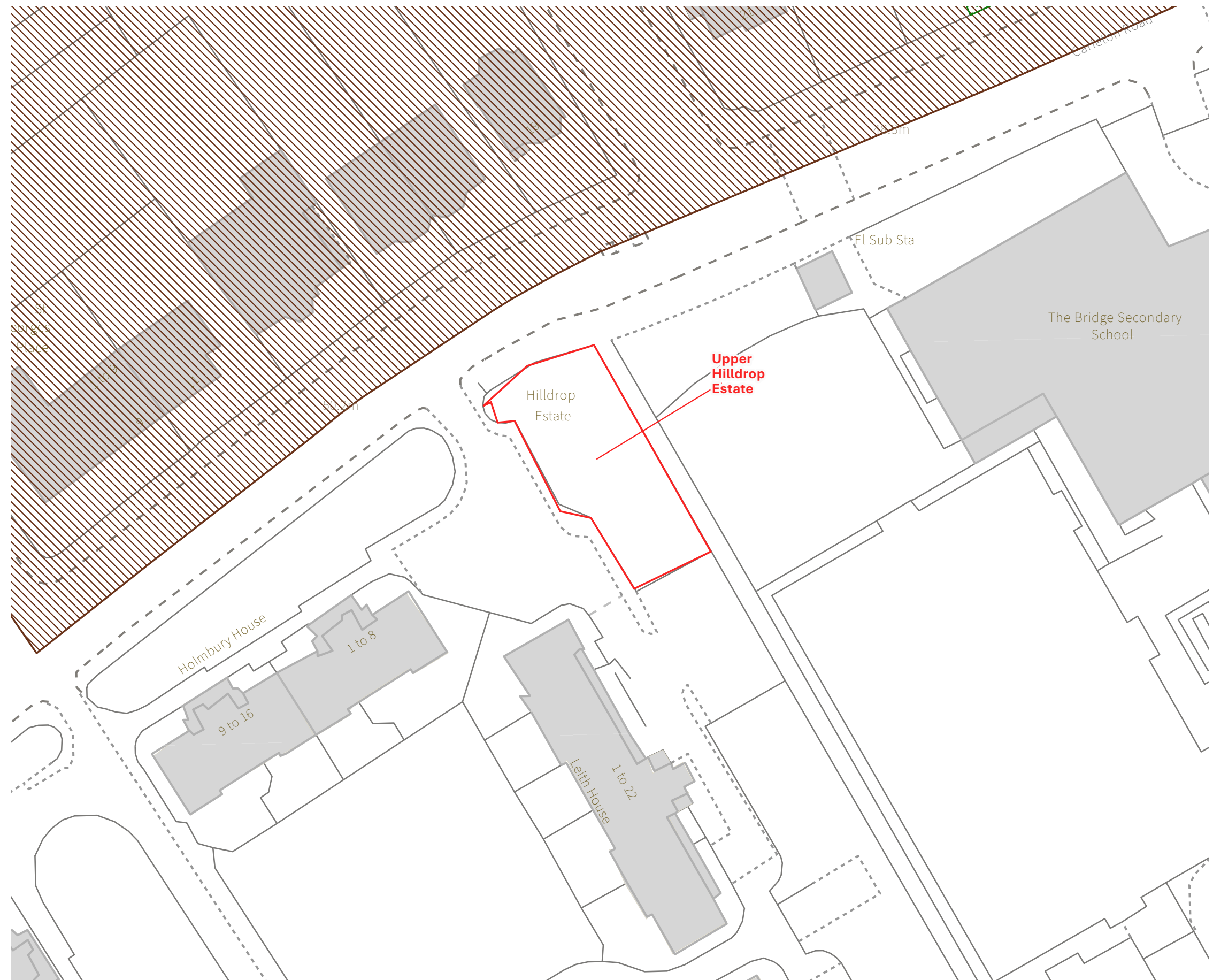
LB Islington Planning Designation Boundary

 Site Boundary

LBI planning policy

 Sites of Importance for Nature Conservation

 Conservation Areas



Site
10

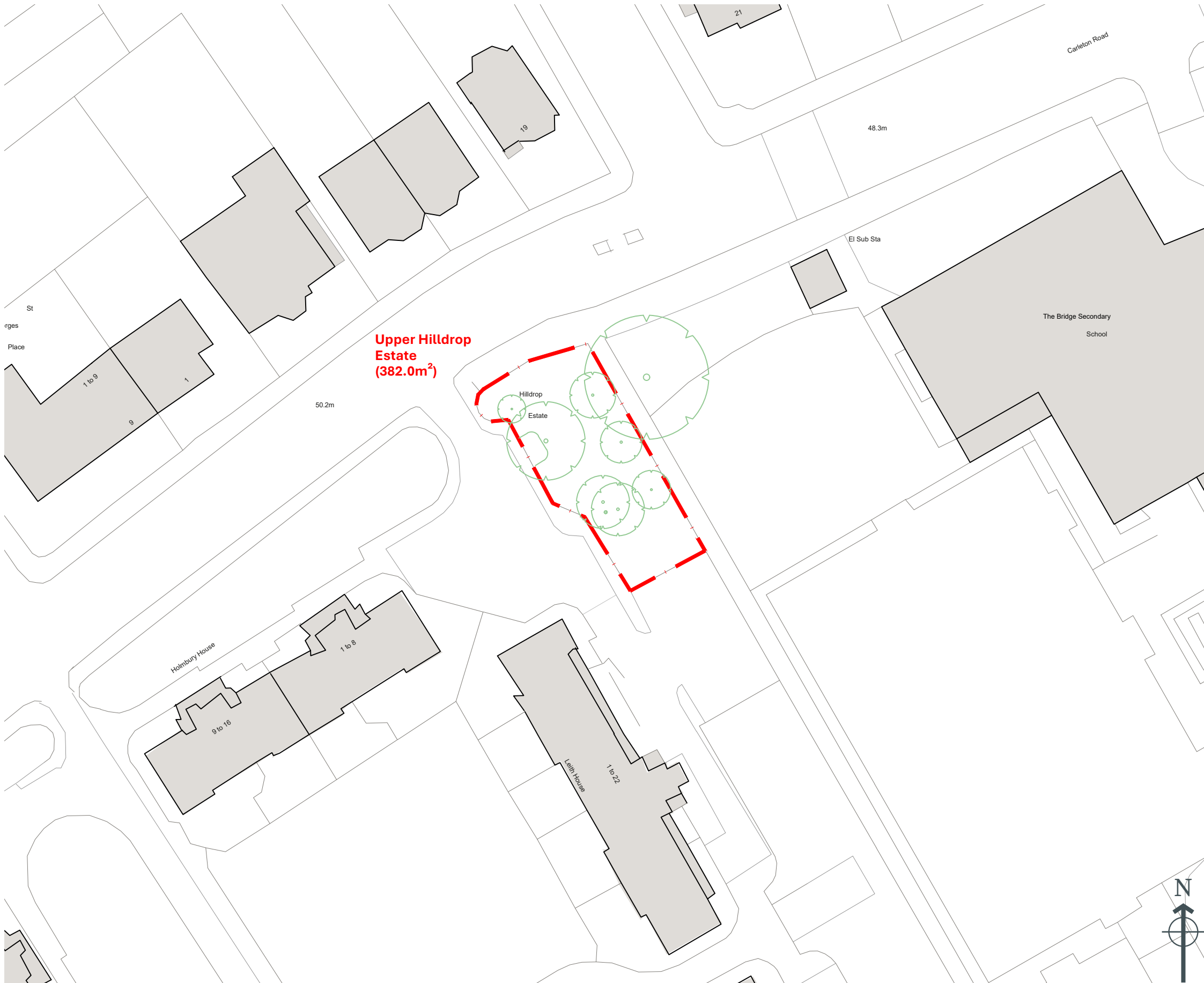
Existing Site Plan - 1:500 @ A3
Site 10 - Upper Hilldrop Estate

OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary depicted is that provided by LB Islington to define the site as part of their briefing documentation

All tree locations are approximate and indicative at this stage based on photography. An arboricultural survey and topographic survey is required to accurately locate and grade the existing trees on site.

Assessment Criteria	Rating
Street Access	
Level Topography	
Overlooking	
Trees & Ecology	
Site Area / Dimensions	



Existing Site Plan - 1:500@A3

Site

10

Proposed Site Plan - 1:200 @ A3 Site 10 - Upper Hildrop Estate

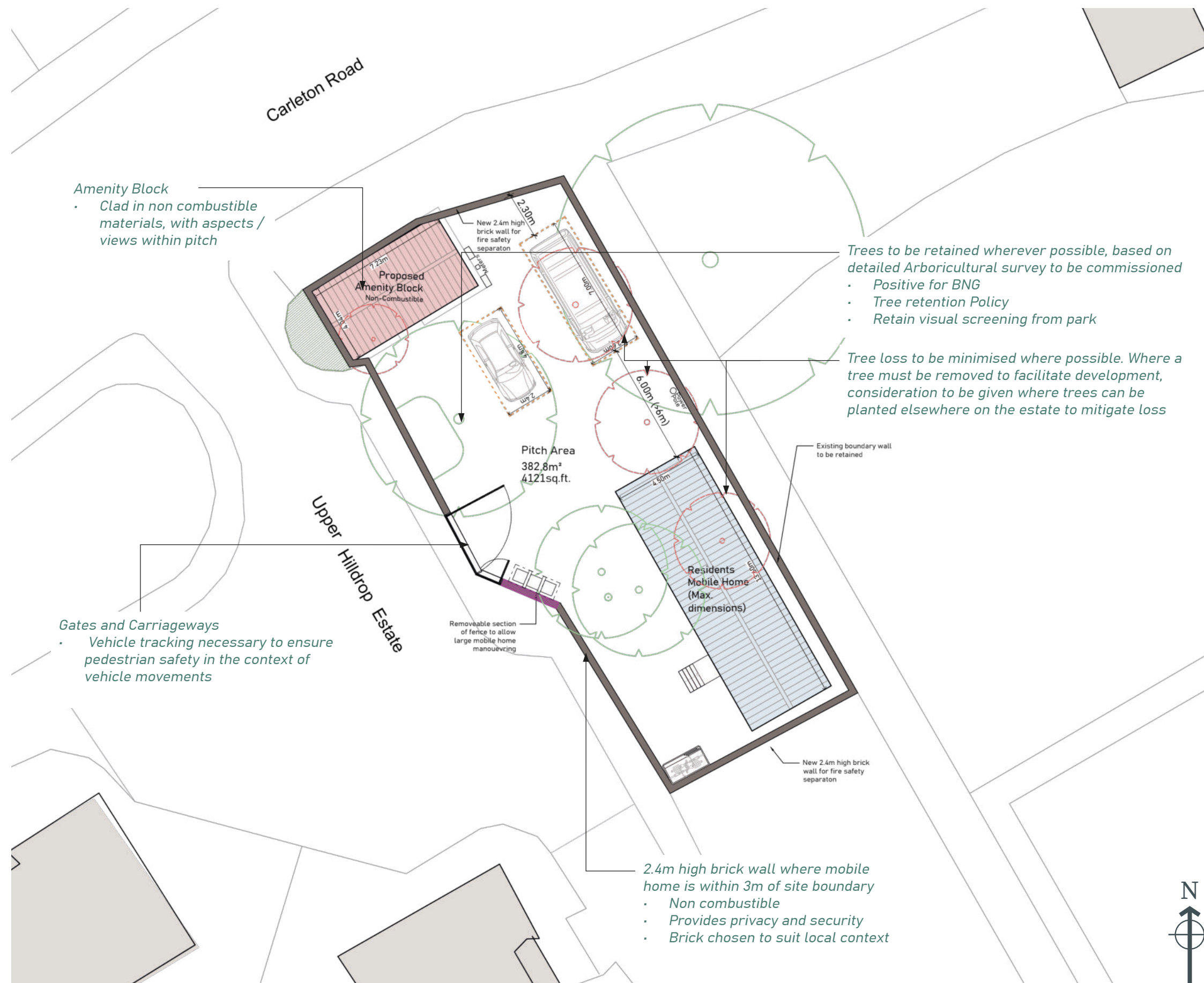
OS Map provided to HTA Design by LB Islington in July 2025.

Site Boundary to be amended to best suit the site constraints and use land most advantageously to providing a functional layout

Single Pitch - 382.8m²

To meet best practice guidelines, the proposed pitch includes:

- Large Static home space (13.6m x 4.5m)
**this dimension will vary depending on the size of static home owned by individual families. The dimensions shown represent the largest static home encountered in a similar project designed by HTA Design.*
- Fixed proposed amenity block (20m²)
- Mobile caravan space (7.5m x 2.6m)
- 1 x Standard Car space (2.4m x 4.8m)
- Space for refuse bins (3 x 240l bins indicated)
- Cycle store (space for 2 cycles shown. Advice from LB Islington Planning team to be sought to confirm requirement)
- 'Power pole' for access to electricity (for caravans and car charging)
- Utilities meters (electricity, mains gas, water)



Proposed Site Plan - 1:500@A3

Site

11

Site Photos

Site 11 - Warltersville Mansions

HTA Design visited sites in July 2025, to assess the existing sites, and take photographs to record their findings.

Access within the sites could not be authorised at the time of this document. As such the photographs focus on the context, access and external boundaries

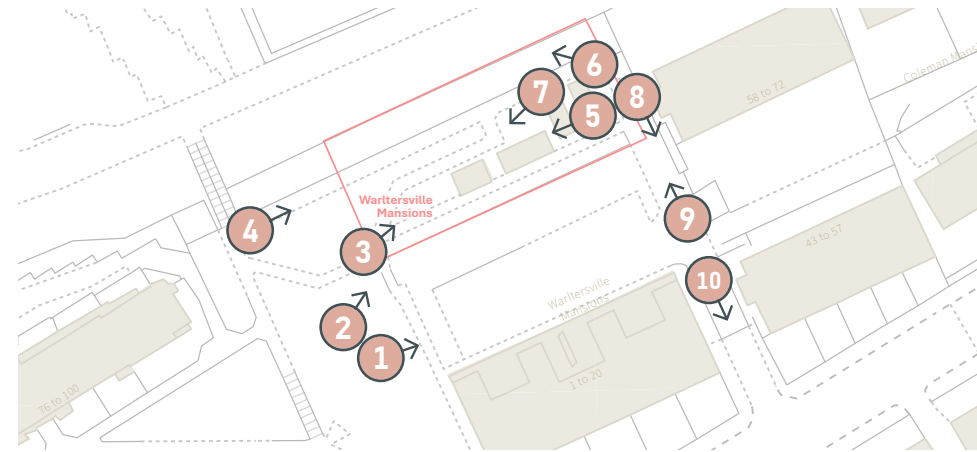


Photo Location Key



1



2



3



4



5



6



7



8



9



10

Site

11

Planning Policy

Site 11 - Warltersville Mansions

LB Islington Planning Designation Boundary

 Site Boundary

LBI planning policy

 Sites of Importance for Nature Conservation

 Metropolitan Open Land

 Open Space



Site
11

Existing Site Plan - 1:500 @ A3
Site 11 - Warltersville Mansions

OS Map provided to HTA Design by LB Islington in July 2025.

The buildings indicated on the site by the OS plan are no longer present following visual inspection

Site Boundary depicted is that provided by LB Islington to define the site as part of their briefing documentation

All tree locations are approximate and indicative at this stage based on photography. An arboricultural survey and topographic survey is required to accurately locate and grade the existing trees on site.

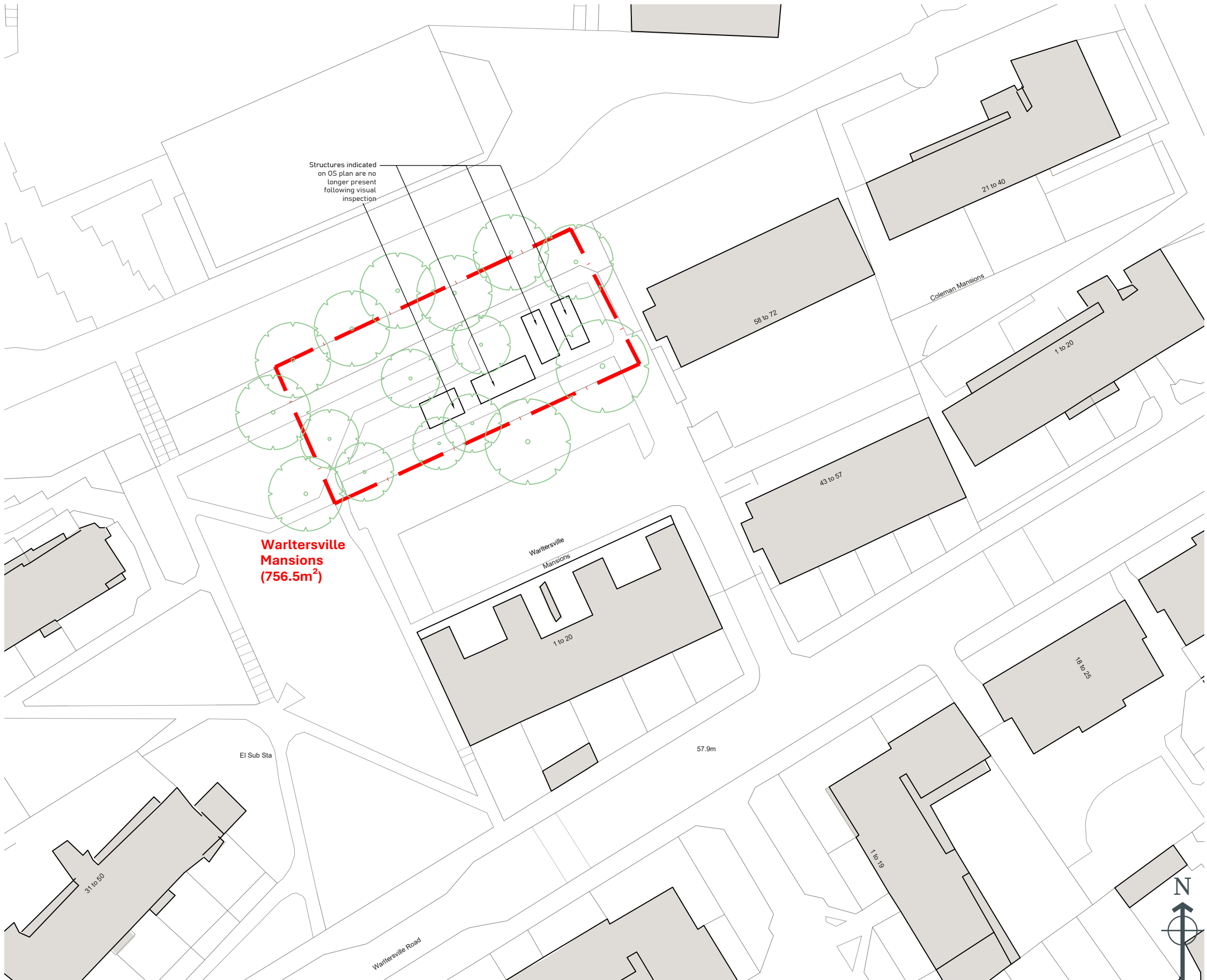
Notably, the whole area within the site boundary is overgrown, covered by many trees and shrubs

The site is accessed up a steep and narrow path/track with no current access to large vehicles

The site is retained top and bottom with large retaining walls, meaning no new access from the South or North could be easily established.

From the assessment of the current constraints the recommendation of this report is that **this site is unsuitable for development into a Gypsy and Traveller pitch**

Assessment Criteria	Rating
Street Access	
Level Topography	
Overlooking	
Trees & Ecology	
Site Area / Dimensions	



Existing Site Plan - 1:500@A3

Sustainability and Energy

3.1 - Sustainable Design

What we do

HTA Design LLP have always been committed to delivering sustainable places to live, with a practice wide passion for tackling climate change. Within the practice HTA have a dedicated and ever expanding in house Sustainability & building Physics Team to develop and lead on our approach to sustainable design on all projects and provide services to clients on energy, daylight, overheating, prefabrication, and to manage sustainability across our four offices.

Since committing to the RIBA 2030 Climate Challenge, HTA has adopted a clear roadmap toward net zero carbon, integrating predicted and measured performance at both design and post-occupancy stages. We actively engage clients to raise awareness and foster commitment to these ambitious targets.

HTA has established itself as a leader in reporting operational energy use and whole-life carbon emissions, and was recently recognised with the AYA Building Design Net Zero Architect Award. Our portfolio includes net zero carbon schemes across a range of tenures and construction types—from low-rise local authority housing using traditional methods to large-scale prefabricated systems that redefine construction practices.

Health and well-being are central to our design philosophy, with early-stage considerations for natural light, ventilation, active travel, and biodiversity net gain embedded across projects.

Across all four studios, we monitor our operational carbon footprint annually and offset residual emissions to maintain carbon neutrality.

RIBA Climate Challenge

HTA were amongst some of the first practices to sign-up to the RIBA 2030 Climate Challenge, which sets targets in four key areas to meet net zero whole life carbon (or better) for new and retrofitted buildings by 2030.

Considering all the four key areas from the early stages of a project and adopting a holistic approach to sustainability means that strategies can be balanced to maximise the overall environmental performance and improve the quality of the design.

The Project

The sustainability strategy has been developed with sensitivity to both Islington’s relevant planning policies and environmental priorities. See Local Plan: Policies S1 to S6 and S9 and S10. There is opportunity to align with key goals on climate action, active travel, biodiversity, and community infrastructure provision. The design approach also reflects potential inter-borough access to local services and infrastructure, enhancing the long-term resilience and inclusive of the scheme.

RIBA 2030 Climate Challenge target metrics for domestic buildings

RIBA Sustainable Outcome Metrics	Current Benchmarks	2020 Targets	2025 Targets	2030 Targets	Notes
Operational Energy kWh/m²/y	146 kWh/m² /y (Ofgem benchmark)	<105 kWh/m²/y	< 70 kWh/m²/y	< 0 to 35 kWh/m²/y	UKGBC Net Zero Framework 1. Fabric First 2. Efficient services, and low-carbon heat 3. Maximise onsite renewables 4. Minimum offsetting using UK schemes (CCC)
Embodied Carbon kgCO₂e/m²	1000 kgCO₂e/m² (M4i benchmark)	< 600 kgCO₂e/m²	< 450 kgCO₂e/m²	< 300 kgCO₂e/m²	RICS Whole Life Carbon (A-C) 1. Whole Life Carbon Analysis 2. Using circular economy Strategies 3. Minimum offsetting using UK schemes (CCC)
Potable Water Use Litres/person/day	125 l/p/day (Building Regulations England and Wales)	< 110 l/p/day	< 95 l/p/day	< 75 l/p/day	CIBSE Guide G

3.2 - Stage 2 Commitments and Ambitions

Energy and Operation Carbon

Measures to be included with Planning

- Photovoltaic (PV) panels to be installed on all roofs to meet GLA renewable energy targets and comply with the Future Homes Standard.
- Internal air source heat pumps (ASHPs) proposed. These ducted systems operate without external fans, offering a low-impact and efficient solution suited to the development’s low heating demand.
- While the use of mains gas is generally discouraged in new developments due to decarbonisation policy, the design team recognises that, in this specific context, the provision of a mains gas connection may offer a significant safety improvement over the existing use of bottled LPG, which is commonly stored informally on sites of this nature. This option will be considered carefully alongside alternatives such as full electrification, taking into account safety, compliance, and long-term energy strategy.
- Further analysis is required to assess the feasibility of converting existing mobile homes from gas to electric systems, or whether they should remain as-is during this phase.

Specification measures to meet energy performance targets include:

- High-performance building fabric targeted u-values
 - Ground/Exposed Floors - 0.10W/m²K
 - External Walls - 0.15W/m²K
 - Roofs - 0.10W/m²K
- Energy efficient glazing and doors:
 - Windows - 1.00W/m²K/0.4 g-value
 - External doors - 1.00W/m²K
- Airtight building fabric < 3 m³/h·m² at 50 Pa)
- Ventilation strategy: Efficient low-energy MVHR system or natural ventilation, noting that mechanical ventilation is required for airtightness below 3 m³/h·m².
- Maximise PV provision wherever feasible
- Optimise sunlight and daylight access supported by low energy artificial lighting (LED) for comfort and reduce operational demand

Given Islington’s Climate Action Plan commitment to reduce reliance on fossil fuels and prioritise electrification, the project’s avoidance of gas infrastructure and preference for ASHP and solar PV aligns with wider borough-level aspirations. This strengthens the case for robust electric infrastructure and future adaptability to grid decarbonisation.

Embodied Carbon

The embodied carbon target under the RIBA 2030 Climate Challenge is <625 kgCO₂e/m² GIA, while the GLA benchmark is <800 kgCO₂e/m² GIA.

Measures for Planning

Maximise the use of off-site construction methodologies to reduce embodied carbon and support construction logistics on this constrained-access site. Systems for further investigation include:

- Category 1 – Modular
- Category 2 – Panelised systems
- Category 5 – Bathroom pods

Additional measures to achieve required target

- Undertake a whole-life carbon assessment at the early stages of material selection.
- Explore panelised construction methods, subject to fire safety and performance criteria.
- Minimise the use of blockwork, which contributes significantly to embodied carbon.

A three-storey masonry house typically has 20% more embodied carbon than a comparable timber-framed alternative (RIBA Journal, June 2021).
- Reduce reliance on brick cladding, or specify alternatives with a lower carbon footprint.

A masonry house of similar scale may have 50% more embodied carbon than a timber-framed, larch-clad equivalent (RIBA Journal, June 2021).
- Simplify structural design and prioritise lightweight materials, such as timber or light-gauge steel partitions, to reduce reliance on high-carbon materials like reinforced concrete and steel.
- Prioritise locally sourced and manufactured materials, eg. bricks, insulation, and timber—where this represents a lower embodied carbon option.

3.3 - Sustainable Strategies

Reduction in operational demand

This is the energy used to run a home day to day.

The amount of energy used can be significantly reduced by improving the fabric of the building, as well as installing low energy appliances and lighting.

The process to follow is the Lean-Clean-Green hierarchy, where the building fabric is optimised (Lean), clean energy is used (Clean) and then renewable energy systems are added (Green)

The approach here would be to aim for high levels of air-tightness and insulation, with the remaining energy demand can be met by installing renewable energy sources, such as solar panels and heat pumps to achieve operational net zero carbon.

Embodied Carbon -

Reduction in embodied carbon by at least 50 - 70%

This is the greenhouse gas emissions associated with construction, including the emissions caused by manufacturing, transporting and installing materials on site.

Embodied carbon can be reduced by specifying materials with a lower carbon footprint, reusing materials, sourcing materials locally to reduce transportation and minimising emissions during construction, as well as considering how materials can be reused in the future.

Given that a large quantity of work will be done in the ground, thought should be given to designing the ground-works carefully to minimise the amount of concrete in the foundations, and an assessment of the use of piles and ground beams, or pre-casting the foundation elements.

Potable Water – Reduce Potable Water Use by at least 40%

This is water that has been cleaned and is safe to drink, reducing usage of potable water in turn reduces the energy required for water treatment.

Usage can be reduced by installing efficient taps, showers and toilets. Potable water used for non-potable uses such as washing cars and watering gardens can be eliminated by providing rainwater water collection systems.

Overheating

Measures to be included with Planning

- Apply the Good Homes Alliance Risk Assessment process for Overheating

Additional measures to achieve required target

- Early considerations of windows sizes, location and orientation.
- Combined natural and mechanical ventilation strategy.
- Incorporating solar shading as required in the elevation design.

Embodied Carbon

Measures included with Planning

- Construct the Accommodation Buildings from lightweight materials with robust and fireproof cladding. This will also enable a pre-fabricated approach as such buildings tend to be lighter and easier to transport

Potable Water < 75l/p/day (RIBA 2030)

Measures to be included with Planning - N/A

Additional measures to achieve required target

- Target potable water use of <75 litres per person per day
- Specify low-flow plumbing fixtures, including efficient taps, showers, and dual-flush or low-flush WCs.
- Allow for rainwater harvesting to serve non-potable uses such as garden irrigation and car washing.

Heath & Well Being

This includes targets on temperature, day-lighting and indoor quality, which all impact on the physical and mental health of residents.

Improving levels of natural daylight, whilst avoiding overheating can be achieved through early considerations of windows sizes and orientation. Indoor air quality can be improved by with both natural and mechanical ventilation strategies, as well as by specifying products with low Volatile Organic Compounds (VOC) content.

Daylight Sunlight & Overshadowing

The aim is to meet the BRE targets for a maximum of habitable rooms. This will be co-ordinated with the need to save energy and to reduce the risk of overheating, so daylight targets need to be understood in the round and not looked at in isolation

The project should consider wider access to green and recreational infrastructure, reinforcing both mental and physical wellbeing through inter-borough open space connections. Design considerations will ensure optimal daylight access while also leveraging any local biodiversity corridors or urban greening strategies.

Circular Economy

The Circular Economy in construction aims to maximise recycling and reuse by treating today’s buildings as material banks for the future. This involves shifting from a linear approach of construction and demolition to one focused on dismantling, refurbishing, and reusing. Achieving this requires a fundamental change in mindset, with Design for Manufacture and Assembly (DfMA) playing a key role by enabling buildings to be constructed from components that can later be disassembled and repurposed.

Given Islington’s Climate Action Plan commitment to reduce reliance on fossil fuels and prioritise electrification, the project’s avoidance of gas infrastructure and preference for ASHP and solar PV aligns with wider borough-level aspirations. This strengthens the case for robust electric infrastructure and future adaptability to grid decarbonisation.

Additional Energy performance & Sustainability requirements

Measures included with Planning

- EV Charging Points – 1 per space, plus visitor parking as per Part S of the Building Regulations.
- Consideration of inter-borough transport networks, including walking/cycling links to Islington, to promote active travel and enhance site permeability.
- PV systems to be built into the Building fabric, rather than installed afterwards

Daylight

Measures to be included with Planning

- Aim for BRE SDA targets
- Aim for 2hrs or sunlight on the ground in main public space on 21st March

Circular Economy

Measures to be included with Planning

- Carry out a Demolition Audit of existing buildings
- Demonstrate the the existing Buildings cannot be upgraded
- Reuse the maximum amounts of material possible from the demolition
- Recycle 95% of the remaining materials on site
- Reuse 95% of excavation material
- Aim for 65% of municipal waste to be recycled by 2030
- Aim for a high proportion of Pre-manufactured Value or other similar metric.

3.3 - Sustainable Strategies

Approach

The repetitive layout of the site makes it well-suited to prefabricated construction, offering a range of environmental and logistical benefits:

- Reduced time on site
- Faster delivery programme
- Improved quality control through factory-based production
- Significant waste reduction — typically <2% in factory settings versus over 10% in traditional construction
- Fewer site deliveries, reducing vehicle movements and associated emissions
- Minimised disruption to the local community
- Safer, more controlled working conditions in factory environments

Logistical planning is essential to ensure that prefabricated elements can be transported to site without issue. This includes verifying that local roads and bridges can accommodate deliveries from main arterial routes.

Procurement

The development can be procured in various ways to suit programme and delivery preferences. Two typical approaches include:

- Main contractor model with distinct subcontracts for superstructure and substructure
- Management contract model, where superstructure and substructure packages are tendered and managed separately

In both cases, accurate coordination and specification of groundwork is critical to ensure successful integration with prefabricated superstructure components.

Precedents

Several UK-based initiatives have successfully delivered temporary or meanwhile-use accommodation using modular systems. These dwellings are typically delivered to site as completed units and, in some cases, are designed for relocation when sites are re-purposed.

The appearance and material palette of the units can be adapted to suit local context, enabling a balance between flexibility, speed, and architectural quality.



1: Prefabricated Home Constructed for Temporary Accommodation, Cardiff. Daiwa Homes, @Home, Beattie Passive



2: Prefabricated Home Constructed for Temporary Accommodation, Ireland, Vision Build

1: Cardiff Gasworks

This is a temporary accommodation site constructed on disused land using modules delivered by three module suppliers.

2: Ireland

This is a temporary accommodation site for refugees constructed on disused land using modules delivered by a single module supplier.

3: Cambridge

This is a temporary accommodation site constructed on disused land using modules delivered by a single modular supplier.

4: Edinburgh

This is a temporary accommodation site constructed on disused land using modules delivered by a single module supplier. The site is managed by a social enterprise called Social Bite which provides job opportunities for residents.



3: Prefabricated Home Constructed for Temporary Accommodation, Cambridge, UK, Solohaus



4: Prefabricated Homes Constructed for Permanent Accommodation, Edinburgh: Arieal

Initial Surveys to be
Commissioned

4.1 - Initial Surveys to be Commissioned

In the first instance, a number of surveys will need to be undertaken to allow progression of a proposed scheme to move past RIBA Stage 1. These include, but a are not limited to:

- Statutory Utilities Search
- Preliminary Ecological assessment
- Arboricultural Survey
- Topographical Survey
- Utilities Survey (GPR)

5.1 - Conclusion

Of the 11 sites put forward by LBI and reviewed as part of this document, 9 have been assessed as potentially viable for development as Gypsy and traveller site accommodation.

Atheneum Court Site A, and Warltersville Mansions both have significant constraints that from our initial assessment makes them the least suitable for development for this purpose.

Aubert Court, Stephen’s Ink and Mayville estate have been tested for different ‘Opportunity’ capacity options.

The collection of sites put forward by LB Islington could in principle fulfil their initial aspirations of creating 10 pitches to meet current need across the borough plus an additional 1 to 2 pitches to cater for an anticipated uplift identified by the GLA’s London Wide Gypsy and Traveller accommodation needs assessment.

The tables adjacent summarise the constraints of the existing sites as described in the main document.

1 - Mora Street Rating Access Levels Overlooking Trees / Ecology Dimensions	Rating
2 - Pleasant Place Gardens Rating Access Levels Overlooking Trees / Ecology Dimensions	Rating
3 - Ronalds Road Rating Access Levels Overlooking Trees / Ecology Dimensions	Rating
4 - Aberdeen Lane Rating Access Levels Overlooking Trees / Ecology Dimensions	Rating
5 - Atheneum Court - Site A Rating Access Levels Overlooking Trees / Ecology Dimensions	Rating
6 - Atheneum Court - Site B Rating Access Levels Overlooking Trees / Ecology Dimensions	Rating
7 - Mayville Estate Rating Access Levels Overlooking Trees / Ecology Dimensions	Rating
8 - Aubert Court Estate Rating Access Levels Overlooking Trees / Ecology Dimensions	Rating
9 - Stephens Ink Estate Rating Access Levels Overlooking Trees / Ecology Dimensions	Rating
10 - Upper Hilldrop Estate Rating Access Levels Overlooking Trees / Ecology Dimensions	Rating
11 - Warltersville Mansions Rating Access Levels Overlooking Trees / Ecology Dimensions	Rating

Site Assessment Criteria Summary



HTA Design LLP

75 Wallis Road
London
E9 5LN

020 7485 8555
info@hta.co.uk
hta.co.uk

Chair:
Benjamin Derbyshire
Dip Arch Cantab RIBA

Managing Partner:
Simon Bayliss
MA Dip Arch Dip UD

Partners:
Mike De'Ath
BA (Hons) Dip Arch RIBA FRSA
Colin Ainger
BA (Hons)
Caroline Dove
MA (Hons) Dip Arch RIBA
Sandy Morrison
B Arch RIBA
James Lord
BA (Hons) BLA CMLI
Rory Bergin
B Arch MSc
Lucy Smith
BA (Hons) MSc
Dr Riëtte Oosthuizen
BA (Hons) MA PhD MRTPI
Simon Toplis
MA Dip Arch
Tim Crowther
BA (Hons) B Arch RIBA
John Gray
B Arch (Hons) Dip Arch RIBA
John Nsiah
BSc (Hons) Dip Arch MBA

Director:
Rajiv Ranjan
B Eng MBA FCMA