Attachment 2: Project Sustainability Plan: Islington Wharf Phase 1

PROJECT SUSTAINABILITY PLAN:- Islington Wharf – Phase I

Sustainability Policy:

Theme 1: Regeneration

ISIS will promote schemes that contribute to the long-term regeneration of waterside sites and their adjoining waterways, which shall predominantly be in urban areas. The schemes will strengthen and integrate, wherever possible, communities and neighbourhoods and enhance the urban offer.

1.1 Location and Connectivity

Parts of towns and cities have experienced significant socio-economic problems.
Real or perceived isolation from the rest of a town or city can also hinder regeneration.

Checklist	Strengths	Weaknesses	Actions	Risks
Areas formal regeneration status. Accessibility, proximity and permeability. Strategic waterway context. Access to towing paths and crossing points.	• Assisted area / Objective 2 status. • Major regeneration priority area locally, regionally and nationally. • Part of Canal corridor strategy. • Walking distance to mainline stations and city centre. • Bus routes and existing bus stop adjacent. • Disabled ramp and improved pedestrian access provided. • Direct access is provided to canal tow path and canal bridge. • Footpath improvements to Great Ancoats Street.	• Incline in disabled ramp is 1:15 instead of 1:20. Dispensation granted due to limitations in listed structure		• Metro link and bridge not delivered.
Score = +2				

1.2 Contextual Analysis

Key to the success of regeneration is how a scheme responds to the local context. This will inform a schemes relationship to the urban fabric and its contribution to the life of the community.

Checklist	Strengths	Weaknesses	Actions	Risks
Analysis of local context. Analysis of local waterway environment. Preparation of comprehensive masterplan as part of scheme development. Built form and figure ground of area. Analysis of waterway use and users.	• Fits well with local context, linking with local amenities and those provided within adjacent Urban Splash scheme. • Regenerates a previously dormant area and revitalises the canal. • Local economy will benefit from regeneration. • Gateway to city centre, linking regeneration area. • Context, visual analysis and historical studies undertaken as part of the EIA process. • Listed structures being adapted to fit with new scheme. • A1 food retail facility being provided which will benefit adjacent schemes.	• Lack of significant local community makes engagement process difficult.	• Lacking in some existing amenities (though some provided within New Islington scheme and desire to avoid unnecessary duplication where there is no benefit).	• Fails in provision of local school and leisure centre (school and health centre provided within New Islington). Some sports facilities provided within Sports city and local leisure centre in Ashton under Lyne).
Score = +2				

1.3 Stakeholder Engagement

A key element of successful regeneration is a meaningful and ongoing process of stakeholder engagement which, depending on the context, will balance partnership working and consultation.

Checklist	Strengths	Weaknesses	Actions	Risks
Partner and stakeholder identification. Consultation process. Recording analysing and documenting. Communication strategy. Community and stakeholder feedback including waterway users and interest groups.	• BW attending key meetings. • Ongoing dialogue with NEM and MCC. • Public consultation held on 08th Feb 2005 at which local community attended. • Adverts in local papers, posters and leaflet drop have been undertaken. • BW have liaised with Inland Water Authority and Ashton Canal Society. • Drivers Jonas have given presentations and held meetings with key stakeholders. • Ongoing liaison with local wildlife trust and Manchester Ecology unit.	• No joint delivery of housing, workspace, amenities and services.	• Isis will maintain public realm. • Ongoing discussions with NEM regarding management of public realm, though third party is preferred by NEM.	
Score = +2				

1.4 Neighbourhoods and Liveability

The maturing urban renaissance in our towns and cities depends on the creation of neighbourhoods in which people of all ages want to live. Consideration of a range of factors required to make them attractive is required, including the contribution that the waterway can make to local quality of life.

Checklist	Strengths	Weaknesses	Actions	Risks
Amenities and services. Housing choice and access. Local environmental quality. Safety and security. Neighbourhood management structures. Integration of waterways in neighbourhood regeneration. Linkages and access to green space. Access to towing paths and crossing points.	• Private sector housing in area dominated by social housing, creating balanced community. • Mix of 1, 2, 3 and 4 bed units and 2 storey houses ensures varied occupancy. • Responds to local housing needs (as defined by MCC and market research). • Retail and housing needs study undertaken by Experian. Local facilities exist or are provided within adjacent New Islington development. • Introduce an area which can foster public pride. • Community "green" focal area provided within podium. • Direct access to tow paths and bridge crossing points. • Discussions with local Architectural Liaison Officer and seeking secure by design award.	• No key worker housing provision since no requirement by MCC for same. • Does not provide local leisure centre, school or health centre (relying on this being met by adjacent scheme).		• Adjacent schemes do not deliver school, health centre and leisure facilities.
Score = +2				

1.5 Community and Stewardship

A key factor in the decline of our towns and cities has been the erosion and polarisation of the social fabric of communities. Reversing this process will require careful integration of new schemes and measures to foster community cohesion.

Checklist	Strengths	Weaknesses	Actions	Risks
Social integration and diversity. Community development. Long-term stewardship. Community-led decision-making. Access to towing paths and crossing points.	• Private sector housing in area dominated by social housing, creating diverse and balanced community. • Mix of 1, 2, 3 and 4 bed units and 2 storey houses ensures varied tenures are provided. • Cohesion with adjacent Urban Splash scheme. • Individual management companies will be appointed to manage individual buildings. • No privatised areas of public realm • Communal gardens foster social interaction. • Moorings allow some flexibility for water based events. • Access to towing paths and bridge crossing points allow public access to pubic realm.	• Lack of local community to build upon. • Limited opportunity for water-based activities.	• Opportunities for cultural activities and events to be investigated. • Local management team to investigate opportunity for podium based events continuing through into Phases 2 and 3..	• Scope for local participation and influence and management missed.
Score = +1				

1.6 Economic Diversity and Independence

A diversity of independent economic activities should form a key element of vibrant and distinctive neighbourhoods, as well as efforts to improve the local economy. This means support for a range of different forms of enterprise and the nurturing of a culture of entrepreneurship and creativity.

Checklist	Strengths	Weaknesses	Actions	Risks
Characterising demand. Adaptability, affordability and mix of units. Lettings policy and pre-lets. Engagement with stakeholders. Entrepreneurship and creativity. Access to employment. Procurement of goods and services. Waterway related businesses. Use of the waterspace.	• Market will support economic diversity. • Mixed use units within scheme (5 No. small A2 units, B1 offices, D1 art gallery / museum / community use), creating job opportunities within difficult area. • Discussions regarding local employment and training initiatives underway as required by MCC (Local labour agreement). • BW liaising with NEM to identify employment opportunities in post occupancy stage. • Additional temporary moorings being provided. • Lettings policy being developed which targets smaller entrepreneurial type businesses.	• Waterway uses limited by ecological issues.	• Identify potential areas covered post occupancy. • Maximise opportunity for visitor expenditure generated by waterway and land-based uses on water.	
Score = +2				

Theme Score = +11

Any relevant comments ***Demonstrates best practice in most areas, particularly local housing needs, location and connectivity and creation of socially and economic diversity and balanced community.***

Sustainability Policy:
Theme 2: Environmental Sustainability
ISIS believes it has a responsibility to ensure that the natural systems and resources that constitute each place in its charge are maintained and ideally enhanced, both for the benefit of current users, visitors and neighbours and for that of future generations.

2.1 Energy Strategy
One of the major environmental threats we face is global warming caused by the emission of greenhouse gases. Carbon Dioxide released by the burning of fossil fuels for heat and power makes a significant contribution to these emissions.

Checklist	Strengths	Weaknesses	Actions	Risks
Scheme energy strategy. Microclimate characteristics. Efficient design and specification. Efficient and / or renewable energy supply. Management of energy demand. Future proofing and risk. Use of canal water for heating and cooling.	• Energy efficient design through provision of daylighting to internal spaces and timer controls to external lighting, TRV's to each radiator to allow local control. • Gas boilers reduces CO2 emissions over and all electric scheme. • Energy / CHP feasibility study completed. • Consideration of CHP plant to phase 2 and implications of EU directives on energy rating of buildings ensure future-proofing. • Energy demand managed through energy efficient plant and controls. • Microclimate assessment undertaken as part of EA process indicates situation should not worsen.	• CHP only feasible for phase 2 of development. • Canal water not viable for heating and cooling since canal not deep or wide enough.	• Guidance to be provided to occupiers on potential ways to manage and reduce energy consumption.	• CHP not viable for phase 1 of development.
Score = +1				

2.2 Car Dependency

Although air transport is the fastest growing source of greenhouse gas emissions, car-use is the main transport contributor by volume. Tackling our culture of car dependency will be fundamental to reducing these emissions and promoting a cleaner environment for all.

Checklist	Strengths	Weaknesses	Actions	Risks
Scheme transport strategy. Parking standards and car ownership. Public transport accessibility. Cycling and walking. Flexible work patterns. Vehicle technology and fuels. Transport by water. Future proofing and risk. Access to towing paths and crossing points.	• 66% parking provision. • 10 minute walking accessibility to mainline station. • Towpath integrated into scheme. • TIA undertaken by Martin Stockley Associates and envisaged no significant increase in car usage as result of development. • Broadband provision can be made to all dwellings to allow home working. • Some private and 8 No. public cycle storage space within development. • Widening of pedestrian and cycle ways within Old Mill street and lowering of speed limit to 20 mph encourages walking and cycling. • Adjacent proposed metrolink stop.	• No car usage study – not relevant due to limited current residents. • No specific links for cyclists to national cycle network routes.	• Provision of public transport information (can be made within lobbies of each building). • Lettings policy to include requirements for green travel plans for business users. • Good cycle route connections to be designed including links to National Cycle Network routes where appropriate. • Signposting to railway station, city centre, etc. to be included within development. • Website (waterscape.com) to provide details of walks and leisure activities by waterways.	• Metrolink stop not delivered.
Score = +1				

2.3 Waste Minimisation

The manufacturing of products from virgin materials depletes natural resources and increases CO2 emissions. Tackling these impacts will mean looking at reduction, re-use and recycling.

Checklist	Strengths	Weaknesses	Actions	Risks
Waste minimisation strategy. Multi-material recycling services. Household recycling systems. Scheme design to facilitate recycling. Promoting waste minimisation.	• Waste strategy completed. • Recyclable waste storage facilities provided within each dwelling within the residential element of the development. • Provision of recyclable waste storage facilities within podium car park. • Management company will be appointed and will provide direct link between occupants and residents.	• Bespoke design does not lend itself to use of modular or prefabricated elements within buildings.		• Lack of early consultation and dialogue results in poor recycling rate.
Score = +1				

2.4 Food Supply

Modern patterns of food production and distribution are resource-intensive and generate significant associated CO2 emissions. Intensive farming can degrade soil fertility and can result in habitat loss. Unfortunately globalisation and "fair trade" aspirations work against local production and organic methods so a balance must be struck.

Checklist	Strengths	Weaknesses	Actions	Risks
Market assessment and lettings policy. Organic and fair trade products. Associated food miles. Links with farmers and producers. Affordable fresh produce.	• Old Mill street shops and proximity of framers market allows local produce. • Possible local farmers market proposed for Smithfield in adjacent Northern Quarter. • Lettings policy to target small businesses and local producers.	• No opportunity for floating farmers market due to restrictions on moorings.	• Identify local food provision. • Explore farmers market and/or retail opportunities within Old Mill Street. • Provide details of local farmers markets to residents (can be on noticeboard within lobbies of each building). • Explore opportunities for local farmers market within podium area.	• New Islington and Old Mill Street provision fails.
Score = 0				

2.5 Construction Materials

The construction and fit-out of a scheme generates a range of environmental impacts. The most significant relate to the extraction of resources and the manufacturing of building products.

Checklist	Strengths	Weaknesses	Actions	Risks
Assessment process of environmental impacts. Product specifications and certifications. Lifecycle utility. Regional sourcing of materials. Creative re-use.	• Extranet facility implemented for uploading of drawings to reduce paper waste in design and construction process.	• No green procurement strategy in place. • New requirement for de-construction / dismantling issues too late for consideration in this development, since design already completed.		
Score = 0				

Theme Score = +3

Add any relevant comments. ***Food supply and material specification would benefit from further attention.***

Sustainability Policy:
Theme 3: Waterside Urban Design
ISIS will develop schemes that optimise the value added by the waterspace itself and by the integration of land and water, promote reinvestment in waterway networks, are appropriate in character, vital and vibrant, mixed-use and built to the highest design quality.

3.1 Permeable Street Network
Successful urban neighbourhoods are based on a hierarchy of streets that are places as well as public routes. This generates activity, creating areas that are more pleasant, safer and which can support commercial activity. Permeability designed to encourage access to watersides and waterspaces will enhance a scheme.

Checklist	Strengths	Weaknesses	Actions	Risks
Permeability and connectivity. Recognisable hierarchy of streets. Public pedestrian routes. Urban grain and nodes of activity. New and extended waterspaces. New and extended waterway links, building network of navigations.	• Good street blocks and recognisable hierarchy of streets. • Integration of towpaths into urban fabric. • Retain and opens up existing waterways for contribution to public open space. • Private space separate from public space and linked to waterspace via public realm. • Historical context study undertaken by Heritage Architecture. • Landscape strategy informed by waterspace strategy. • Footpath improvements, removal of steps and inclusion of ramp from Great Ancoats Street to towpath.	• No opportunities to extend or add to waterspaces or navigable waterways.		
Score = +2				

3.2 Public Realm

The public realm will play a critical role in creating a sense of place. It is cruicial to the success and safety of any newly regenerated area that streets, public spaces, canals and waterspaces are active vibrant and water successful urban waterside neighbourhoods.

Checklist	Strengths	Weaknesses	Actions	Risks
Building configuration and enclosure. External microclimate. Creation of public spaces, using water as a key ingredient in the creation and extension of public spaces. Movement priorities and access. Supporting associated waterway uses. Design, distinctiveness and legibility of management proposals (including integration of responsibilities for management of towpath/waterspace).	• Buildings define public spaces and streets of appropriate scale and proportion. • Public spaces are created within development and access to waterways are retained end enhanced. • Public pedestrian access provided to canal arm. • Security enhanced to underpass by opening up and passive surveillance through the commercial / flexible units, and new lighting to towpath. • Terraced houses to Great Ancoats Street reinforce elevation and bring to life. • Buildings aligned to waters edge. • Community focal area within podium. • Isis managed public realm and has community involvement. • Widening of pedestrian and cycle ways within Old Mill street and lowering of speed limit to 20 mph encourages walking and cycling.	• Limited opportunities for floating leisure / retail facilities due to restrictions on moorings.	• Incorporation of signage into development to improve legibility. • Consider the inclusion of public art and expression and how focal points can be created to enhance the distinctiveness of the site.	
Score = +2				

3.3 Density and Mix of Uses

Successful urban neighbourhoods have sufficient density and mixing of uses to animate streets, support commercial activity and improve safety throughout the day. Building designs should also provide for flexibility and adaptation over time.

Checklist	Strengths	Weaknesses	Actions	Risks
Gross densities and plot ratios. Urban location and street hierarchy. Horizontal and vertical mix of uses. Uses on water – commercial, residential, sport and transports.	• High density of residential use in addition to bar / restaurant / café which should create a good level of activity throughout the day. • Residential densities in excess of 250 units gross per hectare. • Small business units to Great Ancoats Street elevation can adapt to future change in use. • Commercial space is adaptable in size to accommodate small and medium sized businesses. • Adaptable living space allows work-live facility. • Scheme based n continued market testing. • No individual blocks are greater than 60m.	• Residential use dominates scheme (at 92%). • Limited use of waterspace for commercial, retails or leisure opportunities due to restrictions on moorings.		
Score = +1				

3.4 Quality, Diversity and Distinctiveness

Creating somewhere really special requires distinctive and high quality urban design, architecture and public spaces. Use of a range of designers can also introduce diversity and variation into the urban fabric.

Checklist	Strengths	Weaknesses	Actions	Risks
Design competitions. Waterspace strategy and Masterplanning. 3rd party Design Review. Quality of Architecture and public realm. Architectural diversity. Heritage and building re-use, with specific reference to character and distinctiveness of the waterway.	• Waterspace strategy produced and masterplan reviewed against it. • High quality design team appointed to undertake design and implementation of scheme. • Well defined masterplan with architecturally derived form. • No requirement for CABE review (when offered by MCC to CABE). • Re-use of lockkeepers cottage (although just outside boundary of this development) will ensure that no derelict buildings left.	• No third party design review of scheme undertaken.		
Score = +2				

3.5 Urban Ecology

Protecting an areas distinct ecology and creating opportunities for it to colonise the urban fabric can improve the quality of the environment. It can also reconnect people with nature, encouraging a greater respect and value for biodiversity.

Checklist	Strengths	Weaknesses	Actions	Risks
Design Competitions. Heritage and distinctiveness. 'Green structure' and habitat mosaics. Management and stewardship. Connecting with nature.	• Ecological impact assessment undertaken by Penny Anderson and Associates for planning submission and mitigation strategy developed as result. • PAA also appointed to advise on general ecological issues and to advise on measures which may be included within the development to enhance the ecology of the site. • Black redstart habitat provision made within development. • Commitment to monitor impact of development on plantlife through construction and strategy in place should remedial works be necessary.	• Sensitive plantlife located within site requires sensitive management.	• Develop and implement monitoring strategy for plantlife issues.	• Issues surrounding sensitive plantlife within development may create delays in delivering development and incur additional cost.
Score = +1				

Theme Score = +8

Add any relevant comments. ***Give the sensitive planting within the development site, the development scores well in this theme. Ongoing watching brief required for ecological issues throughout construction.***

Total Score = +22

Add any relevant comments. ***Environmental sustainability theme would benefit from further attention, particularly sourcing of local organic produce and material selection.***

Attachment 3: Project Sustainability Plan: Islington Wharf Phases 2 & 3

PROJECT SUSTAINABILITY PLAN:- Islington Wharf – Phases 2 & 3

Sustainability Policy:

Theme 1: Regeneration

ISIS will promote schemes that contribute to the long-term regeneration of waterside sites and their adjoining waterways, which shall predominantly be in urban areas. The schemes will strengthen and integrate, wherever possible, communities and neighbourhoods and enhance the urban offer.

1.1 Location and Connectivity

Parts of towns and cities have experienced significant socio-economic problems.
Real or perceived isolation from the rest of a town or city can also hinder regeneration.

Checklist	Strengths	Weaknesses	Actions	Risks
Areas formal regeneration status. Accessibility, proximity and permeability. Strategic waterway context. Access to towing paths and crossing points.	• Assisted area / Objective 2 status. • Major regeneration priority area locally, regionally and nationally. • Part of Canal corridor strategy. • Walking distance to mainline stations and city centre. • Bus routes and existing bus stop adjacent. • Disabled ramp and improved pedestrian access provided. • Direct access is provided to canal tow path and canal bridge. • Footpath improvements to Great Ancoats Street.	• Incline in disabled ramp is 1:15 instead of 1:20. Dispensation granted due to limitations in listed structure	• Progress dialogue with NEM and MCC to ensure Metro link and bridge are delivered. • Check with NEM regarding availability of pedestrian footbridge from Leeds Granary Wharf. • Ensure that flexibility is maintained with regard to position of bridge being landed into heart of development.	• Metro link and bridge not delivered.
Score = +2				

1.2 Contextual Analysis

Key to the success of regeneration is how a scheme responds to the local context. This will inform a schemes relationship to the urban fabric and its contribution to the life of the community.

Checklist	Strengths	Weaknesses	Actions	Risks
Analysis of local context. Analysis of local waterway environment. Preparation of comprehensive masterplan as part of scheme development. Built form and figure ground of area. Analysis of waterway use and users.	• Fits well with local context, linking with local amenities and those provided within adjacent Urban Splash scheme. • Regenerates a previously dormant area and revitalises the canal. • Local economy will benefit from regeneration. • Gateway to city centre, linking regeneration area. • Context, visual analysis and historical studies undertaken as part of the EIA process. • Listed structures being adapted to fit with new scheme. • A1 food retail facility being provided which will benefit adjacent schemes. • Diversified concepts available in alternative architectural designs being considered to ensure Phases 2 & 3 work effectively.	• Lack of significant local community makes engagement process difficult. • MCC policy is that planning permission consents will be granted and let the market decide whether there is a requirement for the product.	• Lacking in some existing amenities (though some provided within New Islington scheme and desire to avoid unnecessary duplication where there is no benefit). • Incorporate within Phases 2 & 3 variety of architectural design concepts from alternative practices. • Review overall masterplan of NEM area and more localised site area by access to NEM model.	• Fails in provision of local school and leisure centre (school and health centre provided within New Islington). Some sports facilities provided within Sports city and local leisure centre in Ashton under Lyne). • 'A' consent for adjacent site on Pollard Street could cause problem to Phases 2 & 3 development and therefore market for retail unit could be limited.
Score = +2				

1.3 Stakeholder Engagement

A key element of successful regeneration is a meaningful and ongoing process of stakeholder engagement which, depending on the context, will balance partnership working and consultation.

Checklist	Strengths	Weaknesses	Actions	Risks
Partner and stakeholder identification. Consultation process. Recording analysing and documenting. Communication strategy. Community and stakeholder feedback including waterway users and interest groups.	• BW attending key meetings. • Ongoing dialogue with NEM and MCC. • Public consultation held on 08th Feb 2005 at which local community attended. • Adverts in local papers, posters and leaflet drop have been undertaken. • BW have liaised with Inland Water Authority and Ashton Canal Society. • Drivers Jonas have given presentations and held meetings with key stakeholders. • Ongoing liaison with local wildlife trust and Manchester Ecology unit. • Focus group input obtained under Phase 1.	• No joint delivery of housing, workspace, amenities and services. • Reliance on NEM generating the future mix of development for the area, and ensuring that it is correct.	• Isis will maintain public realm. • Ongoing discussions with NEM regarding management of public realm, though third party is preferred by NEM. • Focus group input to Phases 2 & 3 development required to be instigated.	
Score = +2				

1.4 Neighbourhoods and Liveability

The maturing urban renaissance in our towns and cities depends on the creation of neighbourhoods in which people of all ages want to live. Consideration of a range of factors required to make them attractive is required, including the contribution that the waterway can make to local quality of life.

Checklist	Strengths	Weaknesses	Actions	Risks
Amenities and services. Housing choice and access. Local environmental quality. Safety and security. Neighbourhood management structures. Integration of waterways in neighbourhood regeneration. Linkages and access to green space. Access to towing paths and crossing points.	• Private sector housing in area dominated by social housing, creating balanced community. • Mix of 1, 2, 3 and 4 bed units and 2 storey houses ensures varied occupancy. • Responds to local housing needs (as defined by MCC and market research). • Retail and housing needs study undertaken by Experian. Local facilities exist or are provided within adjacent New Islington development. • Introduce an area which can foster public pride. • Community "green" focal area provided within podium. • Direct access to tow paths and bridge crossing points. • Discussions with local Architectural Liaison Officer and seeking secure by design award.	• No key worker housing provision since no requirement by MCC for same. • Does not provide local leisure centre, school or health centre (relying on this being met by adjacent scheme).	• Appointment of Management Company to manage public realm to be formalised. • Lobbying required of NEM and BW regarding maintenance of public realm works.	• Adjacent schemes do not deliver school and leisure facilities.
Score = +2				

1.5 Community and Stewardship

A key factor in the decline of our towns and cities has been the erosion and polarisation of the social fabric of communities. Reversing this process will require careful integration of new schemes and measures to foster community cohesion.

Checklist	Strengths	Weaknesses	Actions	Risks
Social integration and diversity. Community development. Long-term stewardship. Community-led decision-making. Access to towing paths and crossing points.	• Private sector housing in area dominated by social housing, creating diverse and balanced community. • Mix of 1, 2, 3 and 4 bed units and 2 storey houses ensures varied tenures are provided. • Cohesion with adjacent Urban Splash scheme. • No privatised areas of public realm • Communal gardens foster social interaction. • Moorings allow some flexibility for water based events. • Access to towing paths and bridge crossing points allow public access to pubic realm.	• Lack of local community to build upon. • Limited opportunity for water-based activities.	• Opportunities for cultural activities and events to be investigated. • Local management company to investigate opportunity for podium based events continuing.	• Scope for local participation and influence and management missed.
Score = +1				

1.6 Economic Diversity and Independence

A diversity of independent economic activities should form a key element of vibrant and distinctive neighbourhoods, as well as efforts to improve the local economy. This means support for a range of different forms of enterprise and the nurturing of a culture of entrepreneurship and creativity.

Checklist	Strengths	Weaknesses	Actions	Risks
Characterising demand. Adaptability, affordability and mix of units. Lettings policy and pre-lets. Engagement with stakeholders. Entrepreneurship and creativity. Access to employment. Procurement of goods and services. Waterway related businesses. Use of the waterspace.	• Market will support economic diversity. • Mixed use units within scheme (5 No. small A2 units, B1 offices, D1 art gallery / museum / community use), creating job opportunities within difficult area. • Discussions regarding local employment and training initiatives underway as required by MCC (Local labour agreement). • BW liaising with NEM to identify employment opportunities in post occupancy stage. • Additional temporary moorings being provided. • Lettings policy being developed which targets smaller entrepreneurial type businesses.	• Waterway uses limited by ecological issues. • Area is predominantly residential within overall masterplan.	• Identify potential areas covered post occupancy. • Maximise opportunity for visitor expenditure generated by waterway and land-based uses on water. • Lettings policy to be developed to ensure flexibility is key to the success of the development.	
Score = +2				

Theme Score = +11

Any relevant comments ***Demonstrates best practice in most areas, particularly local housing needs, location and connectivity and creation of socially and economic diversity and balanced community.***

Sustainability Policy:
Theme 2: Environmental Sustainability
ISIS believes it has a responsibility to ensure that the natural systems and resources that constitute each place in its charge are maintained and ideally enhanced, both for the benefit of current users, visitors and neighbours and for that of future generations.

2.1 Energy Strategy

One of the major environmental threats we face is global warming caused by the emission of greenhouse gases. Carbon Dioxide released by the burning of fossil fuels for heat and power makes a significant contribution to these emissions.

Checklist	Strengths	Weaknesses	Actions	Risks
Scheme energy strategy. Microclimate characteristics. Efficient design and specification. Efficient and / or renewable energy supply. Management of energy demand. Future proofing and risk. Use of canal water for heating and cooling.	• Energy efficient design through provision of daylighting to internal spaces and timer controls to external lighting, TRV's to each radiator to allow local control. • Gas boilers reduces CO2 emissions over and all electric scheme. • Energy / CHP feasibility study completed. • Consideration of CHP plant to phase 2 and implications of EU directives on energy rating of buildings ensure future-proofing. • Energy demand managed through energy efficient plant and controls. • Microclimate assessment undertaken as part of EA process indicates situation should not worsen.	• Canal water not viable for heating and cooling since canal not deep or wide enough. • NEM not pushing the boundaries with regard to environmental sustainability.	• Guidance to be provided to occupiers on potential ways to manage and reduce energy consumption. • Evolution of scheme to achieve Level 4 Code for Sustainable Homes (new EcoHomes Regulations) – Very Good rating aspiration 60% reduction required. • Check use of canal water for heating / cooling again – maybe rejected but should be reviewed. • Lobby NEM regarding obligations for environmental sustainability.	• CHP not viable for phase 1 of development.
Score = +2				

2.2 Car Dependency

Although air transport is the fastest growing source of greenhouse gas emissions, car-use is the main transport contributor by volume. Tackling our culture of car dependency will be fundamental to reducing these emissions and promoting a cleaner environment for all.

Checklist	Strengths	Weaknesses	Actions	Risks
Scheme transport strategy. Parking standards and car ownership. Public transport accessibility. Cycling and walking. Flexible work patterns. Vehicle technology and fuels. Transport by water. Future proofing and risk. Access to towing paths and crossing points.	• 66% parking provision. • 10 minute walking accessibility to mainline station. • Towpath integrated into scheme. • TIA undertaken by Martin Stockley Associates and envisaged no significant increase in car usage as result of development. • Broadband provision can be made to all dwellings to allow home working. • Some private and 8 No. public cycle storage space within development. • Widening of pedestrian and cycle ways within Old Mill street and lowering of speed limit to 20 mph encourages walking and cycling. • Adjacent proposed metrolink stop.	• No car usage study – not relevant due to limited current residents. • No specific links for cyclists to national cycle network routes.	• Provision of public transport information (can be made within lobbies of each building). • Lettings policy to include requirements for green travel plans for business users. • Good cycle route connections to be designed including links to National Cycle Network routes where appropriate. • Signposting to railway station, city centre, etc. to be included within development. • Website (waterscape.com) to provide details of walks and leisure activities by waterways. • Check usage of 'Car Clubs' for car sharing in Manchester. • Review with NEM their policy on car dependancy.	• Metrolink stop not delivered.
Score = +2				

2.3 Waste Minimisation

The manufacturing of products from virgin materials depletes natural resources and increases CO2 emissions. Tackling these impacts will mean looking at reduction, re-use and recycling.

Checklist	Strengths	Weaknesses	Actions	Risks
Waste minimisation strategy. Multi-material recycling services. Household recycling systems. Scheme design to facilitate recycling. Promoting waste minimisation.	• Waste strategy completed. • Recyclable waste storage facilities provided within each dwelling within the residential element of the development. • Provision of recyclable waste storage facilities within podium car park. • Management company will be appointed and will provide direct link between occupants and residents.	• Bespoke design does not lend itself to use of modular or prefabricated elements within buildings.	• Review with NEM their waste minimisation strategy. • Ensure that these requests are included in Estate Management Company terms of appointment. • Review use of modular prefabricated elements to be considered and adopted where appropriate. • Details of contractors waste minimisation and recycling policy to be provided.	• Lack of early consultation and dialogue results in poor recycling rate.
Score = +2				

2.4 Food Supply

Modern patterns of food production and distribution are resource-intensive and generate significant associated CO2 emissions. Intensive farming can degrade soil fertility and can result in habitat loss. Unfortunately globalisation and "fair trade" aspirations work against local production and organic methods so a balance must be struck.

Checklist	Strengths	Weaknesses	Actions	Risks
Market assessment and lettings policy. Organic and fair trade products. Associated food miles. Links with farmers and producers. Affordable fresh produce.	• Old Mill street shops and proximity of framers market allows local produce. • Possible local farmers market proposed for Smithfield in adjacent Northern Quarter. • Lettings policy to target small businesses and local producers.	• No opportunity for floating farmers market due to restrictions on moorings. • Commercial pressure to sign up TESCO may work against the scheme.	• Identify local food provision. • Explore farmers market and/or retail opportunities within Old Mill Street. • Provide details of local farmers markets to residents (can be on noticeboard within lobbies of each building). • Explore opportunities for local farmers market within podium area. • Explore NEM's policy on food supply and provision of allotments in local area. • Explore NWDA and MCC's policy on food supply and provision of allotments within the locality.	• New Islington and Old Mill Street provision fails.
Score = +1				

2.5 Construction Materials

The construction and fit-out of a scheme generates a range of environmental impacts. The most significant relate to the extraction of resources and the manufacturing of building products.

Checklist	Strengths	Weaknesses	Actions	Risks
Assessment process of environmental impacts. Product specifications and certifications. Lifecycle utility. Regional sourcing of materials. Creative re-use.	• Extranet facility implemented for uploading of drawings to reduce paper waste in design and construction process.	• No green procurement strategy in place. • New requirement for de-construction / dismantling issues too late for consideration in this development, since design already completed. • Procurement of major projects and trying to obtain competitive tenders is difficult.	• Provide details of contractors green procurement and timber strategies. • Consider use of recyled, natural, local and reused elements within the construction. • Consider specification of Green guide to Housing Specification 'A' rated elements.	
Score = +1				

Theme Score = +8

Add any relevant comments. ***Food supply and material specification would benefit from further attention.***

Sustainability Policy:
Theme 3: Waterside Urban Design
ISIS will develop schemes that optimise the value added by the waterspace itself and by the integration of land and water, promote reinvestment in waterway networks, are appropriate in character, vital and vibrant, mixed-use and built to the highest design quality.

3.1 Permeable Street Network
Successful urban neighbourhoods are based on a hierarchy of streets that are places as well as public routes. This generates activity, creating areas that are more pleasant, safer and which can support commercial activity. Permeability designed to encourage access to watersides and waterspaces will enhance a scheme.

Checklist	Strengths	Weaknesses	Actions	Risks
Permeability and connectivity. Recognisable hierarchy of streets. Public pedestrian routes. Urban grain and nodes of activity. New and extended waterspaces. New and extended waterway links, building network of navigations.	• Good street blocks and recognisable hierarchy of streets. • Integration of towpaths into urban fabric. • Retain and opens up existing waterways for contribution to public open space. • Private space separate from public space and linked to waterspace via public realm. • Historical context study undertaken by Heritage Architecture. • Landscape strategy informed by waterspace strategy. • Footpath improvements, removal of steps and inclusion of ramp from Great Ancoats Street to towpath.	• No opportunities to extend or add to waterspaces or navigable waterways.	• Review access strategy through site adjacent to Islington Arm canal and the podium.	
Score = +2				

3.2 Public Realm

The public realm will play a critical role in creating a sense of place. It is cruicial to the success and safety of any newly regenerated area that streets, public spaces, canals and waterspaces are active vibrant and water successful urban waterside neighbourhoods.

Checklist	Strengths	Weaknesses	Actions	Risks
Building configuration and enclosure. External microclimate. Creation of public spaces, using water as a key ingredient in the creation and extension of public spaces. Movement priorities and access. Supporting associated waterway uses. Design, distinctiveness and legibility of management proposals (including integration of responsibilities for management of towpath/waterspace).	• Buildings define public spaces and streets of appropriate scale and proportion. • Public spaces are created within development and access to waterways are retained end enhanced. • Public pedestrian access provided to canal arm. • Security enhanced to underpass by opening up and passive surveillance through the commercial / flexible units, and new lighting to towpath. • Terraced houses to Great Ancoats Street reinforce elevation and bring to life. • Buildings aligned to waters edge. • Community focal area within podium. • Isis managed public realm and has community involvement. • Widening of pedestrian and cycle ways within Old Mill street and lowering of speed limit to 20 mph encourages walking and cycling.	• Limited opportunities for floating leisure / retail facilities due to restrictions on moorings.	• Incorporation of signage into development to improve legibility. • Consider the inclusion of public art and expression and how focal points can be created to enhance the distinctiveness of the site. • Extend the podium finishes and complete the Phase 2 landscaping omitted under Phase 1 to complete the public realm infrastructure.	
Score = +2				

3.3 Density and Mix of Uses

Successful urban neighbourhoods have sufficient density and mixing of uses to animate streets, support commercial activity and improve safety throughout the day. Building designs should also provide for flexibility and adaptation over time.

Checklist	Strengths	Weaknesses	Actions	Risks
Gross densities and plot ratios. Urban location and street hierarchy. Horizontal and vertical mix of uses. Uses on water – commercial, residential, sport and transports.	• High density of residential use in addition to bar / restaurant / café which should create a good level of activity throughout the day. • Residential densities in excess of 250 units gross per hectare. • Small business units to Great Ancoats Street elevation can adapt to future change in use. • Commercial space is adaptable in size to accommodate small and medium sized businesses. • Adaptable living space allows work-live facility. • Scheme based n continued market testing. • No individual blocks are greater than 60m.	• Residential use dominates scheme (at 92%). • Limited use of waterspace for commercial, retails or leisure opportunities due to restrictions on moorings.	• Investigate opportunities for more office space adjacent to the canal arm. • Review to design of Phase 2&3 scheme to maximise the potential density and mix of use on site and complete the masterplan started under Phase 1.	
Score = +1				

3.4 Quality, Diversity and Distinctiveness

Creating somewhere really special requires distinctive and high quality urban design, architecture and public spaces. Use of a range of designers can also introduce diversity and variation into the urban fabric.

Checklist	Strengths	Weaknesses	Actions	Risks
Design competitions. Waterspace strategy and Masterplanning. 3rd party Design Review. Quality of Architecture and public realm. Architectural diversity. Heritage and building re-use, with specific reference to character and distinctiveness of the waterway.	• Waterspace strategy produced and masterplan reviewed against it. • High quality design team appointed to undertake design and implementation of scheme. • Well defined masterplan with architecturally derived form. • No requirement for CABE review (when offered by MCC to CABE). • Re-use of lockkeepers cottage (although just outside boundary of this development) will ensure that no derelict buildings left.	• No third party design review of scheme undertaken.	• Review potential of whether a 3rd party review would be beneficial to the scheme.	
Score = +2				

3.5 Urban Ecology

Protecting an areas distinct ecology and creating opportunities for it to colonise the urban fabric can improve the quality of the environment. It can also reconnect people with nature, encouraging a greater respect and value for biodiversity.

Checklist	Strengths	Weaknesses	Actions	Risks
Design Competitions. Heritage and distinctiveness. 'Green structure' and habitat mosaics. Management and stewardship. Connecting with nature.	• Ecological impact assessment undertaken by Penny Anderson and Associates for planning submission and mitigation strategy developed as result. • PAA also appointed to advise on general ecological issues and to advise on measures which may be included within the development to enhance the ecology of the site. • Black redstart habitat provision made within development. • Commitment to monitor impact of development on plantlife through construction and strategy in place should remedial works be necessary.	• Sensitive plantlife located within site requires sensitive management.	• Develop and implement monitoring strategy for plantlife issues.	• Issues surrounding sensitive plantlife within development may create delays in delivering development and incur additional cost.
Score = +1				

Theme Score = +8

Add any relevant comments. ***Give the sensitive planting within the development site, the development scores well in this theme. Ongoing watching brief required for ecological issues throughout construction.***

Total Score = +27

Add any relevant comments. ***Environmental sustainability theme would benefit from further attention, particularly sourcing of local organic produce and material selection.***

Attachment 4: Islington Wharf Phases 2 & 3: Project Sustainability Action Plan.

Islington Wharf- Phases 2 & 3 - Project Sustainability Action Plan

Regeneration	Action Point	Owner	Status	Comment
1.1 Location and Connectivity	• Progress dialogue with NEM and MCC to ensure Metrolink and bridge are delivered	Isis - KS	Ongoing	Isis to progress with NEM
	• Check with NEM regarding possibility of reusing the pedestrian footbrige from Leeds Granary Wharf	Isis - MH	Ongoing	Bridge availability August 2007 – ISIS to obtain confirmation from BW.
	• Ensure that flexibility is maintained with regard to position of bridge being landed into heart of development	Isls – KS/MH	Ongoing	
1.2 Contextual Analysis	• Lacking in some existing amenities (though some provided within New Islington scheme and desire to avoid unnecessary duplication where there is no benefit)	Isis – KS	Ongoing	
	• Incorporate within Phase 2 & 3 variety of architectural design concepts from alternative practices	Isis – MH/KS	Ongoing	
	• Review overall masterplan of NEM area and more localised site area by access to NEM model	Isis – MH/KS	Ongoing	
1.3 Stakeholder Engagement	• Isis will maintain public realm through an appointed management company	Isis - KS	Ongoing	Living City to manage Phases 2 & 3.
	• Ongoing discussions with NEM regarding management of public realm, through appointment of independent management company for each site is preferred approach by NEM	Isis – KS	Ongoing	Phases 2 & 3 to adopt Phase 1 Management Company ie Living City.
	• Focus group input to Phase 2 & 3 development required to be instigated	Isis - KS	Ongoing	Focus Group forum to be convened by Isis.
1.4 Neighbourhoods and Liveability	• Appointment of Management Company to manage public realm to be formalised	Isis – KS	Ongoing	
	• Lobbying required of NEM and BW regarding maintenance of public realm works	Isis – KS	Ongoing	
1.5 Community and Stewardship	• Opportunities for cultural activities and events to be investigated.	Isis - Living City / KS	Ongoing	Phases 1, 2 & 3 to be interlinked around podium and canal towpath elements of overall scheme.
	• Local management company to investigate opportunities for podium based events following appointment	Living City	Ongoing	Appointment to be extended for Living City by Isis.

Regeneration	Action Point	Owner	Status	Comment
1.6 Economic Diversity and Independence	• Identify potential areas covered post occupancy. • Maximise opportunity for visitor expenditure generated by waterway and land-based uses on water. • Lettings policy to be developed to ensure flexibiliyt is key to the success of the development	Isis - KS Living City / Isis/ BW Isis - KS	Ongoing Ongoing Ongoing	
2.1 Energy Strategy	• Guidance to be provided to occupiers on potential ways to manage and reduce energy consumption, possibly through community-based website. • Evolution of scheme to achieve level 4 code for Sustainable Homes (new EcoHomes Regulations) Very Good rating aspiration 60% reduction required • Check use of canal water for heating / cooling again – maybe rejected but should be reviewed • Lobby NEM regarding obligations for environmental sustainability	Isis / Living City with M&E Engineer input M&E Engineer Isis – MH Isis – MH Isis – KS	Ongoing Ongoing Ongoing Ongoing Ongoing	M&E Engineer to be appointed by Isis M&E Engineer to be appointed by Isis Sustainability Advisor to be appointed by Isis M&E Engineer to be appointed by Isis
2.2 Car Dependency	• Address public cycle storage for different users. • Provision of public transport information (can be made within lobbies of each building or community-based website). • Lettings policy to include requirements for green travel plans for business users. • Signposting to railway station, city centre, etc. to be included within masterplan. • Website (waterscape.com) and community-base website to provide details of walks and leisure activities by waterways. • Check usage of 'Car Clubs' for car sharing in Manchester • Review with NEM their policy on car dependancy	Architect Living City Isis - KS Architect Isis - KS / Living City Isis – KS Isis - KS	Ongoing Ongoing Ongoing Ongoing Ongoing Ongoing Ongoing	Architect to be appointed by Isis Architect to be appointed by Isis Isis to review with MCC and NEM Isis to review with MCC and NEM

Regeneration	Action Point	Owner	Status	Comment
2.3 Waste Minimisation	• Use of modular and prefabricated elements to be considered and adopted where appropriate	Contractor / Isis - MH	Ongoing	Contractor to be appointed by Isis
	• Details of contractors waste minimisation and recycling policy to be provided.	Contractor / Isis – MH	Ongoing	Contractor to be appointed by Isis
	• Review with NEM their waste minimisation strategy	Isis – KS	Ongoing	
	• Ensure that these requests are included in Estate Management Company terms of appointment	Isis - KS	Ongoing	
2.4 Food Supply	• Identify local food provision.	Isis - KS	Ongoing	
	• Explore farmers market and/or retail opportunities within Old Mill Street	Isis - KS	Ongoing	
	• Provide details of local farmers markets to residents (can be on noticeboard within lobbies of each building or community-based website).	Living City	Ongoing	
	• Explore opportunities for local farmers market within podium area	Isis - KS / Living City	Ongoing	
	• Explore NEM's policy on food supply and provision of allotments in local area	Isis – KS	Ongoing	
	• Explore NWDA and MCC's policy on food supply and provision of allotments within the locality	Isis - KS	Ongoing	
2.5 Construction Materials	• Provide details of contractor's green procurement and timber strategies.	Contractor / Isis - MH	Ongoing	Contractor to be appointed by Isis
	• Consider use of recycled, natural, local and reused elements within the construction.	Contractor / Isis - MH	Ongoing	Contractor to be appointed by Isis
	• Consider specification of Green Guide to Housing Specification "A" rated elements.	Architect / Isis	Ongoing	Architect to be appointed
3.1 Permeable Street Network	• Review access strategy through site adjacent to Islington Arm canal and the podium	Isis – KS / MH	Ongoing	Architect to be appointed by Isis

Regeneration	Action Point	Owner	Status	Comment
3.2 Public Realm	• Incorporation of signage into development to improve legibility. • Consider the inclusion of public art and expression and how focal points can be created to enhance the distinctiveness of the site. • Extend the podium finishes and comlete the Phase 2 landscaping omitted under Phase 1 to complete the public realm infrastructure	Architect / Contractor / Isis – KS / MK Living City Isis - MH	Ongoing Ongoing Ongoing	Architect and Contractor to be appointed by Isis Architect and Landscape Consultant to be appointed by Isis.
3.3 Density and Mix of Uses	• Investigate opportunities for more office space within canal arm. • Review the design of Phase 2 & 3 scheme to maximise the potential density and mix of use on site and complete the picture started under Phase 1	Isis / Architect – KS / MH Isis – KS / MH	Ongoing Ongoing	Architect to be appointed by Isis Architect to be appointed by Isis
3.4 Quality, Diversity and Distinctivness	• Review potential of whether a 3rd party review would be beneficial to the scheme	Isis – KS / MH	Ongoing	Isis to review with input from Chris Breslin and Mike Finkill.
3.5 Urban Ecology	• Develop and implement monitoring strategy for plant life issues.	ISIS with advice from PAA	Ongoing	Isis to appoint PAA as Ecological Consultant to give continuity from Phase I works.