

# Islington Local Plan

## Site Allocations

September 2023



**ISLINGTON**

For a more equal future

Islington Council Local Plan:  
Site Allocations  
Adopted 28 September 2023

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<b>1</b>	<b>Introduction.....</b>	<b>1</b>
	Site selection process.....	2
	The sites .....	3
	Policy SA1: Delivering development priorities.....	5
	Strategic and non-strategic site allocations .....	6
	Site capacity assumptions.....	11
<b>2</b>	<b>King’s Cross and Pentonville Road.....</b>	<b>15</b>
	KC1: King’s Cross Triangle Site.....	17
	KC2: 176-178 York Way & 57-65 Randell’s Road.....	19
	KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street.....	21
	KC4: Former York Road Station .....	23
	KC5: Belle Isle Frontage, land on the east side of York Way .....	25
	KC6: 8 All Saints Street .....	27
	KC7: All Saints Triangle, Caledonian Road .....	29
	KC8: Bemerton Estate South .....	31
<b>3</b>	<b>Vale Royal/Brewery Road Locally Significant Industrial Site .....</b>	<b>33</b>
	VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 196-200 York Way .....	35
	VR2: 230-238 York Way .....	37
	VR3: Tileyard Studios, Tileyard Road.....	39
	VR4: 20 Tileyard Road .....	41
	VR5: 22-23 Tileyard Road and part of 226-228 York Way .....	43
	VR6: 4 Brandon Road .....	45
	VR7: 43-53 Brewery Road.....	47
	VR8: 55-61 Brewery Road.....	49
	VR9: Rebond House, 98-124 Brewery Road .....	51
	VR10: 34 Brandon Road.....	53
<b>4</b>	<b>Angel and Upper Street .....</b>	<b>55</b>
	AUS1: Royal Bank of Scotland, Regents House, 40-42 Islington High Street.....	57
	AUS2: Pride Court, 80-82 White Lion Street .....	59
	AUS3: Electricity substation, 84-89 White Lion Street .....	61
	AUS4: Land at 90-92 White Lion Street.....	63
	AUS5: 94 White Lion Street (BSG House).....	65
	AUS6: Sainsbury’s, 31-41 Liverpool Road.....	67
	AUS7: 1-7 Torrens Street .....	69
	AUS8: 161-169 Essex Road.....	71
	AUS9: 10-14 White Lion Street .....	73
	AUS10: 1-9 White Lion Street .....	75
	AUS11: Proposed Collins Theatre, 13-17 Islington Green .....	77
	AUS12: Public Carriage Office, 15 Penton Street.....	79

AUS13: NI Centre, Parkfield Street.....	81
AUS14: 46–52 Pentonville Road.....	83
AUS15: Windsor Street Car Park.....	85
AUS16: Angel Square.....	87
<b>5 Nag’s Head and Holloway.....</b>	<b>89</b>
NH1: Morrison’s supermarket and adjacent car park, 10 Hertslet Road, and 8–32 Seven Sisters Road.....	91
NH2: 368–376 Holloway Road.....	93
NH3: 443–453 Holloway Road.....	95
NH4: Territorial Army Centre, 65–69 Parkhurst Road.....	97
NH5: 392A Camden Road and 1 Hillmarton Road, N7 and 394 Camden Road.....	99
NH6: 11–13 Benwell Road.....	101
NH7: Holloway Prison, Parkhurst Road.....	103
NH8: 457–463 Holloway Road.....	105
NH9: Islington Arts Factory, 2 and 2a Parkhurst Road.....	107
NH10: 45 Hornsey Road and 252 Holloway Road.....	109
NH11: Mamma Roma, 377 Holloway Road.....	111
NH12: 379–391 Camden Road and 341–345 Holloway Road.....	113
NH13: 166–220 Holloway Road.....	115
NH14: 236–250 Holloway Road and 29 Hornsey Road.....	117
<b>6 Finsbury Park.....</b>	<b>119</b>
FPI: City North Islington Trading Estate, Fonthill Road and 8–10 Goodwin Street.....	121
FP2: Morris Place/Wells Terrace (including Clifton House).....	123
FP3: Finsbury Park Station and Island, Seven Sisters Road.....	125
FP4: 129–131 & 133 Fonthill Road & 13 Goodwin Street.....	127
FP5: 1 Prah Road.....	129
FP6: Cyma Service Station, 201A Seven Sisters Road.....	131
FP7: Holloway Police Station, 284 Hornsey Road.....	133
FP8: 113–119 Fonthill Road.....	135
FP9: 221–233 Seven Sisters Road.....	137
FP10: 139–149 Fonthill Road.....	139
FP11: 179–199 Hornsey Road.....	140
FP12: Tesco, 103–115 Stroud Green Road.....	142
FP13: Andover Estate.....	144
FP14: 216–220 Seven Sisters Road.....	146
<b>7 Archway.....</b>	<b>148</b>
ARCH1: Vorley Road/Archway Bus Station.....	150
ARCH2: 4–10 Junction Road.....	152
ARCH3: Archway Central Methodist Hall, Archway Close.....	154

ARCH4: Whittington Hospital Ancillary Buildings .....	156
ARCH5: Archway Campus, Highgate Hill .....	158
ARCH6: Job Centre, 1 Elthorne Road.....	160
ARCH7: Brookstone House, 4-6 Elthorne Road .....	161
ARCH8: 724 Holloway Road.....	163
ARCH9: Elthorne Estate, Archway.....	164
ARCH10: Dwell House, 619-639 Holloway Road.....	166
ARCH11: 798-804 Holloway Road.....	168
<b>8 Highbury Corner and Lower Holloway .....</b>	<b>170</b>
HC1: 10, 12, 16-18, 20-22 and 24 Highbury Corner .....	172
HC2: Spring House, 6-38 Holloway Road.....	174
HC3: Highbury and Islington Station, Holloway Road.....	176
HC4: Dixon Clark Court, Canonbury Road .....	178
HC5: 2 Holloway Road and 4 Highbury Crescent.....	180
HC6: Land adjacent to 40-44 Holloway Road.....	182
<b>9 Other important sites .....</b>	<b>184</b>
OIS1: Leroy House, 436 Essex Road .....	187
OIS2: The Ivories, 6-8 Northampton Street.....	189
OIS3: Belgravia Workshops, 157-163 Marlborough Road.....	191
OIS4: The BT Telephone Exchange, Kingsland Green.....	193
OIS5: Bush Industrial Estate, Station Road.....	195
OIS6: Site of Harvist Under Fives, 100 Hornsey Road.....	197
OIS7: Highbury Delivery Office, 2 Hamilton Lane .....	199
OIS8: Legard Works, 17a Legard Road.....	201
OIS9: Highbury Quadrant Congregational Church.....	202
OIS10: 500-502 Hornsey Road and Grenville Works, 2A Grenville Road.....	204
OIS11: Park View Estate, Collins Road.....	206
OIS12: New Orleans Estate .....	208
OIS13: 17-23 Beaumont Rise.....	210
OIS14: Athenaeum Court, 94 Highbury New Park.....	212
OIS15: Harvist Estate Car Park.....	214
OIS16: Hathersage and Besant Courts, Newington Green.....	215
OIS17: Wedmore Estate Car Park .....	217
OIS18: 25-27 Horsell Road.....	219
OIS19: Vernon Square, Penton Rise.....	220
OIS20: Former railway sidings adjacent to Caledonian Road Station .....	222
OIS21: 114 Balls Pond Road and 1 King Henry's Walk.....	224
OIS22: 1 Lowther Road.....	225
OIS23: Pentonville Prison, Caledonian Road.....	226
OIS24: Charles Simmons House, 3 Margery Street.....	228

	OIS25: Amwell Street Water Pumping Station.....	229
	OIS26: York Way Estate.....	231
	OIS27: Barnsbury Estate.....	233
	OIS28: Cluse Court .....	235
	OIS29: Hillside Estate.....	237
	OIS30: Kerridge Court.....	239
	OIS31: Drakeley Court and Aubert Court.....	241
<b>10</b>	<b>Monitoring .....</b>	<b>243</b>
<b>11</b>	<b>Appendices.....</b>	<b>244</b>
	Appendix 1: Policies superseded by Local Plan – Site Allocations DPD .....	244
	Appendix 2: Glossary and abbreviations.....	248

# 1 Introduction

- 1.1. As specified in the Town and Country Planning (Local Planning) (England) Regulations 2012, a site allocation policy is ‘a policy which allocates a site for a particular use or development’. Site specific policies are set out for land and buildings on sites which are likely to be subject to development proposals during the lifetime of the plan, to secure specific land uses, meet identified development needs and/or ensure the infrastructure required to support growth is in place.
- 1.2. The Site Allocations Development Plan Document (DPD) is a key document within Islington’s Local Plan. The Local Plan, including this document, covers the period 2020/21 to 2036/37 (“the plan period”).

**Figure 1.1: Islington Planning Framework**



- 1.3. This document does not list every potential development site in the borough, but focuses on sites which can contribute to meeting development needs, including larger sites which will deliver significant amounts of development such as housing or employment space. Sites are also included where there is a need to support specific Local Plan objectives, such as the provision of community facilities or open space.
- 1.4. Sites are identified for a variety of uses, including housing, employment, leisure, community facilities and open space, to meet local need, as well as national and regional policy. As well as setting out the most appropriate uses for sites, site allocations also detail site-specific constraints and development considerations where relevant.

- 1.5. The Local Plan<sup>1</sup> identifies a number of spatial strategies for areas where growth and change is expected to occur over the plan period. These Spatial Strategy areas are:
- Bunhill and Clerkenwell
  - King's Cross and Pentonville Road
  - Vale Royal/Brewery Road Locally Significant Industrial Site
  - Angel and Upper Street
  - Nag's Head and Holloway
  - Finsbury Park
  - Archway
  - Highbury Corner and Lower Holloway
- 1.6. The sites in this document are organised by these locations, with a further chapter of other important sites which fall outside these areas. Sites in Bunhill and Clerkenwell are identified in the Bunhill and Clerkenwell Area Action Plan (AAP), which provides various policies to manage the amount of growth and change expected in the south of the borough. It is therefore considered the best place to identify site allocations within this area.

## Site selection process

- 1.7. The previous iteration of the Site Allocations DPD was adopted in 2013. A number of the sites in this document have already been delivered, therefore they have now been removed. Additional sites have been included in this document, informed by a variety of sources including:
- 'Call for Sites' exercises undertaken during the plan preparation period, which invited landowners/developers to put forward sites;
  - the Strategic Housing Land Availability Assessment (SHLAA) 2017 carried out in conjunction with the Greater London Authority (GLA);
  - planning briefs and guidance; and
  - planning applications and pre-applications.
- 1.8. Not all of the sites identified or put forward were selected for inclusion in this document. Sites are selected depending on:
- their ability to help deliver priorities set out in the Spatial Strategy area policies;
  - their size – generally only major sites are allocated;
  - their ability to provide uses that will meet local needs or help to implement national, regional or local planning objectives; and/or
  - their potential or appropriateness for development, for example, the extent of planning constraints such as listed buildings or protected views.
- 1.9. Although some sites in the Spatial Strategy areas are relatively insignificant on their own, they have been included due to their potential to deliver cumulative benefits alongside delivery of the other sites in the area.

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<sup>1</sup> Policies SP1 to SP8 of the Local Plan – Strategic and Development Management Policies; and Policies BC3 to BC8 of the Bunhill and Clerkenwell Area Action Plan set out policies for various areas across the borough.

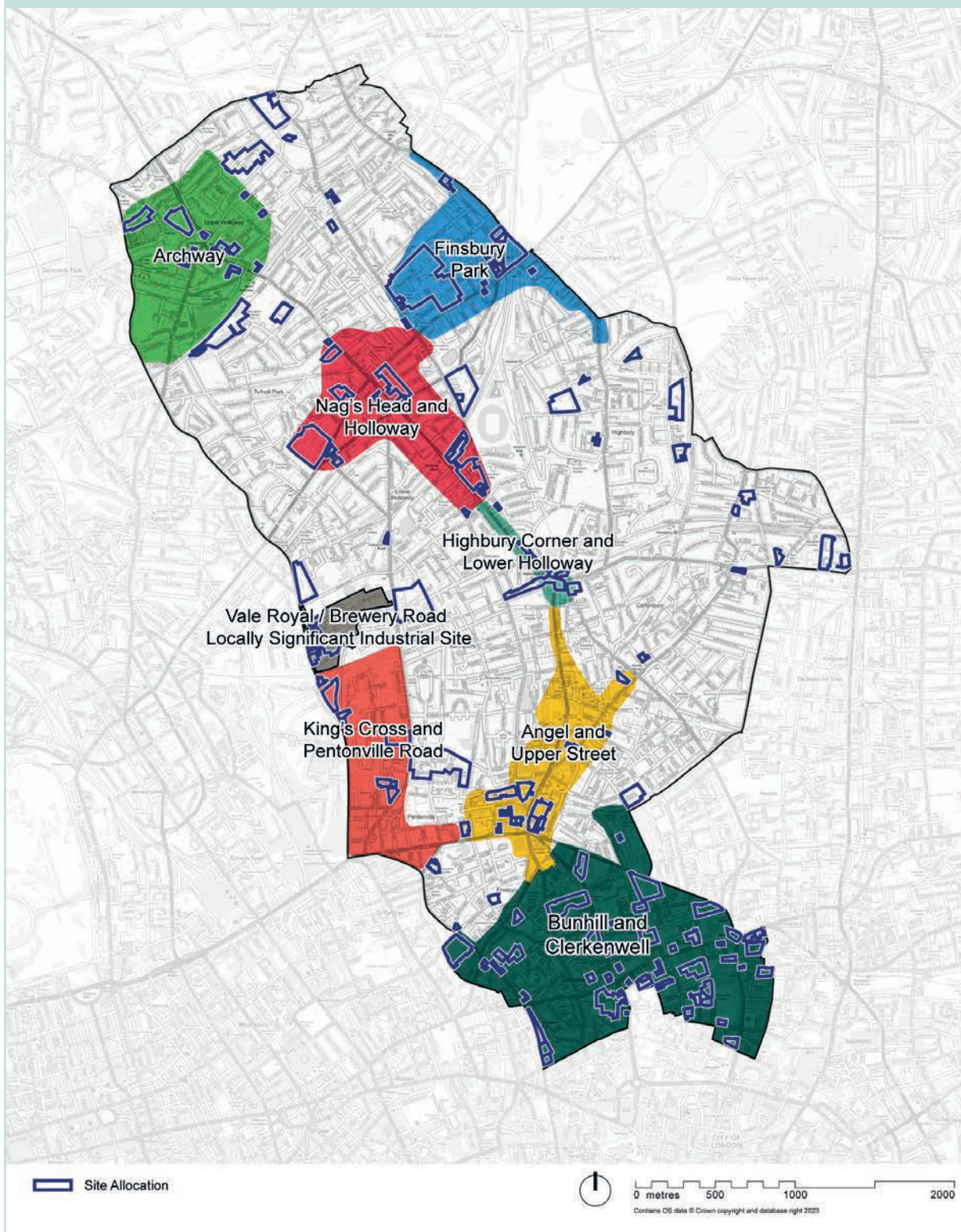


- 1.10. For each site, a broad timescale has been identified for when development on the site is likely to come forward. This is based on the Council's judgement and has been informed by, among other things:
- current or recently expired planning permissions on the site;
  - engagement with landowners/developers during the preparation of this document, or through the planning application process; and/or
  - the size and complexity of the scheme – large schemes in fragmented ownership with complex site constraints will normally take longer to bring forward due to the greater number of issues that need to be addressed.
- 1.11. Based on these factors an assumption has been made as to when development is likely to take place, using three five-year categories which cover the plan period: Years 1-5 (2021/22-25/26), Years 6-10 (2026/27-2030/31) and Years 11-15 (2031/32-2035/36).
- 1.12. The Council considers the uses set out in the document to be the most appropriate for each site and in line with existing and emerging planning policies. A site being allocated for certain use(s) within this document does not guarantee planning permission – this will be decided by the merits of the application when it is submitted, and will need to be assessed against the full suite of Development Plan policies (including this document).
- 1.13. It should be noted that this document does not seek to repeat policies which are set out elsewhere in the Local Plan. Whilst individual site allocations provide information on the designations relevant to a site – such as its existing uses, location within a conservation area or listed building status – applicants should refer to the appropriate chapter of the Local Plan for guidance on how such information should be taken into account when developing planning applications, and how it will inform the planning decision making process. The site designations and constraints are not an exhaustive list of all relevant designations and constraints for each site; applicants must determine this on a case-by-case basis. The Council encourages all applicants to engage in pre-application discussions to enable discussion of proposals and applicable policies.
- 1.14. New development can place pressure on local infrastructure such as transport, parks, utilities, health and education services. There may be site specific infrastructure that needs to be assessed and/or addressed through the planning application process before development can go ahead. The Community Infrastructure Levy (CIL) and, where appropriate, planning obligations, will be used to secure additional infrastructure.

## The sites

- 1.15. Figure 1.2 below shows the location of the site allocations included in this document, in relation to the Spatial Strategy areas. For reference, it also shows the location of site allocations included in the Bunhill and Clerkenwell AAP.

**Figure 1.2: Islington Spatial Strategy areas and site allocations**



1.16. The following information is provided for each site allocation:

- The site location and address, and an outline of the site boundary (based on available information).
- Information on how the site was identified and any relevant planning history.
- The approximate size of the site.
- Site ownership details.
- Allocated uses for the site.
- Development considerations and key planning designations and constraints which affect the future use and development of the site<sup>2</sup>.
- Estimated future timescales for delivery or development.

### Policy SA1: Delivering development priorities

- A. The Local Plan will deliver its objectives and priorities by ensuring that sites allocated for specific uses within the Site Allocations DPD and Bunhill and Clerkenwell AAP actually deliver particular types of development in line with the allocations. Proposals comprising uses which are not specified in the allocations will be inconsistent with the allocation and will not be permitted.
- B. For the avoidance of doubt, where sites are allocated for a specific use which falls within a broader use class (i.e. office or retail uses which sit within use Class E), the specific allocated use will be secured at planning stage. This is to ensure that development contributes towards meeting Islington's identified development needs. Where site allocations are expressed more broadly in terms of use class, there is more flexibility regarding the range of acceptable uses, subject to compliance with all relevant Local Plan policies.

1.17. Changes of use within Class E are not classed as development and do not require planning permission. Whilst this introduces a level of flexibility that could have benefits in allowing landowners to respond to changing circumstances, it may also have consequences for the Council's ability to meet its evidenced development need, particularly for office floorspace, as well as for the availability of services such as shops, health clinics and day centres.

1.18. In order for the Local Plan to deliver its objectives and priorities, and given the shortage of available land in the borough and the potential impacts of use Class E, it is necessary to ensure that sites allocated for specific uses actually deliver particular types of development in line with the allocations. Therefore, on the majority of sites the allocations explicitly identify which uses are required, e.g. offices, residential. These uses have been established through consideration of priority development needs and the context of each site; proposals comprising uses which are not specified in the allocations will be inconsistent with the allocation and will not be permitted. In line with this, to ensure that priority uses are delivered, where an allocated use (e.g. offices or retail) falls within a broader use class the Council will require the specific allocated use to be secured at planning stage.

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<sup>2</sup>Designations and constraints identified may not be exhaustive.

1.19. In a small number of cases, the site allocations are less specific, e.g. they allocate for “commercial uses”, which allows some flexibility regarding acceptable uses, subject to compliance with all relevant Local Plan policies.

**Strategic and non-strategic site allocations**

- 1.20. Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities (LPAs) to identify the strategic priorities for the development and use of land in the authority’s area. Policies to address those priorities must be set out in the LPA’s development plan documents (taken as a whole). The NPPF elaborates on the legislative requirement, making clear that Local Plans should identify strategic policies, clearly distinguishing from other policies which are considered non-strategic.
- 1.21. Table 1.1 sets out the strategic and non-strategic policies and site allocations of the Site Allocations DPD.
- 1.22. Strategic policies should set out an overall strategy for the pattern, scale and quality of development including housing and employment uses. Non-strategic policies should be used to set out more detailed policies for specific areas, neighbourhoods or types of development.
- 1.23. A strategic allocation is one which, by virtue of its scale, nature and/or through its cumulative contribution towards delivering the Local Plan priorities and objectives, is significant in terms of meeting specific development needs.

**Table 1.1: List of strategic and non-strategic policies and site allocations<sup>3</sup>**

Strategic policies	Non-strategic policies
Policy SA1: Delivering development priorities	None
Strategic allocations	Non-strategic allocations
VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 196-200 York Way, N7 9AX	KC1: King’s Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1
VR2: 230-238 York Way, N7 9AG	KC2: 176-178 York Way, N1 0AZ; 57-65 Randell’s Road, N1
VR3: Tileyard Studios, Tileyard Road, N7 9AH	KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1
VR4: 20 Tileyard Road, N7 9AH	KC4: Former York Road Station, 172-174 York Way
VR5: 22-23 Tileyard Road and part of 226-228 York Way, London N7	KC5: Belle Isle Frontage, land on the east side of York Way
VR6: 4 Brandon Road, N7 9AA	KC6: 8 All Saints Street, N1 9RJ

<sup>3</sup> There are further strategic and non-strategic sites identified in the Bunhill and Clerkenwell AAP.

**Table 1.1: List of strategic and non-strategic policies and site allocations<sup>3</sup>**

Strategic allocations	Non-strategic allocations
VR7: 43-53 Brewery Road, N7 9QH	KC7: All Saints Triangle, Caledonian Rd, Kings Cross, London N1 9RR
VR8: 55-61 Brewery Road, N7 9QH	KC8: Bemerton Estate South
VR9: Rebond House, 98-124 Brewery Road, N7 9BG	AUS1: Royal Bank of Scotland, 40-42 Islington High Street, N1 8EQ
VR10: 34 Brandon Road, London N7 9AA	AUS2: Pride Court, 80-82 White Lion Street, N1 9PF
AUS6: Sainsbury's, 31-41 Liverpool Road, N1 0RW	AUS3: Electricity substation, 84-89 White Lion Street, N1 9PF
NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG	AUS4: Land at 90-92 White Lion Street, N1 9PF
NH7: Holloway Prison, Parkhurst Road, N7 0NU	AUS5: 94 White Lion Street (BSG House), N1 9PF
ARCH4: Whittington Hospital Ancillary Buildings, N19	AUS7: 1-7 Torrens Street, EC1V 1NQ
ARCH5: Archway Campus, Highgate Hill, N19	AUS8: 161-169 Essex Road, N1 2SN
OIS23: Pentonville Prison, Caledonian Road, N7 8TT	AUS9: 10-14 White Lion Street, N1 9PD
OIS27: Barnsbury Estate	AUS10: 1-9 White Lion Street, N1 9PD
	AUS11: Proposed Collins Theatre, 13-17 Islington Green, N1 2XN
	AUS12: Public Carriage Office, 15 Penton Street, N1 9PU
	AUS13: N1 Centre, Parkfield Street, N1
	AUS14: 46-52 Pentonville Road, N1 9HF
	AUS15: Windsor Street Car Park, N1 8QF
	AUS16: Angel Square, EC1V 1NY
	NH2: 368-376 Holloway Road (Argos and adjoining shops), N7 6PN
	NH3: 443-453 Holloway Road, N7 6LJ

**Table 1.1: List of strategic and non-strategic policies and allocations<sup>3</sup>**

Strategic allocations	Non-strategic allocations
	<p>NH4: Territorial Army Centre, 65-69 Parkhurst Road, N7 0LP</p> <p>NH5: 392A and 394 Camden Road, N7</p> <p>NH6: 11-13 Benwell Road, N7 7BL</p> <p>NH8: 457-463 Holloway Road, N7 6LJ</p> <p>NH9: Islington Arts Factory, Parkhurst Road, N7 0SF</p> <p>NH10: 45 Hornsey Road (including land and railway arches 1-21 to rear), N7 7DD and 252 Holloway Road, N7 6NE</p> <p>NH11: Mamma Roma, 377 Holloway Road, N7 0RN</p> <p>NH12: 379-391 Camden Road and 341-345 Holloway Road</p> <p>NH13: 166-220 Holloway Road, N7</p> <p>NH14: 236-250 Holloway Road, N7 6PP and 29 Hornsey Road, N7 7DD</p> <p>FP1: City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street, N4</p> <p>FP2: Morris Place/Wells Terrace (including Clifton House), N4 2AL</p> <p>FP3: Finsbury Park Station and Island, Seven Sisters Road, N4 2DH</p> <p>FP4: 129-131 &amp; 133 Fonthill Road &amp; 13 Goodwin Street, N4</p> <p>FP5: 1 Prah Road, N4 2RA</p> <p>FP6: Cyma Service Station, 201A Seven Sisters Road, N4 3NG</p> <p>FP7: Holloway Police Station, 284 Hornsey Road, N7 7QY</p> <p>FP8: 113-119 Fonthill Road, N4 3HH</p> <p>FP9: 221-233 Seven Sisters Road, N4 2DA</p>

**Table 1.1: List of strategic and non-strategic policies and allocations<sup>3</sup>**

Strategic allocations	Non-strategic allocations
	<p>FP10: 139-149 Fonthill Road, N4 3HF</p> <p>FP11: 179-199 Hornsey Road, N7 9RA</p> <p>FP12: Tesco, 103-115 Stroud Green Road, N4 3PX</p> <p>FP13: Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7</p> <p>FP14: 216-220 Seven Sisters Road, N4 3NX</p> <p>ARCH1: Vorley Road/Archway Bus Station, N19</p> <p>ARCH2: 4-10 Junction Road (buildings adjacent to Archway Underground Station), N19 5RQ</p> <p>ARCH3: Archway Central Methodist Hall, Archway Close, N19 3TD</p> <p>ARCH6: Job Centre, 1 Elthorne Road, N19 4AL</p> <p>ARCH7: Brookstone House, 4-6 Elthorne Road, N19 4AJ</p> <p>ARCH8: 724 Holloway Road, N19 3JD</p> <p>ARCH9: Elthorne Estate, Archway, N19 4AG</p> <p>ARCH10: Dwell House, 619-639 Holloway Road, N19 5SS</p> <p>ARCH11: 798-804 Holloway Road, N19 3JH</p> <p>HC1: 10, 12, 16-18, 20-22 and 24 Highbury Corner, N5 1RA</p> <p>HC2: Spring House, 6-38 Holloway Road, N7 8JL</p> <p>HC3: Highbury and Islington Station, Holloway Road, N5 1RA</p> <p>HC4: Dixon Clark Court, Canonbury Road, N1 2UR</p>

**Table 1.1: List of strategic and non-strategic policies and allocations<sup>3</sup>**

Strategic allocations	Non-strategic allocations
	<p>HC5: 2 Holloway Road, N7 8JL and 4 Highbury Crescent, London, N5 1RN</p> <p>HC6: Land adjacent to 40-44 Holloway Road, N7 8JL</p> <p>OIS1: Leroy House, 436 Essex Road, N1 3QP</p> <p>OIS2: The Ivories, 6-8 Northampton Street, N1 2HY</p> <p>OIS3: Belgravia Workshops, 157-163 Marlborough Road, N19 4NF</p> <p>OIS4: BT Telephone Exchange, Kingsland Green</p> <p>OIS5: Bush Industrial Estate, Station Road, N19 5UN</p> <p>OIS6: Site of Harvist Under Fives, 100 Hornsey Road, N7 7NG</p> <p>OIS7: Highbury Delivery Office, 2 Hamilton Lane, N5 1SW</p> <p>OIS8: Legard Works, 17a Legard Road, N5 1DE</p> <p>OIS9: Highbury Quadrant Congregational Church</p> <p>OIS10: 500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH</p> <p>OIS11: Park View Estate, Collins Road, N5</p> <p>OIS12: New Orleans Estate, N19</p> <p>OIS13: 17-23 Beaumont Rise, N19 3AA</p> <p>OIS14: Athenaeum Court, 94 Highbury New Park, N5 2DN</p> <p>OIS15: Harvist Estate Car Park, N7 7NJ</p> <p>OIS16: Hathersage and Besant Courts, Newington Green, N1 4RF</p> <p>OIS17: Wedmore Estate Car Park, N19 4NU</p>



**Table 1.1: List of strategic and non-strategic policies and allocations<sup>3</sup>**

Strategic allocations	Non-strategic allocations
	<p>OIS18: 25-27 Horsell Road, N5 1XL</p> <p>OIS19: Vernon Square, Penton Rise, WC1X 9EW</p> <p>OIS20: Former railway sidings adjacent to and potentially including Caledonian Road Station</p> <p>OIS21: 114 Balls Pond Road and 1 King Henry's Walk, N1 4NL</p> <p>OIS22: 1 Lowther Road, N7 8US</p> <p>OIS24: Charles Simmons House, 3 Margery Street, WC1X 0HP</p> <p>OIS25: Amwell Street Water Pumping Station, EC1R</p> <p>OIS26: York Way Estate</p> <p>OIS28: Cluse Court Estate</p> <p>OIS29: Hillside Estate</p> <p>OIS30: Kerridge Court</p> <p>OIS31: Drakeley Court Estate and Aubert Court Estate</p>

### Site capacity assumptions

- 1.24. To estimate the indicative site capacity for development, each site allocation has been appraised according to site size, allocated uses and site constraints. This provided assumed net additional floorspace figures (in GIA) which could then be translated into broad figures for net additional residential units and office floorspace, which are the two priority development needs identified in the Local Plan.
- 1.25. The number of residential units is derived by calculating the available residential floorspace on a site based on a proportion of the total available GIA floorspace (which reflects the allocated uses), then dividing this by an average unit size informed by minimum space standards set out in the London Plan. Where the site was identified in the SHLAA or is included in the Council's most up-to-date housing trajectory, this figure has been used as a starting point. Where the site has permission the quanta of development in the permission have been used, except where the permission clearly departs from local policy.

- 1.26. The quantum of office floorspace is derived by calculating the available office floorspace on a site based on a proportion of the total available GIA floorspace (which reflects the allocated uses). Where the site has permission the quanta of development in the permission have been used, except where the permission clearly departs from local policy.
- 1.27. The capacity figures are indicative and should not be considered to be the exact quanta sought. However, they are a reasonable approximation of the scale of development of these uses that is expected from the allocated sites. If a proposal for significantly more or fewer new homes or office floorspace comes forward on a site, this may be considered unacceptable; this is particularly the case where less development is proposed, as given the scarcity of suitable development sites in the borough, significant under delivery against site capacity estimates is not likely to constitute best use of land.
- 1.28. Where site capacity assumptions presume the introduction of new uses on a site and/or loss of existing uses, this does not predetermine any future planning determinations against relevant planning policies. The capacity assumptions are not in themselves a justification that a particular use is suitable or that the loss of an existing use is justified.
- 1.29. Table 1.2 sets out the assumed net additional delivery of new homes (total number) and office development (in sqm) from the site allocations set out in this document<sup>4</sup>. The assumptions are set out for each Spatial Strategy area and are split across three phases: Years 1-5 (2021/22-2025/26); Years 6-10 (2026/27-3030/31); and Years 11-15 (2031/32-2035/36).

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<sup>4</sup>Total homes are rounded to the nearest 10 homes and total office development is rounded to the nearest 100sqm. These capacity assumptions do not include capacity for sites within the Bunhill and Clerkenwell AAP area.

**Table 1.2: Site capacity assumptions**

	Years 1-5		Years 6-10		Years 11-15		Total	
	Homes (No.)	Offices (sqm)	Homes (No.)	Offices (sqm)	Homes (No.)	Offices (sqm)	Homes (No.)	Offices (sqm)
King's Cross and Pentonville Road	200	900	70	18,700	0	900	270	20,500
Vale Royal/Brewery Road LSIS	0	4,800	0	0	0	0	0	4,800
Angel and Upper Street	30	7,600	0	13,200	50	3,800	80	24,600
Nag's Head and Holloway	760	14,600	630	4,700	140	2,700	1,530	22,000
Finsbury Park	200	3,700	90	16,500	0	0	290	20,200
Archway	470	6,700	100	1,600	0	0	570	8,300
Highbury Corner and Lower Holloway	50	2,800	0	0	0	1,400	50	4,200
Other important sites	480	9,600	830	4,500	550	2,300	1,860	16,400
<b>Total</b>	<b>2,190</b>	<b>50,700</b>	<b>1,720</b>	<b>59,200</b>	<b>740</b>	<b>11,100</b>	<b>4,650</b>	<b>121,000</b>

- 1.30. For sites in the Vale Royal/Brewery Road LSIS, capacity assumptions suggest that a significant amount of industrial floorspace could be delivered over the plan period.
- 1.31. Paragraph 69(a) of the NPPF states that LPAs should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare. Over the period from 2020/21 to 2036/37, Islington's total housing requirement will be a minimum of 13,175 homes<sup>5</sup>; this means that 1,317 residential units will need to be identified on sites of one hectare or less to accord with the NPPF.
- 1.32. Table 1.2 above, and Table 4.2 of the Bunhill and Clerkenwell AAP, identify a total capacity of approximately 1,600 residential units from sites of one hectare or less; this equates to 14% of the overall housing requirement, and is therefore consistent with the NPPF.

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<sup>5</sup> See Policy H2 of the Strategic and Development Management Policies DPD.

# 2 King’s Cross and Pentonville Road

- 2.1 Policy SP2 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the King’s Cross and Pentonville Road area.
- 2.2 The site allocations in this chapter (listed in Table 2.1 below) have been identified as locations within the Spatial Strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan’s priority development needs and provide opportunity to deliver key spatial objectives set out in Policy SP2.
- 2.3 The total number of new homes and amount of office floorspace expected to be delivered by the sites within the Spatial Strategy area is identified in Table 1.2.

**Table 2.1: King’s Cross and Pentonville Road Spatial Strategy area site allocations**

Site reference	Site Name
KC1	King’s Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1
KC2	176-178 York Way, N1 0AZ; 57-65 Randell’s Road, N1
KC3	Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1
KC4	Former York Road Station, 172-174 York Way, N1
KC5	Belle Isle Frontage, land on the east side of York Way
KC6	8 All Saints Street, N1 9RJ
KC7	All Saints Triangle, Caledonian Road, N1 9RR
KC8	Bemerton Estate South

2.4 Figure 2.1 shows the location of the site allocations within the Spatial Strategy area.



## KC1: King's Cross Triangle Site



<b>Address</b>	King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, NI
<b>Ownership</b>	King's Cross Central Limited
<b>Approximate size of site</b>	11,774sqm
<b>Current/previous use</b>	Disused former railway lands. Temporary storage (B8) and car parking (Sui Generis).
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (KC2) and planning permission P041261.
<b>Allocation and justification</b>	<p>The site has planning permission for a mixed used, residential-led development, including leisure, community and retail uses, and open space.</p> <p>Should the site be subject to further amendments or new applications, uses should include residential (in particular maximising genuinely affordable housing), business, retail, leisure and community facilities, amenity and open space.</p>

**Site designations and constraints**

- Central Activities Zone (CAZ).
- Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral).
- Partially within Copenhagen Junction SINC.
- HSI Safeguarding Direction.

**Development considerations**

- Development should adequately address the impact of exposure to noise and vibration generated by the major road, rail infrastructure and concrete batching plant on all three sides to ensure an acceptable environment for future occupants.
- Development of this triangle of land formed by York Way and the railway lines should complement that of the main King's Cross Central site on the opposite side of York Way in Camden, making an integral contribution to the regeneration of the area.
- The introduction of active frontages on York Way, an improved public realm, and improvements to promote interaction between the Triangle and the main site in Camden, should be prioritised as part of any proposals.
- The northern part of this site overlaps with a site which is identified as being suitable for a district landmark building of up to 20 storeys (61m) in the Islington Tall Buildings Study. This site currently functions as operational railway land and it is therefore unlikely that this portion of the site will come forward for development in the foreseeable future. Should this portion of the site be deemed surplus to requirements, the tall building element will need to be set back from the street frontage on a plinth to avoid the creation of a tunnel effect on York Way. The tall building designation on this northern part of the site does not justify the development of tall buildings across any other part of the site.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.

**Estimated timescale**

2021/22-2025/26



## KC2: 176-178 York Way & 57-65 Randell's Road



<b>Address</b>	176-178 York Way, NI 0AZ; 57-65 Randell's Road, NI
<b>Ownership</b>	Private ownership
<b>Approximate size of site</b>	2,300sqm
<b>Current/previous use</b>	Car sales outlet in a former petrol station (Sui Generis), two storey warehouse/ office building; car repair garage (Sui Generis).
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (KC4) and planning permission P2015/2834/FUL.
<b>Allocation and justification</b>	Business-led, mixed use development. The intensification of business uses is the priority on this site. An element of residential development may be acceptable.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Partially within the Central Activities Zone (CAZ).</li><li>• Grade II listed building (Paget Christian Centre, 18-26 Randell's Road) located nearby.</li><li>• Within the Cally Plan Supplementary Planning Document (SPD) area.</li></ul>

**Development considerations**

- The Islington Tall Buildings Study suggests the north-western part of the 176-178 York Way part of the site would be an appropriate location for a local landmark building of up to 12 storeys (37m). This would help to mediate between the tall buildings opposite on York Way and the lower rise residential development further east. Any tall building should be set back from the street frontage on a plinth to avoid the creation of a tunnel effect on York Way. It should provide a significant amount of non-residential and business floorspace with a strong street frontage with active uses along York Way.
- The prominent corner location opposite the southern tip of the Triangle site warrants a well-designed building to contribute to a high quality street environment that is welcoming to pedestrians and provides active uses along York Way.
- Development should contribute to improving permeability and opening up the surrounding neighbourhoods to York Way and the wider regeneration of the area. In particular, improvements to routes along Rufford Street/Randell's Road through Bingfield Park; as well as including a new route from Randell's Road southwest toward King's Cross. New improved routes should increase safety and contribute towards designing out crime.
- The site is located above railway land and the London Underground and nearby a concrete batching plant; any proposal will need to adequately address the impact of exposure to noise and vibration to ensure an acceptable environment for future occupants.
- There may be an opportunity for site assembly with adjacent sites to realise greater development opportunities. Site assembly with a site which is not considered suitable for a tall building does not mean that tall buildings would be appropriate across the whole assembled site.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.

**Estimated timescale**

2026/27-2030/31

### KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street



<b>Address</b>	Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, NI
<b>Ownership</b>	Regent's Wharf Unit Trust
<b>Approximate size of site</b>	3,658sqm
<b>Current/previous use</b>	Office
<b>How the site was identified and relevant planning history</b>	Planning permission P2019/3481/FUL
<b>Allocation and justification</b>	Retention and re-provision of business floorspace, with potential for intensification of business use. Small scale commercial uses at ground floor level.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• King's Cross Priority Employment Location.</li> <li>• Partially within the Regent's Canal West Conservation Area.</li> <li>• Archaeological Priority Area: Regents Canal, Basins and Wharves (Tier 2).</li> <li>• 10 All Saint's Street, one of the buildings making up the site, is a locally listed building.</li> <li>• Adjacent to the Regent's Canal (West) SINC.</li> </ul>

**Development considerations**

- Development proposals should have regard to surrounding buildings heights.
- Any development should respect the amenity of neighbouring residential properties, including Ice Wharf which is located immediately to the west of the site and Treaty Street to the north.
- Early engagement with the Canal and River Trust is advised in order to avoid adverse impacts on the canal and its infrastructure, and to maximise positive impacts as a result of the site's close proximity to the canal.
- Any development on this site must be informed by the recommendations of the Thames River Basin Management Plan in order to ensure the protection and improvement of the benefits provided by the water environment.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.

**Estimated timescale**

2021/22-2025/26

## KC4: Former York Road Station



<b>Address</b>	Former York Road Station, 172-174 York Way, N1
<b>Ownership</b>	London Underground Limited
<b>Approximate size of site</b>	893sqm
<b>Current/previous use</b>	London Underground station (no longer in use)
<b>How the site was identified and relevant planning history</b>	Ongoing discussions to inform development of King's Cross and Pentonville Road Spatial Strategy.
<b>Allocation and justification</b>	Business-led development with an element of residential use. There is also potential for this site to support the expansion of the Council's decentralised energy network.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Locally listed building.</li><li>• Grade II listed building (Paget Christian Centre, 18-26 Randell's Road) located nearby.</li><li>• Within the Cally Plan Supplementary Planning Document (SPD) area.</li></ul>

**Development considerations**

- There may be an opportunity for site assembly with adjacent sites to realise greater development opportunities. Site assembly with a site which is considered suitable for a tall building does not mean that tall buildings would be appropriate across the whole assembled site.
- The existing station is of heritage value and should be retained. Any redevelopment of the site should incorporate a new public open space in front of the station.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2031/32–2035/36

## KC5: Belle Isle Frontage, land on the east side of York Way



<b>Address</b>	Belle Isle Frontage, land on the east side of York Way
<b>Ownership</b>	Department for Transport (freehold); High Speed 1 (leasehold)
<b>Approximate size of site</b>	1,785sqm
<b>Current/previous use</b>	Railway infrastructure/UKPNS Substation
<b>How the site was identified and relevant planning history</b>	HS1 response to Site Allocations Direction of Travel consultation (2018).
<b>Allocation and justification</b>	<p>The rear of the site accommodates a UKPNS feeder station providing power to HS1, but the front of the site (on York Way) is under-utilised and does not create a positive street frontage.</p> <p>The front portion of the site should be business/office-led linking to the office cluster at King's Cross. This would mark the end of the King's Cross office cluster, and signal the start of the Vale Royal/Brewery Road industrial area.</p>
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ).</li> <li>• Partially within Copenhagen Junction SINC.</li> </ul>

**Development considerations**

- The Islington Tall Buildings Study suggests this site would be an appropriate location for a local landmark building of up to 15 storeys (46m). This would help to visually integrate the Maiden Lane tower (opposite the site within the London Borough of Camden) as part of a tall building cluster. Any tall building should be set back from the street frontage on a plinth to avoid the creation of a tunnel effect on York Way. It should provide a significant amount of non-residential and business floorspace with a strong street frontage with active uses along York Way.
- Access to the rear of the site for UKPNS vehicles and maintenance should be retained.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2026/27-2030/31



## KC6: 8 All Saints Street



<b>Address</b>	8 All Saints Street, NI 9RJ
<b>Ownership</b>	National Council for Voluntary Organisations
<b>Approximate size of site</b>	702sqm
<b>Current/previous use</b>	Offices
<b>How the site was identified and relevant planning history</b>	Response to Islington's Site Allocations Direction of Travel consultation (2018).
<b>Allocation and justification</b>	Retention and re-provision of business floorspace, and potential for limited intensification of business use. Small scale commercial uses at ground floor level.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• King's Cross Priority Employment Location.</li><li>• Regent's Canal West Conservation Area.</li><li>• Archaeological Priority Area: Regents Canal, Basins and Wharves (Tier 2).</li><li>• Locally listed buildings at 6 and 10 All Saints Street nearby.</li><li>• Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral).</li><li>• Adjacent to the Regent's Canal (West) SINC.</li></ul>

**Development considerations**

- Development proposals should have regard to surrounding buildings heights.
- Proposals should consider the cumulative impact of development alongside any development at the adjacent site at Regent’s Wharf and 10-18 All Saints Street.
- Early engagement with the Canal and River Trust is advised in order to avoid adverse impacts on the canal and its infrastructure, and to maximise positive impacts as a result of its close proximity to the canal.
- Any development on this site must be informed by the recommendations of the Thames River Basin Management Plan in order to ensure the protection and improvement of the benefits provided by the water environment.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22-2025/26

## KC7: All Saints Triangle, Caledonian Road



<b>Address</b>	All Saints Triangle, Caledonian Road, NI 9RR
<b>Ownership</b>	H Company 3 Limited (freehold); Vaultex UK Limited (leasehold)
<b>Approximate size of site</b>	3,395sqm
<b>Current/previous use</b>	General industry (B2)
<b>How the site was identified and relevant planning history</b>	Internal consultation
<b>Allocation and justification</b>	Redevelopment for business use(s).
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• King's Cross Priority Employment Location.</li> <li>• Public open space.</li> <li>• Adjacent to Keystone Crescent and Regent's Canal West Conservation Areas.</li> <li>• Several Grade II listed buildings located nearby.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Any development of the site should incorporate improvements to the existing, poor quality, designated open space, located on the southern corner of the site.</li> </ul>

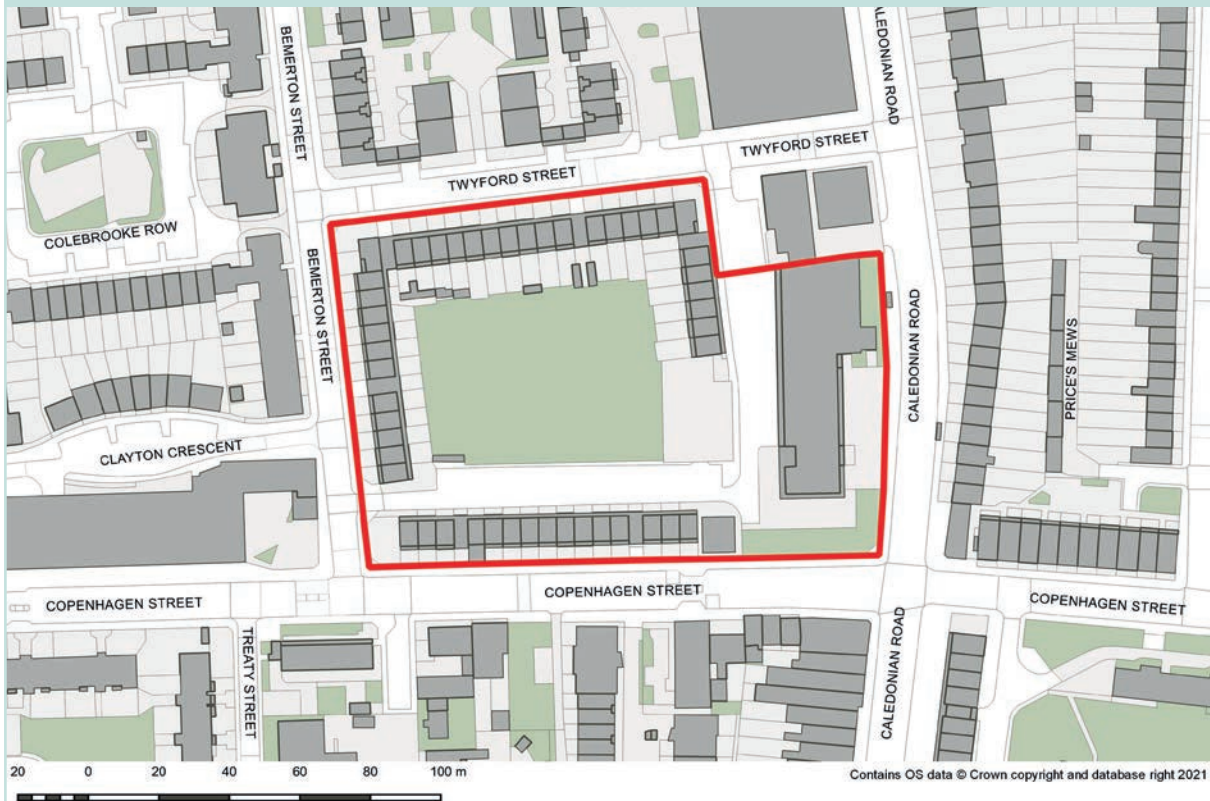
**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
- Any development should respect the amenity of neighbouring properties.

**Estimated timescale**

2026/27-2030/31

## KC8: Bemerton Estate South



<b>Address</b>	Bemerton Estate South
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	14,623sqm
<b>Current/previous use</b>	Housing estate
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	Infill residential development including the provision of additional genuinely affordable housing. Re-provision of community space and provision of new retail/commercial spaces along Caledonian Road. Improved landscaping, lighting, seating, play spaces and security measures across the estate.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Adjacent to Barnsbury Conservation Area.</li> <li>• Opposite a row of Grade II listed buildings (214-268 Caledonian Road).</li> <li>• Site is located within a groundwater Source Protection Zone.</li> </ul>

**Development considerations**

- Any development should ensure high quality design and meet identified local housing needs.
- Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the estate which should be carefully considered as part of a comprehensive landscaping plan for the estate.
- Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate.

**Estimated timescale**

2021/22-2025/26

### 3 Vale Royal/Brewery Road Locally Significant Industrial Site

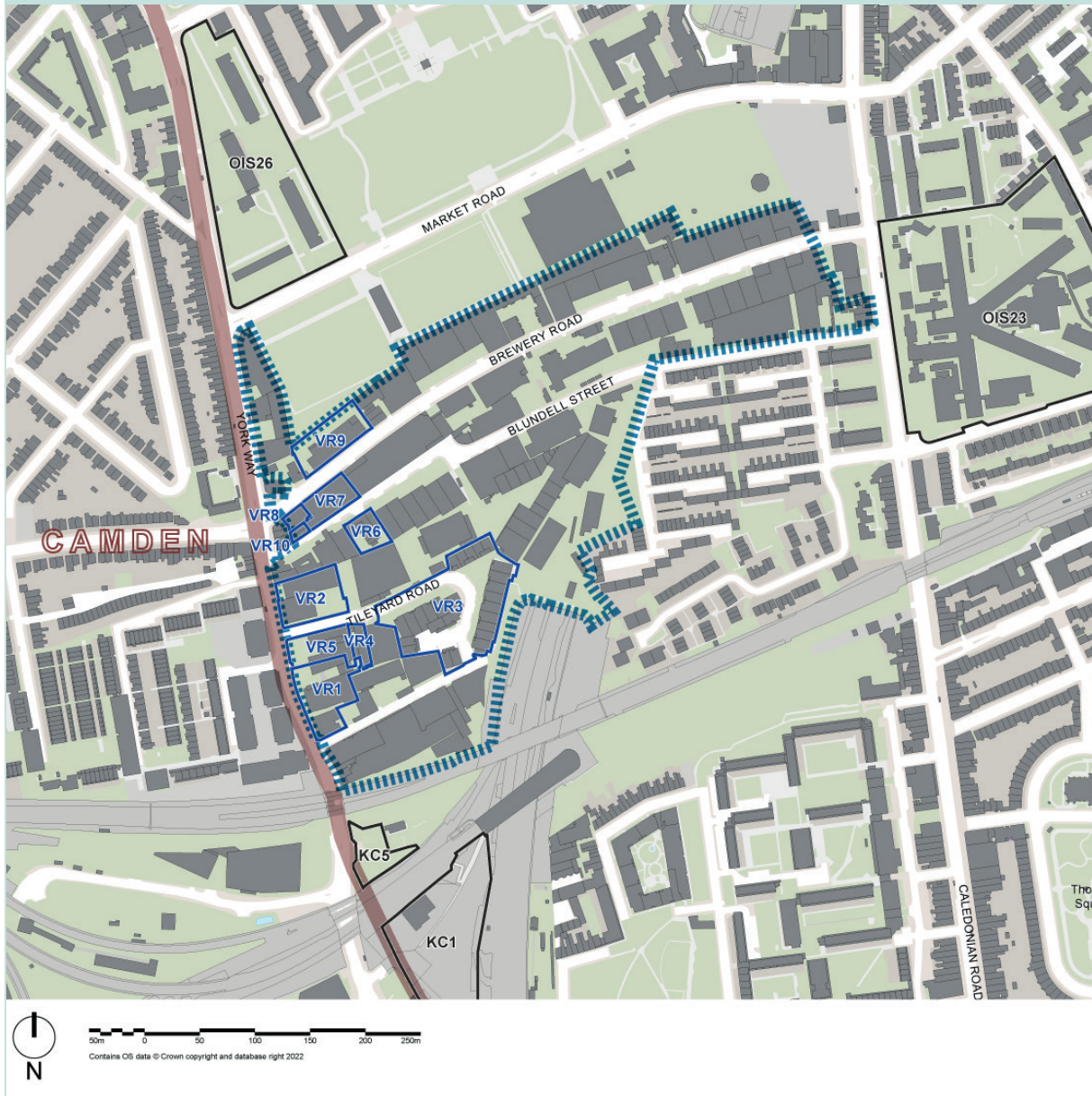
- 3.1 Policy SP3 of the Local Plan – Strategic and Development Management Policies DPD sets out the Spatial Strategy for the Vale Royal/Brewery Road Locally Significant Industrial Site area.
- 3.2 The site allocations in this chapter (listed in Table 3.1 below) have been identified as locations within the Spatial Strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan’s priority development needs and provide opportunity to deliver key spatial objectives set out in Policy SP3.
- 3.3 The total number of new homes and amount of office floorspace expected to be delivered by the sites within the Spatial Strategy area is identified in Table 1.2.

**Table 3.1: Vale Royal/Brewery Road Locally Significant Industrial Site Spatial Strategy area site allocations**

Site reference	Site Name
VR1	Fayers Site, 196-200 York Way, N7 9AX
VR2	230-238 York Way, N7 9AG
VR3	Tileyard Studios, Tileyard Road, N7 9AH
VR4	20 Tileyard Road, N7 9AH
VR5	22-23 Tileyard Road and part of 226-228 York Way, London N7
VR6	4 Brandon Road, N7 9AA
VR7	43-53 Brewery Road, N7 9QH
VR8	55-61 Brewery Road, N7 9QH
VR9	Rebond House, 98-124 Brewery Road, N7 9BG
VR10	34 Brandon Road, N7 9AA

3.4 Figure 3.1 shows the location of the site allocations within the Spatial Strategy area.

**Figure 3.1: Location of Vale Royal/Brewery Road Locally Significant Industrial Site Spatial Strategy area site allocations**





**VR1: Fayers Site, 202-228 York Way, Former Venus Printers,  
196-200 York Way**



<b>Address</b>	Fayers Site, 202-228 York Way, Former Venus Printers, 196-200 York Way, N7 9AX
<b>Ownership</b>	Big Yellow Self Storage Company Limited
<b>Approximate size of site</b>	2,908sqm
<b>Current/previous use</b>	B2, B8, Sui Generis
<b>How the site was identified and relevant planning history</b>	Planning permission P2019/3410/FUL
<b>Allocation and justification</b>	Intensification for a significant amount of B8 use, alongside a small proportion of flexible office space.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Vale Royal and Brewery Road Locally Significant Industrial Site.</li> <li>• Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral).</li> </ul>

**Development considerations**

- The prominent corner location of the site warrants a high quality, well-designed building. Blank elevations should be avoided.
- Access for servicing and deliveries is currently provided on-site and any new proposal should be designed to continue off-street servicing.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.

**Estimated timescale**

2021/22-2025/26

## VR2: 230-238 York Way



<b>Address</b>	230-238 York Way, N7 9AG
<b>Ownership</b>	Consortia Trustees Limited
<b>Approximate size of site</b>	1,582sqm
<b>Current/previous use</b>	Warehouses (B8), offices and light industrial
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	Co-location of office and/or research and development use where there is an intensification of industrial use on the site and it can be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with Strategic and Development Management Policies B2-B4 and SP3.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Vale Royal and Brewery Road Locally Significant Industrial Site.</li><li>• Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral).</li></ul>

**Development considerations**

- Blank elevations should be avoided. The prominent corner location of the site warrants a high quality, well-designed building.
- Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.

**Estimated timescale**

2021/22-2025/26

## VR3: Tileyard Studios, Tileyard Road



<b>Address</b>	Tileyard Studios, Tileyard Road, N7 9AH
<b>Ownership</b>	City & Provincial Properties Investments Limited
<b>Approximate size of site</b>	8,680sqm
<b>Current/previous use</b>	Studios, writing rooms and offices serving the music industry and related sectors as well as event space and co-working space.
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	<p>Intensification of studios and offices on the site to support the growth of the existing Tileyard Cluster of businesses operating specifically in the music industry and related supporting sectors will be supported where:</p> <ul style="list-style-type: none"> <li>a) The flexibility of the existing spaces for studio and hybrid uses is retained as a minimum and;</li> <li>b) The full functionality of the studios and any workshops/light industrial units (including in relation to deliveries and servicing, hours of operation, goods lifts) is secured.</li> </ul>

<b>Allocation and justification</b>	Continued provision of a range of unit sizes, including those suitable for small and micro enterprises, will be secured by condition.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Vale Royal and Brewery Road Locally Significant Industrial Site. Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral).</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Adequate access and servicing arrangements for the range of uses should be incorporated into any proposal. Where possible, access for servicing and deliveries should be on-site.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
<b>Estimated timescale</b>	2026/27-2030/31

## VR4: 20 Tileyard Road



<b>Address</b>	20 Tileyard Road, N7 9AH
<b>Ownership</b>	Tileyard Estates Limited
<b>Approximate size of site</b>	517sqm
<b>Current/previous use</b>	Food production factory (B2)
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	Co-location of office and/or research and development use where there is an intensification of industrial use on the site and it can be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with Strategic and Development Management Policies B2–B4 and SP3.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Vale Royal and Brewery Road Locally Significant Industrial Site.</li><li>• Within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul’s Cathedral).</li></ul>

**Development considerations**

- Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22–2025/26



## VR5: 22-23 Tileyard Road and part of 226-228 York Way



<b>Address</b>	22-23 Tileyard Road and part of 226-228 York Way
<b>Ownership</b>	City & Provincial Properties
<b>Approximate size of site</b>	1,615sqm
<b>Current/previous use</b>	B2, B8, Sui Generis
<b>How the site was identified and relevant planning history</b>	P2019/3300/FUL
<b>Allocation and justification</b>	The site has planning permission for light industrial, flexible business use and an ancillary café. Should the site be subject to further amendments the co-location of office and/or research and development use should provide an intensification of industrial use on the site and it should be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with Strategic and Development Management Policies B2-B4 and SP3.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Vale Royal and Brewery Road Locally Significant Industrial Site.</li> </ul>

**Site designations and constraints**

- Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral).

**Development considerations**

- The prominent corner location of the site warrants a high-quality, well-designed building. Blank elevations should be avoided.
- Access for servicing and deliveries is currently provided on-site and any new proposal should be designed to continue off-street servicing.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.

**Estimated timescale**

2021/22-2025/26

## VR6: 4 Brandon Road



<b>Address</b>	4 Brandon Road, N7 9AA
<b>Ownership</b>	VDC Properties Limited
<b>Approximate size of site</b>	954sqm
<b>Current/previous use</b>	Business
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	Co-location of office and/or research and development use where there is an intensification of industrial use on the site and it can be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with Strategic and Development Management Policies B2-B4 and SP3.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Vale Royal and Brewery Road Locally Significant Industrial Site.</li></ul>

**Development considerations**

- Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2026/27-2031/32

## VR7: 43-53 Brewery Road



<b>Address</b>	43-53 Brewery Road, N7 9QH
<b>Ownership</b>	Private ownership
<b>Approximate size of site</b>	1,285sqm
<b>Current/previous use</b>	Storage facilities (B8)
<b>How the site was identified and relevant planning history</b>	Planning permission P2020/1891/FUL
<b>Allocation and justification</b>	Retention and intensification for industrial uses to contribute toward the delivery of the strategic priorities for the Spatial Strategy area in line with Strategic and Development Management Policies B2-B4 and SP3.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Vale Royal and Brewery Road Locally Significant Industrial Site.</li><li>• Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral).</li><li>• Locally listed building nearby at 256 York Way.</li></ul>

**Development considerations**

- Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22–2025/26

## VR8: 55-61 Brewery Road



<b>Address</b>	55-61 Brewery Road, N7 9QH
<b>Ownership</b>	Private ownership
<b>Approximate size of site</b>	313sqm
<b>Current/previous use</b>	Business
<b>How the site was identified and relevant planning history</b>	Planning permission P2018/1637/FUL
<b>Allocation and justification</b>	<p>The site has planning permission for the provision of additional B1 floorspace, including B1(c).</p> <p>Should the site be subject to further amendments or new applications, any proposal should seek to retain and intensify industrial uses to contribute toward the delivery of the strategic priorities for the Spatial Strategy area in line with Strategic and Development Management Policies B2-B4 and SP3.</p>
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Vale Royal and Brewery Road Locally Significant Industrial Site.</li></ul>

**Site designations and constraints**

- Within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral).
- Locally listed building nearby at 256 York Way.

**Development considerations**

- Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22-2025/26



## VR9: Rebond House, 98-124 Brewery Road



<b>Address</b>	Rebond House, 98-124 Brewery Road, N7 9BG
<b>Ownership</b>	The City of London
<b>Approximate size of site</b>	2,191sqm
<b>Current/previous use</b>	Business, general industrial and storage and distribution uses
<b>How the site was identified and relevant planning history</b>	Planning permission P2017/1969/FUL
<b>Allocation and justification</b>	Retention and intensification for industrial uses to contribute toward the delivery of the strategic priorities for the Spatial Strategy area in line with Strategic and Development Management Policies B2-B4 and SP3.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Vale Royal and Brewery Road Locally Significant Industrial Site.</li><li>• Locally listed building nearby at 256 York Way.</li></ul>

**Development considerations**

- Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22–2025/26

## VR10: 34 Brandon Road



<b>Address</b>	34 Brandon Road, N7 9AA
<b>Ownership</b>	Private ownership
<b>Approximate size of site</b>	158sqm
<b>Current/previous use</b>	Light industrial and residential (C3)
<b>How the site was identified and relevant planning history</b>	Planning permission P2017/3495/FUL
<b>Allocation and justification</b>	Co-location of office and/or research and development use where there is an intensification of light industrial use on the site and it can be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with Strategic and Development Management Policies B2–B4 and SP3.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Vale Royal and Brewery Road Locally Significant Industrial Site.</li><li>• Within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul’s Cathedral).</li></ul>

**Development considerations**

- Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22–2025/26

## 4 Angel and Upper Street

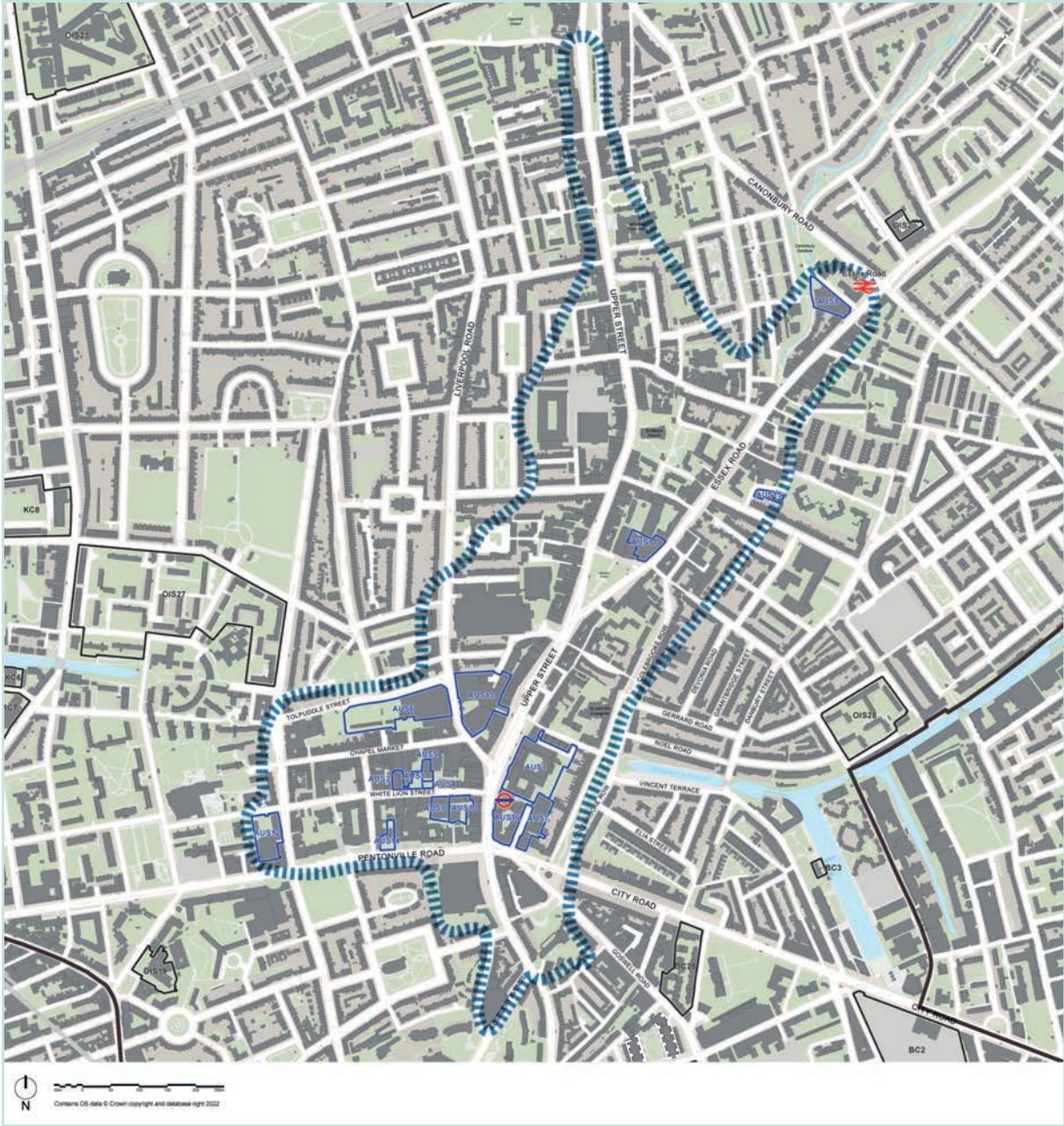
- 4.1 Policy SP4 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Angel and Upper Street area.
- 4.2 The site allocations in this chapter (listed in Table 4.1 below) have been identified as locations within the Spatial Strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan’s priority development needs and provide opportunity to deliver key spatial objectives set out in Policy SP4.
- 4.3 The total number of new homes and amount of office floorspace expected to be delivered by the sites within the Spatial Strategy area is identified in Table 1.2.

**Table 4.1: Angel and Upper Street Spatial Strategy area site allocations**

Site reference	Site Name
AUS1	Royal Bank of Scotland, 40–42 Islington High Street, N1 8EQ
AUS2	Pride Court, 80–82 White Lion Street, N1 9PF
AUS3	Electricity substation, 84–89 White Lion Street, N1 9PF
AUS4	Land at 90–92 White Lion Street, N1 9PF
AUS5	94 White Lion Street (BSG House), N1 9PF
AUS6	Sainsbury’s, 31–41 Liverpool Road, N1 0RW
AUS7	1–7 Torrens Street, EC1V 1NQ
AUS8	161–169 Essex Road, N1 2SN
AUS9	10–14 White Lion Street, N1 9PD
AUS10	1–9 White Lion Street, N1 9PD
AUS11	Proposed Collins Theatre, 13–17 Islington Green, N1 2XN
AUS12	Public Carriage Office, 15 Penton Street, N1 9PU
AUS13	N1 Centre, Parkfield Street, N1
AUS14	46–52 Pentonville Road, N1 9HF
AUS15	Windsor Street Car Park, N1 8QF
AUS16	Angel Square, EC1V 1NY

4.4 Figure 4.1 shows the location of the site allocations within the Spatial Strategy area.

**Figure 4.1: Location of Angel and Upper Street Spatial Strategy area site allocations**



## AUS1: Royal Bank of Scotland, Regents House, 40-42 Islington High Street



<b>Address</b>	Royal Bank of Scotland, Regents House, 40-42 Islington High Street, N1 8EQ
<b>Ownership</b>	Prudential Real Estate Investments 1 Limited (freehold); Various leasehold
<b>Approximate size of site</b>	8,969sqm
<b>Current/previous use</b>	Offices
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation AUS2
<b>Allocation and justification</b>	Intensification of office use, with active retail uses on the ground floor.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Angel Town Centre.</li> <li>• Central Activities Zone (CAZ).</li> <li>• Within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral).</li> <li>• Archaeological Priority Area: Islington Village (Tier 2).</li> <li>• In close proximity to the Angel and Duncan Terrace/ Colebrooke Row Conservation Areas.</li> </ul>

**Site designations and constraints**

- In close proximity to Grade II listed buildings on Duncan Terrace and Islington High Street.
- Opposite locally listed buildings at 1, 11-13 Upper Street.
- Site is located within a groundwater Source Protection Zone.

**Development considerations**

- Development should be accompanied by public realm improvements. This could include the public use of the large courtyards if the current building is retained, along with improved pedestrian links through to Torrens Street and City Road away from the traffic at Angel Station.
- Should the re-use of the existing building not take place, any redevelopment should be of high quality. Comprehensive development and master planning of the area to include AUS1, AUS7 and AUS16 is encouraged.
- This site has been identified by Crossrail 2 as a worksite to construct the potential Angel Crossrail 2 station, and may include the new station entrance. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.
- The site crosses or is in close proximity to National Grid's high voltage underground electricity transmission cables. National Grid should be consulted on any development which may affect these cables.
- The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. In particular, development on this site must demonstrate that it will avoid adverse impact of foundations on the zone of influence around the Islington Tunnel (that runs directly beneath the site).
- The site is located in the Angel Cultural Quarter area.

**Estimated timescale**

2031/32-2035/36



## AUS2: Pride Court, 80-82 White Lion Street



<b>Address</b>	Pride Court, 80-82 White Lion Street, NI 9PF
<b>Ownership</b>	Weldonbrook Limited
<b>Approximate size of site</b>	604sqm
<b>Current/previous use</b>	Office and C3 residential use
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of AUS4) and planning permission P2018/3351/FUL.
<b>Allocation and justification</b>	<p>The site has planning permission for the change of use of the ground floor to a restaurant, reconfiguration of the existing office floorspace and relocation of the two on-site residential units.</p> <p>Should the site be subject to further amendments or new applications, intensification of business floorspace should be prioritised.</p>
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Angel Town Centre.</li> <li>• Central Activities Zone (CAZ).</li> <li>• In close proximity to the Chapel Market/Penton Street Conservation Area.</li> </ul>

**Development considerations**

- This site falls within the Crossrail 2 safeguarding limits (March 2015) and was identified in the October 2015 consultation of Crossrail 2 as a worksite to construct Angel Crossrail 2 station. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.
- The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway. In particular, development on this site must demonstrate that it will avoid adverse impact of foundations on the zone of influence around the Islington Tunnel (that runs directly beneath the site).
- Active ground floor frontages are encouraged along White Lion Street.
- The site is located in the Angel Cultural Quarter area.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22-2025/26

## AUS3: Electricity substation, 84-89 White Lion Street



<b>Address</b>	Electricity substation, 84-89 White Lion Street, NI 9PF
<b>Ownership</b>	Private ownership
<b>Approximate size of site</b>	653sqm
<b>Current/previous use</b>	Electricity substation
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of AUS4)
<b>Allocation and justification</b>	Development of business floorspace.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Angel Town Centre.</li> <li>• Central Activities Zone (CAZ).</li> <li>• In close proximity to the Chapel Market/Penton Street Conservation Area.</li> <li>• Site is located within a groundwater Source Protection Zone.</li> </ul>

**Development considerations**

- This site falls within the Crossrail 2 safeguarding limits (March 2015) and was identified in the October 2015 consultation of Crossrail 2 as a worksite to construct Angel Crossrail 2 station. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.
- The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. In particular, development on this site must demonstrate that it will avoid adverse impact of foundations on the zone of influence around the Islington Tunnel (that runs directly beneath the site).
- Active ground floor frontages are encouraged along White Lion Street.
- There is an existing electricity substation on the site. Any development should mitigate impacts on its ongoing operation.
- The site is located in the Angel Cultural Quarter area.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2031/32-2035/36

## AUS4: Land at 90–92 White Lion Street



<b>Address</b>	Land at 90–92 White Lion Street, NI 9PF
<b>Ownership</b>	Schwartz Holdings Limited
<b>Approximate size of site</b>	240sqm
<b>Current/previous use</b>	Vacant site
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of AUS4) and planning permission P2016/0197/FUL.
<b>Allocation and justification</b>	Planning permission P2016/0197/FUL for mixed-use development. Should the site be subject to further amendments or new applications, priority should be for intensification of office uses on upper floors with some active ground floor town centre uses.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Angel Town Centre.</li> <li>• Central Activities Zone (CAZ).</li> <li>• In close proximity to the Chapel Market/Penton Street Conservation Area.</li> <li>• Site is located within a groundwater Source Protection Zone.</li> </ul>

**Development considerations**

- This site falls within the Crossrail 2 safeguarding limits (March 2015) and was identified in the October 2015 consultation of Crossrail 2 as a worksite to construct Angel Crossrail 2 station. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.
- The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. In particular, development on this site must demonstrate that it will avoid adverse impact of foundations on the zone of influence around the Islington Tunnel (that runs directly beneath the site).
- Active ground floor frontages are encouraged along White Lion Street.
- The site is located in the Angel Cultural Quarter area.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22–2025/26

## AUS5: 94 White Lion Street (BSG House)



<b>Address</b>	94 White Lion Street (BSG House), N1 9PF
<b>Ownership</b>	The Specialist Works Limited
<b>Approximate size of site</b>	643sqm
<b>Current/previous use</b>	Offices
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of AUS4) and planning permission P2015/0704/FUL.
<b>Allocation and justification</b>	Intensification of business use.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Angel Town Centre.</li> <li>• Central Activities Zone (CAZ).</li> <li>• In close proximity to the Chapel Market/Penton Street Conservation Area.</li> <li>• Site is located within a groundwater Source Protection Zone.</li> </ul>

**Development considerations**

- Part of the site falls within the Crossrail 2 safeguarding limits (March 2015) and was identified in the October 2015 consultation of Crossrail 2 as a worksite to construct Angel Crossrail 2 station. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.
- The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. In particular, development on this site must demonstrate that it will avoid adverse impact of foundations on the zone of influence around the Islington Tunnel (that runs directly beneath the site).
- Active ground floor frontages are encouraged along White Lion Street.
- The site is located in the Angel Cultural Quarter area.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22–2025/26



## AUS6: Sainsbury's, 31-41 Liverpool Road



<b>Address</b>	Sainsbury's, 31-41 Liverpool Road, N1 0RW
<b>Ownership</b>	RBC cees Trustees Limited; London Borough of Islington
<b>Approximate size of site</b>	8,774m <sup>2</sup>
<b>Current/previous use</b>	Supermarket, car parking and storage units for Chapel Market stallholders
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (AUS5) - allocation revised to reflect changing land use requirements of the area.
<b>Allocation and justification</b>	Reproviding/improving retail uses alongside provision of a significant amount of business floorspace which could contribute to meeting strategic office needs. The car park could be utilised for additional development of retail and business floorspace.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Angel Town Centre.</li> <li>• Primary Shopping Area.</li> <li>• Central Activities Zone (CAZ).</li> <li>• Adjacent to the Chapel Market/Penton Street Conservation Area.</li> </ul>

**Site designations and constraints**

- Partially within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral).
- Partially within Archaeological Priority Area: Islington Village (Tier 2).
- Site is located within a groundwater Source Protection Zone.
- Opposite Culpeper Community Garden SINC.

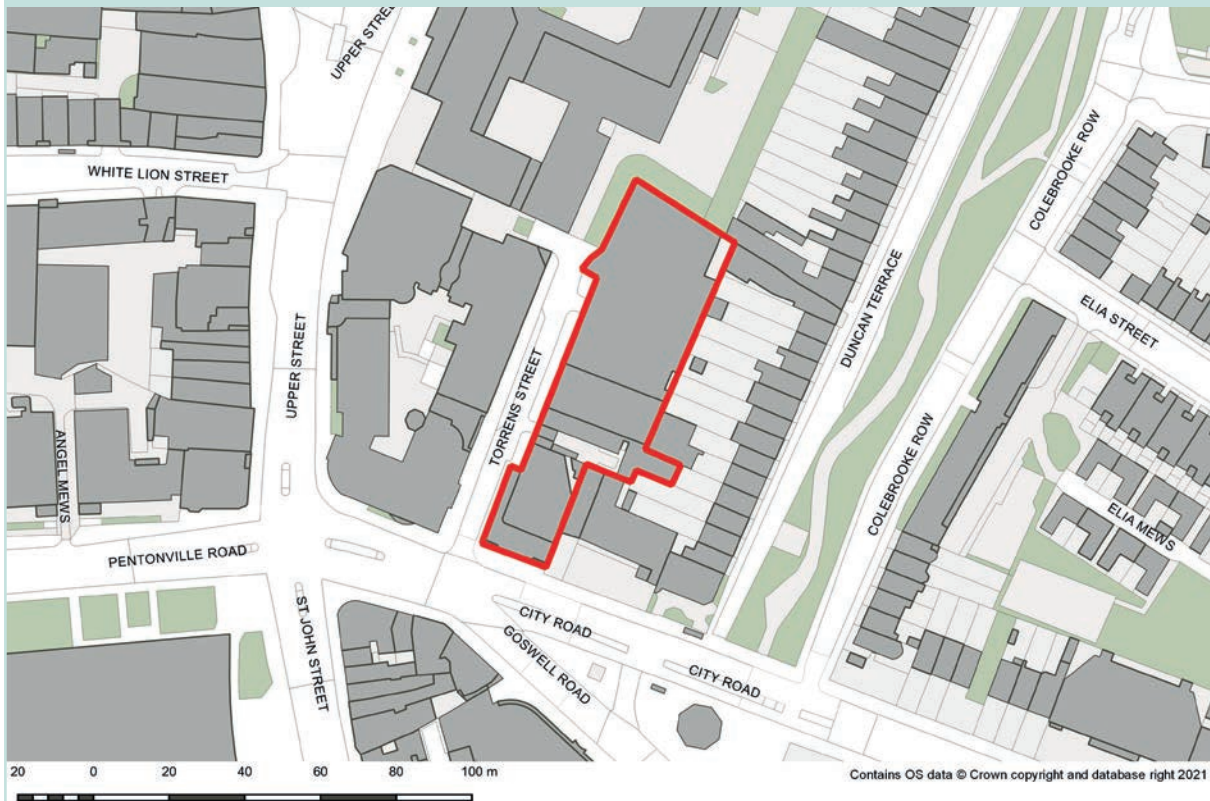
**Development considerations**

- Active ground floor frontages are encouraged along Tolpuddle Street and Liverpool Road.
- Development should maintain/increase permeability between White Conduit St and Tolpuddle Street.
- Development should reprovide the storage units for Chapel Market stallholders to enable continued effective operation of the market.
- The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. In particular, development on this site must demonstrate that it will avoid adverse impact of foundations on the zone of influence around the Islington Tunnel (that runs directly beneath the site).
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.
- The site is located in the Angel Cultural Quarter area.

**Estimated timescale**

2026/27-2030/31

## AUS7: 1-7 Torrens Street



<b>Address</b>	1-7 Torrens Street, EC1V 1NQ
<b>Ownership</b>	Tzedokoh Limited; London Underground Limited
<b>Approximate size of site</b>	2,720sqm
<b>Current/previous use</b>	Industrial units, old Angel station, arts workshop and café
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (AUS6) - allocation revised to reflect changing land use requirements of the area.
<b>Allocation and justification</b>	Refurbishment of the site for town centre uses such as retail, offices, cultural and community uses. The existing arts spaces should be retained.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Angel Town Centre.</li> <li>• Central Activities Zone (CAZ).</li> <li>• In close proximity to the Duncan Terrace/Colebrooke Row, Angel and New River Conservation Areas.</li> <li>• Adjacent to Grade II listed buildings at 2-14 Duncan Terrace.</li> <li>• Archaeological Priority Area: Islington Village (Tier 2).</li> </ul>

**Site designations and constraints**

- Within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral).
- Site is located within a groundwater Source Protection Zone.

**Development considerations**

- Comprehensive development and master planning of the area to include AUS1, AUS7 and AUS16 is encouraged.
- Active ground floor frontages should be provided along Torrens Street.
- The site has some residual contamination from the previous use of 7 Torrens Street as a metal plating works, which would need to be remediated.
- The site falls within the Crossrail 2 safeguarding limits and was identified as an Area of Surface Interest (March 2015). Part of the site was also identified in the October 2015 consultation of Crossrail 2 as a worksite to construct Angel Crossrail 2 station. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.
- The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. In particular, development on this site must demonstrate that it will avoid adverse impact of foundations on the zone of influence around the Islington Tunnel (that runs directly beneath the site).
- The old Angel station building contains essential power and other equipment related to the operation of the London Underground. Any development should mitigate impacts on this equipment.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
- The site is located in the Angel Cultural Quarter area.
- Any development should respect the amenity of the adjacent residential properties on Duncan Terrace.

**Estimated timescale**

2026/27-2030/31

## AUS8: 161-169 Essex Road



<b>Address</b>	161-169 Essex Road, N1 2SN
<b>Ownership</b>	Resurrection Manifestations
<b>Approximate size of site</b>	2,526sqm
<b>Current/previous use</b>	Former cinema and bingo hall. Temporary permission for use for religious worship purposes has expired.
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (AUS7) and planning application P2016/3310/FUL.
<b>Allocation and justification</b>	A mix of retail, culture, assembly and leisure and place of worship use are considered suitable within the former Cinema building, with the primary use of the building being retained as culture or assembly and leisure uses. There is an opportunity to develop the car park at the rear of the site for residential use.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Angel Town Centre.</li> <li>• Grade II* listed building.</li> <li>• Partially within Canonbury Conservation area.</li> <li>• Partially within Archaeological Priority Area: New River and New River Head (Tier 2).</li> </ul>

**Site designations and constraints**

- In close proximity to the Astey's Row playground, Astey's Row Rock Garden and Canonbury Garden public open spaces.
- In close proximity to New River Walk SINC.
- Site is located within a groundwater Source Protection Zone.

**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
- The site is located in the Angel Cultural Quarter area.
- For a proposal that is consistent with the allocation marketing/vacancy evidence as required by Policy R10 of the Strategic and Development Management Policies is not required.

**Estimated timescale**

2021/22-2025/26

## AUS9: 10-14 White Lion Street



<b>Address</b>	10-14 White Lion Street, NI 9PD
<b>Ownership</b>	Powderworth Limited
<b>Approximate size of site</b>	1,321sqm
<b>Current/previous use</b>	Temporary non-residential institution use, previously office.
<b>How the site was identified and relevant planning history</b>	Planning permission P2017/0297/FUL
<b>Allocation and justification</b>	Intensification of business use.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Angel Town Centre.</li> <li>• Central Activities Zone (CAZ).</li> <li>• Adjacent to Archaeological Priority Area: Islington Village (Tier 2).</li> <li>• Site is located within a groundwater Source Protection Zone.</li> </ul>

**Development considerations**

- The site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.
- The site crosses or is in close proximity to National Grid's high voltage underground electricity transmission cables. National Grid should be consulted on any development which may affect these cables.
- The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. In particular, development on this site must demonstrate that it will avoid adverse impact of foundations on the zone of influence around the Islington Tunnel (that runs directly beneath the site).
- Active ground floor frontages are encouraged along White Lion Street.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
- The site is located in the Angel Cultural Quarter area.

**Estimated timescale**

2021/22-2025/26



## AUS10: 1-9 White Lion Street



<b>Address</b>	1-9 White Lion Street, NI 9PD
<b>Ownership</b>	Hatton Garden Properties Limited
<b>Approximate size of site</b>	1,588sqm
<b>Current/previous use</b>	Office, light industrial, restaurant and café
<b>How the site was identified and relevant planning history</b>	Planning permission P2016/4721/FUL
<b>Allocation and justification</b>	Intensification of business use.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Angel Town Centre.</li><li>• Central Activities Zone (CAZ).</li><li>• Archaeological Priority Area: Islington Village (Tier 2).</li><li>• Adjacent to the Angel Conservation Area.</li><li>• In close proximity to local landmarks on Islington High Street - the Cinema Tower and Angel Corner House Dome.</li><li>• Adjacent to Grade II listed building at 13 Islington High Street.</li></ul>

**Site designations and constraints**

- Adjacent to locally listed buildings at 23 & 9 Islington High Street.
- Within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral).
- Site is located within a groundwater Source Protection Zone.

**Development considerations**

- The site falls within the Crossrail 2 safeguarding limits and was identified as an Area of Surface Interest (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.
- The site crosses or is in close proximity to National Grid's high voltage underground electricity transmission cables. National Grid should be consulted on any development which may affect these cables.
- The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. In particular, development on this site must demonstrate that it will avoid adverse impact of foundations on the zone of influence around the Islington Tunnel (that runs directly beneath the site).
- Active ground floor frontages are encouraged along White Lion Street.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
- The site is located in the Angel Cultural Quarter area.

**Estimated timescale**

2021/22-2025/26

## AUS11: Proposed Collins Theatre, 13-17 Islington Green



**Address** Proposed Collins Theatre, 13-17 Islington Green, N1 2XN

**Ownership** Berjaya UK Investment and Development Ltd

**Approximate size of site** 2,064sqm

**Current/previous use** Site developed for residential, retail and theatre use (not yet operational).

**How the site was identified and relevant planning history** Planning permission references P000205, P080108 and P2015/4636/S73.

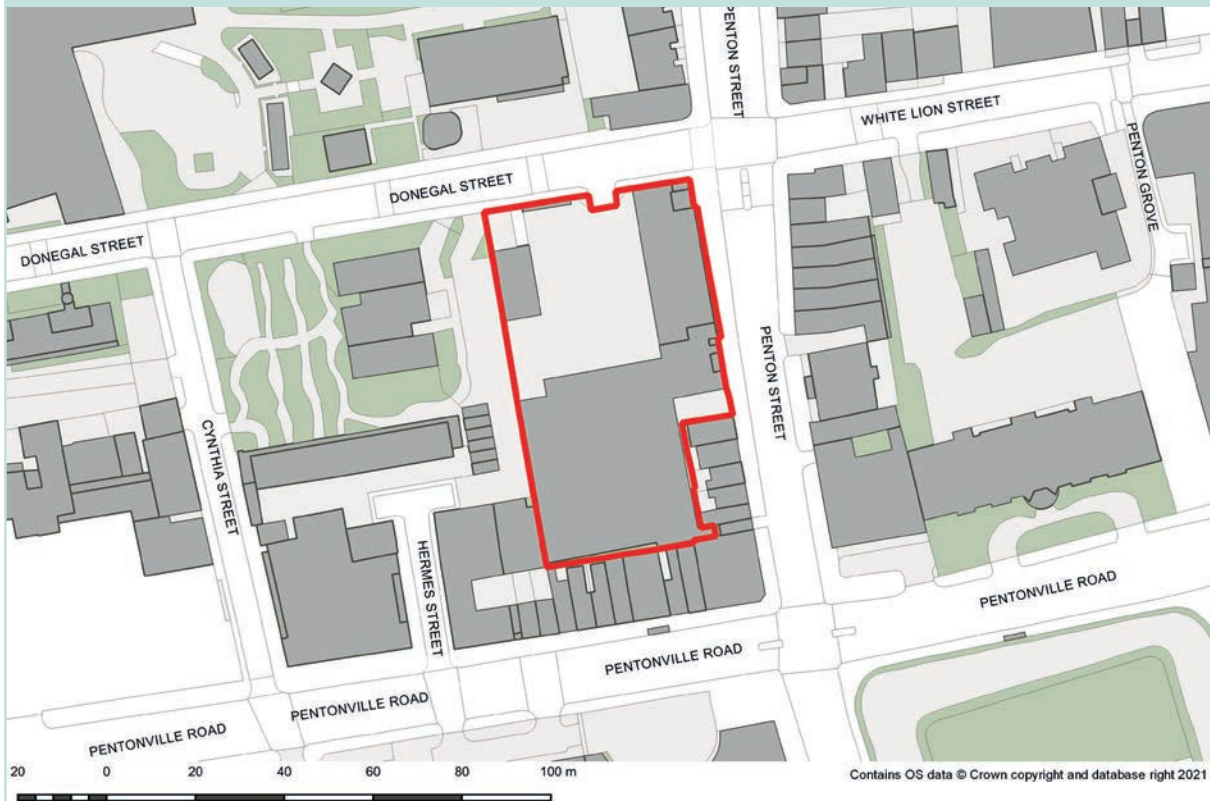
**Allocation and justification** Protection of the site's cultural role and bringing the permitted theatre into use.

**Site designations and constraints**

- Angel Town Centre.
- Archaeological Priority Area: Islington Village (Tier 2).
- Partially within the Angel Conservation Area.
- In close proximity to the Duncan Terrace/Colebrooke Row and Upper Street (North) Conservation Areas.
- The site comprises locally listed buildings at 15-17 Islington Green and adjacent to others at 13 & 14 Islington Green.
- Opposite Grade II listed buildings.

<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• In close proximity to Islington Green open space; and Andersons Square Gardens open space and SINC.</li> <li>• Site is located within a groundwater Source Protection Zone.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Work with the Council and the Theatres Trust must be carried out from an early stage of development to help ensure the future viability of the space as a theatre.</li> <li>• Future development should activate the street scene and ensure a positive relationship with Essex Road.</li> <li>• The site is located in the Angel Cultural Quarter area.</li> </ul>
<b>Estimated timescale</b>	2021/22–2025/26

## AUS12: Public Carriage Office, 15 Penton Street



<b>Address</b>	Public Carriage Office, 15 Penton Street, NI 9PU
<b>Ownership</b>	Transport for London
<b>Approximate size of site</b>	3,495sqm
<b>Current/previous use</b>	Offices
<b>How the site was identified and relevant planning history</b>	GLA SHLAA Call for Sites 2017
<b>Allocation and justification</b>	Mixed-use development for re-provision and intensification of business floorspace with an element of residential use.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Angel Town Centre.</li> <li>• Central Activities Zone (CAZ).</li> <li>• Northdown Street Priority Employment Location.</li> <li>• Adjacent to Chapel Market/Penton Street Conservation Area.</li> <li>• In close proximity to locally listed buildings at 96, 108, 116 Pentonville Road and 18, 10 Penton Street.</li> <li>• In close proximity to Claremont Square Reservoir SINC.</li> </ul>

**Site designations and constraints**

- Within Islington Local View LV4 (Archway Road to St. Paul's Cathedral) and Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral).

**Development considerations**

- The site falls within the Crossrail 2 safeguarding limits and was identified as an Area of Surface Interest (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.
- The site is located in the Angel Cultural Quarter area.

**Estimated timescale**

2031/32-2035/36

## AUS13: NI Centre, Parkfield Street



<b>Address</b>	NI Centre, Parkfield Street, NI
<b>Ownership</b>	Pec Parkfield Limited
<b>Approximate size of site</b>	7,406sqm
<b>Current/previous use</b>	Retail, leisure, car parking and public space
<b>How the site was identified and relevant planning history</b>	Planning permission P2017/2964/FUL
<b>Allocation and justification</b>	Protection and enhancement of the open space with some intensification of retail.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Angel Town Centre.</li> <li>• Primary Shopping Area.</li> <li>• Central Activities Zone (CAZ).</li> <li>• Within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral).</li> <li>• Archaeological Priority Area: Islington Village (Tier 2).</li> <li>• In close proximity to Barnsbury, Angel and Chapel Market/Penton Street Conservation Areas.</li> <li>• Adjacent to Grade II listed buildings at 15-24 Bromfield Street and locally listed buildings on Upper Street.</li> </ul>

**Site designations and constraints**

- The site contains the NI Centre Open Space.
- Site is located within a groundwater Source Protection Zone.

**Development considerations**

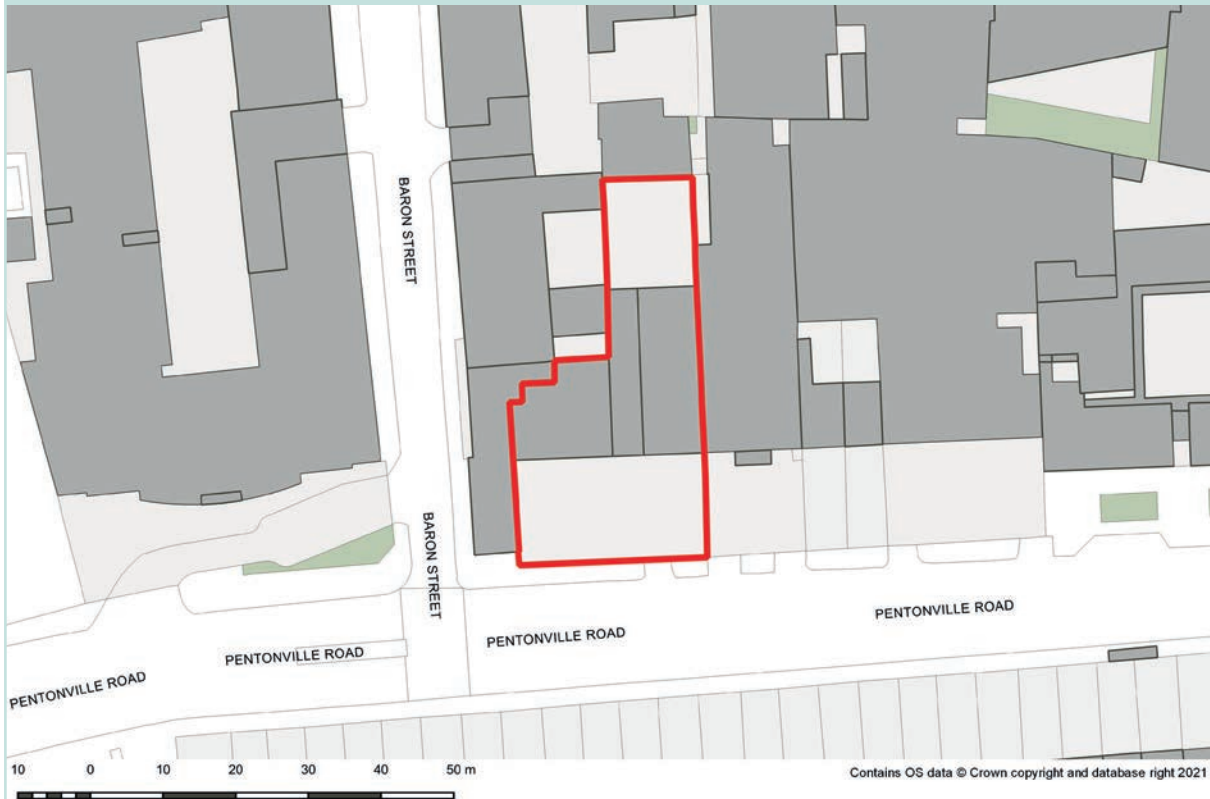
- Development proposals must protect the NI Centre open space and enhance its functionality. Any change that results in a net loss in the open space will be resisted.
- The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. In particular, development on this site must demonstrate that it will avoid adverse impact of foundations on the zone of influence around the Islington Tunnel (that runs directly beneath the site).
- The site crosses or is in close proximity to National Grid's high voltage underground electricity transmission cables. National Grid should be consulted on any development which may affect these cables.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
- The site is located in the Angel Cultural Quarter area.

**Estimated timescale**

2021/22-2025/26



## AUS14: 46-52 Pentonville Road



<b>Address</b>	46-52 Pentonville Road, NI 9HF
<b>Ownership</b>	Private ownership
<b>Approximate size of site</b>	1,011sqm
<b>Current/previous use</b>	Offices
<b>How the site was identified and relevant planning history</b>	Planning permission P2017/3100/FUL
<b>Allocation and justification</b>	<p>The site has planning permission P2017/3100/FUL for intensification of business and business related education uses.</p> <p>Should the site be subject to further amendments or new applications business floorspace should be prioritised.</p>
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Angel Town Centre.</li> <li>• Central Activities Zone (CAZ).</li> <li>• Baron Street Priority Employment Location.</li> <li>• New River Conservation Area.</li> <li>• Part of the site, 46 Pentonville Road, is locally listed.</li> </ul>

<p><b>Site designations and constraints</b></p>	<ul style="list-style-type: none"> <li>• Adjacent to Grade II listed buildings at 34-44a Pentonville Road.</li> <li>• Partially within Islington Local View LV4 (Archway Road to St. Paul's Cathedral).</li> <li>• Site is located within a groundwater Source Protection Zone.</li> </ul>
<p><b>Development considerations</b></p>	<ul style="list-style-type: none"> <li>• The site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.</li> <li>• The site is located in the Angel Cultural Quarter area.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
<p><b>Estimated timescale</b></p>	<p>2021/22-2025/26</p>

## AUS15: Windsor Street Car Park



<b>Address</b>	Windsor Street Car Park, N1 8QF
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	698sqm
<b>Current/previous use</b>	Car Park
<b>How the site was identified and relevant planning history</b>	Planning permission P2017/3493/FUL
<b>Allocation and justification</b>	Residential development. The site has planning permission for the development of an 11-bedroom supported living scheme for people with learning disabilities.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Archaeological Priority Area: Islington Village (Tier 2).</li> <li>• Adjacent to the Duncan Terrace/Colebrooke Row Conservation Area.</li> <li>• Adjacent to locally listed buildings at 8–19 Packington Street.</li> <li>• Site is located within a groundwater Source Protection Zone.</li> </ul>

**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22–2025/26

## AUS16: Angel Square



<b>Address</b>	Angel Square, EC1V 1NY
<b>Ownership</b>	Derwent London
<b>Approximate size of site</b>	3,661sqm
<b>Current/previous use</b>	Offices
<b>How the site was identified and relevant planning history</b>	Adjacent to Crossrail 2 proposals for Angel
<b>Allocation and justification</b>	Intensification of office use.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Angel Town Centre.</li> <li>• Central Activities Zone (CAZ).</li> <li>• Within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral).</li> <li>• Archaeological Priority Area: Islington Village (Tier 2).</li> <li>• In close proximity to the Angel, Duncan Terrace/ Colebrooke Row and New River Conservation Areas.</li> <li>• In close proximity to two local landmarks on Islington High Street – the Cinema Tower and Angel Corner House Dome.</li> </ul>

**Site designations and constraints**

- Opposite Grade II listed buildings at 1, 7, 13 Islington High Street and locally listed buildings at 9, 23 Islington High Street.
- Site is located within a groundwater Source Protection Zone.

**Development considerations**

- Comprehensive development and master planning of the area to include AUS1, AUS7 and AUS16 is encouraged.
- Development should seek improvements to the building facade and aim to achieve a more positive relationship with Islington High Street.
- Improvements to permeability between Islington High Street and Torrens Street, taking account of level changes.
- This site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.
- The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. In particular, development on this site must demonstrate that it will avoid adverse impact of foundations on the zone of influence around the Islington Tunnel (that runs directly beneath the site).
- The site is located in the Angel Cultural Quarter area.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2031/32-2035/36

## 5 Nag's Head and Holloway

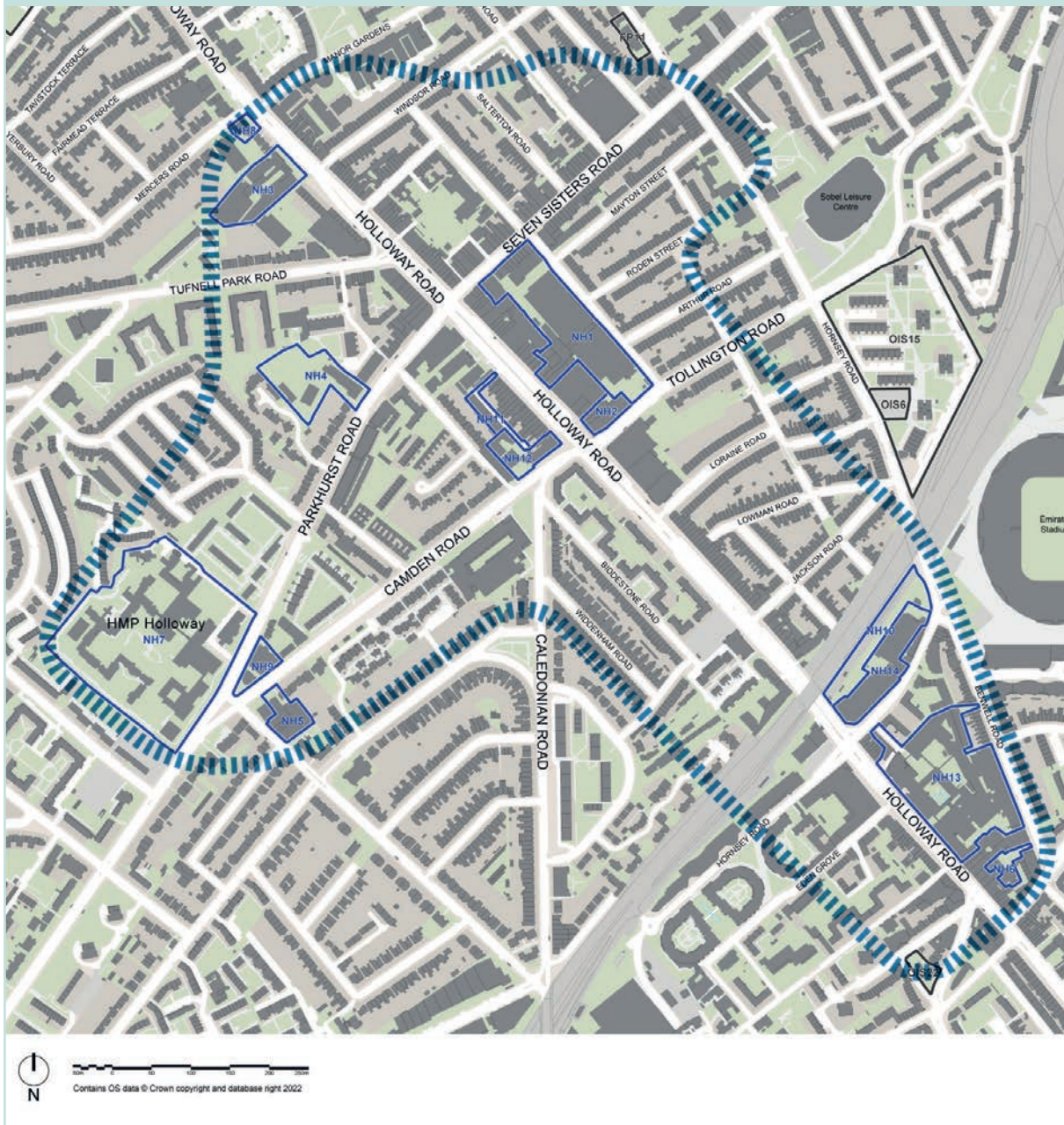
- 5.1 Policy SP5 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Nag's Head and Holloway area.
- 5.2 The site allocations in this chapter (listed in Table 5.1 below) have been identified as locations within the Spatial Strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan's priority development needs and provide opportunity to deliver key spatial objectives set out in Policy SP5.
- 5.3 The total number of new homes and amount of office floorspace expected to be delivered by the sites within the Spatial Strategy area is identified in Table 1.2.

**Table 5.1: Nag's Head and Holloway Spatial Strategy area site allocations**

Site reference	Site Name
NH1	Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG
NH2	368-376 Holloway Road (Argos and adjoining shops), N7 6PN
NH3	443-453 Holloway Road, N7 6LJ
NH4	Territorial Army Centre, 65-69 Parkhurst Road, N7 0LP
NH5	392A Camden Road and 1 Hillmarton Road, N7 and 394 Camden Road, N7
NH6	11-13 Benwell Road, N7 7BL
NH7	Holloway Prison, Parkhurst Road, N7 0NU
NH8	457-463 Holloway Road, N7 6LJ
NH9	Islington Arts Factory, Parkhurst Road, N7 0SF
NH10	45 Hornsey Road (including land and railway arches 1-21 to rear), N7 7DD and 252 Holloway Road, N7 6NE
NH11	Mamma Roma, 377 Holloway Road, N7 0RN
NH12	379-391 Camden Road and 341-345 Holloway Road
NH13	166-220 Holloway Road, N7
NH14	236-250 Holloway Road, N7 6PP and 29 Hornsey Road, N7 7DD

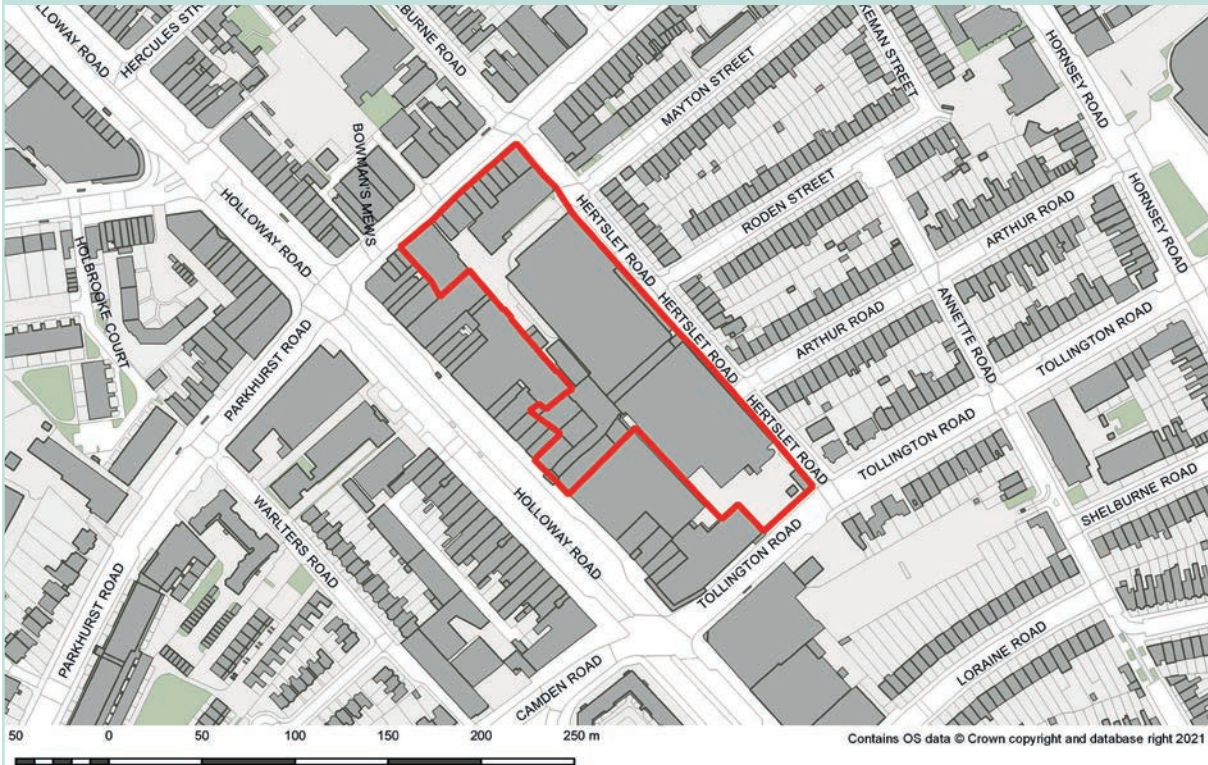
5.4 Figure 5.1 shows the location of the site allocations within the Spatial Strategy area.

**Figure 5.1: Location of Nag's Head and Holloway Spatial Strategy area site allocations**





**NHI: Morrison’s supermarket and adjacent car park, 10 Hertslet Road, and 8–32 Seven Sisters Road**



<b>Address</b>	Morrison’s supermarket and adjacent car park, 10 Hertslet Road, and 8–32 Seven Sisters Road, N7 6AG
<b>Ownership</b>	Islington Holdings No. 2 Limited and mixed private ownership
<b>Approximate size of site</b>	16,015sqm
<b>Current/previous use</b>	Retail, car park, snooker club and covered market
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (NHI)
<b>Allocation and justification</b>	The site has potential for a significant mixed-use development, with a large quantum of residential use, retention of and improvements to existing retail floorspace and a significant amount of new office floorspace. Residential accommodation will be subject to amenity issues being addressed. Existing site permeability through to Seven Sisters Road and the market should be maintained. Retention and enhancement of the covered market will be supported. Active ground floor frontages should be maintained along Holloway Road, Seven Sisters Road and provided on Tollington Road and where appropriate elsewhere within the site.

<p><b>Allocation and justification</b></p>	<p>Redevelopment of the snooker hall will need to be justified in line with Strategic and Development Management Policy SC1.</p>
<p><b>Site designations and constraints</b></p>	<ul style="list-style-type: none"> <li>• Nag’s Head Town Centre.</li> <li>• Primary Shopping Area.</li> <li>• Opposite Grade II listed buildings (458 Holloway Road and 1 Seven Sisters Road).</li> <li>• In close proximity to a number of locally listed buildings (including 382-400 Holloway Road; 410-434 Holloway Road; 456 Holloway Road; 34 Seven Sisters Road and 84 Mayton Street).</li> </ul>
<p><b>Development considerations</b></p>	<ul style="list-style-type: none"> <li>• New development will be expected to mitigate impacts on the transport network.</li> <li>• Opportunities exist for related public realm improvements in the town centre, including an active frontage to Hertslet Road (subject to amenity considerations being resolved), improvements to public open space, and pedestrian routes. Improved permeability is encouraged between Holloway Road, Seven Sisters Road and Hertslet Road.</li> <li>• The Islington Tall Buildings Study suggests that the site at 8-32 Seven Sisters Road and backland on Hertslet Road offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) in height. A tall building should provide a notable height accent, marking the intersection between the two main retail streets, Seven Sisters Road and Holloway Road. It should be set back from the Seven Sisters Road frontage to avoid overdominating the street, and respond appropriately to the listed building opposite.</li> <li>• Any redevelopment should seek to mitigate construction impacts as far as reasonably possible to ensure the ongoing operation of existing businesses including Morrison’s.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
<p><b>Estimated timescale</b></p>	<p>2026/27-2030/31; 2031/32-2035/36</p>

## NH2: 368–376 Holloway Road



<b>Address</b>	368–376 Holloway Road (Argos and adjoining shops), N7 6PN
<b>Ownership</b>	Poppy Investments Limited; K/S Habro-Islington and multiple leasehold interests
<b>Approximate size of site</b>	1,741sqm
<b>Current/previous use</b>	Retail
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (NH2)
<b>Allocation and justification</b>	Retail at ground floor level, with business and residential uses above. This is a prominent site located in the heart of the Nag's Head Town Centre.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Nag's Head Town Centre.</li><li>• Primary Shopping Area.</li><li>• In close proximity to locally listed buildings at 382–400 Holloway Road.</li></ul>
<b>Development considerations</b>	<ul style="list-style-type: none"><li>• Active frontages should be provided fronting Tollington Road and Holloway Road.</li></ul>

**Development considerations**

- Development should contribute to an improved public realm along Holloway Road and at the junction of Tollington Road.
- The Islington Tall Buildings Study suggests the site offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) in height as part of a comprehensive mixed-use development of the Argos Store and land to the back of Tollington Road up to Hertslet Road. A tall building here should mark the intersection between Tollington Road and Holloway Road and the southern extent of the town centre core. The tall building should be situated on the corner, where it can terminate the vista along Camden Road and Tollington Road as a landmark in the town centre.
- Space for retail servicing should be shared with existing retail uses.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22-2025/26

### NH3: 443-453 Holloway Road



<b>Address</b>	443-453 Holloway Road, N7 6LJ
<b>Ownership</b>	Skylla Properties Limited; Safestore Properties Limited
<b>Approximate size of site</b>	5,861sqm
<b>Current/previous use</b>	Arts/cultural uses, business uses
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (NH4) and planning permission P2019/2839/FUL (granted on appeal).
<b>Allocation and justification</b>	The site is considered suitable for intensification of business uses (including office and warehouse use), and commercial uses along Holloway Road. Existing arts/cultural uses should be retained.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• 443-445 Holloway Road is a locally listed building.</li><li>• Mercers Road/Tavistock Terrace Conservation Area.</li><li>• Holloway Road North Priority Employment Location.</li><li>• Adjacent to Archaeological Priority Area: Moated Manor House for Barnsbury Manor (Tier 2).</li></ul>
<b>Development considerations</b>	<ul style="list-style-type: none"><li>• An active frontage should be provided at ground floor level fronting Holloway Road.</li></ul>

**Development considerations**

- The locally listed building (443-445 Holloway Road) should be retained.
- Public realm improvements on Holloway Road are encouraged.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2026/27-2030/31

## NH4: Territorial Army Centre, 65-69 Parkhurst Road



<b>Address</b>	Territorial Army Centre, 65-69 Parkhurst Road, N7 0LP
<b>Ownership</b>	Parkhurst Road Limited
<b>Approximate size of site</b>	6,894sqm
<b>Current/previous use</b>	Territorial Army Centre
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (NH5) and planning permission P2020/0648/FUL.
<b>Allocation and justification</b>	Residential development, subject to the satisfactory resolution of amenity issues to neighbouring residential properties. Any proposal should ensure continued Ministry of Defence use on part of the site (for cadets).
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Adjacent to Hillmarton Conservation Area.</li> <li>• Adjacent to locally listed building (63 Parkhurst Road) and in close proximity to other locally listed buildings (51-57 Parkhurst Road).</li> </ul>

**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22-2025/26



## NH5: 392A Camden Road and 1 Hillmarton Road, N7 and 394 Camden Road



<b>Address</b>	392A Camden Road and 1 Hillmarton Road, N7 and 394 Camden Road, N7
<b>Ownership</b>	Renpark Limited; Embankment Building and Development Limited
<b>Approximate size of site</b>	1,722sqm
<b>Current/previous use</b>	Vehicle repair depot (B2) in single storey building, meat packing centre and warehouse (B8).
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (NH9). Planning permission for 392A Camden Road and 1 Hillmarton Road (references P121287 and P121288).
<b>Allocation and justification</b>	Redevelopment to provide mixed-use residential and business use. These roughly L-shaped plots of land should be considered as a cohesive scheme to enable the introduction of housing and retain employment at these under-utilised sites.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Hillmarton Conservation Area.</li> <li>• In close proximity to Camden Road New Church Tower and Spire, a local landmark.</li> <li>• Camden Rd/Parkhurst Rd Priority Employment Location.</li> </ul>

**Development considerations**

- There is a need for a consistent design approach between the sites, which together form a shared internal courtyard to provide amenity space for both developments. These sites benefit from frontages on to Camden Road and Hillmarton Road with the opportunity for both to better engage with the street and the surrounding public realm.
- The site crosses or is in close proximity to National Grid's high voltage underground electricity transmission cables. National Grid should be consulted on any development which may affect these cables.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.

**Estimated timescale**

2021/22-2025/26

## NH6: 11-13 Benwell Road



<b>Address</b>	11-13 Benwell Road, N7 7BL
<b>Ownership</b>	Clearwell Creek Properties Limited
<b>Approximate size of site</b>	1,315sqm
<b>Current/previous use</b>	Vacant warehouse formerly in business use
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (HC4)
<b>Allocation and justification</b>	Retention and re-provision of business floorspace; an element of residential may be acceptable.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• St Mary Magdalene Conservation Area.</li><li>• Locally listed building nearby at 146-152 Holloway Road.</li></ul>
<b>Development considerations</b>	<ul style="list-style-type: none"><li>• The site frontage forms a narrow infill to the adjacent buildings facing Benwell Road, while the vast majority is a backland site enclosed by existing neighbouring buildings. Constraints posed by the physical boundaries and the neighbouring uses, plus limited access to the site, mean that significant alteration may be challenging.</li></ul>

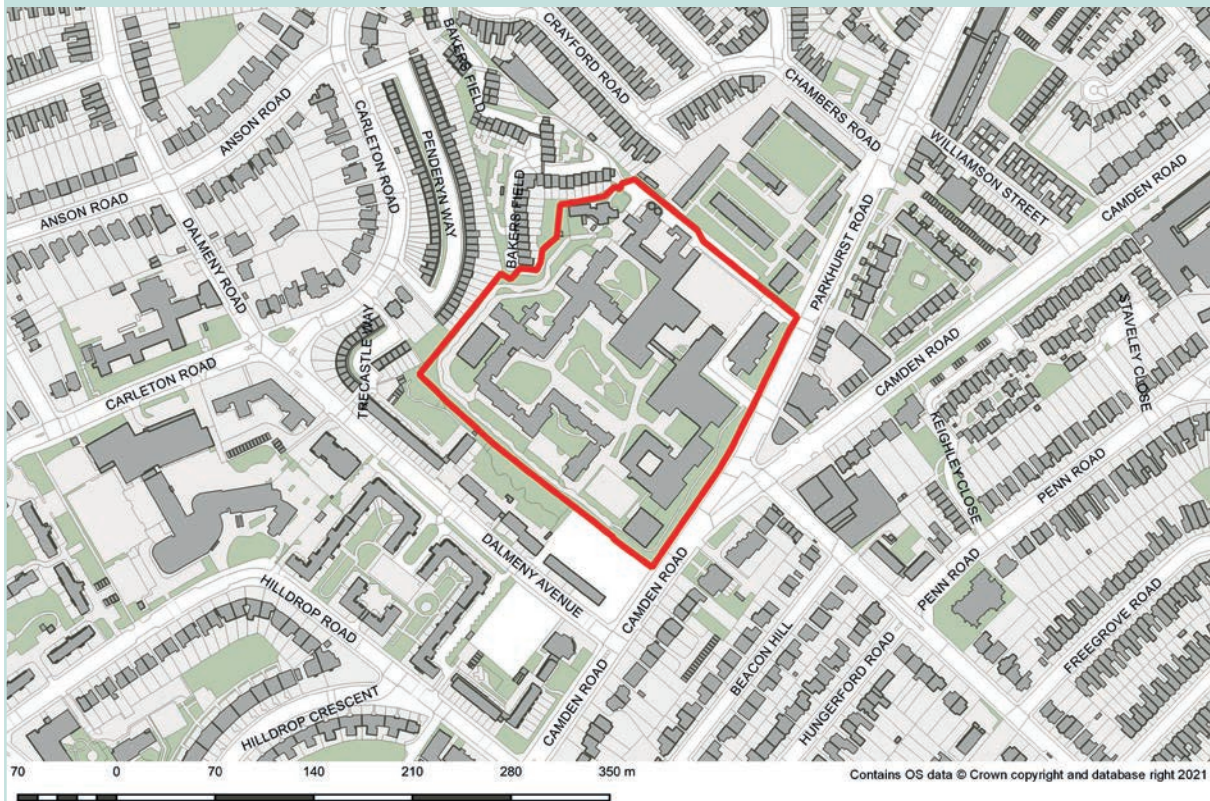
**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22-2025/26

## NH7: Holloway Prison, Parkhurst Road



<b>Address</b>	Holloway Prison, Parkhurst Road, N7 0NU
<b>Ownership</b>	Peabody Group
<b>Approximate size of site</b>	39,791sqm
<b>Current/previous use</b>	Prison (C2A)
<b>How the site was identified and relevant planning history</b>	GLA SHLAA Call for Sites 2017, discussions with the Ministry of Justice and pre-application discussions.
<b>Allocation and justification</b>	Residential-led development with community uses (including a women's centre building), open space and an energy centre.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• In close proximity to the Hillmarton Conservation Area.</li> <li>• The western portion of the site falls within Islington Local View LV4 (Archway Road to St. Paul's Cathedral) and Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral).</li> <li>• The local landmark of the Camden Road New Church Tower and Spire is directly opposite the site.</li> </ul>

**Development considerations**

- The adopted Holloway Prison Site SPD provides detailed guidance on the development considerations and must be read alongside this allocation. The SPD will be given very significant weight in terms of any future determination on the site.
- This site is a key site in terms of meeting local need for genuinely affordable housing, particularly in terms of securing social rented housing.
- The implementation of future development should be phased in a way that minimises disruption to existing and future residents in the area, with essential infrastructure such as open spaces and community facilities completed prior to residential occupation of the site.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.

**Estimated timescale**

2026/27-2030/31, with potential to deliver the initial phase in 2023/24.

## NH8: 457-463 Holloway Road



<b>Address</b>	457-463 Holloway Road, N7 6LJ
<b>Ownership</b>	Metdist Enterprises Limited
<b>Approximate size of site</b>	808sqm
<b>Current/previous use</b>	Offices
<b>How the site was identified and relevant planning history</b>	Planning application P2016/3157/FUL (refused)
<b>Allocation and justification</b>	Retention and sensitive refurbishment of this locally listed building to provide employment and residential uses.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• 457 and 463 Holloway Road are locally listed buildings.</li><li>• Mercers Road/Tavistock Terrace Conservation Area.</li><li>• Holloway Road North Priority Employment Location.</li></ul>
<b>Development considerations</b>	<ul style="list-style-type: none"><li>• The building is currently in a state of disrepair, with various inappropriate and unsympathetic additions actions which affect and detract from the building's contribution to the conservation area. Proposals should ensure these issues are addressed, respecting the local listing.</li></ul>

**Development considerations**

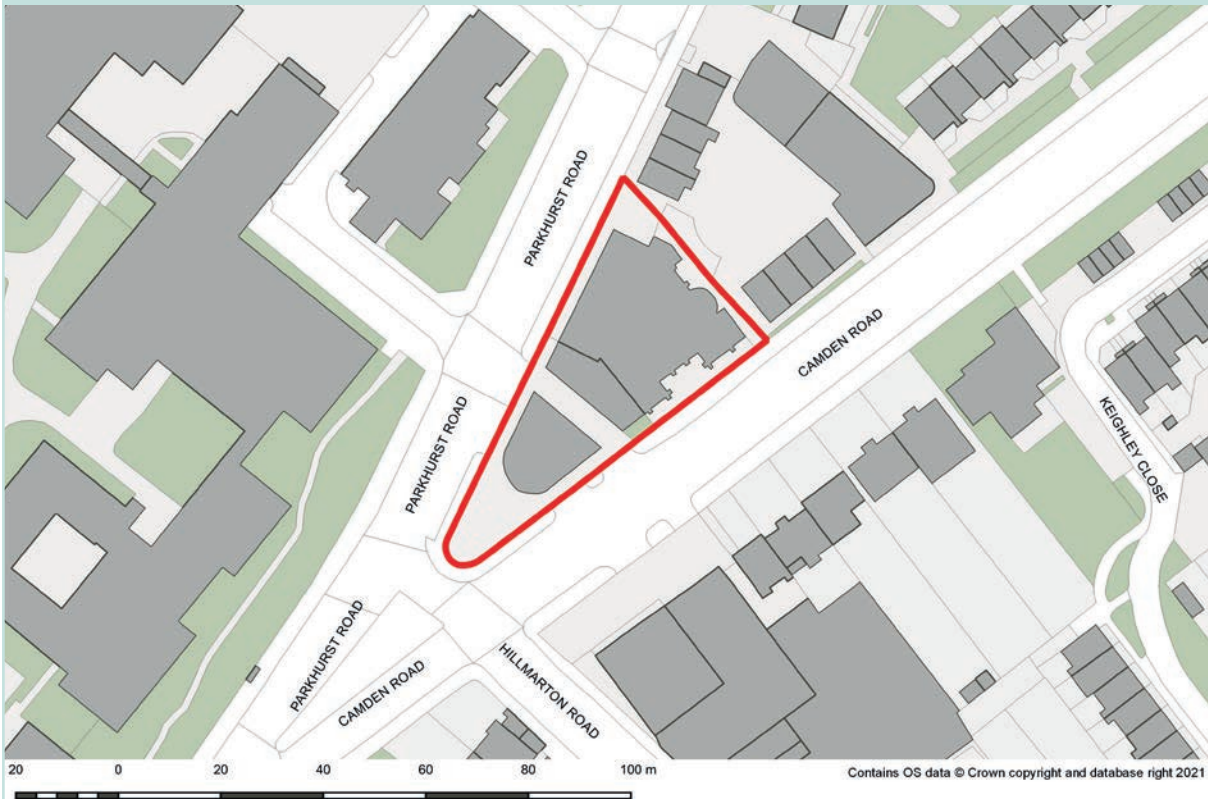
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22-2025/26



## NH9: Islington Arts Factory, 2 and 2a Parkhurst Road



<b>Address</b>	Islington Arts Factory, 2 and 2a Parkhurst Road, N7 0SF
<b>Ownership</b>	The City of London
<b>Approximate size of site</b>	1,803sqm
<b>Current/previous use</b>	Community space, storage
<b>How the site was identified and relevant planning history</b>	Planning application P2015/0330/FUL
<b>Allocation and justification</b>	Provision of replacement community floorspace, residential use and an element of office floorspace.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Hillmarton Conservation Area.</li> <li>• The site includes Camden Road New Church Tower and Spire, a local landmark.</li> <li>• Camden Road/Parkhurst Road Priority Employment Location.</li> <li>• Grade II listed former Verger's Cottage.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• A replacement facility for the Islington Arts Factory should be provided.</li> </ul>

**Development considerations**

- High quality residential accommodation must be provided, which considers the context of the road/traffic junction and provides noise mitigation.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.

**Estimated timescale**

2021/22-2025/26

## NH10: 45 Hornsey Road and 252 Holloway Road



<b>Address</b>	45 Hornsey Road (including land and railway arches 1-21 to rear), N7 7DD and 252 Holloway Road, N7 6NE
<b>Ownership</b>	Ashburton Trading Limited; Network Rail
<b>Approximate size of site</b>	5,167sqm
<b>Current/previous use</b>	Storage and distribution floorspace (B8)
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of 2013 Site Allocation HC3)
<b>Allocation and justification</b>	Site suitable for redevelopment for conventional housing; given its location adjacent to London Metropolitan University, 45 Hornsey Road may be also considered as a site suitable for student accommodation. Commercial uses, particularly light industrial uses, should be maintained under the railway arches.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Opposite Arsenal Podium designated open space.</li> <li>• Partially within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral).</li> </ul>

**Development considerations**

- The Islington Tall Buildings Study suggests that the northeastern corner of the site (adjacent to the roundabout) offers an opportunity for the development of a local landmark building of up to a height of 12 storeys (37m). Any development would need to find an appropriate response to, and be clearly subordinate to, the adjacent Emirates Stadium, which remains the principal landmark in this location. It would also need to respond sensitively to the residential environment directly to the north of the railway tracks.
- Previous applications for a tall building on this site (16 storeys and 24/25 storeys) were refused on appeal.
- A pedestrian through-route from Holloway Road to Hornsey Road/Benwell Road would be desirable, encouraging greater connectivity between the Emirates Stadium and Holloway Road.
- The design should retain clear views of, and be clearly subordinate to, the Emirates Stadium.
- The close proximity of the site to the busy Holloway Road and railway tracks means that the design of conventional residential and/or student accommodation should address and mitigate noise and air quality issues. Any development proposals on or near the railway should involve early consultation with Network Rail and Transport for London to ensure the appropriate reserves adjacent to the railway viaduct, servicing and access arrangements are maintained.
- Development will be expected to contribute to improving the public realm, particularly the current poor physical environment along Hornsey Road. Active uses should be provided fronting on to Holloway Road/Hornsey Road.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.

**Estimated timescale**

2021/22-2025/26

## NH11: Mamma Roma, 377 Holloway Road



<b>Address</b>	Mamma Roma, 377 Holloway Road, N7 0RN
<b>Ownership</b>	Mamma Roma Limited
<b>Approximate size of site</b>	747sqm
<b>Current/previous use</b>	Business/storage
<b>How the site was identified and relevant planning history</b>	Site identified through discussions with the Nag's Head Town Centre Manager.
<b>Allocation and justification</b>	Intensification for business use. Replacement warehouse space with opportunity to provide other business uses above
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Nags Head Town Centre.</li> <li>• Primary Shopping Area (for access only).</li> <li>• Adjacent to Hillmarton Conservation Area.</li> <li>• In close proximity to a locally listed building (Holloway Seventh Day Adventist Church, 381 Holloway Road).</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Primary Shopping Area designation only relevant in terms of access to site from the shopping frontage.</li> </ul>

**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
- Possible opportunity for site assembly to form a larger proposal with site NH12.

**Estimated timescale**

2021/22–2025/26

## NH12: 379-391 Camden Road and 341-345 Holloway Road



<b>Address</b>	379-391 Camden Road and 341-345 Holloway Road
<b>Ownership</b>	Highlands Investments Limited and multiple freehold and leasehold interests
<b>Approximate size of site</b>	2,697sqm
<b>Current/previous use</b>	Retail, residential (C3), car repairs/garage (B2)
<b>How the site was identified and relevant planning history</b>	Identified through the Islington Tall Buildings Study
<b>Allocation and justification</b>	Re-provision and intensification of commercial and residential uses including no net loss of retail floorspace with some intensification of business floorspace.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Nags Head Town Centre.</li><li>• 341-345 Holloway Road is within the Primary Shopping Area.</li><li>• Adjacent to Hillmarton Conservation Area.</li><li>• Adjacent to a locally listed building (377 Camden Road).</li></ul>

**Development considerations**

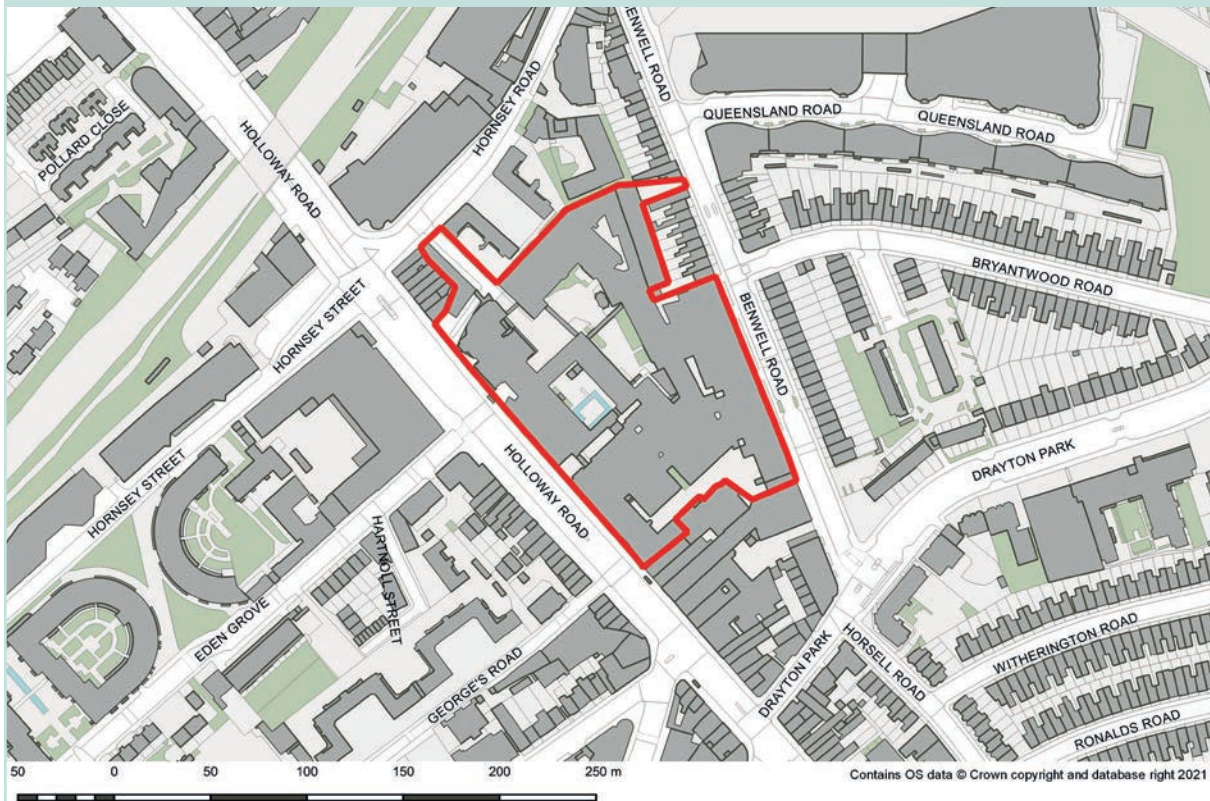
- The Islington Tall Buildings Study suggests that this site offers an opportunity for the development of a local landmark building of up to 12 storeys (37m) as part of a comprehensive mixed-use development of the industrial and retail units. It would mark the southern extent of the town centre core on the west side of Holloway Road and also provide a landmark for the centre in the vista along Caledonian Road. Any tall building should be situated central to the vista along Caledonian Road and stay behind the street frontage on Holloway Road.
- Possible opportunity for site assembly to form a larger proposal with site NH11. In particular the opportunity to improve access through this site to the Mama Roma site should be considered.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
- Any development should respect the amenity of neighbouring residential properties.

**Estimated timescale**

2026/27-2030/31



## NH13: 166–220 Holloway Road



<b>Address</b>	166–220 Holloway Road, N7
<b>Ownership</b>	London Metropolitan University
<b>Approximate size of site</b>	19,621sqm
<b>Current/previous use</b>	Teaching and learning space (F1) and associated sports facilities (F2)
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of 2013 Site Allocation HC3) and planning permission P2017/1383/FUL.
<b>Allocation and justification</b>	Improvements to the internal layout of the site with existing education and related uses to be consolidated and improved. An element of student accommodation may be considered an acceptable use in line with Strategic and Development Management Policies H6 Part A and SC1 Part D.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Partially within the St. Mary Magdalene Conservation Area.</li><li>• Within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St. Paul's Cathedral).</li></ul>

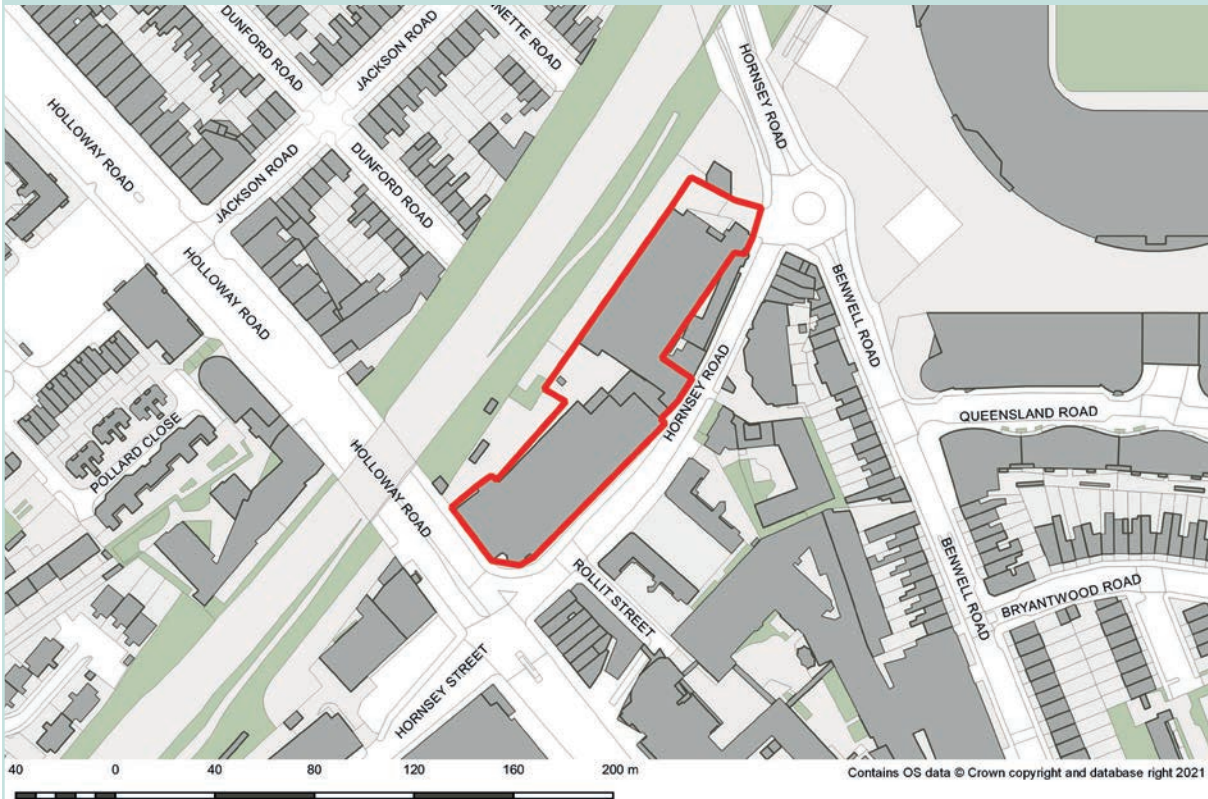
**Development considerations**

- The London Metropolitan University tower is a key landmark in the area, prominent in views along Holloway Road, but its brutalist architecture and poorly considered later additions undermine its quality and detract from the image of the area. The Islington Tall Buildings Study suggests that there is an opportunity to increase the height of the building up to 76m (an increase of approximately 20m) and transform it into a district landmark for London Metropolitan University and the wider area this could be either through redevelopment or an extension to the existing tall building.
- Where appropriate active frontages in Class E use should be provided along Holloway Road.
- Any development should respect the amenity of neighbouring residential properties, particularly along Benwell Road and Hornsey Road.
- Development will be expected to contribute to improving the public realm, particularly the current poor physical environment along Holloway Road and Hornsey Road.

**Estimated timescale**

2026/27-2030/31

## NH14: 236-250 Holloway Road and 29 Hornsey Road



<b>Address</b>	236-250 Holloway Road, N7 6PP and 29 Hornsey Road, N7 7DD
<b>Ownership</b>	London Metropolitan University
<b>Approximate size of site</b>	6,189sqm
<b>Current/previous use</b>	Education space (F1)
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of 2013 Site Allocation HC3)
<b>Allocation and justification</b>	Improvements to the internal layout of the site with existing education and related uses to be consolidated and improved. An element of student accommodation may be considered an acceptable use in line with Strategic and Development Management Policies H6 Part A and SC1 Part D.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Partially within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St. Paul's Cathedral).</li> <li>• In close proximity to St. Mary Magdalene Conservation Area.</li> </ul>

**Site designations and constraints**

- Opposite Grade II listed building – 297 Holloway Road.

**Development considerations**

- Any development should respect the amenity of neighbouring residential properties, particularly along Hornsey Road, and positively address the important corner of this site at Hornsey Road/Holloway Road.
- Where appropriate development should provide active frontages in Class E use along Holloway Road and will be expected to contribute to improving the public realm, particularly the current poor physical environment along Holloway Road and Hornsey Road.

**Estimated timescale**

2026/27-2030/31

## 6 Finsbury Park

- 6.1 Policy SP6 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Finsbury Park area.
- 6.2 The site allocations in this chapter (listed in Table 6.1 below) have been identified as locations within the Spatial Strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan’s priority development needs and provide opportunity to deliver key spatial objectives set out in Policy SP6.
- 6.3 The total number of new homes and amount of office floorspace expected to be delivered by the sites within the Spatial Strategy area is identified in Table 1.2.

**Table 6.1: Finsbury Park Spatial Strategy area site allocations**

Site reference	Site Name
FP1	City North Islington Trading Estate, Fonthill Road and 8–10 Goodwin Street, N4
FP2	Morris Place/Wells Terrace (including Clifton House), N4 2AL
FP3	Finsbury Park Station and Island, Seven Sisters Road, N4 2DH
FP4	129–131 & 133 Fonthill Road & 13 Goodwin Street, N4
FP5	1 Prah Road, N4 2RA
FP6	Cyma Service Station, 201A Seven Sisters Road, N4 3NG
FP7	Holloway Police Station, 284 Hornsey Road, N7 7QY
FP8	113–119 Fonthill Road, N4 3HH
FP9	221–233 Seven Sisters Road, N4 2DA
FP10	139–149 Fonthill Road, N4 3HF
FP11	179–199 Hornsey Road, N7 9RA
FP12	Tesco, 105–119 Stroud Green Road, N4 3PX
FP13	Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7
FP14	216–220 Seven Sisters Road, N4 3NX

6.4 Figure 6.1 shows the location of the site allocations within the Spatial Strategy area.

**Figure 6.1: Location of Finsbury Park Spatial Strategy area site allocations**



## FPI: City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street

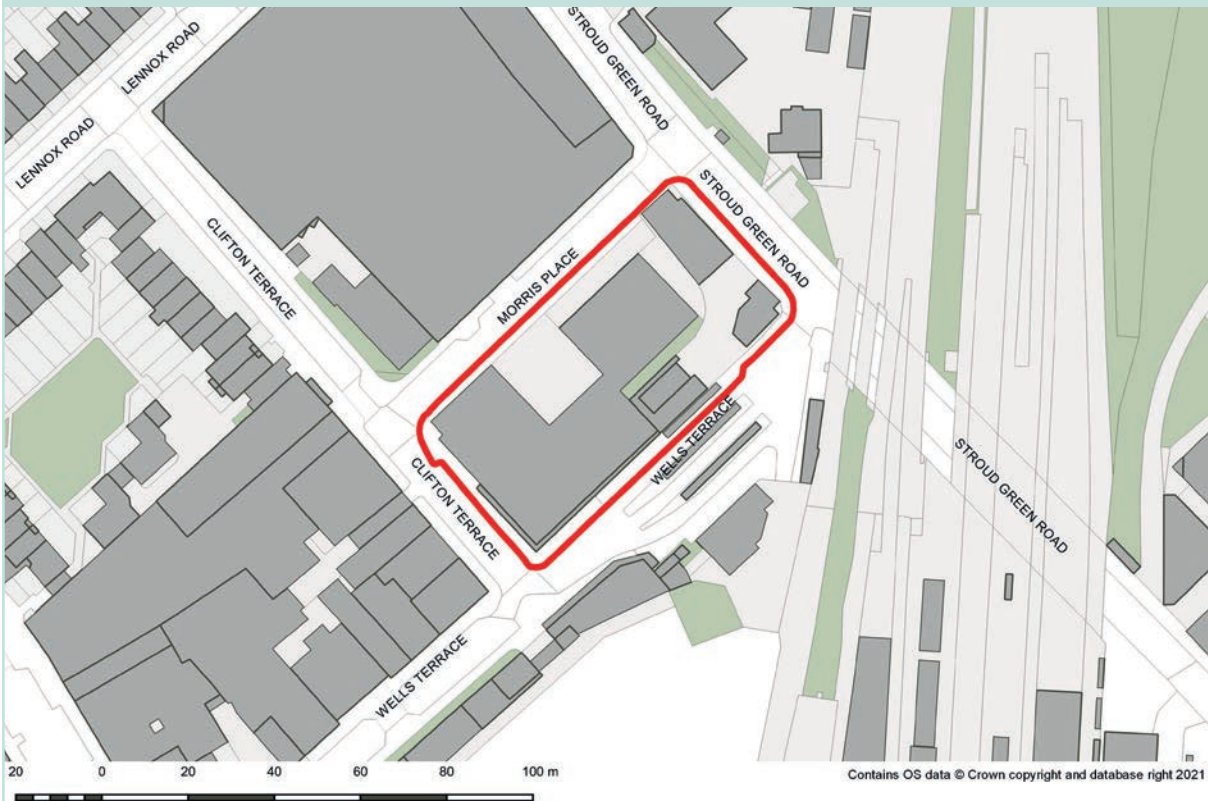


<b>Address</b>	City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street, N4
<b>Ownership</b>	City North Finsbury Park Limited
<b>Approximate size of site</b>	8,662sqm
<b>Current/previous use</b>	Formerly offices, industrial, storage and retail space. Planning permission implemented, development ongoing.
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of 2013 Site Allocation FPI) and planning permissions P092492 and P2014/0782/S73.
<b>Allocation and justification</b>	The site has permission for a large mixed-use development including two 21 storey towers and 3-10 storey buildings providing 355 residential dwellings, 2,172sqm of office (B1) floorspace, 436sqm of restaurant and cafe floorspace and 9,665sqm of flexible floorspace for use within classes A1-A4 and/or a gym (D2) and/or up to 2,000sqm of office (B1) floorspace. The permission includes creation of a new western station entrance to Finsbury Park station and step-free access to station platforms.

<p><b>Allocation and justification</b></p>	<p>Should the site be subject to further amendments or new applications, suitable uses should be provided aligning with the adjacent Fonthill Road Specialist Shopping Area and Finsbury Park Spatial Strategy and should seek to protect and enhance the public realm.</p>
<p><b>Site designations and constraints</b></p>	<ul style="list-style-type: none"> <li>• Finsbury Park Town Centre.</li> <li>• Primary Shopping Area.</li> <li>• Close proximity to locally listed buildings (4 Goodwin Street; 149 Fonthill Road).</li> </ul>
<p><b>Development considerations</b></p>	<ul style="list-style-type: none"> <li>• Development should be of a high quality of design appropriate to the overall streetscape and respect the scale, form and character of the surroundings.</li> <li>• The development should also contribute to safe, direct, active and overlooked routes to and from the station.</li> <li>• Development should ensure the effective operation of the bus station is not compromised.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> <li>• Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.</li> </ul>
<p><b>Estimated timescale</b></p>	<p>2021/22-2025/26</p>



## FP2: Morris Place/Wells Terrace (including Clifton House)



<b>Address</b>	Morris Place/Wells Terrace (including Clifton House), N4 2AL
<b>Ownership</b>	London Borough of Islington and mixed private ownership
<b>Approximate size of site</b>	3,818sqm
<b>Current/previous use</b>	Residential, retail/restaurant and cafe, yoga studio, offices and car wash
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of 2013 Site Allocation FP1) and planning permission P2018/0375/FUL.
<b>Allocation and justification</b>	Mixed use redevelopment of the site to include retail floorspace at ground floor level, residential uses and business floorspace (including affordable workspace and SME space) on upper floors.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Finsbury Park Town Centre.</li> <li>• Primary Shopping Area.</li> </ul>

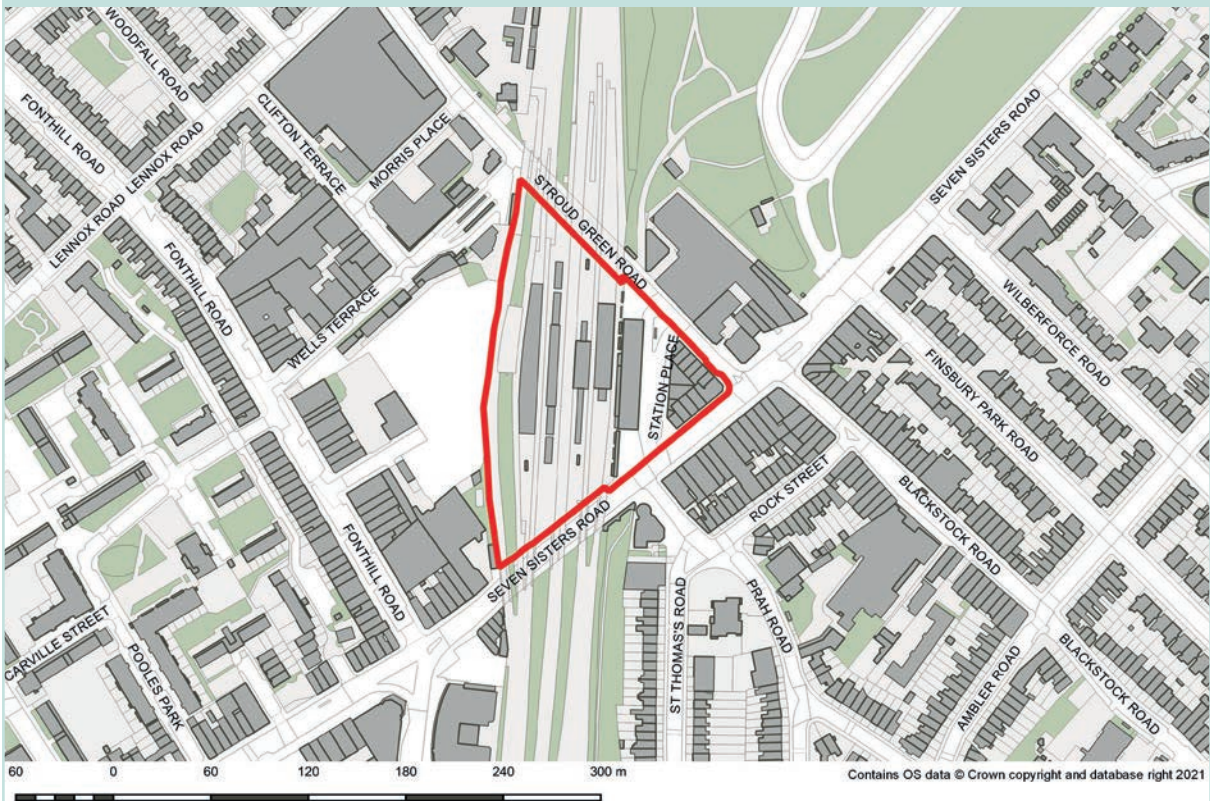
**Development considerations**

- The Islington Tall Buildings Study notes that the site offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) to form part of a Finsbury Park cluster. The building should help to visually mediate between the height of the City North buildings immediately adjacent to the south and the lower surrounding height context. It would be an important landmark for people arriving at the north side of the station as well as from Seven Sisters Road, guiding people towards Stroud Green. The tall building should be linked to the comprehensive development of the entire site and should provide a significant amount of business floorspace.
- Development should ensure the effective operation of the bus station is not compromised.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2026/27-2030/31

### FP3: Finsbury Park Station and Island, Seven Sisters Road



<b>Address</b>	Finsbury Park Station and Island, Seven Sisters Road, N4 2DH
<b>Ownership</b>	Network Rail, London Underground Limited and mixed private ownership
<b>Approximate size of site</b>	18,732sqm
<b>Current/previous use</b>	Finsbury Park Station, retail, restaurants, possibly offices and residential
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of FPI)
<b>Allocation and justification</b>	Improvements to the existing underground and railway station and related infrastructure and public realm improvements. Provision of a high quality public space adjacent to the station is required, with retention and potential expansion of ground floor retail. Retail units should be retained on the island part of the site, with a mix of commercial and residential uses provided above ground floor.

<p><b>Allocation and justification</b></p>	<p>Development above the railway station is a long term ambition. If overstation development comes forward, the Council would expect a mixed use, commercial led scheme with significant amounts of office floorspace, potentially with an element of residential floorspace.</p>
<p><b>Site designations and constraints</b></p>	<ul style="list-style-type: none"> <li>• Finsbury Park Town Centre.</li> <li>• Primary Shopping Area.</li> <li>• Adjacent to Locally Listed Building (254 Seven Sisters Road).</li> </ul>
<p><b>Development considerations</b></p>	<ul style="list-style-type: none"> <li>• Finsbury Park is a major strategic transport interchange and convergence point for bus, rail and underground services. Improvement of the public realm, including routes to the station, and the environment underneath the railway bridges, is a high priority.</li> <li>• The Islington Tall Buildings Study suggests that Finsbury Park station has potential to host a district landmark building of up to 25 storeys (76m). This would be in line with tall over-station developments evident at other stations in London, creating intensification of office and residential space at busy transport nodes. A tall building in this location should form the centre of the Finsbury Park cluster, which includes permitted tall buildings at the City North site.</li> <li>• Development should ensure the effective operation of the bus station is not compromised.</li> </ul>
<p><b>Estimated timescale</b></p>	<p>2031/32-2035/36</p>

## FP4: 129–131 & 133 Fonthill Road & 13 Goodwin Street



<b>Address</b>	129–131 & 133 Fonthill Road & 13 Goodwin Street, N4
<b>Ownership</b>	Dawnelia Properties Limited
<b>Approximate size of site</b>	601sqm
<b>Current/previous use</b>	Retail, restaurant
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (FP2) and planning application P2020/2722/FUL.
<b>Allocation and justification</b>	Retail-led mixed use development to complement the specialist shopping function of Fonthill Road (as a fashion corridor) and contribute to the vitality of Finsbury Park Town Centre. Active retail should be provided on the ground floor. Upper floors should provide office floorspace and, where appropriate, workshop space related to ground floor specialist retail functions, including appropriate well designed SME workspace. An element of residential may be acceptable and will be subject to relevant affordable housing policies.

**Site designations and constraints**

- Finsbury Park Town Centre.
- Primary Shopping Area.
- Fonthill Road Specialist Shopping Area.

**Development considerations**

- Development should contribute to an improved public realm, transport and pedestrian links.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.

**Estimated timescale**

2021/22-2025/26

## FP5: 1 Prah Road



<b>Address</b>	1 Prah Road, N4 2RA
<b>Ownership</b>	London Centric Limited
<b>Approximate size of site</b>	476sqm
<b>Current/previous use</b>	Sui Generis main town centre use (private members club)
<b>How the site was identified and relevant planning history</b>	Site identified through discussions with the Finsbury Park Town Centre manager.
<b>Allocation and justification</b>	Residential development.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Finsbury Park Town Centre.</li><li>• Site in close proximity to locally listed City and Islington College building (3 Prah Road).</li></ul>
<b>Development considerations</b>	<ul style="list-style-type: none"><li>• Development should have consideration to surrounding residential amenity.</li><li>• Opportunities to improve connectivity and permeability to other parts of the town centre should be investigated.</li></ul>

**Development considerations**

- There may be an opportunity for site assembly with adjacent sites to realise greater development opportunities.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22–2025/26



## FP6: Cyma Service Station, 201A Seven Sisters Road



<b>Address</b>	Cyma Service Station, 201A Seven Sisters Road, N4 3NG
<b>Ownership</b>	Folgate Estates Limited
<b>Approximate size of site</b>	375sqm
<b>Current/previous use</b>	Vacant former petrol station (Sui Generis)
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (FP6)
<b>Allocation and justification</b>	Redevelopment of the site to provide office floorspace across the whole site.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Finsbury Park Town Centre.</li> <li>• Primary Shopping Area.</li> <li>• In close proximity to Grade II* listed Rainbow Theatre, 232-238 Seven Sisters Road.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Development should contribute to a coherent street frontage and be of high quality design to enhance the Seven Sisters Road street scene. An active frontage should be provided at ground floor level fronting Seven Sisters Road.</li> </ul>

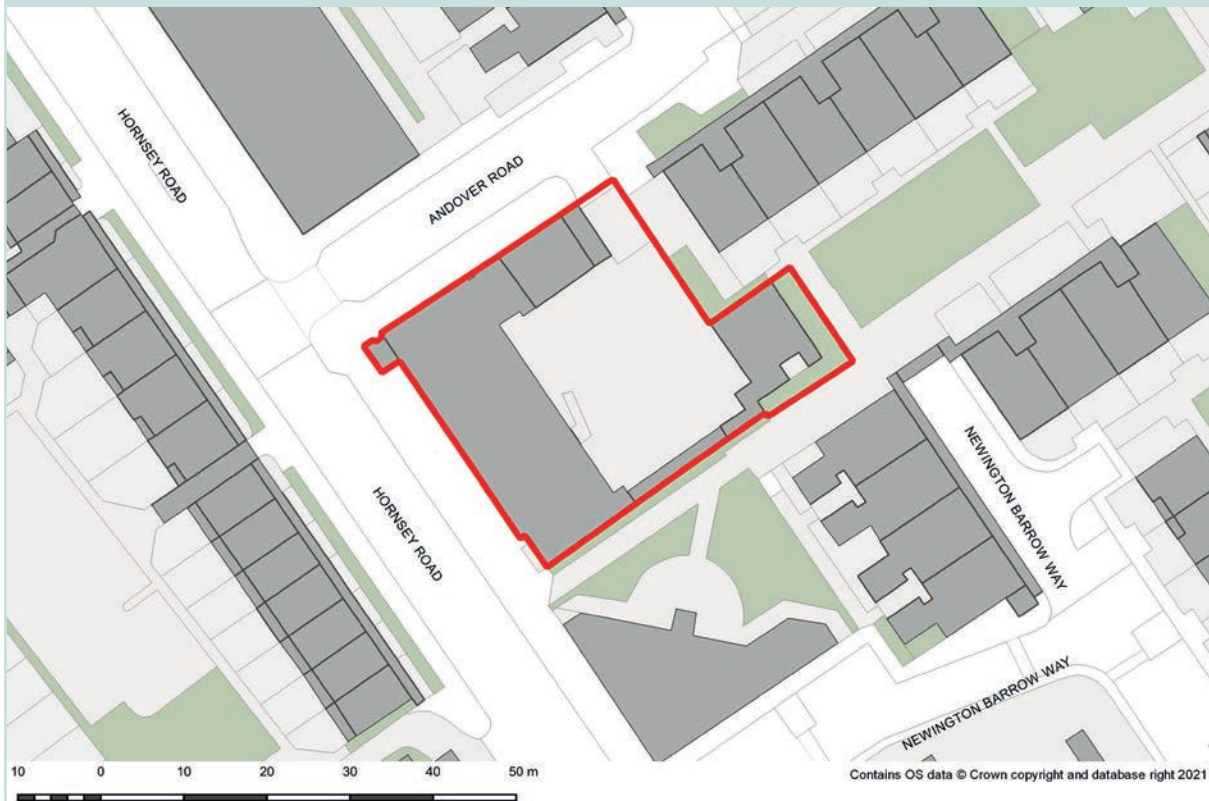
**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22-2025/26

## FP7: Holloway Police Station, 284 Hornsey Road



<b>Address</b>	Holloway Police Station, 284 Hornsey Road, N7 7QY
<b>Ownership</b>	The Mayor's Office for Policing and Crime
<b>Approximate size of site</b>	1,297sqm
<b>Current/previous use</b>	Police Station (Sui Generis)
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (FP9)
<b>Allocation and justification</b>	Redevelopment of the police station for residential-led mixed use development, with office/workspace uses on the ground floor.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral).</li></ul>
<b>Development considerations</b>	<ul style="list-style-type: none"><li>• An enhanced streetscene along Hornsey Road is encouraged with an active frontage provided at ground floor level.</li></ul>

**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22-2025/26

## FP8: 113–119 Fonthill Road



<b>Address</b>	113–119 Fonthill Road, N4 3HH
<b>Ownership</b>	Mixed private ownership
<b>Approximate size of site</b>	737sqm
<b>Current/previous use</b>	Retail and office
<b>How the site was identified and relevant planning history</b>	Identified through the Islington Tall Buildings Study
<b>Allocation and justification</b>	Retention of retail floorspace and provision of a significant amount of business floorspace on upper floors. The site forms part of the Fonthill Road specialist shopping area, and any development should provide continuity of business for its current occupants during and after the development.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Finsbury Park Town Centre.</li><li>• Primary Shopping Area.</li><li>• Close proximity to locally listed building at 4–5 Goodwin Street.</li><li>• Fonthill Road Specialist Shopping Area.</li></ul>

**Development considerations**

- The Islington Tall Buildings Study suggests this site offers an opportunity for the development of a local landmark building of up to a height of 12 storeys (37m), forming part of a Finsbury Park cluster. The building would help to visually mediate between the heights of the City North buildings to the east and the lower surrounding context height. It should be positioned so as to terminate the view along Lennox Road to provide a landmark to the centre.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2031/32–2035/36

## FP9: 221-233 Seven Sisters Road



<b>Address</b>	221-233 Seven Sisters Road, N4 2DA
<b>Ownership</b>	Muslim Welfare House; Finsbury Park Trust and mixed private ownership
<b>Approximate size of site</b>	1,840sqm
<b>Current/previous use</b>	Community use, retail, offices
<b>How the site was identified and relevant planning history</b>	Pre-application discussions and the Islington Tall Buildings Study.
<b>Allocation and justification</b>	Re-provision of community use with intensification of main town centre uses and delivery of a significant amount of business floorspace alongside an element of residential use.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Finsbury Park Town Centre.</li><li>• Primary Shopping Area.</li><li>• Adjacent to locally listed building (141-149 Fonthill Road).</li></ul>

**Development considerations**

- The Islington Tall Buildings Study suggests that the land at 233 Seven Sisters Road (the Muslim Welfare Centre site) offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) in height. In relation to local views the building should help to visually mediate between the height of the City North buildings to the rear of the site and the lower surrounding height context. The design of any tall building would need to respond appropriately to the Grade II\* listed Rainbow Theatre opposite. The building should deliver significant amounts of business floorspace. Comprehensive development of the whole site is encouraged.
- Given the close proximity of the site to the railway line consideration should be given to the positioning of any residential units and design of the building so as to minimise the negative impact on residential amenity of residents.
- There is potential to increase the permeability of the site by creating a pedestrian route from Seven Sisters Road to Goodwin Street.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2026/27-2030/31



## FP10: 139-149 Fonthill Road



<b>Address</b>	139-149 Fonthill Road, N4 3HF
<b>Ownership</b>	Polar Romax Limited
<b>Approximate size of site</b>	1,261sqm
<b>Current/previous use</b>	A1/A2/B1
<b>How the site was identified and relevant planning history</b>	Planning permission P2019/2563/FUL
<b>Allocation and justification</b>	Commercial led mixed-use development, to include retail and office floorspace with an element of residential.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Finsbury Park Town Centre.</li> <li>• Primary Shopping Area.</li> <li>• 141-149 Fonthill Road is a locally listed building.</li> <li>• Fonthill Road Specialist Shopping Area.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
<b>Estimated timescale</b>	2021/22-2025/26

## FP11: 179-199 Hornsey Road



<b>Address</b>	179-199 Hornsey Road, N7 6RA
<b>Ownership</b>	Volunteering Matters
<b>Approximate size of site</b>	1,130sqm
<b>Current/previous use</b>	Vacant but most recently used for construction skills training
<b>How the site was identified and relevant planning history</b>	Planning permission P2018/1452/FUL
<b>Allocation and justification</b>	Residential-led development including with an element of community use.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral).</li><li>• 179-199 Hornsey Road is a locally listed building.</li><li>• Opposite Grade II listed buildings (254, 256 and 260 Hornsey Road).</li></ul>
<b>Development considerations</b>	<ul style="list-style-type: none"><li>• Development proposals should respect and retain the particular character and interest of the building.</li></ul>

**Development considerations**

- Workspace on lower storeys should be well integrated with residential use above and demonstrate an adequate standard of amenity for occupants including in terms of access and noise.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22–2025/26

## FP12: Tesco, 103-115 Stroud Green Road



<b>Address</b>	Tesco, 103-115 Stroud Green Road, N4 3PX
<b>Ownership</b>	Tesco Stores Limited
<b>Approximate size of site</b>	3,770sqm
<b>Current/previous use</b>	Retail
<b>How the site was identified and relevant planning history</b>	GLA SHLAA Call for Sites 2017
<b>Allocation and justification</b>	Re-provision of retail floorspace and E(e) use with scope for residential development above.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Finsbury Park Town Centre.</li> <li>• Adjacent to Stroud Green Road Conservation Area.</li> <li>• 119 Stroud Green Road is a locally listed building.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Development should mitigate any amenity impacts on the surrounding residential use.</li> <li>• Development must maintain an active frontage on Stroud Green Road.</li> </ul>

**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22-2025/26

## FP13: Andover Estate



<b>Address</b>	Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	104,973sqm
<b>Current/previous use</b>	Residential, garages, estate parking and amenity spaces
<b>How the site was identified and relevant planning history</b>	Planning permission P2017/2065/FUL
<b>Allocation and justification</b>	<p>Redevelopment for residential uses (including family housing), retail, business and community floorspace including affordable workspace. Public realm improvements should also be provided.</p> <p>The site currently has planning permission for a total of 199 new dwellings, 5,159 sqm affordable workspace, 87 sqm of flexible use space (A1/A3/B1/D1) and estate-wide public realm and landscape improvements, including new children's play space. This will involve the reconfiguration of existing estate-wide car parking, the</p>

<p><b>Allocation and justification</b></p>	<p>conversion of some garages and the redevelopment of 8 existing 1-bedroom dwellings into larger homes.</p>
<p><b>Site designations and constraints</b></p>	<ul style="list-style-type: none"> <li>• Within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul’s Cathedral).</li> <li>• Adjacent to the Tollington Park Conservation Area.</li> <li>• Adjacent to a Grade II listed building (260 Hornsey Road).</li> </ul>
<p><b>Development considerations</b></p>	<ul style="list-style-type: none"> <li>• Redevelopment of the estate should increase the permeability of the site and enhance usability to create inclusive spaces.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> <li>• Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.</li> </ul>
<p><b>Estimated timescale</b></p>	<p>2021/22–2025/26</p>

## FP14: 216–220 Seven Sisters Road



<b>Address</b>	216–220 Seven Sisters Road, N4 3NX
<b>Ownership</b>	The Incorporated Trustees of the Universal Kingdom of God
<b>Approximate size of site</b>	499sqm
<b>Current/previous use</b>	Temporary Storage (B8)
<b>How the site was identified and relevant planning history</b>	Site identified through discussions with the Finsbury Park Town Centre manager.
<b>Allocation and justification</b>	Office/business-led development with retail at ground floor level.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Finsbury Park Town Centre.</li><li>• Primary Shopping Area.</li><li>• Adjacent to Grade II* listed Rainbow Theatre, 232–238 Seven Sisters Road.</li></ul>



**Development considerations**

- Development should provide an active frontage.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2026/27-2030/31

# 7 Archway

- 7.1 Policy SP7 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Archway area.
- 7.2 The site allocations in this chapter (listed in Table 7.1 below) have been identified as locations within the Spatial Strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan’s priority development needs and provide opportunity to deliver key spatial objectives set out in Policy SP7.
- 7.3 The total number of new homes and amount of office floorspace expected to be delivered by the sites within the Spatial Strategy area is identified in Table 1.2.

**Table 7.1: Archway Spatial Strategy area site allocations**

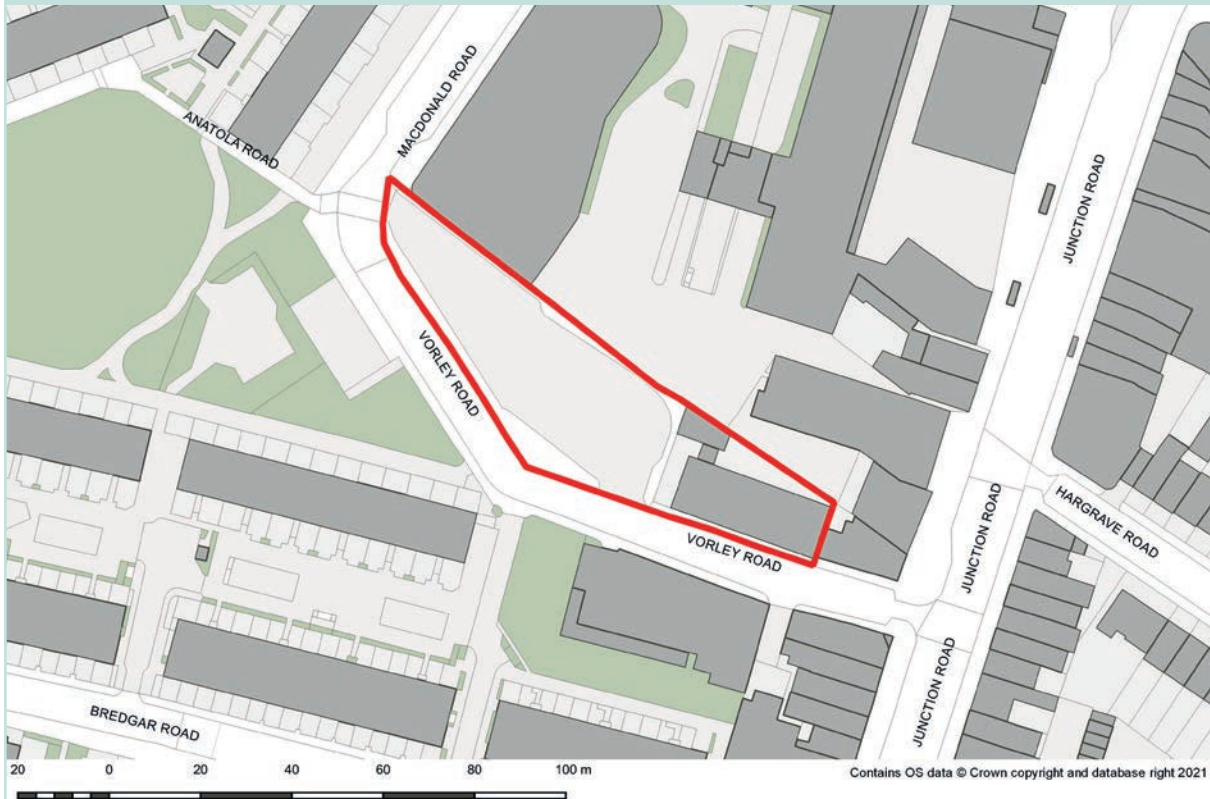
Site reference	Site Name
ARCH1	Vorley Road/Archway Bus Station, N19
ARCH2	4-10 Junction Road (buildings adjacent to Archway Underground Station), N19 5RQ
ARCH3	Archway Central Methodist Hall, Archway Close, N19 3TD
ARCH4	Whittington Hospital Ancillary Buildings, N19
ARCH5	Archway Campus, Highgate Hill, N19
ARCH6	Job Centre, 1 Elthorne Road, N19 4AL
ARCH7	Brookstone House, 4-6 Elthorne Road, N19 4AJ
ARCH8	724 Holloway Road, N19 3JD
ARCH9	Elthorne Estate, Archway, N19 4AG
ARCH10	Dwell House, 619-639 Holloway Road, N19 5SS
ARCH11	798-804 Holloway Road, N19 3JH

7.4 Figure 7.1 shows the location of the site allocations within the Spatial Strategy area.

**Figure 7.1: Location of Archway Spatial Strategy area site allocations**



## ARCHI: Vorley Road/Archway Bus Station



<b>Address</b>	Vorley Road/Archway Bus Station, N19
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	2,633sqm
<b>Current/previous use</b>	Bus station (Sui Generis)
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of ARCHI – Archway Core Site)
<b>Allocation and justification</b>	Residential led development with social and community infrastructure uses. There may also be potential for an element of business floorspace including affordable workspace and space suitable for SMEs.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Archway Town Centre.</li> <li>• Primary Shopping Area.</li> <li>• Adjacent to St. John’s Grove Conservation Area.</li> <li>• Adjacent to locally listed building at 32 Junction Road.</li> <li>• Opposite Girdlestone Park public open space.</li> </ul>

**Development considerations**

- Archway Community Care Centre is located within the site at 4 Vorley Road. This use should be retained in line with Strategic and Development Management Policy SC1, or, where loss of the facility is proposed, justification must be provided in line with the policy.
- The Islington Tall Buildings Study suggests that the northern part of this site has the potential to accommodate a local landmark building of up to 15 storeys (46m), forming part of an Archway cluster of tall buildings alongside Hamlyn House, Hill House and Archway Tower. The building should assist overlooking of and wayfinding from the adjacent open space, and mark a new entrance and internal route through the Archway Centre complex to connect with Junction Road. An appropriate design response to the Girdlestone Estate should be found that limits and mitigates the impact of any proposal on existing residential development.

**Estimated timescale**

2021/22-2025/26

## ARCH2: 4-10 Junction Road



<b>Address</b>	4-10 Junction Road (buildings adjacent to Archway Underground Station), N19 5RQ
<b>Ownership</b>	London Underground Limited
<b>Approximate size of site</b>	663sqm
<b>Current/previous use</b>	Retail and office
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of 2013 Site Allocation ARCH1); London Borough of Islington's Call for Sites.
<b>Allocation and justification</b>	Intensification of business use with retail on the ground floor.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Archway Town Centre.</li> <li>• Primary Shopping Area.</li> <li>• Partially within Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral).</li> <li>• In close proximity to St. John's Grove Conservation Area.</li> <li>• Locally listed building at 9 Junction Road.</li> </ul>

**Development considerations**

- Active ground floor retail frontage should be maintained with improved shopfront design which takes advantage of adjacent public space.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22–2025/26

### ARCH3: Archway Central Methodist Hall, Archway Close



<b>Address</b>	Archway Central Methodist Hall, Navigator Square, N19 3TD
<b>Ownership</b>	Trustees for Methodist Church; Flowervale Properties UK Limited; London Underground Limited
<b>Approximate size of site</b>	785sqm
<b>Current/previous use</b>	Methodist church hall, vacant
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of 2013 Site Allocation ARCH1), planning application P2018/4068/FUL (refused on appeal) and pre-application discussions.
<b>Allocation and justification</b>	Refurbishment/redevelopment to provide a mixed-use development including offices and retail.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Archway Town Centre.</li> <li>• Primary Shopping Area.</li> <li>• Locally listed building.</li> <li>• St. John's Grove Conservation Area.</li> <li>• In close proximity to the Holborn Union Infirmary Conservation Area.</li> <li>• Opposite Archway Park public open space.</li> <li>• Within Islington Local View LV4 (Archway Road to St. Paul's Cathedral).</li> </ul>



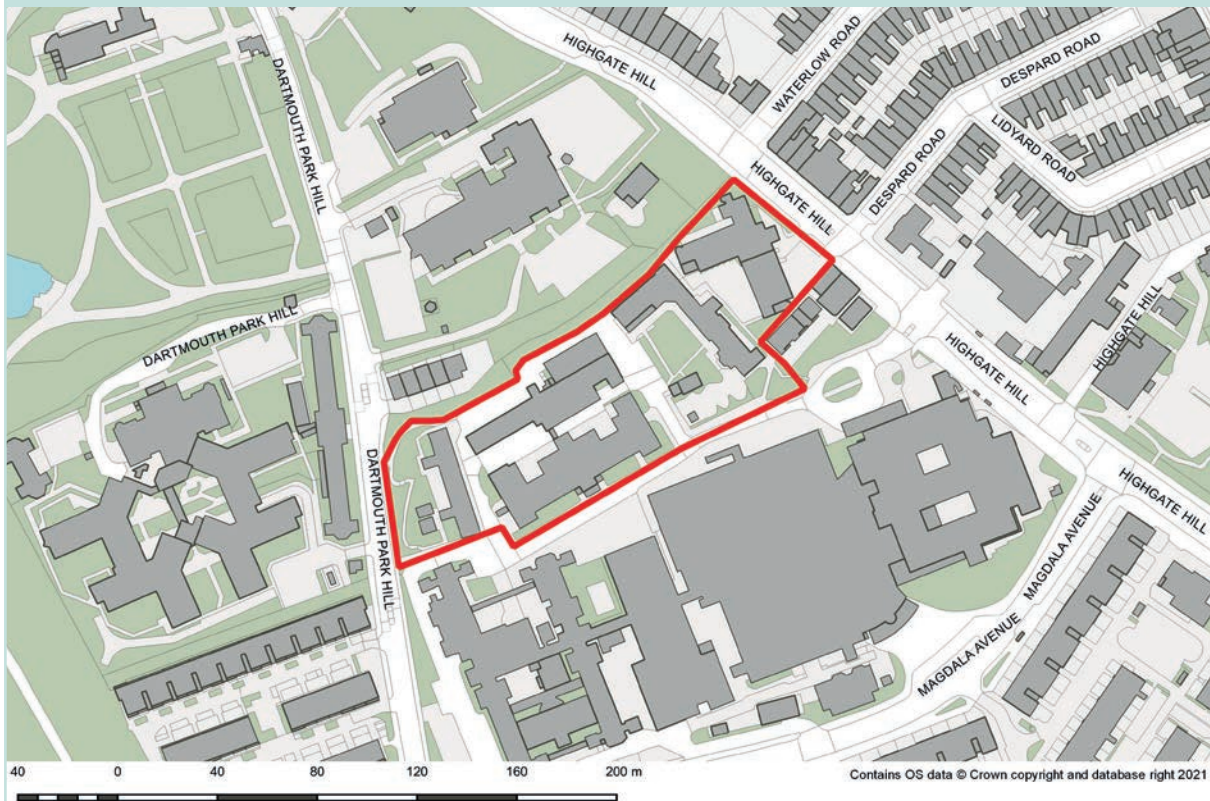
**Development considerations**

- The site is prominent in townscape terms and development proposals should seek to retain and sensitively restore the existing locally listed building.
- Active ground floor frontages are encouraged along St John's Way.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22-2025/26

## ARCH4: Whittington Hospital Ancillary Buildings



<b>Address</b>	Whittington Hospital Ancillary Buildings, N19
<b>Ownership</b>	Whittington Hospital NHS Trust
<b>Approximate size of site</b>	11,629sqm
<b>Current/previous use</b>	Hospital ancillary buildings plus staff accommodation
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (ARCH2)
<b>Allocation and justification</b>	Provision of health uses with an element of residential development.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• In close proximity to the Highgate Hill/Hornsey Lane and Holborn Union Infirmary Conservation Areas.</li> <li>• The F block, St. Mary's Wing, Whittington Hospital is Grade II listed.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• It is anticipated that St. Pancras Mental Health Hospital (which is currently located in King's Cross) will be moving to part of the site. This will be a significant social infrastructure use for the borough.</li> </ul>

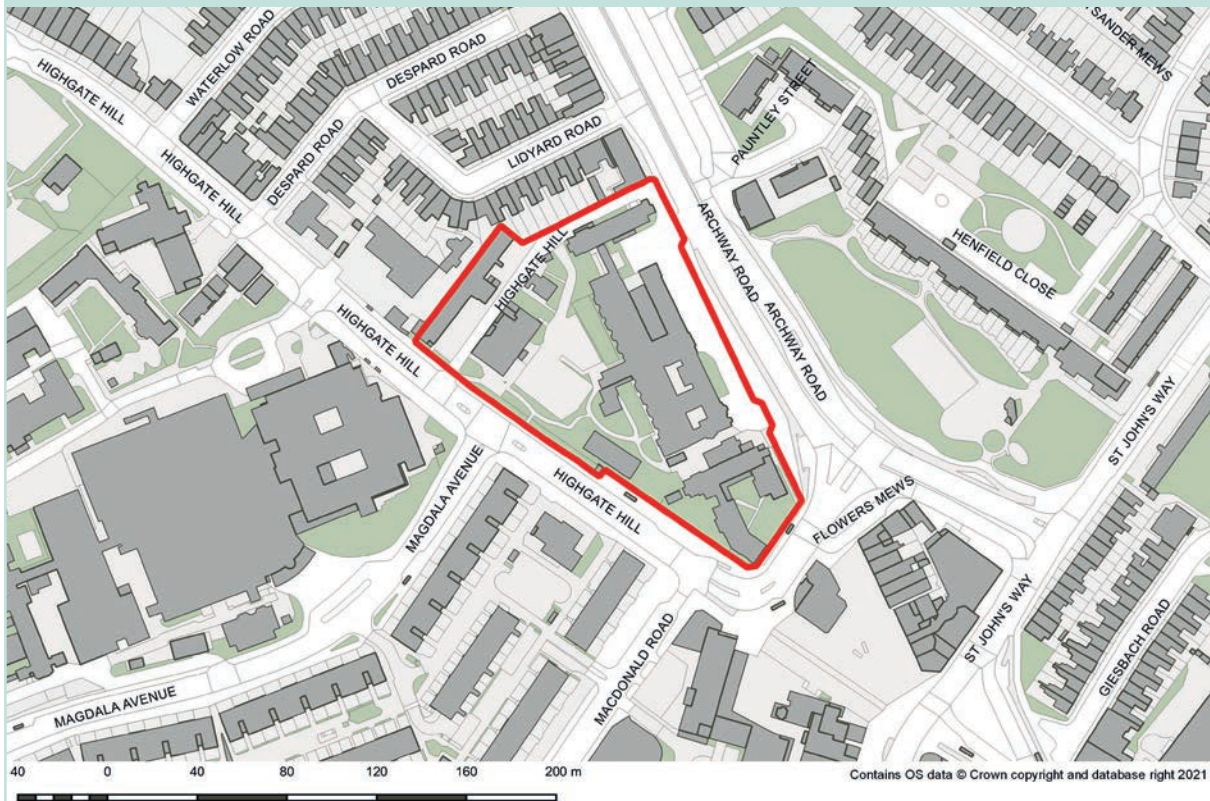
**Development considerations**

- Redevelopment of any of the buildings is subject to ensuring future health care needs are met.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2026/27-2030/31

## ARCH5: Archway Campus, Highgate Hill



<b>Address</b>	Archway Campus, Highgate Hill, N19
<b>Ownership</b>	Peabody Enterprises Limited
<b>Approximate size of site</b>	14,702sqm
<b>Current/previous use</b>	Site currently vacant, formerly used by University College London/Whittington Health NHS Trust.
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (ARCH3) – allocation revised following the disposal of the site by its previous owner (University College London and Middlesex University).
<b>Allocation and justification</b>	<p>Residential-led development, with some commercial and community and social infrastructure uses. Active frontages are sought on the southern part of the site and elsewhere, where appropriate, where it can make a contribution to the public realm.</p> <p>Given the very limited supply of development land in Islington policies strongly prioritise the most urgent need, which is conventional housing. An element of student housing may be acceptable as part of the development mix, provided that the quantum of student accommodation is not held to weigh against both the</p>

<p><b>Allocation and justification</b></p>	<p>provision of priority conventional housing on the site, and provided that it ensures that the development can achieve the quantum and the tenure of affordable housing which is fully policy compliant.</p>
<p><b>Site designations and constraints</b></p>	<ul style="list-style-type: none"> <li>• Holborn Union Infirmary Conservation Area.</li> <li>• In close proximity to the St. John’s Grove and Whitehall Park Conservation Areas.</li> <li>• The Victorian infirmary buildings at the site are locally listed.</li> <li>• Opposite Archway Park public open space.</li> <li>• Partially within Islington Local View LV4 (Archway Road to St. Paul’s Cathedral) and Islington Local View LV5 (Archway Bridge to St. Paul’s Cathedral).</li> </ul>
<p><b>Development considerations</b></p>	<ul style="list-style-type: none"> <li>• The site has potential to deliver a significant amount of genuinely affordable housing to meet identified housing needs.</li> <li>• Development proposals should contribute to an improved public realm and provide linkages to Archway town centre.</li> <li>• There are significant level changes across the site which should be factored into the design of the scheme.</li> <li>• Any development should respect the amenity of neighbouring residential properties, including properties on Lidyard Road.</li> </ul>
<p><b>Estimated timescale</b></p>	<p>2021/22–2025/26</p>

## ARCH6: Job Centre, 1 Elthorne Road



<b>Address</b>	Job Centre, 1 Elthorne Road, N19 4AL
<b>Ownership</b>	Gladquote Ltd.
<b>Approximate size of site</b>	3,341sqm
<b>Current/previous use</b>	Job Centre (now vacant)
<b>How the site was identified and relevant planning history</b>	GLA SHLAA Call for Sites 2017
<b>Allocation and justification</b>	Mixed-use development, including provision of SME workspace, and residential use.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Archway Town Centre.</li> <li>• Opposite a locally listed building (4 Elthorne Road).</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
<b>Estimated timescale</b>	2026/27-2030/31

## ARCH7: Brookstone House, 4-6 Elthorne Road



<b>Address</b>	Bellside House, 4 Elthorne Road and Brookstone House, 4-6 Elthorne Road
<b>Ownership</b>	Mixed private ownership
<b>Approximate size of site</b>	2,520sqm
<b>Current/previous use</b>	Office and warehouse
<b>How the site was identified and relevant planning history</b>	London Borough of Islington's Call for Sites
<b>Allocation and justification</b>	Provision/intensification of business floorspace through the re-configuration of existing buildings and/or the construction of new buildings/extensions to accommodate additional business floorspace.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Archway Town Centre.</li><li>• 4 Elthorne Road is locally listed.</li><li>• Adjacent to a locally listed building at 8 Elthorne Road.</li></ul>
<b>Development considerations</b>	<ul style="list-style-type: none"><li>• Use of the car park for development of business uses is strongly encouraged.</li></ul>

**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2026/27-2030/31

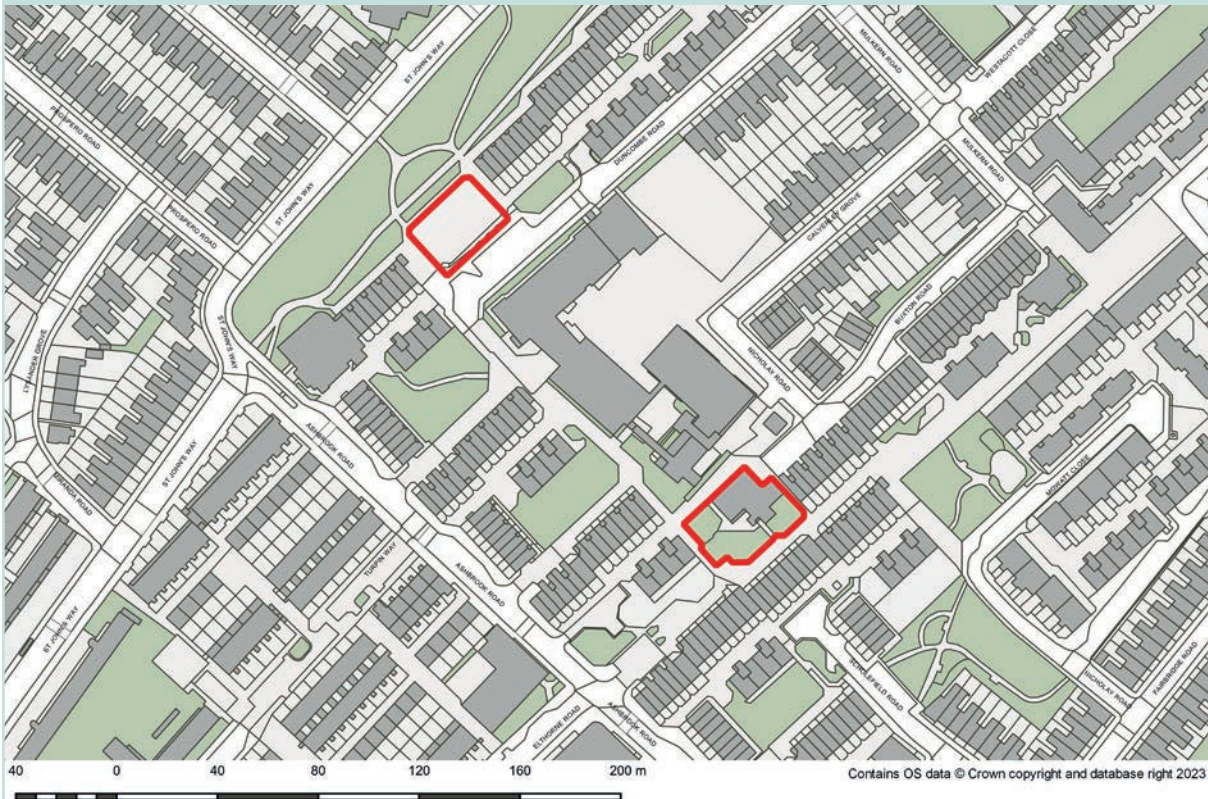


## ARCH8: 724 Holloway Road



<b>Address</b>	724 Holloway Road, N19 3JD
<b>Ownership</b>	724 Holloway Road Limited
<b>Approximate size of site</b>	775sqm
<b>Current/previous use</b>	Offices and warehousing
<b>How the site was identified and relevant planning history</b>	Planning permission P2018/3191/FUL
<b>Allocation and justification</b>	Office led development with main town centre uses at ground floor level.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Archway Town Centre.</li> <li>• In close proximity to St. John's Grove Conservation Area.</li> <li>• Opposite the Grade II* listed St. John's Church.</li> <li>• Opposite Upper Holloway Railway Cutting SINC.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
<b>Estimated timescale</b>	2021/22-2025/26

## ARCH9: Elthorne Estate, Archway



<b>Address</b>	Elthorne Estate, Archway, N19 4AG
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	1,764sqm
<b>Current/previous use</b>	Sports pitch, community facility
<b>How the site was identified and relevant planning history</b>	London Borough of Islington Housing Service proposals. Planning permission P2018/2269/FUL.
<b>Allocation and justification</b>	Residential development and new community centre with associated public realm improvements.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• In close proximity to Whitehall Park Conservation Area.</li> <li>• Opposite St. John's Way Verge open space.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Any development should respect the integrity of the existing estate and ensure high quality design.</li> </ul>

**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
- A replacement ball court is to be provided at Zoffany Park.

**Estimated timescale**

2021/22–2025/26

## ARCH10: Dwell House, 619–639 Holloway Road



<b>Address</b>	Dwell House, 619–639 Holloway Road, N19 5SS
<b>Ownership</b>	Lordsgrove Limited
<b>Approximate size of site</b>	2,579sqm
<b>Current/previous use</b>	Retail, residential, education (vacant language school), car parking
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	Mixed-use residential/business/retail uses.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Archway Town Centre.</li> <li>• Adjacent to St. John's Grove Conservation Area.</li> <li>• Opposite the Grade II* listed St. John's Church.</li> <li>• Opposite the locally listed St. Gabriel's church at 762 Holloway Road.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• The site is partly located in Archway Town Centre and should maintain an active frontage fronting Holloway Road, with retail uses on the ground floor.</li> </ul>

**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
- Any development should respect the amenity of neighbouring residential properties.

**Estimated timescale**

2021/22–2025/26

## ARCH11: 798-804 Holloway Road



<b>Address</b>	798-804 Holloway Road, N19 3JH
<b>Ownership</b>	TPS Abbeydale Archway Limited
<b>Approximate size of site</b>	451sqm
<b>Current/previous use</b>	Retail
<b>How the site was identified and relevant planning history</b>	Planning permission P2016/4529/FUL and P2017/4826/S73
<b>Allocation and justification</b>	Mixed-use development. Retail uses should be provided at ground floor. Business uses are considered suitable on upper floors alongside an element of residential use.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Archway Town Centre.</li> <li>• Primary Shopping Area.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Development should maintain active frontages on Holloway Road.</li> </ul>

**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22-2025/26

## 8 Highbury Corner and Lower Holloway

- 8.1 Policy SP8 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Highbury Corner and Lower Holloway area.
- 8.2 The site allocations in this chapter (listed in Table 8.1 below) have been identified as locations within the Spatial Strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan’s priority development needs and provide opportunity to deliver key spatial objectives set out in Policy SP8.
- 8.3 The total number of new homes and amount of office floorspace expected to be delivered by the sites within the Spatial Strategy area is identified in Table 1.2.

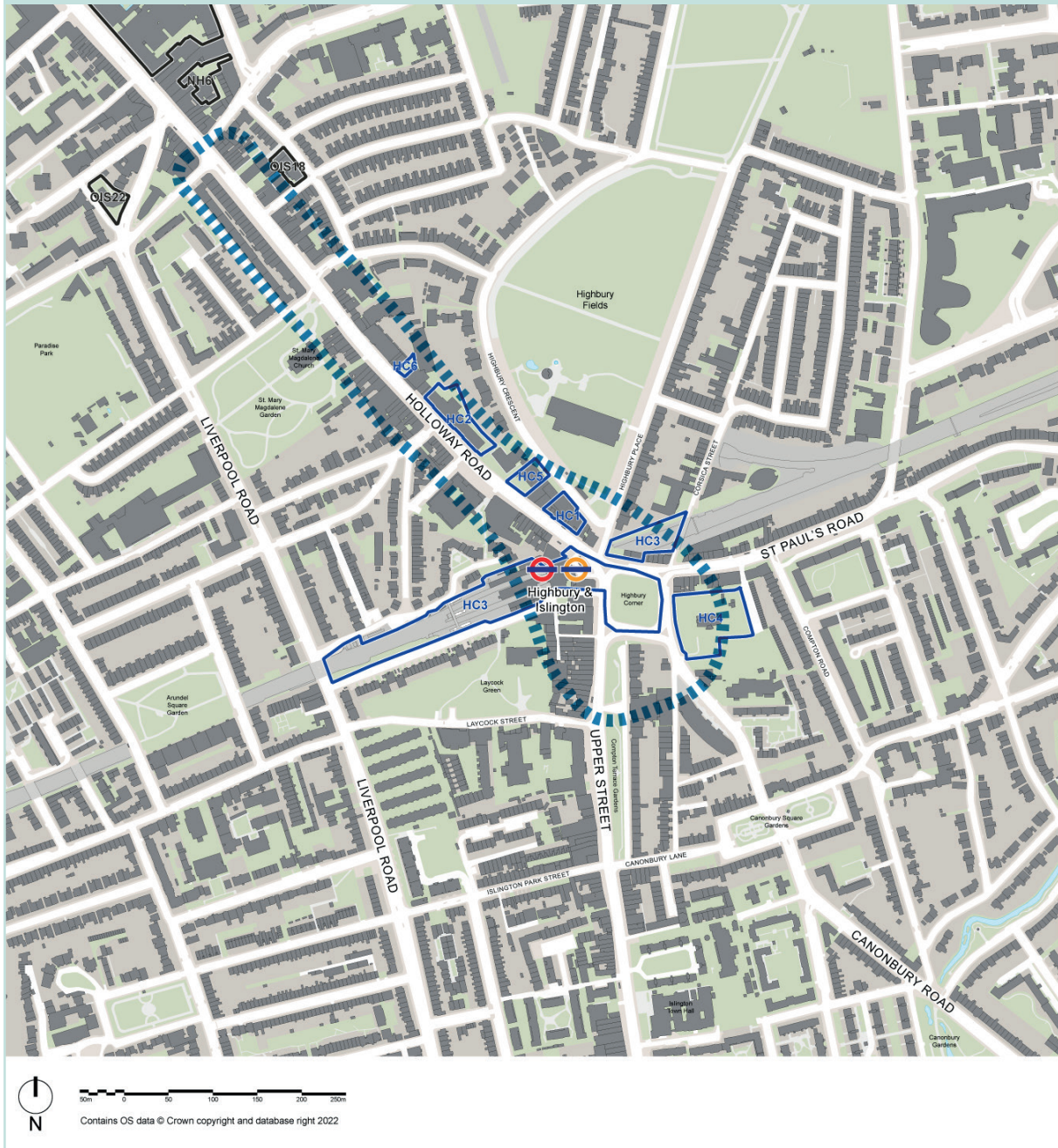
**Table 8.1: Highbury Corner and Lower Holloway Spatial Strategy area site allocations**

Site reference	Site Name
HC1	10, 12, 16-18, 20-22 and 24 Highbury Corner, N5 1RA
HC2	Spring House, 6-38 Holloway Road, N7 8JL
HC3	Highbury and Islington Station, Holloway Road, N5 1RA
HC4	Dixon Clark Court, Canonbury Road, N1 2UR
HC5	2 Holloway Road, N7 8JL and 4 Highbury Crescent, London, N5 1RN
HC6	Land adjacent to 40-44 Holloway Road, N7 8JL



8.4 Figure 8.1 shows the location of the site allocations within the Spatial Strategy area.

**Figure 8.1: Location of Highbury Corner and Lower Holloway Spatial Strategy area site allocations**



## HCI: 10, 12, 16-18, 20-22 and 24 Highbury Corner



<b>Address</b>	10, 12, 16-18, 20-22 and 24 Highbury Corner, N5 IRA
<b>Ownership</b>	London Underground Limited; Folgate Estates Limited
<b>Approximate size of site</b>	714sqm
<b>Current/previous use</b>	Restaurant, the Garage music venue and disused Highbury & Islington Station entrance
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of 2013 Site Allocation HC2)
<b>Allocation and justification</b>	Commercial-led development with re-provision of a music venue; the reprovided venue should be operational before the existing venue ceases occupation on the current site. Possible new ticket hall with fully step-free access to Victoria Line.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Highbury Fields Conservation Area.</li> <li>• Adjacent to Grade II listed buildings at 3 Highbury Crescent.</li> <li>• Highbury Corner Priority Employment Location.</li> <li>• Lower Holloway Local Shopping Area.</li> <li>• Adjacent to Highbury Fields Metropolitan Open Land.</li> </ul>

**Development considerations**

- The development of a new ticket hall should have fully step-free access.
- Associated public realm improvements must be provided and the ticket hall (once operational) must not affect the ongoing operation of surrounding businesses.
- Comprehensive development including this site and adjacent sites could give greater scope for development in order to deliver Local Plan objectives.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22–2025/26

## HC2: Spring House, 6-38 Holloway Road



<b>Address</b>	Spring House, 6-38 Holloway Road, N7 8JL
<b>Ownership</b>	Modern Motors (Shoreditch) Limited
<b>Approximate size of site</b>	2,258sqm
<b>Current/previous use</b>	Education
<b>How the site was identified and relevant planning history</b>	Amended allocation (formerly part of 2013 Site Allocation HC2)
<b>Allocation and justification</b>	Intensification for commercial/higher education uses.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Highbury Corner Priority Employment Location.</li><li>• In close proximity to Highbury Fields and St Mary Magdalene Conservation Areas.</li><li>• Grade II and locally listed buildings nearby on Highbury Crescent.</li></ul>

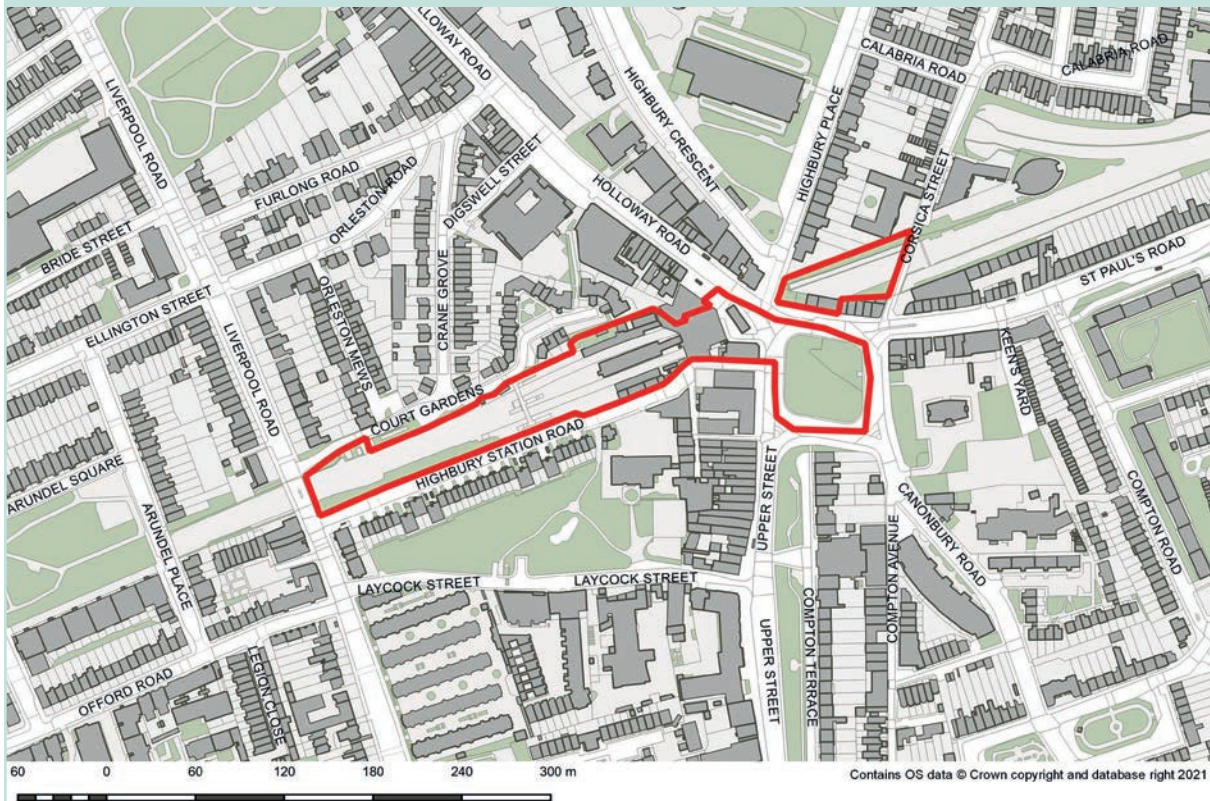
**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2031/32–2035/36

### HC3: Highbury and Islington Station, Holloway Road



<b>Address</b>	Highbury and Islington Station, Holloway Road, N5 1RA
<b>Ownership</b>	London Underground Limited
<b>Approximate size of site</b>	18,793sqm
<b>Current/previous use</b>	Predominantly vacant land adjacent to and over the railway. Highbury and Islington station, retail and leisure uses including public house.
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (HC6) – site boundary has been extended to include Highbury Corner roundabout, which should benefit from any public realm improvements.
<b>Allocation and justification</b>	Redevelopment of existing buildings, with potential to deck over the existing railway lines and build above the tracks. There should be a significant element of open space, public realm and station forecourt improvements. The station will be retained. Mixed use development is appropriate with active ground floor retail, leisure and cultural uses encouraged on those parts of the site fronting on to the station forecourt, Highbury Corner and Holloway Road. Office uses should be prioritised above the station.

**Site designations and constraints**

- Partially within Highbury Corner Priority Employment Location.
- Partially within Lower Holloway Local Shopping Area.
- Highbury Island public open space.
- North London Line – East and West SINCs.
- Site is located within a groundwater Source Protection Zone.
- There are a number of Grade II listed buildings in close proximity to the site.

**Development considerations**

- Development should be sensitively designed with regard to overlooking, overshadowing and train noise. Development of this site may entail decking over the railway line. Any decking scheme should be sensitively designed in relation to the amenity impacts on residents. The impact of any proposed scheme on adjoining and surrounding residential properties will be a key consideration.
- HSI tunnels pass beneath the site.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2031/32–2035/36

## HC4: Dixon Clark Court, Canonbury Road



<b>Address</b>	Dixon Clark Court, Canonbury Road, N1 2UR
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	5,076sqm
<b>Current/previous use</b>	Residential, with associated amenity and car parking space
<b>How the site was identified and relevant planning history</b>	Planning permission P2017/2936/FUL
<b>Allocation and justification</b>	Additional housing, community space and public realm improvements.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Adjacent to Canonbury Conservation Area.</li><li>• Several Grade II listed buildings in the vicinity of the site, on Compton Terrace and Compton Road.</li><li>• Several locally listed buildings on St. Paul's Road.</li><li>• Highbury Island open space nearby.</li><li>• Site is located within a groundwater Source Protection Zone.</li></ul>



**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22-2025/26

## HC5: 2 Holloway Road and 4 Highbury Crescent



<b>Address</b>	2 Holloway Road, N7 8JL and 4 Highbury Crescent, London, N5 1RN
<b>Ownership</b>	Folgate Estates Limited
<b>Approximate size of site</b>	986sqm
<b>Current/previous use</b>	Retail and residential (C3)
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	Mixed use commercial and residential redevelopment. Retail frontage onto Holloway Road to be retained. Any proposal should include business floorspace.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Highbury Corner Priority Employment Location.</li> <li>• Highbury Fields Conservation Area.</li> <li>• Adjacent to Highbury Fields Metropolitan Open Land.</li> <li>• Adjacent to Grade II listed buildings at 3 Highbury Crescent.</li> <li>• Partially within Lower Holloway Local Shopping Area.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Development should be sensitively designed with regard to the Grade II listed building that adjoins the site.</li> </ul>

**Development considerations**

- There is an opportunity to remove the car park and build out to the existing building line, to create a continuous, active frontage along Holloway Road.
- Comprehensive development including this site and adjacent sites could give greater scope for development in order to deliver Local Plan objectives.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22–2025/26

## HC6: Land adjacent to 40-44 Holloway Road



<b>Address</b>	Land adjacent to 40-44 Holloway Road, N7 8JL
<b>Ownership</b>	Folgate Estates Limited
<b>Approximate size of site</b>	250sqm
<b>Current/previous use</b>	Vacant land
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	Business-led development in line with Priority Employment Location designation.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Highbury Corner Priority Employment Location.</li><li>• Grade II listed buildings to rear of the site, at 11-12 Highbury Crescent.</li></ul>

**Development considerations**

- An active frontage should be provided at ground floor level.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22–2025/26

## 9 Other important sites

- 9.1 The site allocations in this chapter (listed in Table 9.1 below) have been identified as locations where development may come forward over the plan period. The sites are not within a Spatial Strategy area but they will still contribute towards the Local Plan's priority development needs.
- 9.2 The total number of new homes and amount of office floorspace expected to be delivered by these other important sites is identified in Table 1.2.

**Table 9.1: Other important site allocations**

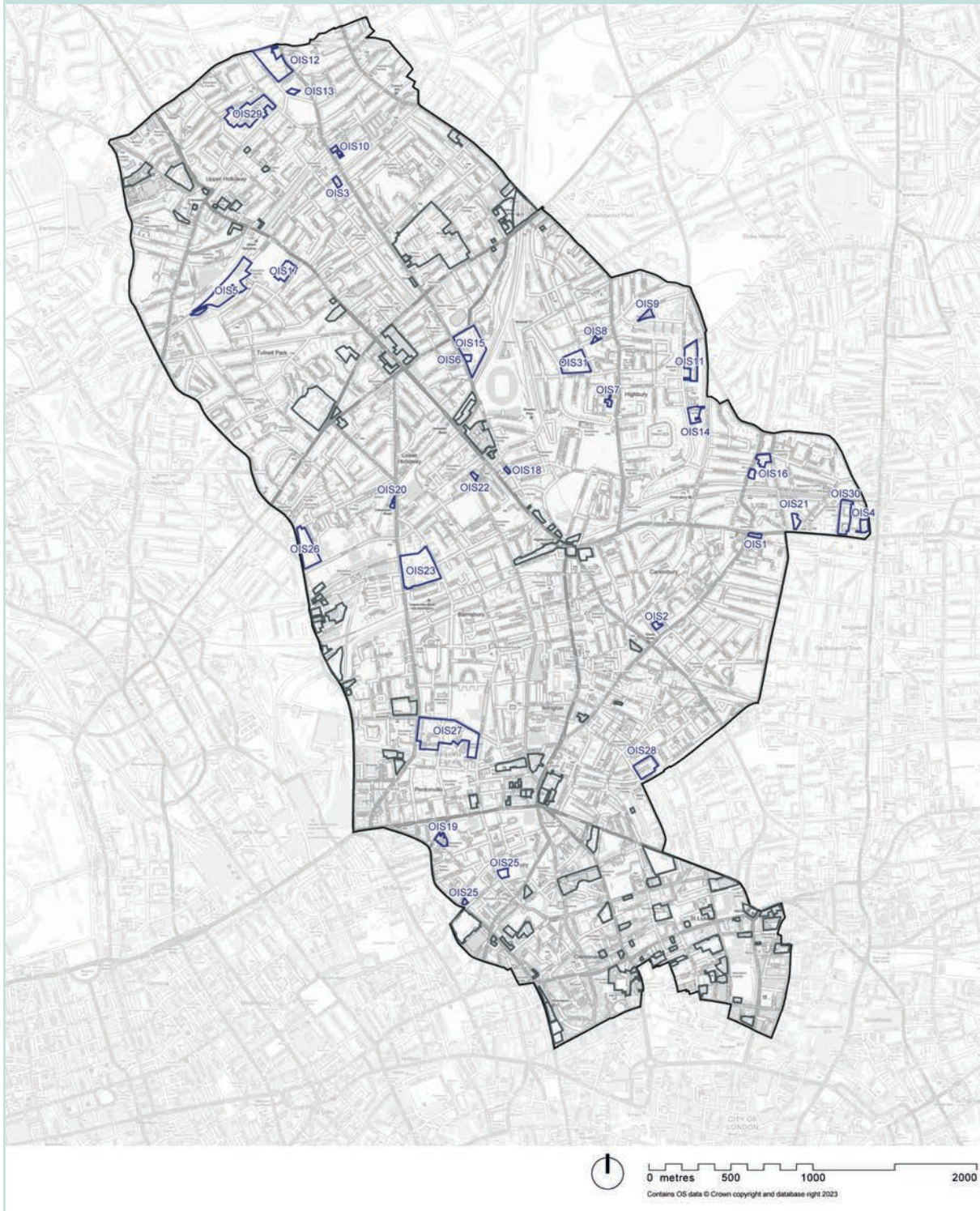
Site reference	Site Name
OIS1	Leroy House, 436 Essex Road, N1 3QP
OIS2	The Ivories, 6-8 Northampton Street, N1 2HY
OIS3	Belgravia Workshops, 157-163 Marlborough Road, N19 4NF
OIS4	The BT Telephone Exchange, Kingsland Green, Dalston, E8 2BB
OIS5	Bush Industrial Estate, Station Road, N19 5UN
OIS6	Site of Harvist Under Fives, 100 Hornsey Road, N7 7NG
OIS7	Highbury Delivery Office, 2 Hamilton Lane, N5 1SW
OIS8	Legard Works, 17a Legard Road, N5 1DE
OIS9	Highbury Quadrant Congregational Church
OIS10	500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH
OIS11	Park View Estate, Collins Road, N5
OIS12	New Orleans Estate
OIS13	17-23 Beaumont Rise, N19 3AA
OIS14	Athenaeum Court, 94 Highbury New Park, N5 2DN
OIS15	Harvist Estate Car Park, N7 7NJ
OIS16	Hathersage and Besant Courts, Newington Green, N1 4RF
OIS17	Wedmore Estate Car Park, N19 4NU

**Table 9.1: Other important site allocations**

<b>Site reference</b>	<b>Site Name</b>
OIS18	25-27 Horsell Road, N5 1XL
OIS19	Vernon Square, Penton Rise, WC1X 9EW
OIS20	Former railway sidings adjacent to and potentially including Caledonian Road Station
OIS21	114 Balls Pond Road and land on the west side of King Henry's Walk
OIS22	1 Lowther Road, N7 8US
OIS23	Pentonville Prison
OIS24	Charles Simmons House, 3 Margery Street, WC1X 0HP
OIS25	Amwell Street Water Pumping Station, EC1R
OIS26	York Way Estate
OIS27	Barnsbury Estate
OIS28	Cluse Court Estate
OIS29	Hillside Estate
OIS30	Kerridge Court Estate
OIS31	Drakeley Court Estate and Aubert Court Estate

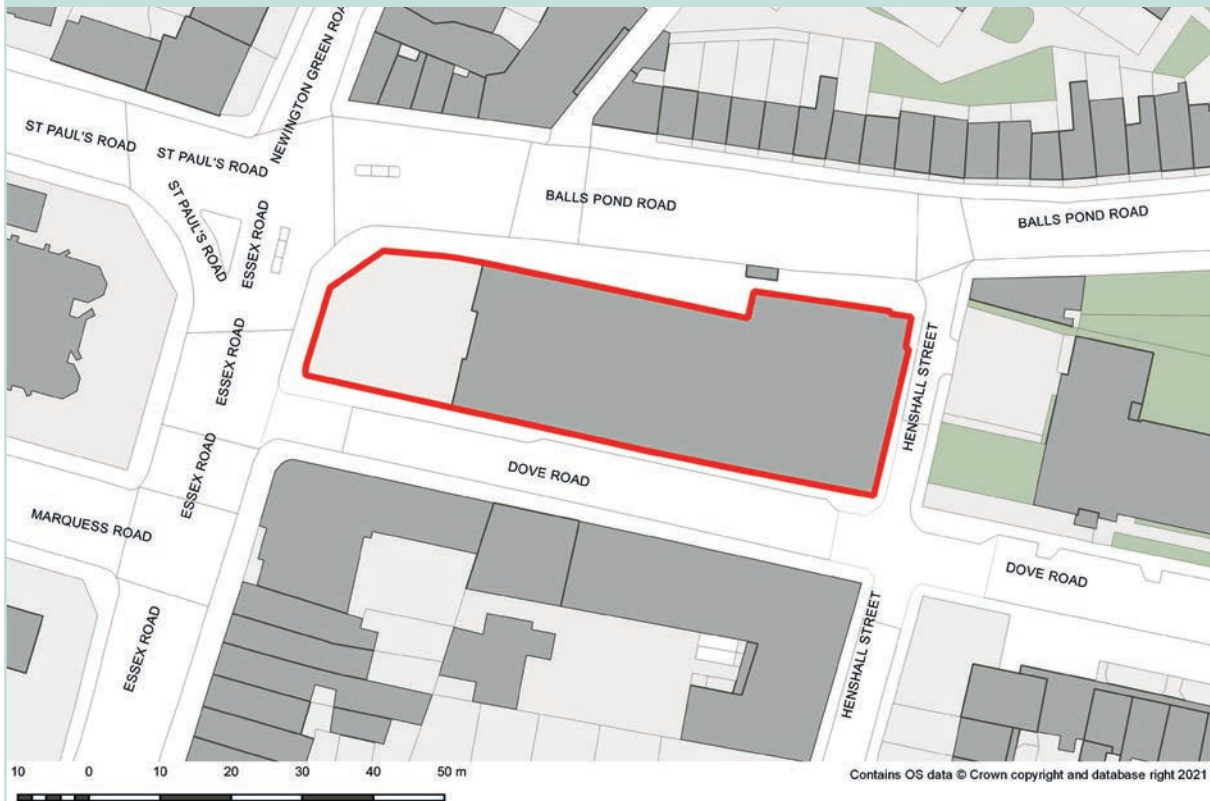
9.3 Figure 9.1 shows the location of the site allocations outside identified Spatial Strategy areas.

**Figure 9.1: Location of site allocations outside Spatial Strategy areas**





## OIS1: Leroy House, 436 Essex Road



<b>Address</b>	Leroy House, 436 Essex Road, NI 3QP
<b>Ownership</b>	Workspace 14 Limited
<b>Approximate size of site</b>	1,768sqm
<b>Current/previous use</b>	Offices, studios, workshops, meeting/event space
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (OIS3); planning permission P2017/3081/FUL.
<b>Allocation and justification</b>	Refurbishment of employment space for small/medium sized enterprises. There may be some scope for intensification of business space, to provide improved quality and quantity of spaces for small/medium sized enterprises.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Balls Pond Road West Priority Employment Location.</li> <li>• Adjacent to the Canonbury Conservation Area.</li> <li>• Grade II* listed building nearby on Essex Road (the former St. Paul's Church) and Grade II listed buildings at 178-190 Ball's Pond Road.</li> </ul>

**Development considerations**

- Development should be of high quality design given the site's prominent location at the junction of the busy Essex Road and Balls Pond Road.
- Public realm and pedestrian improvements are encouraged.
- An active frontage should be provided at ground floor level.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22-2025/26

## OIS2: The Ivories, 6-8 Northampton Street



<b>Address</b>	The Ivories, 6-8 Northampton Street, NI 2HY
<b>Ownership</b>	Workspace 14 Limited
<b>Approximate size of site</b>	1,556sqm
<b>Current/previous use</b>	Offices/studios
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (OIS5)
<b>Allocation and justification</b>	Refurbishment of business space for small/medium sized enterprises. There may be some scope for intensification of business space, to provide improved quality and quantity of spaces for small/medium sized enterprises.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Northampton Street Priority Employment Location.</li> <li>• In close proximity to East Canonbury and Canonbury Conservation Areas.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Proposals should respect the amenity of neighbouring residential properties.</li> </ul>

**Development considerations**

- This site plays a valuable role in supporting a variety of small business, arts, cultural and educational organisations in the borough, therefore its retention and possible improvements to strengthen this role is supported.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2026/27-2030/31

### OIS3: Belgravia Workshops, 157-163 Marlborough Road



<b>Address</b>	Belgravia Workshops, 157-163 Marlborough Road, N19 4NF
<b>Ownership</b>	Workspace 14 Limited
<b>Approximate size of site</b>	1943sqm
<b>Current/previous use</b>	Studios/workshops
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (OIS6)
<b>Allocation and justification</b>	Refurbishment of business space for small/medium sized enterprises. There may be some scope for intensification of business space, to provide improved quality and quantity of spaces for small/medium sized enterprises.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Hornsey Road/Marlborough Road Priority Employment Location.</li> <li>• Locally listed buildings nearby at 427-429 Hornsey Road.</li> </ul>

**Development considerations**

- This site plays a valuable role in supporting a variety of small business, arts, cultural and educational organisations in the borough, therefore its retention and possible improvements to strengthen this role is supported.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2026/27-2030/31

## OIS4: The BT Telephone Exchange, Kingsland Green



<b>Address</b>	The BT Telephone Exchange, Kingsland Green, Dalston, E8 2BB
<b>Ownership</b>	British Telecommunications PLC
<b>Approximate size of site</b>	3,783sqm
<b>Current/previous use</b>	Some of the telephone exchange is still in use but most of the building is vacant
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (OIS7)
<b>Allocation and justification</b>	Mixed use commercial and residential development, which maximises the provision of office use at the ground floor and lower levels. Development which improves the quality and quantity of existing business floorspace provision is encouraged.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Balls Pond Road East Priority Employment Location.</li> <li>• Archaeological Priority Area: Kingsland Medieval Hamlet (Tier 2).</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• New development should improve permeability between the neighbouring Burder Close Estate.</li> </ul>

**Development considerations**

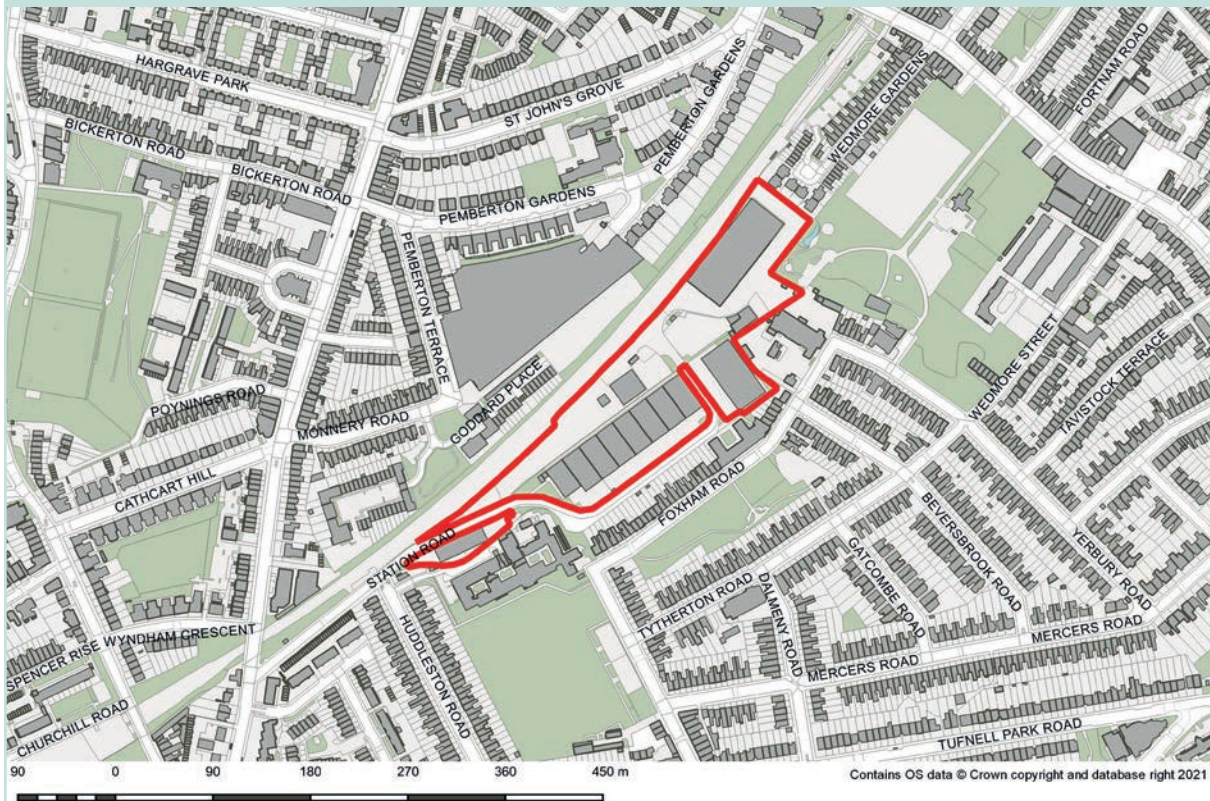
- Some accommodation for a new telephone exchange will need to be reprovided on-site or nearby. This is likely to be significantly smaller than the current building.
- The site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.
- This site is adjacent to Dalston (in the London Borough of Hackney) which will be subject to significant growth/change over the next 10-15 years and has scope for intensification to provide for employment and housing.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.

**Estimated timescale**

2030/31-2035/36



## OIS5: Bush Industrial Estate, Station Road



<b>Address</b>	Bush Industrial Estate, Station Road, N19 5UN
<b>Ownership</b>	British Telecommunications PLC; Coal Pension Properties Limited
<b>Approximate size of site</b>	33,907sqm
<b>Current/previous use</b>	Warehousing (B2/B8)
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (OIS9) and GLA SHLAA Call for Sites 2017.
<b>Allocation and justification</b>	Retention and intensification for industrial uses. Co-location of office and/or research and development uses will be permitted where there is an intensification of industrial use on the site and it can be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with Policies B2-B4 and SP3.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Station Road Locally Significant Industrial Site.</li> <li>• In close proximity to St. John's Grove Conservation Area.</li> </ul>

<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Locally listed buildings nearby at 142 and 144 Huddleston Road.</li> <li>• Whittington Park, Foxham Gardens and Tufnell Park Open Spaces located nearby.</li> <li>• Partially within protected viewing corridors Islington Local View LV4 (Archway Road to St. Paul's Cathedral) and Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral).</li> <li>• Adjacent to Whittington Park SINC.</li> <li>• Adjacent to Yerbury Primary School.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Adequate access and servicing arrangements in relation to industrial uses should be incorporated into any proposal. Delivery and servicing should be accommodated on-site.</li> <li>• The site is located in close proximity to Yerbury Primary School, Whittington Park (a designated SINC), and existing residential uses. Development proposals will be required to carefully consider and mitigate potential impacts on these uses.</li> </ul>
<b>Estimated timescale</b>	2026/27-2030/31

## OIS6: Site of Harvist Under Fives, 100 Hornsey Road



<b>Address</b>	Site of Harvist Under Fives, 100 Hornsey Road, N7 7NG
<b>Ownership</b>	Guinness Developments Limited
<b>Approximate size of site</b>	1,590sqm
<b>Current/previous use</b>	Vacant/nursery
<b>How the site was identified and relevant planning history</b>	2013 Site Allocation (OIS11); planning application P2018/4131/FUL (approved subject to conditions/S106 agreement).
<b>Allocation and justification</b>	Residential redevelopment with open space and public realm improvements.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• In close proximity to Isledon Road SINC.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• This site lies on the east side of Hornsey Road at the southern end of the Harvist Estate precinct. The surrounding land use is largely residential with some ground floor commercial uses on Hornsey Road. Redevelopment offers the opportunity to maximise the potential of the site and enhance the Hornsey Road streetscene.</li> </ul>

**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22-2025/26

## OIS7: Highbury Delivery Office, 2 Hamilton Lane



<b>Address</b>	Highbury Delivery Office, 2 Hamilton Lane, N5 1SW
<b>Ownership</b>	Saichania Limited
<b>Approximate size of site</b>	1,447sqm
<b>Current/previous use</b>	Vacant Sui Generis delivery office
<b>How the site was identified and relevant planning history</b>	Planning application P2017/3805/FUL (refused)
<b>Allocation and justification</b>	Retention and re-provision of business floorspace, an element of residential use may be acceptable.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Highbury Fields Conservation Area.</li> <li>• Grade II listed properties nearby on Highbury Park.</li> <li>• Archaeological Priority Area: Highbury Grange and Manor House (Tier 2).</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Given the backland location, any development should be subordinate to the buildings that front the street.</li> </ul>

**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

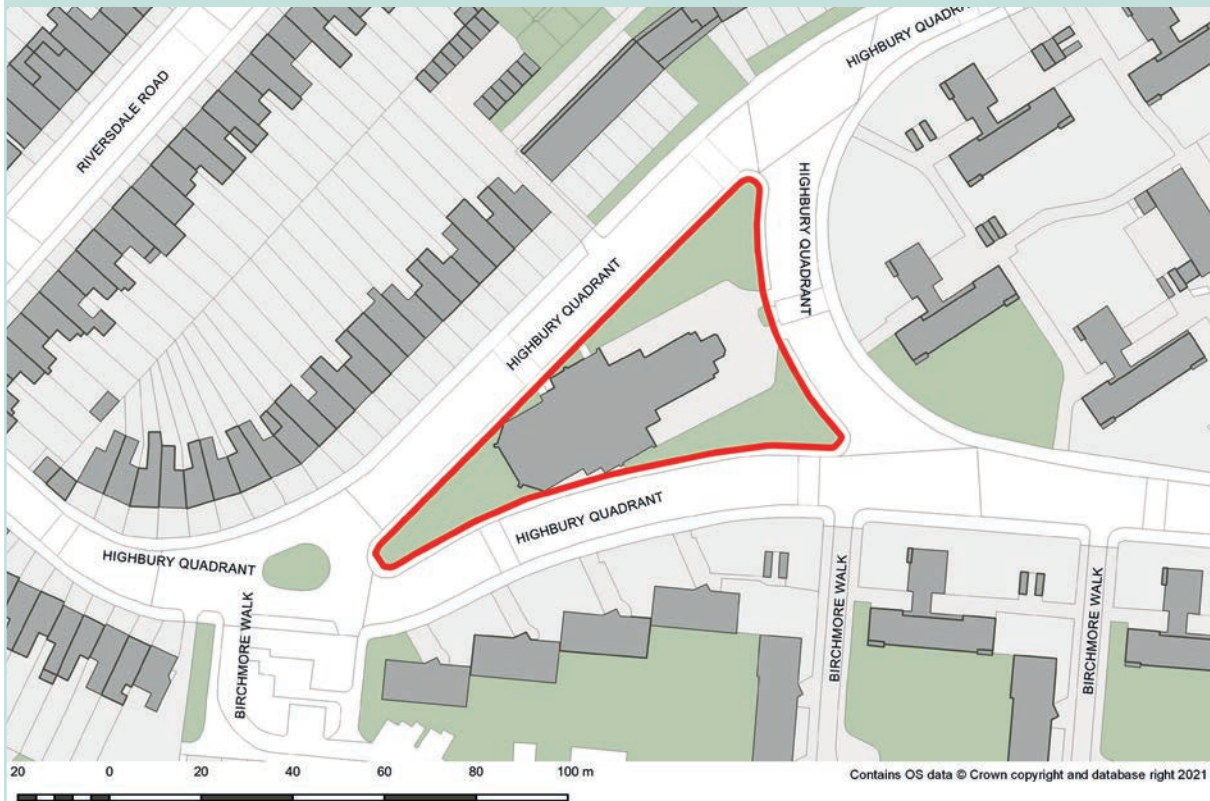
2021/22–2025/26

## OIS8: Legard Works, 17a Legard Road



<b>Address</b>	Legard Works, 17a Legard Road, N5 1DE
<b>Ownership</b>	Re-Creo (Legard Road) Limited
<b>Approximate size of site</b>	909sqm
<b>Current/previous use</b>	Workshop, offices and storage
<b>How the site was identified and relevant planning history</b>	Planning permission P2017/3833/FUL
<b>Allocation and justification</b>	Retention and re-provision of business floorspace, and potential for limited intensification of business use.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• None.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Adequate access and servicing arrangements in relation to the proposed business use should be incorporated into any proposal.</li> </ul>
<b>Estimated timescale</b>	2021/22-2025/26

## OIS9: Highbury Quadrant Congregational Church



<b>Address</b>	Highbury Quadrant Congregational Church, Highbury Quadrant, N5 2TE
<b>Ownership</b>	The Congregational Federation Limited
<b>Approximate size of site</b>	2,764sqm
<b>Current/previous use</b>	Place of worship and community space
<b>How the site was identified and relevant planning history</b>	Pre-application discussions and planning permission P2020/2507/FUL.
<b>Allocation and justification</b>	Re-provision of the Church and community space alongside residential development, including affordable housing. Landscaping and public realm improvements should be provided. Improvements to pedestrian access to the site are also important given its 'island' location.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• The site contains a number of trees subject to Tree Preservation Orders (TPOs) which should be considered as part of any development proposals and landscaping plans for the site.</li> <li>• In close proximity to Highbury Quadrant Island Open Space.</li> </ul>



**Development considerations**

- Development of the site represents an opportunity to bring an underused community facility back into beneficial use. Any net loss of social infrastructure must be justified in line with Strategic and Development Management Policy SC1.
- The site occupies a prominent location and warrants a well designed building that optimises the development potential of the site alongside public realm improvements that will contribute to a high quality street environment.
- High quality residential accommodation must be provided, including genuinely affordable housing to meet identified local housing need.

**Estimated timescale**

2021/22-2025/26

## OIS10: 500–502 Hornsey Road and Grenville Works, 2A Grenville Road



<b>Address</b>	500–502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH
<b>Ownership</b>	Private ownership
<b>Approximate size of site</b>	1,950sqm
<b>Current/previous use</b>	Light industrial
<b>How the site was identified and relevant planning history</b>	Planning permission P2017/3242/FUL (granted on appeal)
<b>Allocation and justification</b>	Mixed use office and residential development.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Hornsey Road/Marlborough Road Priority Employment Location.</li> <li>• In close proximity to the Upper Holloway Railway Cutting SINC.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Appropriate servicing and delivery arrangements for proposed business use should be accommodated on-site and not result in unacceptable congestion on the local highways or cause harm to neighbouring amenity.</li> </ul>

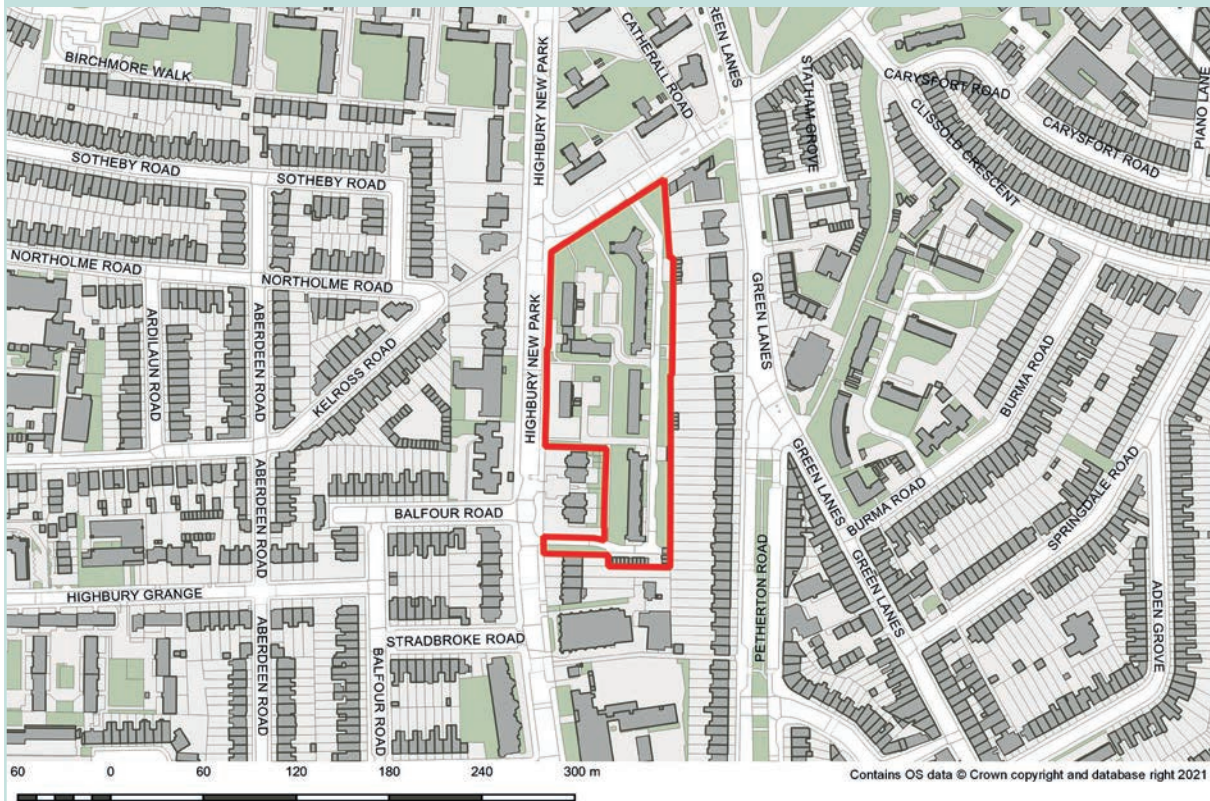
**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

**Estimated timescale**

2021/22-2025/26

## OIS11: Park View Estate, Collins Road



<b>Address</b>	Park View Estate, Collins Road, N5
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	17,796sqm
<b>Current/previous use</b>	Sui Generis (pram sheds and garages)
<b>How the site was identified and relevant planning history</b>	Planning permission P2017/2444/FUL
<b>Allocation and justification</b>	Residential development including the provision/ improvement of residential amenity space, community floorspace; and public realm improvements.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Adjacent to the Highbury New Park Conservation Area.</li> <li>• Locally listed buildings at 120-126 Highbury New Park and 169 Green Lanes.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Any development should respect the integrity of the existing estate and ensure high quality design.</li> </ul>

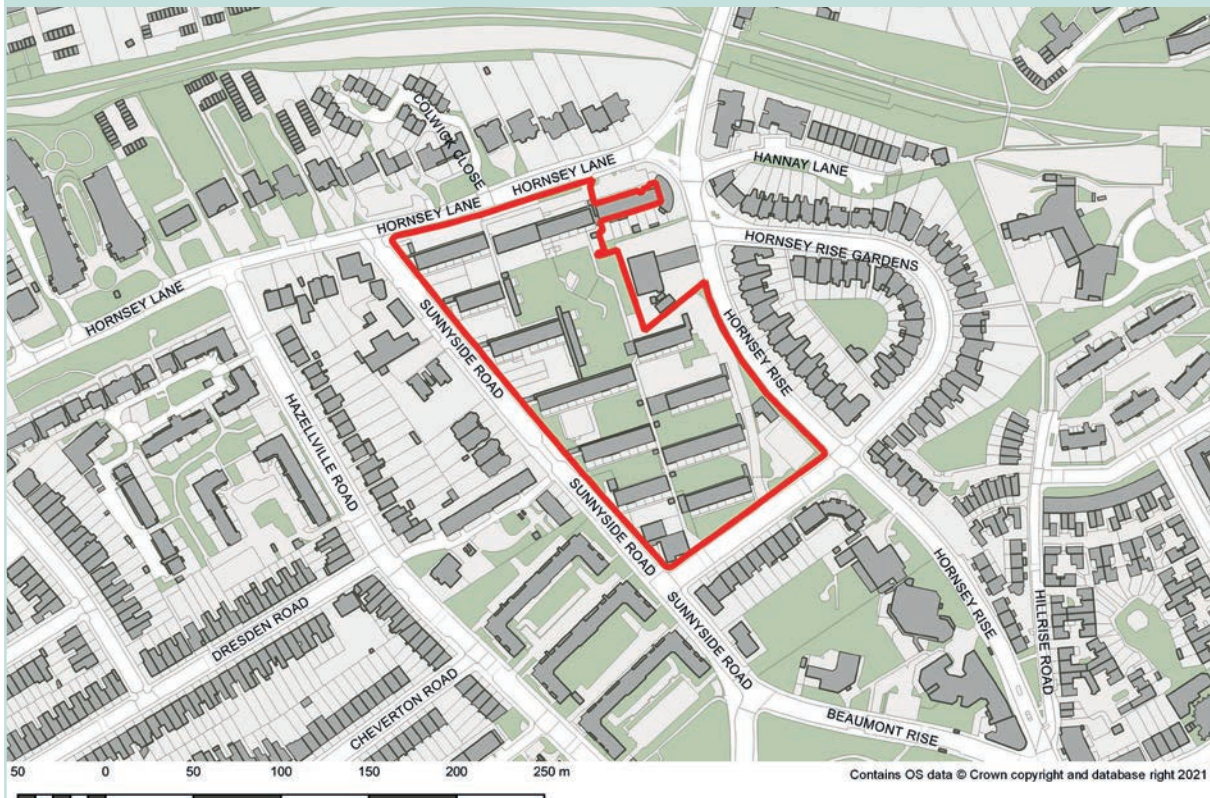
**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22-2025/26

## OIS12: New Orleans Estate



<b>Address</b>	New Orleans Estate, Hornsey Rise, N19
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	24,058sqm
<b>Current/previous use</b>	Housing estate
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	Additional residential development including the provision of genuinely affordable housing. Relocation and re-provision of the existing multi-use games area and community building. Improvements to play space, amenity space and landscaping across the estate.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• In close proximity to the Whitehall Park Conservation Area.</li> <li>• Opposite locally listed building 87 Sunnyside Road.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Any development should ensure high quality design and meet identified local housing needs.</li> </ul>

**Development considerations**

- Any development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the estate which should be carefully considered as part of a comprehensive landscaping plan for the estate.
- Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate.
- Development proposals should introduce a built edge and provide an active frontage onto Hornsey Rise.

**Estimated timescale**

2021/2022–2025/26

## OIS13: 17-23 Beaumont Rise



<b>Address</b>	17-23 Beaumont Rise, N19 3AA
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	1,609sqm
<b>Current/previous use</b>	Vacant council building (previously Elthorne Community Care Centre)
<b>How the site was identified and relevant planning history</b>	Planning permission P2017/2330/FUL
<b>Allocation and justification</b>	New housing including supported living accommodation, with provision of staff facilities, private and communal amenity space and communal rooms.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• In close proximity to Elthorne Park and Sunnyside Gardens open spaces.</li> <li>• In close proximity to the Margaret MacMillan Nursery School and Elthorne Park and Sunnyside Gardens SINCs.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• The site contains a large amount of greenspace with a significant variety of plant and tree species. Any proposal should seek to retain and enhance the overall ecological value of the site.</li> </ul>



**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22-2025/26

## OIS14: Athenaeum Court, 94 Highbury New Park



<b>Address</b>	Athenaeum Court, 94 Highbury New Park, N5 2DN
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	1,070sqm
<b>Current/previous use</b>	Housing estate
<b>How the site was identified and relevant planning history</b>	Pre-application discussions with London Borough of Islington Housing Service.
<b>Allocation and justification</b>	Infill residential development.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Adjacent to the Highbury New Park Conservation Area.</li> <li>• Adjacent to and opposite a number of Grade II listed buildings at 55-73 and 80-90 Highbury New Park.</li> <li>• Partially within Archaeological Priority Area: New River and New River Head Reservoirs (Tier 2).</li> <li>• In close proximity to Petherton Green Open Space.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Any development should respect the integrity of the existing estate and ensure high quality design.</li> </ul>

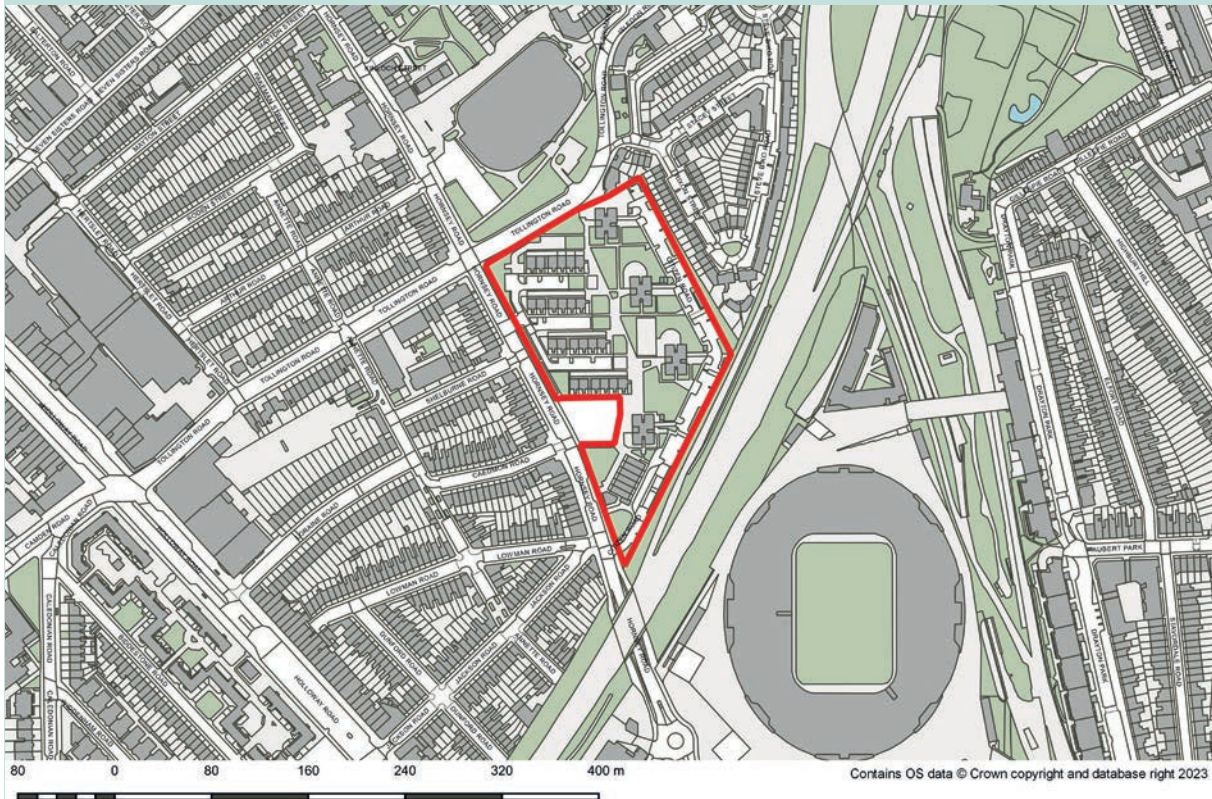
**Development considerations**

- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
- Any development should respect the amenity of neighbouring residential properties, including residents of Orwell Court.
- Trees should be carefully considered as part of a comprehensive landscaping plan.

**Estimated timescale**

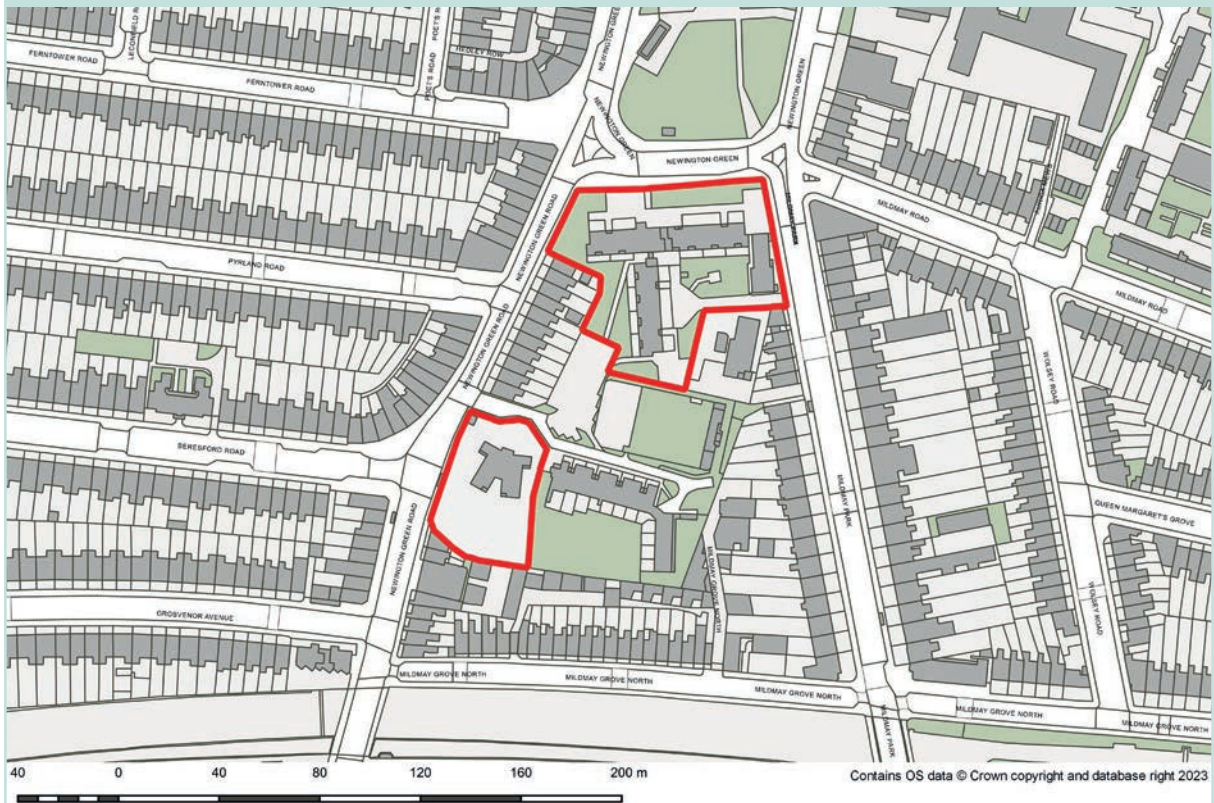
2021/22–2025/26

## OIS15: Harvist Estate Car Park



<b>Address</b>	Harvist Estate Car Park, N7 7NJ
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	31,879sqm
<b>Current/previous use</b>	Housing estate
<b>How the site was identified and relevant planning history</b>	Planning permission P2018/2767/FUL
<b>Allocation and justification</b>	Residential development with associated amenity space and improvements to the public realm.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Adjacent to the Isledon Road SINC.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Any development should respect the integrity of the existing estate and ensure high quality design.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
<b>Estimated timescale</b>	2021/22–2025/26

## OIS16: Hathersage and Besant Courts, Newington Green



<b>Address</b>	Hathersage and Besant Courts, Newington Green, N1 4RF
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	6,942sqm
<b>Current/previous use</b>	Various sites within existing estate including car parking and other underused spaces
<b>How the site was identified and relevant planning history</b>	Planning permission P2018/1970/FUL
<b>Allocation and justification</b>	New housing, play space, open space and improvements to communal facilities and landscaping.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Newington Green Conservation Area.</li> <li>• Partially within Archaeological Priority Area: Newington Green Hamlet (Tier 2).</li> <li>• Locally listed buildings in close proximity to the site at 125 Newington Green Road and 90 Mildmay Park.</li> <li>• Opposite Newington Green Gardens Open Space and SINC.</li> </ul>

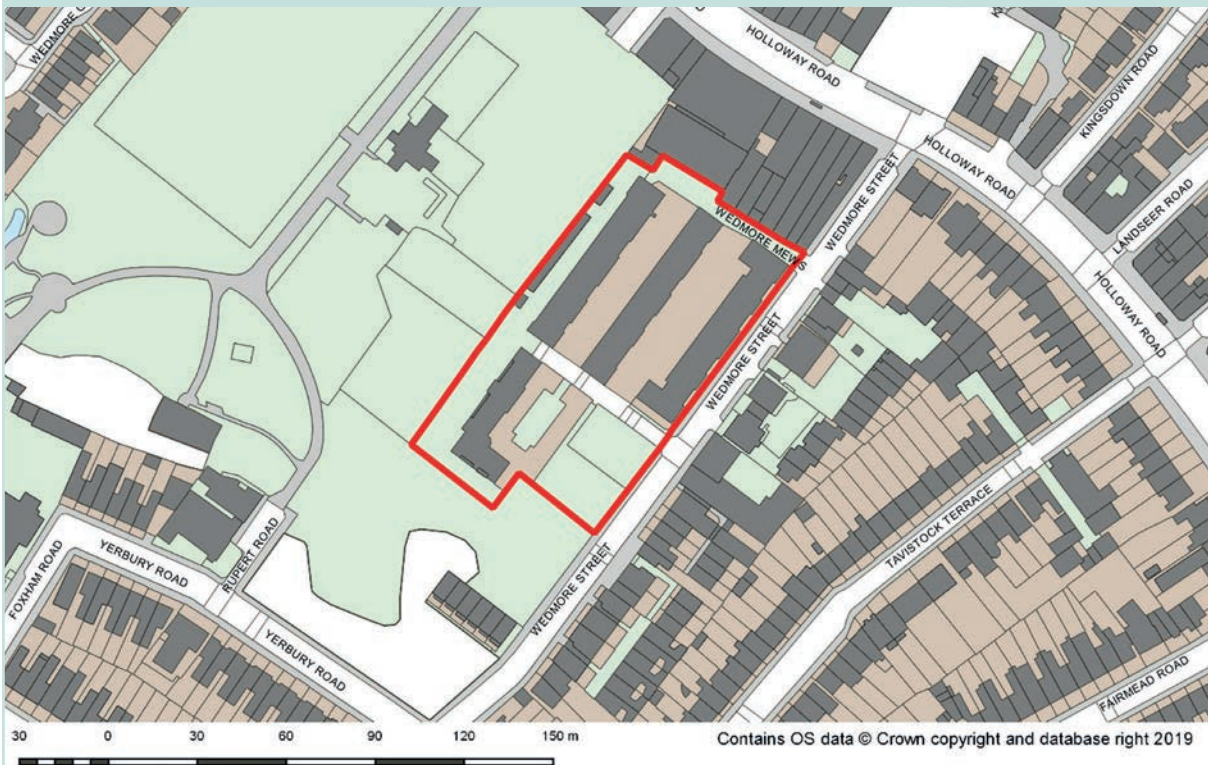
**Development considerations**

- Any proposal should improve permeability and create links through the estate to Newington Green Road.
- Any development should respect the integrity of the existing estate and ensure high quality design.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts).  
Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22–2025/26

## OIS17: Wedmore Estate Car Park



<b>Address</b>	Wedmore Estate Car Park, N19 4EG
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	8,296sqm
<b>Current/previous use</b>	Housing estate
<b>How the site was identified and relevant planning history</b>	Planning permission P2017/4763/FUL
<b>Allocation and justification</b>	Residential development.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Adjacent to Mercers Road/Tavistock Terrace Conservation Area.</li> <li>• Adjacent to Whittington Park Open Space and SINC.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Any development should respect the integrity of the existing estate and ensure high quality design.</li> <li>• Development proposals should provide a street frontage onto Wedmore Street.</li> </ul>

**Development considerations**

- Landscape and public realm improvements should be incorporated into any new development, as well as the re-provision of the existing playground.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2021/22–2025/26

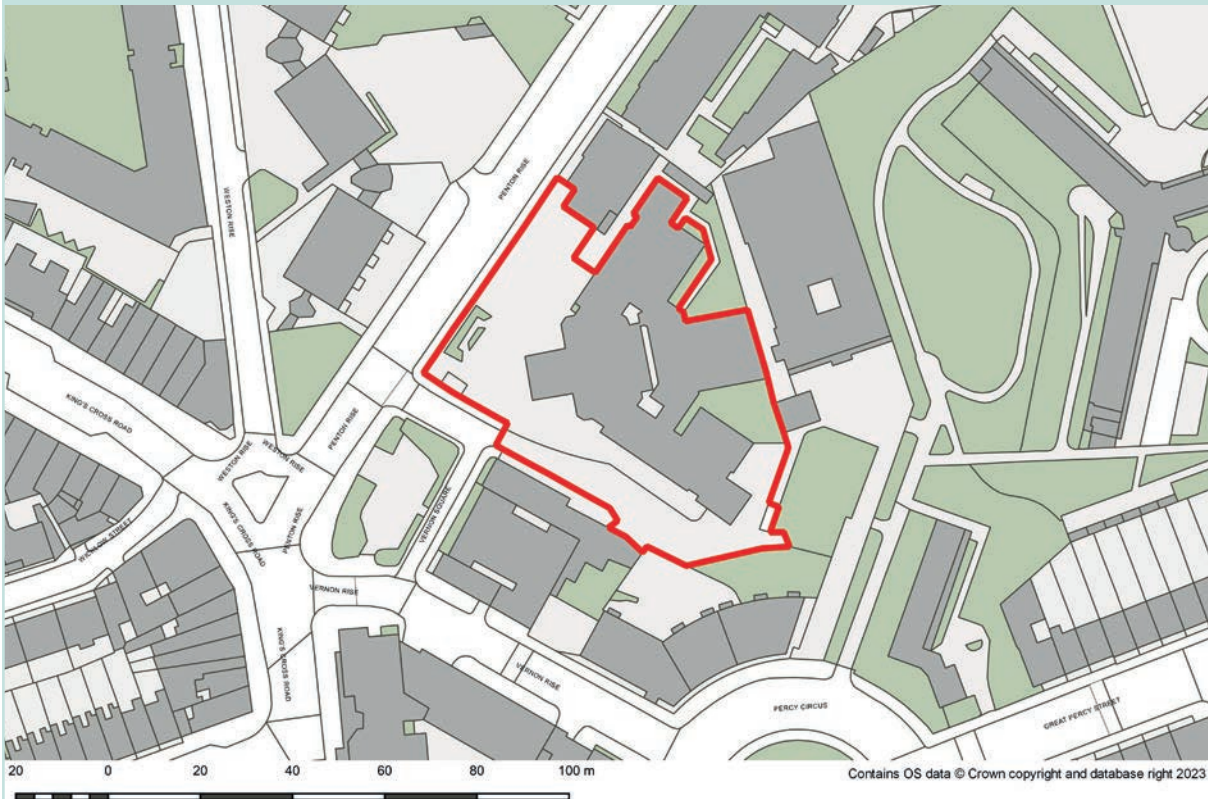


## OIS18: 25-27 Horsell Road



<b>Address</b>	25-27 Horsell Road, N5 1XL
<b>Ownership</b>	CER Horsell Road S.A.R.L
<b>Approximate size of site</b>	814sqm
<b>Current/previous use</b>	Office floorspace
<b>How the site was identified and relevant planning history</b>	London Borough of Islington's Call for Sites; planning permission P2015/1655/FUL.
<b>Allocation and justification</b>	<p>The site has planning permission for mixed use development including residential uses and reconfigured office use.</p> <p>Should the site be subject to further amendments or new applications, intensification of business floorspace should be prioritised.</p>
<b>Site designations and constraints</b>	<ul style="list-style-type: none"><li>• Adjacent to the St. Mary Magdalene Conservation Area.</li><li>• Adjacent to locally listed building at 1 Ronalds Road.</li></ul>
<b>Development considerations</b>	<ul style="list-style-type: none"><li>• No site specific considerations, relevant policies apply.</li></ul>
<b>Estimated timescale</b>	2021/22-2025/26

## OIS19: Vernon Square, Penton Rise



<b>Address</b>	Vernon Square, Penton Rise, WC1X 9EW
<b>Ownership</b>	SOAS University of London
<b>Approximate size of site</b>	3,840sqm
<b>Current/previous use</b>	Education use
<b>How the site was identified and relevant planning history</b>	Response to Site Allocations Direction of Travel consultation (2018).
<b>Allocation and justification</b>	Refurbishment/redevelopment for business-led development. Loss of social infrastructure subject to Strategic and Development Management Policy SC1.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ).</li> <li>• Northdown Street Priority Employment Location.</li> <li>• New River Conservation Area.</li> <li>• In close proximity to Grade II listed Bevin Court Estate.</li> <li>• In close proximity to Vernon Square and Holford Gardens Open Spaces.</li> <li>• Partially within London View Management Framework viewing corridor 3A.1 (Parliament Hill to St. Paul's Cathedral).</li> </ul>

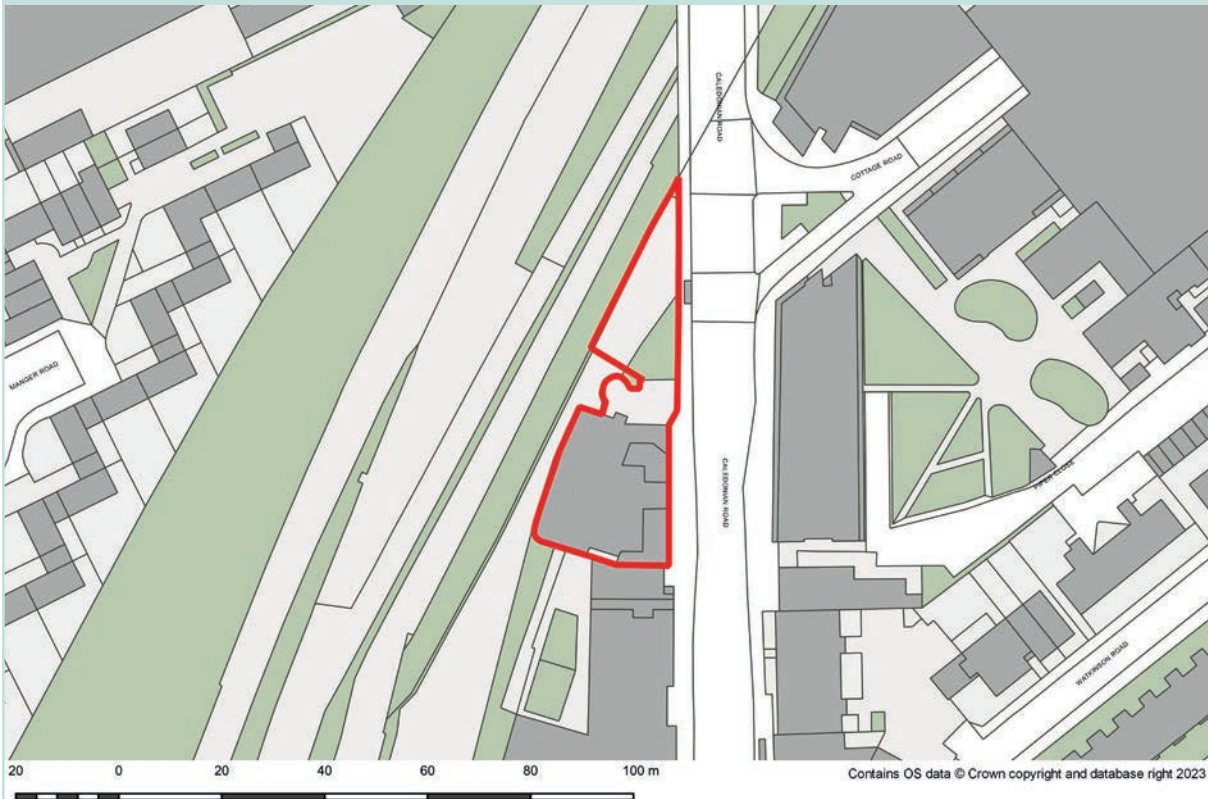
**Development considerations**

- Development proposals should look to retain and refurbish the existing building, which is considered to make a positive contribution to the Conservation Area.

**Estimated timescale**

2026/27-2030/31

## OIS20: Former railway sidings adjacent to Caledonian Road Station



<b>Address</b>	Former railway sidings adjacent to and potentially including Caledonian Road Station
<b>Ownership</b>	London Underground Limited
<b>Approximate size of site</b>	1,103sqm
<b>Current/previous use</b>	London Underground Station and former railway sidings
<b>How the site was identified and relevant planning history</b>	Islington Tall Buildings Study
<b>Allocation and justification</b>	Residential-led, mixed use development including the introduction of retail uses at ground level. The station must be retained and protected.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Partially within the Caledonian Road (Cottage Road) Local Shopping Area.</li> <li>• Partially within the Holloway Road to Caledonian Road Railsides SINC.</li> <li>• Caledonian Road Station is a Grade II listed building, and 467 Caledonian Road, which forms part of the site, is locally listed.</li> </ul>

**Development considerations**

- The Islington Tall Buildings Study suggests that air rights above the Grade II listed station could potentially be utilised alongside the former railway sidings to accommodate a special local landmark building up to a height of 12 storeys (37m). This would enhance the townscape of the Caledonian Road Station hub and contribute to a unique identity at this important gateway.
- A particular consideration on this site is the Grade II listed Caledonian Road Underground Station, as well as potential impacts to the Grade II\* listed Caledonian Clock Tower, further to the north of the site. Development of a tall building will only be acceptable where it conserves or enhances the significance of heritage assets and their settings as part of fully satisfying a number of criteria in relation to impacts set out in Strategic and Development Management Policy DH3.
- Development of this site must be informed by a heritage statement prepared by the applicant which responds to the potential heritage impacts and opportunities for improvement identified in the Heritage Assessment for this site.
- For development proposals on the station the proportions and rhythm of the façade should have consideration of the station building, including the spacing set by the arches. Careful design, detailing and materials should be used to complement the host building.
- Any development must protect, enhance and contribute to the biodiversity value of the site.
- Any development should ensure that noise and vibration impacts from the rail line are prevented/mitigated.
- Development should not adversely impact the operation of the station.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

2026/27-2030/31

## OIS21: 114 Balls Pond Road and 1 King Henry's Walk



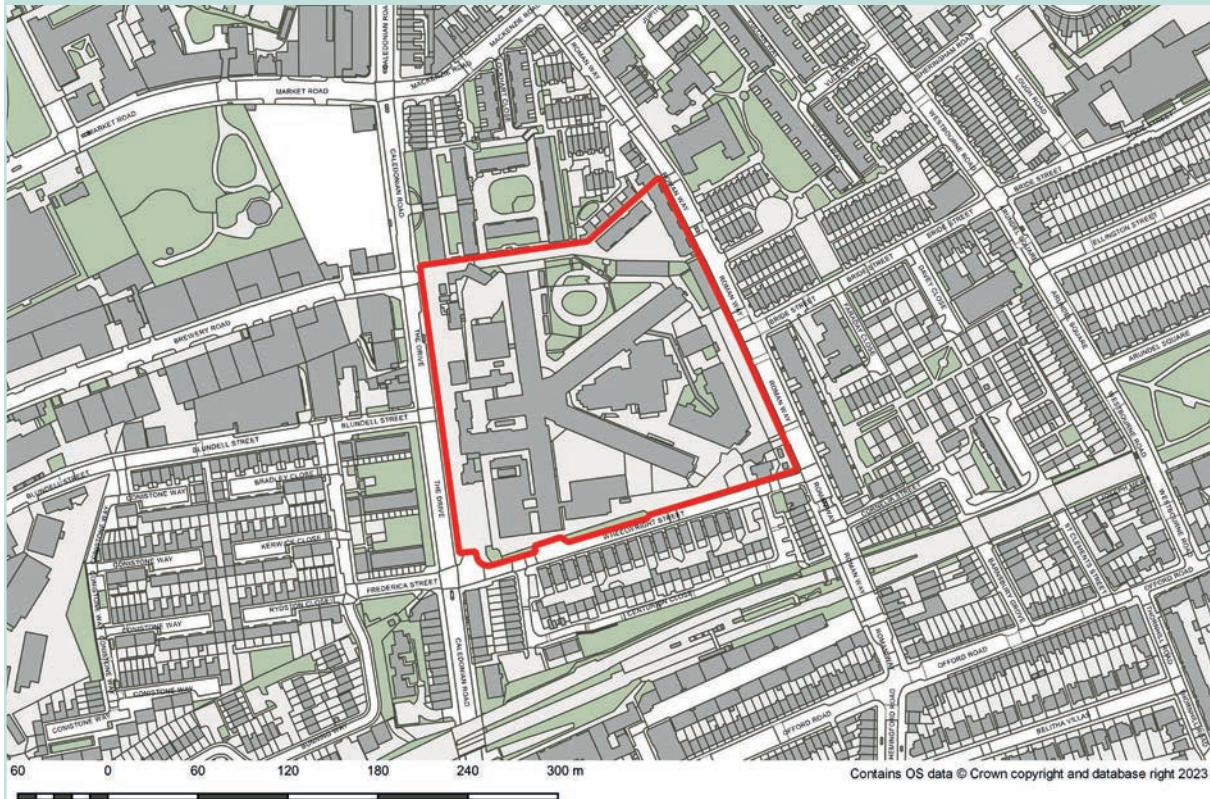
<b>Address</b>	114 Balls Pond Road and 1 King Henry's Walk, N1 4NL
<b>Ownership</b>	London Power Networks Plc
<b>Approximate size of site</b>	3,048sqm
<b>Current/previous use</b>	Electricity substation
<b>How the site was identified and relevant planning history</b>	Through review of Islington's Employment Growth Areas/Priority Employment Locations.
<b>Allocation and justification</b>	Residential development.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• None.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Any redevelopment would be subject to UK Power Networks determining that the site was surplus to requirements.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
<b>Estimated timescale</b>	2026/27-2030/31

## OIS22: 1 Lowther Road



<b>Address</b>	1 Lowther Road, N7 8US
<b>Ownership</b>	Camden and Islington NHS Foundation Trust
<b>Approximate size of site</b>	1,101sqm
<b>Current/previous use</b>	Healthcare
<b>How the site was identified and relevant planning history</b>	NHS Estates review
<b>Allocation and justification</b>	Protection of the existing healthcare use of the site. Intensification/consolidation of healthcare/social and community infrastructure uses is encouraged.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral).</li> <li>• Adjacent to St Mary Magdalene Conservation Area.</li> <li>• Opposite a Grade II listed building at 14 Chillingworth Road.</li> <li>• Locally listed buildings nearby at 2, 4, 8 and 10 Chillingworth Road.</li> </ul>
<b>Development Considerations</b>	<ul style="list-style-type: none"> <li>• No site specific considerations, relevant policies apply.</li> </ul>
<b>Estimated timescale</b>	2021/22-2025/26

## OIS23: Pentonville Prison, Caledonian Road



<b>Address</b>	Pentonville Prison, Caledonian Road, N7 8TT
<b>Ownership</b>	Ministry of Justice
<b>Approximate size of site</b>	41,660sqm
<b>Current/previous use</b>	Prison
<b>How the site was identified and relevant planning history</b>	Site identified as a result of publicity surrounding the Ministry of Justice's estate renewal/asset disposal programme.
<b>Allocation and justification</b>	Subject to justifying the loss of social infrastructure, a heritage-led, predominantly residential scheme delivering a significant amount of genuinely affordable housing, and including appropriate provision of community uses, open space and an element of business use, may be acceptable.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Grade II listed building.</li> <li>• Locally listed buildings within, and in close proximity to, the site.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Active frontages should be provided, particularly along Caledonian Road.</li> </ul>



**Development considerations**

- The opportunity to integrate this site back into the urban context needs to be carefully considered, improving permeability and including provision of new east-west and north-south access through the site where possible.
- Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

**Estimated timescale**

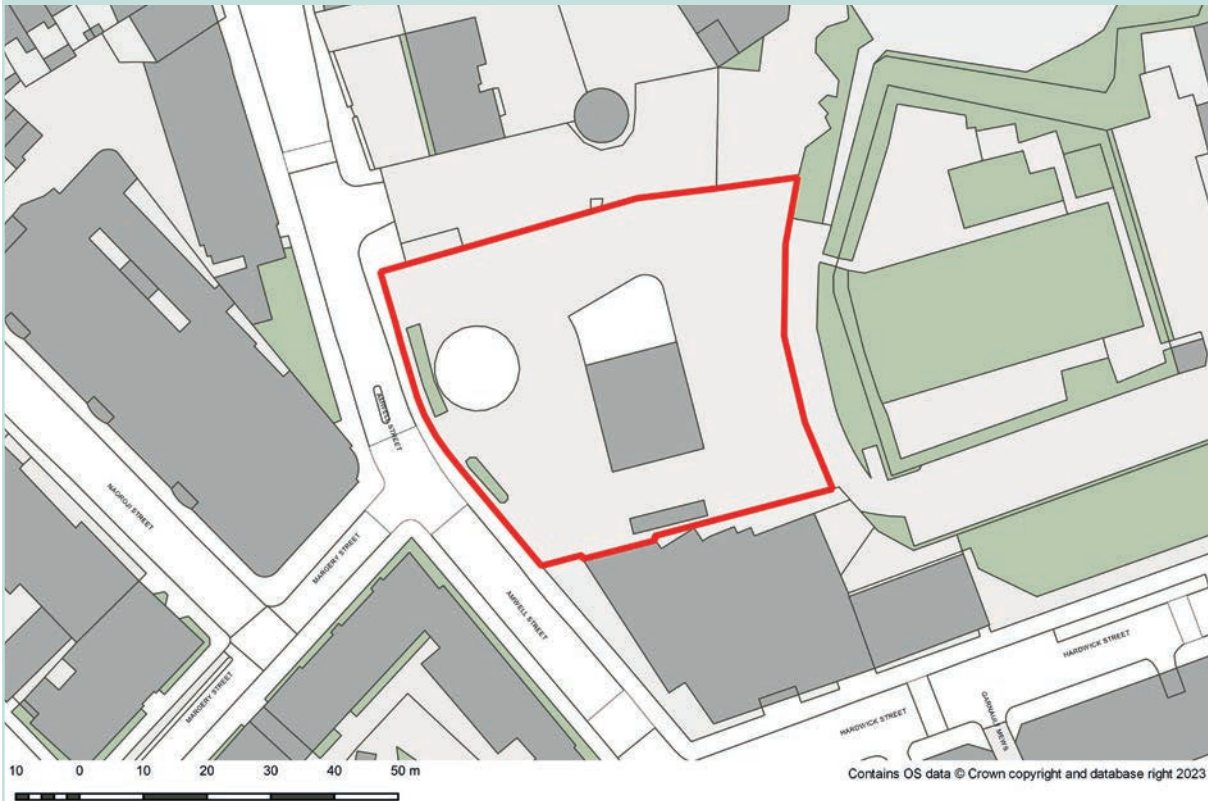
2031/32-2035/36

## OIS24: Charles Simmons House, 3 Margery Street



<b>Address</b>	Charles Simmons House, 3 Margery Street, WC1X 0HP
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	408sqm
<b>Current/previous use</b>	Housing estate
<b>How the site was identified and relevant planning history</b>	Planning permission P2015/3050/FUL
<b>Allocation and justification</b>	Residential development with some community floorspace and retail uses.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ).</li> <li>• Adjacent to the New River Conservation Area.</li> <li>• Locally listed building opposite the site (52 Lloyd Baker Street).</li> <li>• Within London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral).</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• A building set back from the pavement edge with a landscaped area in the front may be appropriate.</li> </ul>
<b>Estimated timescale</b>	2021/22-2025/26

## OIS25: Amwell Street Water Pumping Station



<b>Address</b>	Amwell Street Water Pumping Station, EC1R
<b>Ownership</b>	Thames Water Utilities Limited
<b>Approximate size of site</b>	2,921sqm
<b>Current/previous use</b>	Water infrastructure (operational)
<b>How the site was identified and relevant planning history</b>	GLA SHLAA Call for Sites 2017
<b>Allocation and justification</b>	Conservation of heritage assets and sensitive re-use of existing buildings for residential or office use.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ).</li> <li>• Grade II listed site.</li> <li>• New River Conservation Area.</li> <li>• In close proximity to the New River Head Engine and Pump House, which is a local landmark.</li> <li>• Adjacent to Grade II* listed buildings at New River Head.</li> <li>• Archaeological Priority Area: New River and New River Head Reservoirs (Tier 2).</li> </ul>

<p><b>Site designations and constraints</b></p>	<ul style="list-style-type: none"> <li>• Within protected viewing corridors Islington Local View LV4 (Archway Road to St. Paul’s Cathedral), Islington Local View LV5 (Archway Bridge to St. Paul’s Cathedral) and Islington Local View LV6 (Amwell Street to St. Paul’s Cathedral).</li> <li>• Site is located within a groundwater Source Protection Zone.</li> </ul>
<p><b>Development considerations</b></p>	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
<p><b>Estimated timescale</b></p>	<p>2031/32–2035/36</p>

## OIS26: York Way Estate



<b>Address</b>	York Way Estate, N7 9QA
<b>Ownership</b>	City of London Corporation
<b>Approximate size of site</b>	19,109sqm
<b>Current/previous use</b>	Residential estate with large areas of underused car parking (surface level and basement), perimeter hardstanding, amenity space and estate community centre.
<b>How the site was identified and relevant planning history</b>	Planning permission P2021/0969/FUL
<b>Allocation and justification</b>	Additional genuinely affordable housing can be accommodated on new blocks within the estate, improved play space provision, improvements to communal facilities and enhanced landscaping.

**Site designations and constraints**

- No site specific designations in current plan.
- Adjacent to Caledonian Park which is a Borough Grade 1 SINC and listed heritage asset (the railings, walls, gate piers and gates to the Park, running along Market Road and Shearling Way are Grade II listed and the Clock Tower within the park is Grade II\* listed).
- Adjacent to Grade II listed building, 24 North Road.

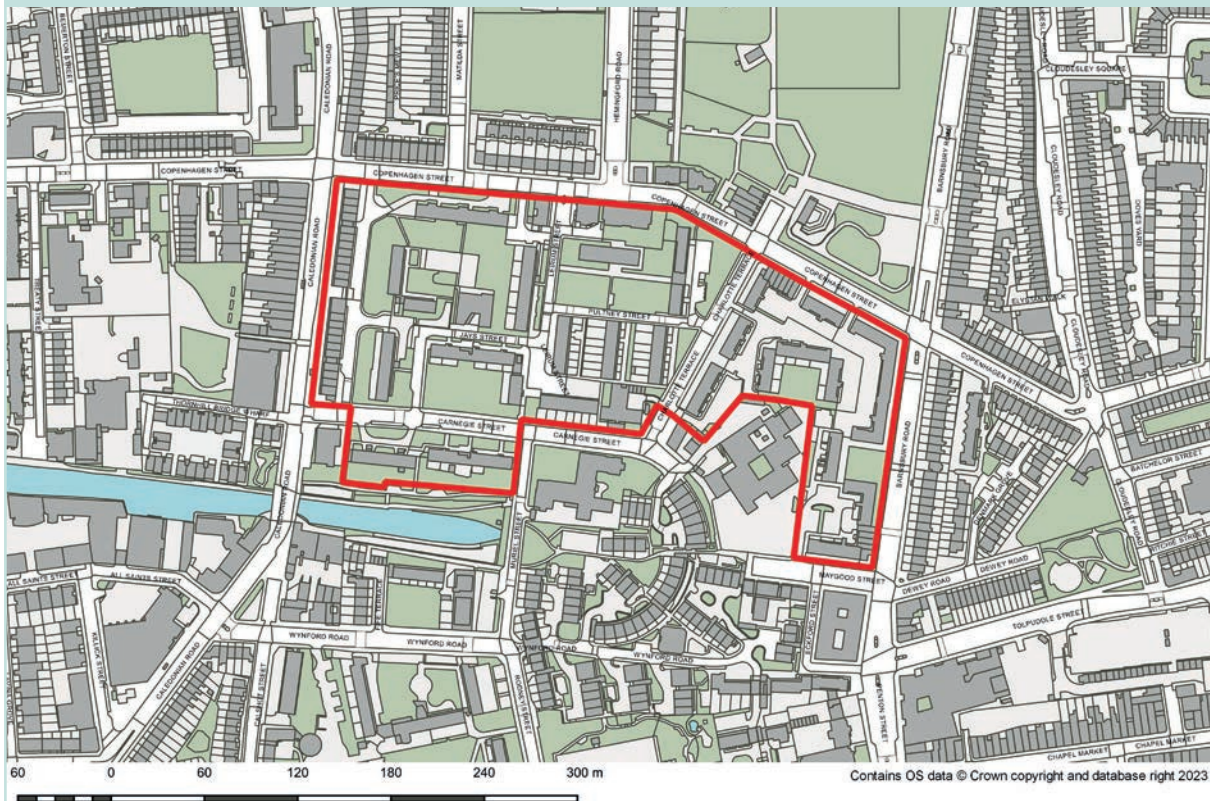
**Development considerations**

- Any development should look to integrate with the character of the surrounding townscape as well as the existing estate and ensure high quality contextual design.
- Any development should improve the quality of landscaping and permeability and enhance usability to create inclusive spaces.

**Estimated timescale**

2021/22-2025/26

## OIS27: Barnsbury Estate



<b>Address</b>	Barnsbury Estate
<b>Ownership</b>	Newlon Housing Trust
<b>Approximate size of site</b>	55,764sqm
<b>Current/previous use</b>	Housing estate
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	Refurbishment of Old Barnsbury Estate and redevelopment of New Barnsbury Estate for residential use, including the provision of additional new homes and genuinely affordable housing. Improvements to existing estate open spaces including the creation of a park on Pultney Street, and the provision of a new park on Carnegie Street with a community centre, play and exercise equipment and ball court. Improvements to landscaping, planting, lighting and security measures, play spaces, seating and bin and cycle storage across the estate.

**Site designations and constraints**

- Adjacent to the Barnsbury and Regent's Canal West Conservation Areas.
- Adjacent to the Regent's Canal (West) Site of Importance for Nature Conservation (Metropolitan grade) and Regent's Canal Open Space.
- Adjacent to Thornhill Bridge Community Garden open space.
- Within Local Views 4 (view from Archway Road) and 5 (view from Archway Bridge).
- In close proximity to a terrace of Grade II listed buildings (16-62 Barnsbury Road).
- Regent's Canal runs through Islington Tunnel underneath the Estate with the West Portal of the tunnel opening on Muriel Street. The Portal and Tunnel are Grade II listed.
- The site is partially within a local flood risk zone (LFRZ).
- Site is located within a groundwater Source Protection Zone.

**Development considerations**

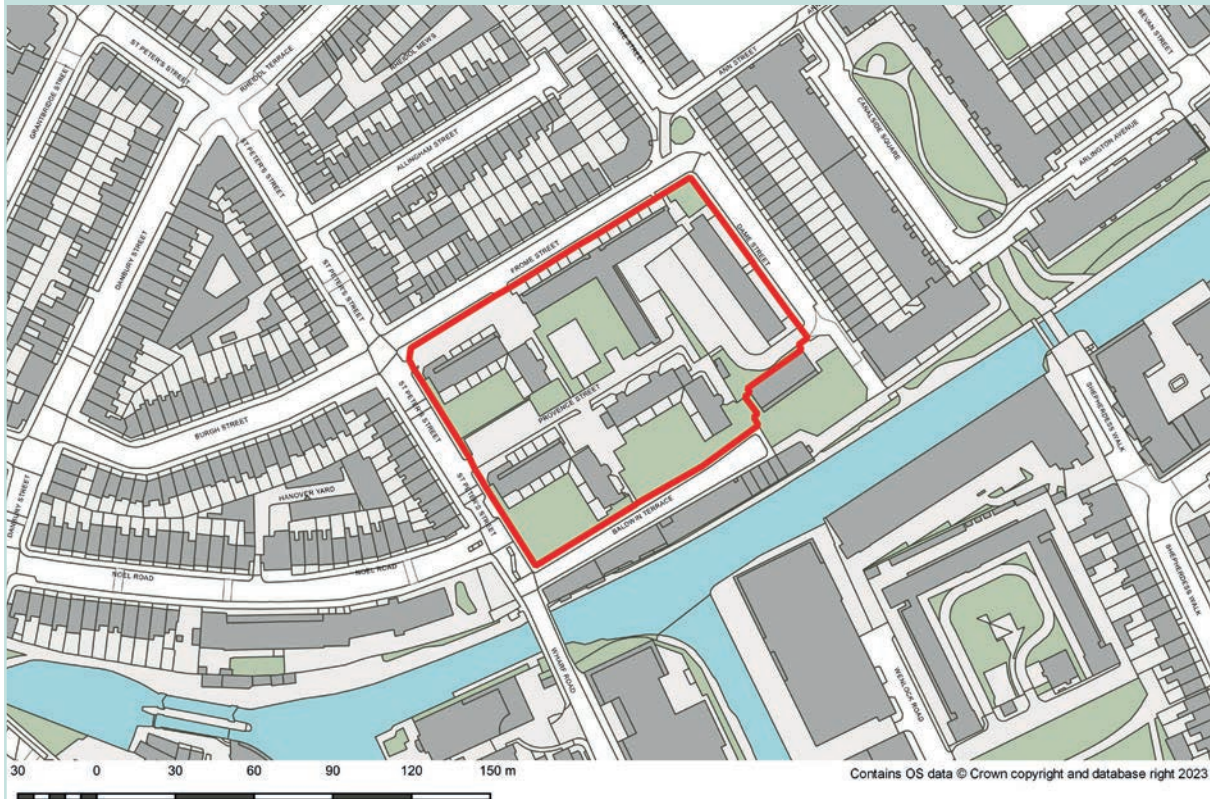
- Any development should ensure high quality design and meet identified local housing needs with an emphasis on improving space standards within dwellings and reducing overcrowding.
- Development should increase permeability with the creation of safe, accessible, direct, active and overlooked routes through the estate from north to south (Copenhagen Street to Carnegie Street) and east to west (for example Pultney Street to Caledonian Road). The delivery of usable, inclusive spaces is a priority.
- Active frontages should be provided, particularly along Caledonian Road with the currently blocked access to the estate restored.
- Replacement commercial uses should be provided to maintain and enhance the retail and service function of the Caledonian Road Local Shopping Area, alongside public realm improvements to Caledonian Road. Social and community infrastructure uses should be re-provided consistent with Strategic and Development Management Policy SC1.
- Opportunities to improve urban greening and enhance green infrastructure should be maximised as part of an integrated approach to landscape design. Development must be sensitive to the adjacent SINC.
- Estate-wide improvements for pedestrians and cyclists should be provided, including improved connections along the Regent's Canal to deliver a safer pedestrian and cycling environment. The cycle hire station on Charlotte Terrace should be retained.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.

**Estimated timescale**

2021/22-2025/26; 2026/27-2030/31



## OIS28: Cluse Court



<b>Address</b>	Cluse Court, St. Peter's Street, NI 8PD
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	12,031sqm
<b>Current/previous use</b>	Housing estate
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	Additional residential development, including the provision of genuinely affordable housing. Improvements to play space, amenity space and landscaping across the estate.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Adjacent to the Duncan Terrace/Colebrooke Row Conservation Area.</li> <li>• In close proximity to the Waterside Play and Youth Project Adventure Playground.</li> <li>• Opposite a terrace of Grade II listed buildings at 64-82 St. Peter's Street.</li> <li>• In close proximity to the Regent's Canal open space.</li> </ul>

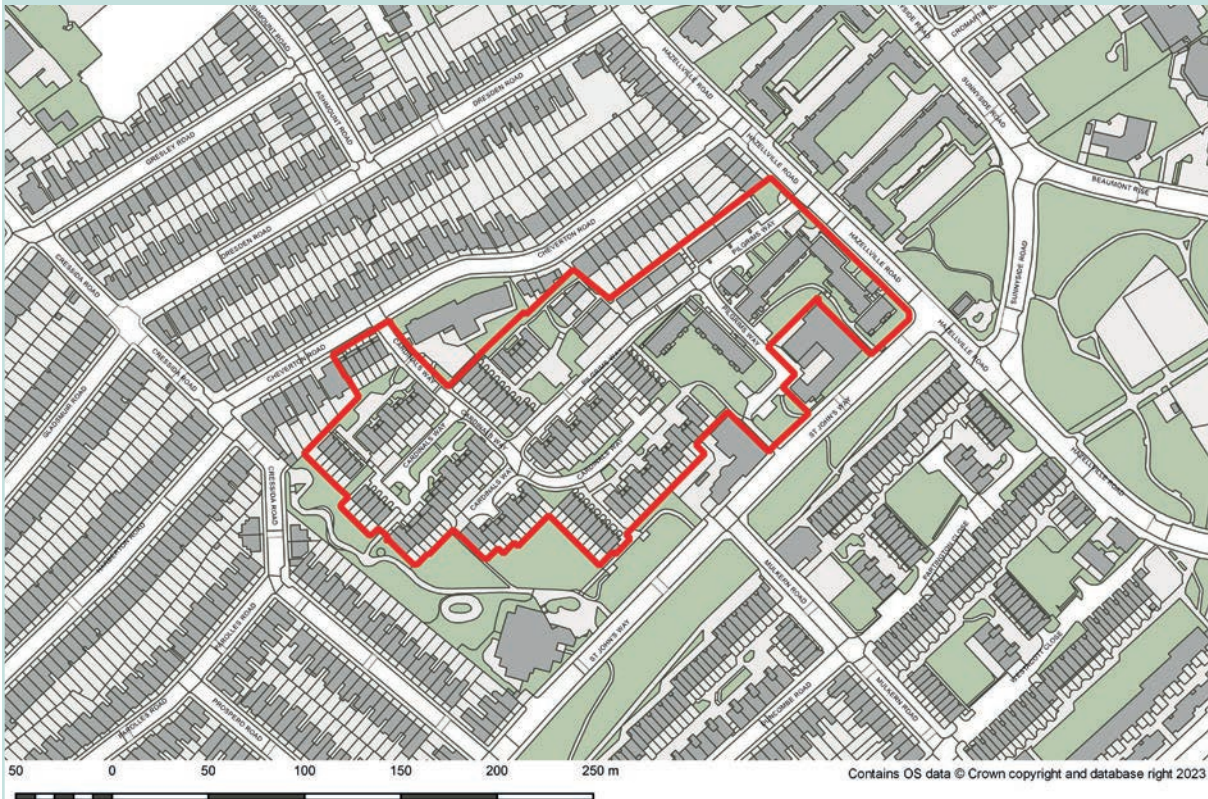
**Development considerations**

- Any development should ensure high quality design and meet identified local housing needs.
- Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the site which should be carefully considered as part of a comprehensive landscaping plan for the estate.
- Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate.
- Services provided by the Waterside Play and Youth Project should remain available throughout any development.
- The site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.

**Estimated timescale**

2021/22-2025/26

## OIS29: Hillside Estate



<b>Address</b>	Hillside Estate, N19
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	36,508sqm
<b>Current/previous use</b>	Housing estate
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	Subject to justifying any loss of social infrastructure, additional residential development including the provision of genuinely affordable housing. Improvements to play space, amenity space and landscaping across the estate.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Adjacent to the Whitehall Park Conservation Area.</li> <li>• Hillside Park and Pilgrims Way Garden open spaces fall within the estate boundary.</li> <li>• Adjacent to a locally listed building (131 St. John's Way).</li> <li>• The Hazelville Road frontage of the site is opposite Elthorne Park and Sunnyside Gardens which is a SINC (Borough Grade 2).</li> </ul>

**Site designations and constraints**

- The site is adjacent to Hillside Park (which is within the estate boundary but outside of the site allocation) and opposite St John’s Way Verge open spaces.

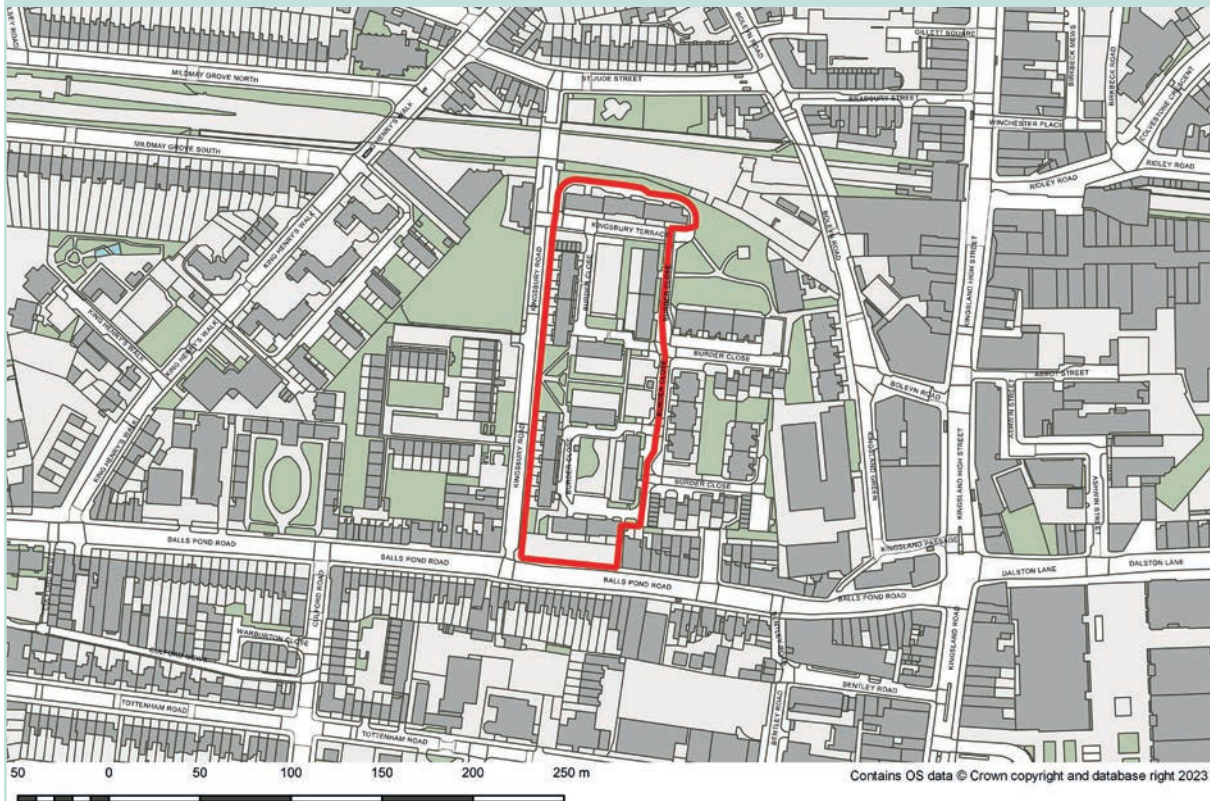
**Development considerations**

- Any development should ensure high quality design and meet identified local housing needs.
- Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the site which should be carefully considered as part of a comprehensive landscaping plan for the estate. In addition any potential impacts on the designated open spaces falling within the site boundary should be carefully considered and mitigated.
- Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate and also consider permeability through the adjacent open space at Hillside Park.
- Opportunities to provide more active frontages to Pilgrims Way and St. John’s Way should be explored.
- Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.

**Estimated timescale**

2021/22-2025/26

## OIS30: Kerridge Court



<b>Address</b>	Kerridge Court, Balls Pond Road and Kingsbury Road, N1
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	13,496sqm
<b>Current/previous use</b>	Housing estate
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	Additional residential development including the provision of genuinely affordable housing. Re-provision of the existing multi-use games area within a new, centrally located public space. Improvements to play space, amenity space and landscaping across the estate.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• The site is in close proximity to the Kingsbury Road Conservation Area, incorporating the Grade II listed Jewish Burial Ground, a designated open space which is also a SINC (Borough Grade 2).</li> <li>• Adjacent to the North London Line East SINC (Borough Grade 1).</li> </ul>

**Development considerations**

- Any development should ensure high quality design and meet identified local housing needs.
- Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the estate which should be carefully considered as part of a comprehensive landscaping plan for the estate.
- Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate. Development offers an opportunity to improve east to west pedestrian routes through the estate (King Henry's Walk to Kingsland Road) and provide more legible access into the estate, particularly from Balls Pond Road.
- Active frontages should be provided, particularly along Kingsbury Road and Balls Pond Road.

**Estimated timescale**

2021/22-2025/26

## OIS31: Drakeley Court and Aubert Court



<b>Address</b>	Drakeley Court Estate and Aubert Court Estate
<b>Ownership</b>	London Borough of Islington
<b>Approximate size of site</b>	18,542sqm
<b>Current/previous use</b>	Housing estate
<b>How the site was identified and relevant planning history</b>	Pre-application discussions
<b>Allocation and justification</b>	Additional residential development including the provision of genuinely affordable housing. Improving access to a new community facility in the heart of the estate that will improve visibility. Improved landscaping, including the creation of a new green square. Improved lighting, seating, play space and security measures across the estate.
<b>Site designations and constraints</b>	<ul style="list-style-type: none"> <li>• Adjacent to the Highbury Fields Conservation Area.</li> <li>• Adjacent to the Grade II listed Highbury Stadium site.</li> </ul>
<b>Development considerations</b>	<ul style="list-style-type: none"> <li>• Any development should ensure high quality design, meet identified local housing needs and respect the integrity of the existing estates where appropriate.</li> </ul>

**Development considerations**

- Any development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a large number of trees on the site which should be carefully considered as part of a comprehensive landscaping plan.
- Development should increase permeability and usability with the creation of safe, direct, active and overlooked routes through the estates. There is an opportunity to open up access from the estates to Avenell Road.

**Estimated timescale**

2021/22–2025/26



# 10 Monitoring

- 10.1 Monitoring of Local Plan policies is essential to determine the extent to which those policies are delivering the Local Plan vision and objectives.
- 10.2 The Authorities Monitoring Report (AMR) is the principal mechanism for monitoring the Local Plan. The AMR will report at least annually on a broad range of quantitative and qualitative indicators to enable a full assessment of how successfully the Local Plan is being implemented.
- 10.3 The AMR indicators are not fixed and may change over different iterations of the AMR. However, each AMR will include baseline quantitative indicators to identify completions across various use classes. This completion data will be assessed spatially with reference to relevant Local Plan policies and designations; this could include development located within or in close proximity to a specific designation.
- 10.4 Future AMRs will include an indicator monitoring the progress of individual site allocations to help the Council assess the success of Policy SA1 (Delivering development priorities). Success will be measured in terms of the number of sites permitted in accordance with the allocated uses. Other information relating to site allocations may also be kept under review, including for example, whether a planning permission has been implemented, completed or has lapsed; and (where relevant) the reasons why specific sites have not come forward in line with the estimated timescales within the allocation. It could also include data on how the quanta of development which is coming forward through applications compares to the site capacity assumptions identified in the Local Plan.
- 10.5 Further qualitative indicators will be set out where necessary; this may include indicators to monitor trends at a local, regional and/or national level which have the potential to impact on the delivery of the Local Plan.
- 10.6 The AMR will set out the up-to-date housing trajectory which identifies past housing completion figures and sets out Islington's five-year housing supply. The AMR will also set out an up-to-date pipeline for business floorspace, particularly offices.
- 10.7 The Council are required to review the Local Plan every five years from the date of adoption, to determine whether the Local Plan needs to be updated, e.g. in light of changing circumstances. The AMR will be a key consideration as part of any Local Plan review. Data and trends identified in the AMR may (individually or combined with other considerations) trigger a need for a partial or full update to the Local Plan.
- 10.8 In line with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), the AMR will also provide information on neighbourhood planning, what acts of co-operation and engagement have been carried out under the Duty to Co-operate, and CIL receipts and expenditure.

# 11 Appendices

## Appendix 1: Policies superseded by Local Plan – Site Allocations DPD

- 1 Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012 states that where a local plan contains a policy that is intended to supersede another policy in the adopted development plan, it must state that fact and identify the superseded policy.
- 2 The Site Allocations DPD wholly supersedes the Site Allocations DPD (adopted June 2013). Table A1.1 identifies the full list of policies in these documents which will be superseded.

**Table A1.1 – Policies superseded by Local Plan – Site Allocations DPD**

<b>Policy document</b>	<b>Policy/allocation name</b>
Site Allocations (June 2013)	Policy SA1: Proposals within allocated sites
Site Allocations (June 2013)	ARCH1: Archway Tower and Island site (the Core Site)
Site Allocations (June 2013)	ARCH2: Whittington Hospital ancillary buildings, N19
Site Allocations (June 2013)	ARCH3: The Archway Campus, Highgate Hill, N19
Site Allocations (June 2013)	ARCH4: Archway Heights, 16 Archway Road, N19 3TF
Site Allocations (June 2013)	FP1: Finsbury Park Core Site
Site Allocations (June 2013)	FP2: 129-131 & 133 Fonthill Road and 13 Goodwin Street, N4
Site Allocations (June 2013)	FP3: 185-187 Isledon Road, N7 7JR
Site Allocations (June 2013)	FP4: 97-103 Fonthill Road, N4 3JH
Site Allocations (June 2013)	FP5: Highbury Vale Police Station, 211 Blackstock Road, N5
Site Allocations (June 2013)	FP6: Cyma Service Station, 201A Seven Sisters Road, N4 3NG

<b>Policy document</b>	<b>Policy/allocation name</b>
Site Allocations (June 2013)	FP7: 107-129 Seven Sisters Road, N7 7QG
Site Allocations (June 2013)	FP8: Holloway Fire Station, 262 Hornsey Road, N7 7QT
Site Allocations (June 2013)	FP9: Holloway Police Station, 284 Hornsey Road, N7 7QY
Site Allocations (June 2013)	NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG
Site Allocations (June 2013)	NH2: 368-376 Holloway Road (Argos and adjoining shops), N7 6PN
Site Allocations (June 2013)	NH3: 254-268 Holloway Road, N7 6NE
Site Allocations (June 2013)	NH4: 443-453 Holloway Road, N7 6LJ
Site Allocations (June 2013)	NH5: Territorial Army Centre, 65-69 Parkhurst Road, N7
Site Allocations (June 2013)	NH6: 2, 4 & 4A, Tufnell Park Road and rear of Odeon Cinema, N7
Site Allocations (June 2013)	NH7: Islington Scout Hut Centre, 319 Holloway Road, N7 9SU
Site Allocations (June 2013)	NH8: Pollard Close Allotments, N7
Site Allocations (June 2013)	NH9: 392A and 394 Camden Road, N7
Site Allocations (June 2013)	NH10: Ada Lewis House, 1 Dalmeny Avenue, N7 0LD
Site Allocations (June 2013)	NH11: Heywood House Hotel, 261 Camden Road, N7 0HS
Site Allocations (June 2013)	HC1: 85 Canonbury Road, N1 2DG
Site Allocations (June 2013)	HC2: 12-30 Highbury Corner, 2-50 Holloway Road (including 3, 3A and 4 Highbury Crescent).
Site Allocations (June 2013)	HC3: London Metropolitan University (LMU) Campus Area, Holloway Road
Site Allocations (June 2013)	HC4: 11-13 Benwell Road, N7 7BL
Site Allocations (June 2013)	HC5: Queensland Road redevelopment, Queensland Road, N7
Site Allocations (June 2013)	HC6: Highbury and Islington Station and Corsica Street

<b>Policy document</b>	<b>Policy/allocation name</b>
Site Allocations (June 2013)	AUS1: Almeida Street sorting office, and Former North London Mail Centre, N1 1AA
Site Allocations (June 2013)	AUS2: Royal Bank of Scotland, 40-42 Islington High Street, N1 8EQ
Site Allocations (June 2013)	AUS3: 65-70 White Lion Street, N1 9PP
Site Allocations (June 2013)	AUS4: Islington High St/Chapel Market/White Lion Street, N1
Site Allocations (June 2013)	AUS5: Sainsbury's, 31-41 Liverpool Road, N1 0RW
Site Allocations (June 2013)	AUS6: 1-7 Torrens Street, EC1V 1NQ
Site Allocations (June 2013)	AUS7: 161-169 Essex Road, N1 2SN
Site Allocations (June 2013)	KC1: Pentonville Road, Rodney Street and Cynthia Street, N1 9TT
Site Allocations (June 2013)	KC2: King's Cross Triangle, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1
Site Allocations (June 2013)	KC3: 62-68 York Way, N1 9AG
Site Allocations (June 2013)	KC4: 176-178 York Way, N1
Site Allocations (June 2013)	KC5: Gifford Street Embankment, 351 Caledonian Road, N1 1DW
Site Allocations (June 2013)	OIS1: Aberdeen House/Lodge, Highbury Grove, N5 2EA
Site Allocations (June 2013)	OIS2: Land adjacent to community centre, Hilldrop Road, N7 0JD
Site Allocations (June 2013)	OIS3: Leroy House, 436 Essex Road, N1 3QP
Site Allocations (June 2013)	OIS4: 174-178 Courtauld Road, N19
Site Allocations (June 2013)	OIS5: The Ivories, Northampton Street, N1 2HY
Site Allocations (June 2013)	OIS6: Belgravia Workshops, 157-163 Marlborough Road, N19 4NF
Site Allocations (June 2013)	OIS7: 1 Kingsland passage and the BT Telephone Exchange
Site Allocations (June 2013)	OIS8: Tufnell Park Neighbourhood Office, 243 Junction Road, N19 5QG

<b>Policy document</b>	<b>Policy/allocation name</b>
Site Allocations (June 2013)	OIS9: Bush Industrial Estate, N19 5UN
Site Allocations (June 2013)	OIS10: Ashmount School, Ashmount Road, N19 3BH
Site Allocations (June 2013)	OIS11: 100 Hornsey Road London N7 7NG

## Appendix 2: Glossary and abbreviations

Glossary	
Term	Definition
Active frontages	A building accommodating uses on the ground floor which generate passing trade and provide a shop-type window display providing visual interest for pedestrians.
Affordable workspace	Business floorspace/workspace which is leased to the Council at a peppercorn rent for a specified period and managed by a Council approved operator, including the Council itself. Affordable workspace should be let to end occupiers at rents significantly below the prevailing market rent for the specific sector and/or location. Actual rental values will be considered on a case-by-case basis through the Council's Affordable Workspace Commissioning Process.
Agent-of-change	The principle that the person or organisation responsible for change – e.g. a planning applicant who proposes new residential units near an existing cultural use – is responsible for managing the impact of that change. This includes impacts from noise, vibration and lighting.
Amenity	Amenity is a qualitative measure that relates to the character, sense of wellbeing and enjoyment of an area. It can be influenced by a number of factors, both individually and cumulatively.
Ancillary use	An ancillary use supports or is closely associated with the primary use/function of a building/unit/land. A use would only be considered ancillary if its scale and/or function does not detract from the primary purpose of the building/unit/land.
Archaeological priority areas	Areas suspected to contain archaeological remains and for which a survey is required.
Area Action Plan	A Development Plan Document that provides a planning framework for an area of significant change and/or conservation.

Term	Definition
Brownfield land/previously developed land	As defined in the NPPF, land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
Business floorspace/buildings/development/uses	Office, research and development and light industrial activities as well as industrial uses B2 general industrial and B8 storage and distribution, and Sui Generis industrial uses. Sui Generis uses which are akin to business floorspace, such as depots or builders merchants, can be classed as business floorspace for the purposes of the Local Plan.
Business-led development	Development where the majority of floorspace is for business uses.
CAZ Fringe spatial strategy areas	Angel and Upper Street spatial strategy area and King's Cross and Pentonville Road spatial strategy area, which are both contiguous with the CAZ.
Central Activities Zone	The Central Activities Zone is the area of central London where planning policy promotes the development of offices and a broad range of other uses such as retail and cultural uses and activities.

Term	Definition
Change of Use	A type of development that requires planning permission if it is judged to be 'material'. However, this excludes any change between uses which are within the same Use Class as defined in the Use Classes Order. It also excludes changes of use that are Permitted Development as defined in the General Permitted Development Order.
Character	Individual distinctiveness created from a combination of natural and built elements with historic, socio-economic and other factors.
Commercial floorspace/buildings/development/uses	Activities or uses which involve business activities and/or the sale of goods or services. For the purposes of the Local Plan, this is a broad term which encompasses business and retail uses.
Commercial storey	Floor to floor height of commercial buildings, typically in the range of 4m to 4.5m.
Commercial-led development	Development where the majority of floorspace/uses is commercial.
Conservation areas	An area of special architectural or historic interest whose character or appearance is protected. Conservation area guidelines have been produced to guide development decisions in each area.
Conventional housing	Self-contained homes from new build, conversions or changes of use.
Creative industries	Activities which have their origin in individual creativity, skill and talent, and which have their potential for wealth and job creation through the generation and exploitation of intellectual property.
Cultural Quarter	Areas where cultural provision should be expanded, and/or where there is already a broader level of cultural activity which should be retained and enhanced.



Term	Definition
Cultural uses	Cultural uses are unique assets which add significant value to the social fabric and economy of Islington. Such uses often have distinct social and economic benefits, although cannot be specifically defined (in terms of planning use classes). Cultural facilities evident in Islington include music and other entertainment venues, cinemas, artist studios and galleries, theatres, pubs, museums and the Emirates Stadium, working men’s clubs, arts and crafts spaces, bingo halls and community centres, in addition to a number of heritage assets.
Density	The amount of development proportionate to a building or site. High density development refers to a high proportion of development on site or within a building, which does not necessarily mean tall or taller buildings.
Design and access statement	A document submitted as part of a planning application which explains how a proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users. Specific requirements for design and access statements are set out in legislation.
Development	The carrying out of building, engineering, mining or other operations in, on, over or under the land; or the making of any material change in the use of any buildings or other land, as defined in the Town and Country Planning Act 1990 as amended. Unless it is defined under the Act as ‘permitted development’, planning permission is required for the carrying out of any development of land.
Development Management	Development Management is a positive and proactive approach to shaping, considering, determining and delivering development proposals. It is led by the local planning authority, working closely with those proposing developments and other stakeholders. It is undertaken in the spirit of partnership and inclusiveness, and supports the delivery of key priorities and outcomes.

Term	Definition
Development Plan	The Development Plan sets out the local planning authority's policies and proposals for the development and use of land. The Development Plan for Islington consists of the London Plan and Development Plan Documents. Planning applications are determined in accordance with the plan unless material considerations indicate otherwise.
Development Plan Documents	Statutory planning documents, produced by a planning authority, that form part of the Development Plan. This includes the Local Plan and the London Plan.
Employment floorspace/ development/uses	Activities or uses that generate employment.
Employment-led development	Development where the majority of floorspace is for employment uses.
Entertainment uses	Entertainment uses include restaurants and cafes, pubs and bars, hot food takeaways, live music and dance venues, nightclubs, casinos, and amusement arcades. Depending on their impact other uses may also be considered to fall within this definition, such as private members' clubs, restaurants and casinos in hotels, and premises that contain a mix of retail and entertainment.
Essential services	Certain types of shops, commonly small and independent shops, that perform an essential service and should be easily accessible to all residents. These essential services include butchers, bakers, greengrocers, grocers, fishmongers, chemists, post offices, newsagents, dry cleaners and laundrettes.
Function	In relation to a specific area, function is defined as that area's predominant role, although some areas can have supporting functions. For example, Islington's town centres all have an overtly retail function but some also have a distinct cultural or night-time economy element. The introduction of certain uses can undermine the function of an area and cause harmful impacts either individually or cumulatively.

Term	Definition
Genuinely affordable housing	<p>Genuinely affordable housing is primarily considered to be social rented accommodation. Intermediate housing, in particular London Living Rent, which is demonstrably affordable to those on low to moderate incomes such as key workers in the borough, could fall within the definition of 'genuinely affordable'. Shared ownership housing is, in the majority of circumstances, not affordable to those on low to moderate incomes and therefore in most cases would not constitute 'genuinely affordable housing'; however, it may be classed as an acceptable 'genuinely affordable' intermediate tenure on a case-by-case basis, depending on the size of units and location within the borough, and where the total monthly costs including the rental element are demonstrably affordable. In such circumstances, the rental element must be secured at an affordable level through legal agreement.</p>
Grade A offices	<p>New or significantly refurbished office with high specification, which attracts higher rental values. Grade A office space tends to be located in central commercial locations.</p>
Green infrastructure	<p>The network of green spaces, street trees, green roofs, and other assets such as natural drainage features, which together provide multiple benefits for people and wildlife.</p>
Gross External Area	<p>A method of measuring the area of a building which includes walls, plant rooms and outbuildings, but excludes external space such as balconies and terraces. The calculation of Gross External Area, including what parts of a building are included within the calculation, should adhere to guidance produced by the Royal Institute of Chartered Surveyors (RICS).</p>

Term	Definition
Gross Internal Area	A method of measuring the area of a building which refers to the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation (e.g. toilets). The calculation of Gross Internal Area, including what parts of a building are included within the calculation, should adhere to guidance produced by the Royal Institute of Chartered Surveyors (RICS).
Health and wellbeing	Ensuring health and wellbeing means creating a healthy environment whilst not contributing to negative health outcomes and further widening health inequalities.
Heritage	Inherited resources, artefacts or intangible attributes that are valued by individuals or communities for their cultural or natural characteristics.
Heritage Assets	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (e.g. listed buildings) and non-designated assets identified by the local planning authority during the process of decision-making or through the plan-making process (e.g. locally listed buildings). A heritage asset holds meaning for society over and above its functional utility. It is this heritage significance that justifies a degree of protection in planning decisions.
Heritage-led development	Development which, as a starting point, is based on the principle of conserving heritage assets (i.e. historic buildings, structures or places), but also increases their economic viability, and improves the cultural offer to both local residents and visitors.
Historic green spaces	Spaces listed on Historic England's Register of Parks and Gardens; squares protected by the London Squares Preservation Act 1931; and areas listed on the London Gardens Trust's Inventory of Historic Green Spaces.

Term	Definition
Hybrid space	<p>The main feature of hybrid space is that it straddles different business floorspace uses. It is often created in older industrial building stock which has been repurposed for more modern industrial uses, but can also be provided in newly developed space. Hybrid space is space suitable for industrial activities/occupiers that 'serve the services', meaning that they provide services which support the expanding central London business market, and the wider London economy. Hybrid space must have a predominantly industrial function, which could combine features of light industrial, studio and production space, as well as storage and logistics; however, it can include supporting/complementary elements of office provided they are ancillary. As such, hybrid space is likely to be considered a Sui Generis use. Fundamentally, hybrid space must be conducive to occupation by a range of industrial and light industrial users due to its flexible design.</p>
Inclusive design	<p>An approach to the design and management of the built environment and open spaces that takes personal and cultural differences into account to ensure parity of experience; it goes beyond a basic requirement for physical accessibility (as required by Building Regulations) to focus on the quality of individual experience.</p>
Independent retailer/service	<p>Generally defined as a single retail/service outlet, or a chain of two or three stores, managed by either a sole trader or a family firm.</p>
Industrial floorspace/buildings/development/uses/land	<p>Activities or uses that fall within light industrial, general industry (B2) and storage and distribution (B8) uses, Sui Generis industrial uses, and some Sui Generis uses akin to industrial uses such as depots and builder's merchants.</p>

Term	Definition
Infrastructure	<p>Infrastructure includes the roads, transport (including walking and cycling routes), public utilities, buildings or facilities and the services provided by them which are used both by residents and those who come to work, study in, or visit the borough. Infrastructure can be split into two areas, strategic and social. Development of infrastructure can often be a statutory duty undertaken by government departments and other statutory bodies and similar organisations.</p>
Landmark	<p>A building or site which is a prominent identifying feature in a landscape, usually with historical or architectural significance. This includes designated local landmarks.</p>
Legibility	<p>The degree to which a place and its layout can be easily read, understood and navigated by all people including those with sensory and or cognitive impairments.</p>
Leisure uses	<p>Activities or uses including food and drink uses as defined within Class E(b), some indoor recreational activities falling within E(d) and some Sui Generis uses including drinking establishments including pubs and wine bars, hot food take aways, live music venues, cinemas, concert halls, nightclubs and theatres.</p>
Listed building	<p>A building of special architectural or historic interest, as listed under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Buildings are graded under the English Heritage classification to show their relative importance, with Grade I buildings being of exceptional interest, Grade II* being particularly important buildings of more than special interest, and Grade II buildings being of special interest. The setting of a listed building can also be an important consideration, dependent on the contribution it makes to the significance of the listed building or its appreciation. A development may affect the setting of a listed building where it has a visual, historic or associational relationship with the listed building.</p>

Term	Definition
Local Plan	A Development Plan Document or collection of Development Plan Documents which is used to guide future development of a local area. A Local Plan can consist of either strategic or non-strategic policies, or a combination of the two.
Local Shopping Area	Retail areas that provide local services, particularly essential convenience retailing which caters for daily shopping needs. Some Local Shopping Areas also have a more diverse mix of commercial uses, particularly leisure uses, which can help to sustain the vibrancy of these areas. Local Shopping Areas complement the more significant retail offer in designated Town Centres.
Locally listed building	A building, structure or feature of local importance due to its architectural, historical or environmental significance. Buildings are added to the local list in recognition of their value as historic assets which contribute to the quality of the local environment by enhancing the street scene and sustaining a sense of distinctiveness. Groups of buildings that contribute significantly to the appearance of a street are also eligible for inclusion on the local list.
Locally Significant Industrial Sites	Designated areas where light industrial, general industry (B2) and storage and distribution (B8) are the priority land uses.
London Plan	The spatial development strategy for the whole of Greater London produced by the Mayor of London. The London Plan forms part of Islington's Development Plan.
Main Town Centre uses	As set out in the NPPF, main town centre uses include retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Term	Definition
Major development	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development, it means additional floorspace of 1,000sqm or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Metropolitan Open Land	Extensive areas of land bounded by urban development that fulfils a similar function to Green Belt and is protected from inappropriate development.
Micro enterprises	A micro enterprise is a business or organisation with no more than 10 employees (as defined by European Commission Recommendation 2003/361/EC). Micro floorspace/workspace/units would therefore be space which can accommodate micro enterprises and enable their effective operation.
Minor development	Development which is not a major development as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015, i.e. for housing, development where between 1 to 9 homes will be provided, or the site has an area of less than 0.5 hectares. For non-residential development, it means additional floorspace of less than 1,000sqm or a site of less than 1 hectare, or any other development which does not meet the definition of major development set out in the legislation.
Mixed-use development	Development involving a mix of complementary uses.
National Planning Policy Framework	A document which sets out the government's position on planning in England.



Term	Definition
Net Internal Area	A method of measuring the area of a building which includes entrance halls, kitchens and cleaners' cupboards, but excludes corridors, internal walls, stairwells, lifts, WCs and other communal areas. It is also referred to as the 'net lettable' or 'usable' area for offices and retail units. The calculation of Net Internal Area, including what parts of a building are included within the calculation, should adhere to guidance produced by the Royal Institute of Chartered Surveyors (RICS).
Night-time economy	All economic activity taking place between the hours of 6pm and 6am. Activities associated with the night-time economy are varied and include eating, drinking, entertainment, shopping but also include cleaning, hospitality, logistics and distribution, transport and medical services which employ a large number of night-time workers.
Non-strategic policies	Detailed policies for specific areas, neighbourhoods or types of development.
Office-led development	Development where the majority of floorspace/uses is office.
Open space	All space of public value (public or private), including public landscaped areas, parks and playing fields. Areas of water such as rivers, lakes and reservoirs are also classed as open space. Open spaces are predominantly undeveloped but can include buildings or structures that are ancillary to the open space use.
Permeability	The degree to which people can easily move through a place.
Planning brief	A document prepared by the local authority in advance of a planning application being made, which explains which planning policies will be relevant to a particular site.

Term	Definition
Planning Obligations	Planning obligations are contributions from developers, either in the form of physical works and/or financial payments to fulfil a range of functions, including to mitigate the impact of a development and to make development acceptable in planning terms. Planning obligations may be agreed through a unilateral agreement or legal agreement, under Section 106 of the Town and Country Planning Act 1990.
Planning Practice Guidance	Web based guidance which provides further detail on national planning policy.
Policies Map	The Policies Map illustrates various policy designations identified in the Local Plan.
Primary Shopping Area	Spatial designations that contain the greatest concentration of retail within a Town Centre; are the most accessible part of the Town Centre; and are key to protecting the character and function of Town Centres, ensuring their continued vibrancy, vitality and viability.
Private open space	Land within the curtilage of an existing property, including private gardens and amenity space. Private Open Space does not include privately-owned space that is wholly or partly publicly-accessible - this is included within the definition of public open space.
Protected views	Protected views include strategic and local views. These views provide a view of St. Paul's and/or a unique panoramic view of Islington and other parts of London.
Public open space	Public open space is open space which is wholly or partly publicly-accessible but can include privately-owned spaces to which the public have some level/degree of access, including un-adopted civic spaces and roads.
Public realm	The space between, around and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.
Regeneration	The economic, social and environmental renewal and improvement of a site or area.

Term	Definition
Residential storey	Floor to floor height of residential buildings, typically 3m.
Retail floorspace/buildings/development/uses	Uses for the display or retail sale of goods, other than hot food, principally to visiting members of the public – as defined in Class E(A). This includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, domestic hire shops, dry cleaners, funeral directors and internet cafes.
Section 106 Agreements	Planning obligations are legally binding agreements typically negotiated between local authorities and developers in the context of planning applications. They are a mechanism by which measures are secured to make acceptable development which would otherwise be unacceptable in planning terms.
Site allocation	As specified in the Town and Country Planning (Local Planning) (England) Regulations 2012, a site allocation policy is ‘a policy which allocates a site for a particular use or development’. Site specific policies are set out for land and buildings on sites which are likely to be subject to development proposals during the lifetime of the plan, to help secure specific land uses, meet identified development needs and/or ensure the infrastructure required to support growth is in place.
Site of Importance for Nature Conservation	Sites of Importance for Nature Conservation (SINCs) are areas designated for their importance for wildlife, biodiversity and access to nature. SINCs are graded in terms of importance, with Metropolitan grade being the highest grade, then Borough Grade 1, Borough Grade 2 and Sites of Local Importance. Sites of Metropolitan Importance are those which contain the best examples of London’s habitats and rare species that are of significance to London. Sites of Borough Importance are those identified to have an importance to Islington, and any damage would mean a significant loss to the borough. A site of Local Importance is identified because of its value to the nearby community, especially in areas that are deficient in wildlife sites.

Term	Definition
Small and Medium Enterprises	Small and Medium Enterprises (SMEs) (as defined by European Commission Recommendation 2003/361/EC) are businesses/organisations with between 10 and 49 employees (small enterprise) or 51 and 250 employees (medium enterprise). SME floorspace/workspace/units would therefore be space which can accommodate SMEs and enable the effective operation of a small or medium enterprise.
Small shops/retail unit	A shop unit of around 80sqm gross internal area or less, which is particularly suitable for small and independent retailers.
Social and community infrastructure	Infrastructure that is available to, and serves the needs of, local communities and others, which is often funded in some way by a grant or investment from a government department, public body and/or the voluntary sector. Social and community facilities comprise a wide variety of facilities/buildings including those which accommodate social services such as day-care centres, luncheon clubs, and drop-in centres; education and training facilities including early years providers, nurseries, schools, colleges and universities; children and young peoples' play facilities; health facilities; youth centres; libraries; community meeting facilities; community halls; places of worship; sport, leisure and recreation facilities; and policing facilities. Social and community infrastructure generally falls within Use Classes E, F.1 or F.2, C2, and possibly some Sui Generis uses. This list is not intended to be exhaustive and other facilities can be included as social and community infrastructure.
Source Protection Zones	Areas of influence around groundwater sources used for public drinking which provide additional protection to safeguard drinking water quality, through constraining the close proximity of an activity that may impact upon a drinking water abstraction.
Spatial policies	These focus on a specific part of the borough.

Term	Definition
Spatial strategy	The development strategy for a specific area.
Strategic infrastructure	Strategic infrastructure covers the areas of transport and the public realm, waste, utilities, and climate change adaptation and mitigation measures.
Strategic policies	Policies which set out an overall strategy for the pattern, scale and quality of development in the borough.
Supplementary planning documents	Supplementary planning documents provide further guidance on Local Plan policies. They do not form part of the Development Plan and are not subject to independent examination.
Sustainable development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Tall buildings	Buildings of more than 30 metres.
Town Centres	A defined area of predominantly retail, leisure, business and other main town centre uses. Town centres in Islington have a primary shopping area where the core retail uses are focused. Islington has both Major and District Town Centres. The hierarchy of Town Centres is designated in the London Plan and their boundaries shown on Islington's Policies Map.
Use Classes	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. It is generally the case that planning permission is required to change from one use class to another, although certain permitted development rights exist which allow some uses to change without planning permission.

Term	Definition
Viability	<p>Viability – in a retail sense – is a measure of the ability and capacity to grow and develop the role of a retail area and bolster economic activity. This factors in whether the area has scope to respond to changing dynamics in the retail sector. Factors that influence viability include the introduction of uses which detract from the existing mix of uses and affect any agglomeration benefits; uses which reduce footfall to particular parts of centres; and uses which affect perception of safety and occurrence of crime. Viability is intrinsically linked with vitality.</p>
Visitor accommodation	<p>Visitor accommodation refers to any building or place that provides temporary or short term accommodation on a commercial basis. This includes hotels, hostels, bed and breakfasts, guesthouses, some apart-hotels, youth/backpackers hostels and any other visitor accommodation model that meets this definition; this includes proposals for the short-term letting of residential units for 90 days or more per annum. Visitor accommodation generally falls within the C1 use class, but can in some instances be classed as a Sui Generis use.</p>
Vitality	<p>Vitality – in a retail sense – is the ability of a retail area to maintain economic activity in the face of potential impacts. Vitality is inherently linked with viability and is largely affected by the same factors as viability.</p>

## Abbreviations

Abbreviation	Meaning
AAP	Area Action Plan
AMR	Authorities Monitoring Report
APA	Archaeological Priority Area
CAZ	Central Activities Zone
DPD	Development Plan Document
GIA	Gross Internal Area
GLA	Greater London Authority
IIA	Integrated Impact Assessment
LSA	Local Shopping Area
LSIS	Locally Significant Industrial Site
NPPF	National Planning Policy Framework
SINC	Site of Importance for Nature Conservation
SME	Small and medium sized enterprises
SPD	Supplementary Planning Document
SPZ	Source Protection Zone

Do you need this information in another language or reading format such as Braille, large print, audio or Easy Read? Please contact [\*\*planningpolicy@islington.gov.uk\*\*](mailto:planningpolicy@islington.gov.uk)