

Zumbado-Sadarangani, Sara

From: Snooks, Helen <Helen.Snooks@MandG.com>
Sent: 14 October 2019 22:22
To: planningpolicy
Subject: Islington Local Plan Proposed Submission (Regulation 19) - Site Allocation Draft AUS1

Follow Up Flag: Follow up
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Categories: REG 19 RESPONSE, Ben

We write with reference to the draft Site Allocation plan AUS1 in respect of 40-42 Islington High Street. M&G Real Estate are representatives of the title holder Prudential Retirement Income Limited and are making representations on their behalf.

At present the allocation as drafted is stated as being ***Intensification of office use, with active retail uses on the ground floor***. We acknowledge the requirement for offices as part of the provision for this site. However, we strongly believe that given its location, particularly with the potential for Crossrail 2 to form part of the site that an extension of this allocation beyond retail on the ground floor would be appropriate. In this respect, within any development, reconfiguration or refurbishment there should be the opportunity to provide for additional uses and as such propose that the wording is adjusted to allow for those uses identified within the CAZ as being acceptable including residential and hotel development for at least an element of the same. Within the Local Plan Proposed Submission (Regulation 19) it states that *each and every development must make the most of every site and development opportunity, in order to ensure that opportunities for using increasingly scarce resources, including the lack of developable land, are not wasted* and our proposed variation whilst acknowledging the importance of the site for the provision of offices would also assist in the delivery of this statement's aims.

Furthermore, within the Local Plan Proposed Submission there is a statement that any development must engage with and address certain objectives and with an adjustment to the site allocation as proposed to provide for additional mixed uses complimentary to the office use and the building's location within the CAZ and Borough this could be addressed particularly objectives 1,2,3 and 5. We would suggest that recognising the building's adjacencies including residential units and with the Council seeking better open spaces that a mixed use and/or office use which reflects the need to provide good quality design and landscaping as appropriate is appropriate and justified.

I would be grateful if you could confirm receipt of this e mail.

Helen Snooks
 Senior Surveyor - Fund Management - Real Estate Long Income Team



E: helen.snooks@mandg.com
A: 10 Fenchurch Avenue, London, EC3M 5AG
T: +44 (0)20 3977 5887
M : 07971 348323
www.mandg.com/realestate



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