

Islington Local Plan

Site allocations

September 2019



Islington Council
Local Plan: Site Allocations - Regulation 19 draft, September 2019

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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 2035/36 (“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 site-specific constraints and development considerations where relevant.

- 1.5. The Local Plan¹ 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.

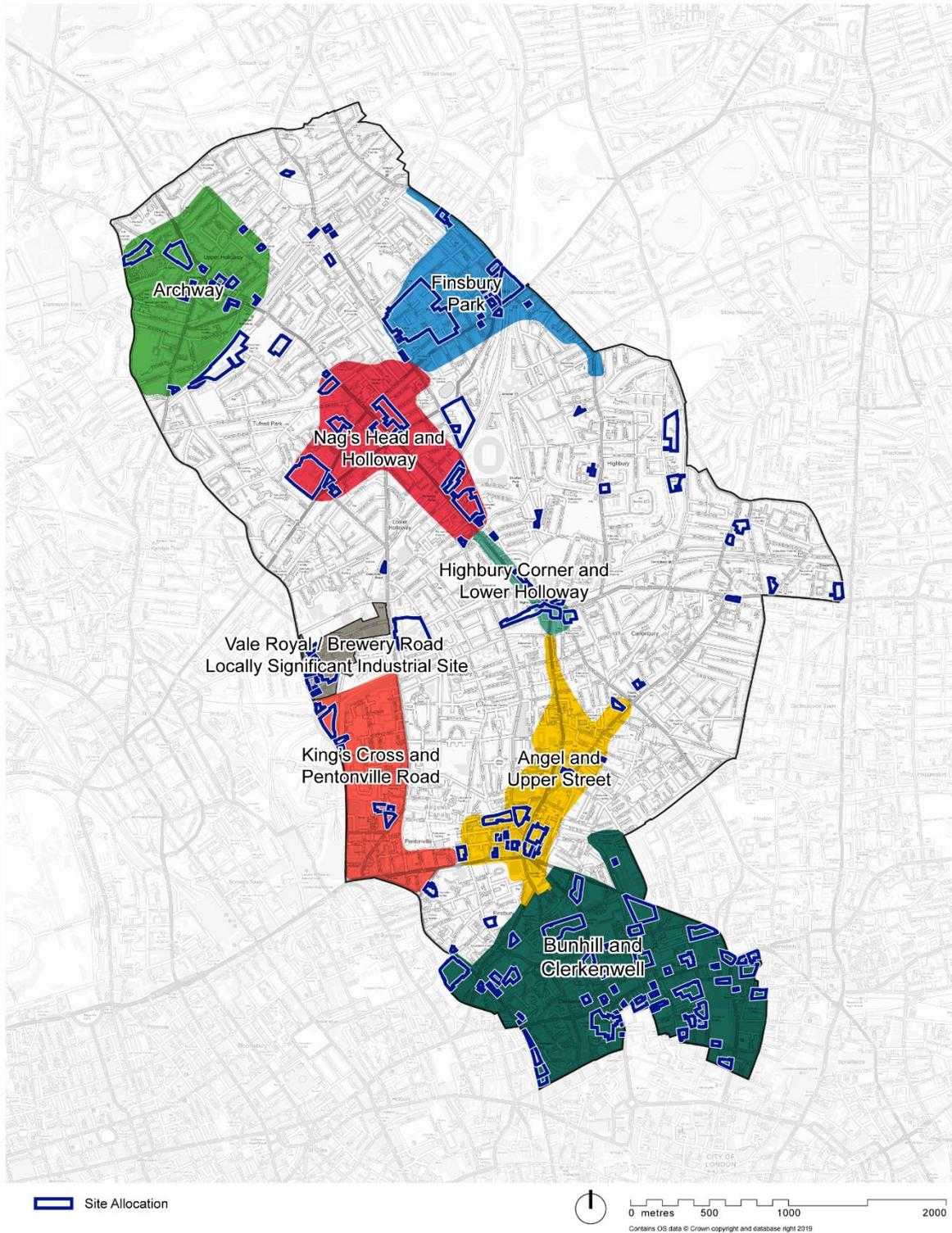
¹ Policies SP1 to SP8 of the Local Plan – Strategic and Development Management Policies; and policies BC3 to BC8 of the Bunhill and Clerkenwell Area Action Plan set out policies for various areas across the borough.

- 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, inter alia:
- 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 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 a designation 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 site².
- 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 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. Where the site allocations are expressed more broadly in terms of use class, there may be some flexibility regarding a range of acceptable uses, subject to compliance with all relevant Local Plan policies.

1.17. In order for the Local Plan to deliver its objectives and priorities, and given the shortage of available land in the borough, 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.

1.18. 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

1.19. 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.

² Designations and constraints identified may not be exhaustive.

- 1.20. Table 1.1 sets out the strategic and non-strategic policies and site allocations of the Site Allocations DPD.
- 1.21. 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.
- 1.22. 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 allocations³

Site allocations	
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, 22-23 Tileyard Road, 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: 4 Brandon Road, N7 9AA	KC5: Belle Isle Frontage, land on the east side of York Way
VR7: 43-53 Brewery Road, N7 9QH	KC6: 8 All Saints Street, N1 9RJ
VR8: 55-61 Brewery Road, N7 9QH	KC7: All Saints Triangle, Caledonian Rd, Kings Cross, London N1 9RR
VR9: Rebond House, 98-124 Brewery Road, N7 9BG	VR6: The Fitzpatrick Building, 188 York Way, N7 9AD
VR10: 34 Brandon Road, London N7 9AA	AUS1: Royal Bank of Scotland, 40-42 Islington High Street, N1 8EQ
AUS6: Sainsbury's, 31-41 Liverpool Road, N1 0RW	AUS2: Pride Court, 80-82 White Lion Street, N1 9PF
NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG	

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

NH7: Holloway Prison, Parkhurst Road, N7 0NU	AUS3: Electricity substation, 84-89 White Lion Street, N1 9PF
ARCH4: Whittington Hospital Ancillary Buildings, N19	AUS4: Land at 90-92 White Lion Street, N1 9PF
ARCH5: Archway Campus, Highgate Hill, N19	AUS5: 94 White Lion Street (BSG House), N1 9PF
OIS24: Pentonville Prison, Caledonian Road, N7 8TT	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
	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 and 394 Camden Road, N7
	NH6: 11-13 Benwell Road, N7 7BL
	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

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: Former George Robey Public House, 240 Seven Sisters Road, N4 2HX

FP11: 139-149 Fonthill Road, N4 3HF

FP12: 179-199 Hornsey Road, N7 9RA

FP13: Tesco, 103-115 Stroud Green Road, N4 3PX

FP14: Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7

FP15: 216-220 Seven Sisters Road, N4 3NX

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

ARCH6: Job Centre, 1 Elthorne Road, N19 4AL

ARCH7: 207A Junction Road, N19 5QA

ARCH8: Brookstone House, 4-6 Elthorne Road, N19 4AJ

ARCH9: 724 Holloway Road, N19 3JD

ARCH10: Elthorne Estate, Archway, N19 4AG

ARCH11: Dwell House, 619-639 Holloway Road, N19 5SS

ARCH12: 798-804 Holloway Road, N19 3JH

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

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: 1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green

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: Ladbroke House, 62-66 Highbury Grove, N5 2AD

OIS10: 500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH

OIS11: Park View Estate, Collins Road, N5

OIS12: 202-210 Fairbridge Road, N19 3HT

OIS13: Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB

OIS14: 17-23 Beaumont Rise, N19 3AA

OIS15: Athenaeum Court, 94 Highbury New Park, N5 2DN

OIS16: Harvist Estate Car Park, N7 7NJ

OIS17: Hathersage and Besant Courts, Newington Green, N1 4RF

OIS18: Wedmore Estate Car Park, N19 4NU

OIS19: 25-27 Horsell Road, N5 1XL

OIS20: Vernon Square, Penton Rise, WC1X 9EW

OIS21: Former railway sidings adjacent to and potentially including Caledonian Road Station

OIS22: 114 Balls Pond Road and 1 King Henry's Walk, N1 4NL

OIS23: 1 Lowther Road, N7 8US

OIS25: Charles Simmons House, 3 Margery Street, WC1X 0HP

Site capacity assumptions

- 1.23. 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.
- 1.24. 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.
- 1.25. 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 quantum of development in the permission have been used, except where the permission clearly departs from local policy.
- 1.26. The capacity figures are indicative and should not be considered to be the exact quantum 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 less 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.
- 1.27. Where site capacity assumptions presume 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 loss of an existing use is justified.
- 1.28. 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 document⁴. 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 (2026/27-30/31); and Years 11-15 (2031/32-2035/36).

⁴ 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	120	1,300	70	18,700	0	900	190	20,900
Vale Royal/Brewery Road LSIS	0	4,900	0	0	0	0	0	4,900
Angel and Upper Street	10	9,000	0	13,200	30	5,400	40	27,600
Nag's Head and Holloway	950	15,500	340	8,800	80	6,600	1,370	30,900
Finsbury Park	130	5,700	90	16,500	0	0	220	22,200
Archway	440	6,700	70	1,600	0	0	510	8,300
Highbury Corner and Lower Holloway	50	2,800	0	0	0	1,400	50	4,200
Other important sites	260	10,300	260	4,500	370	2,300	890	17,100
Total	1,960	56,200	830	63,300	480	16,600	3,270	136,100

- 1.29. 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.
- 1.30. Paragraph 68(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 15 year period from 2021/22 to 2035/36, Islington's total housing requirement will be 11,625 residential units per annum⁵; this means that 1,163 residential units will need to be identified on sites of one hectare or less, to accord with the NPPF.
- 1.31. 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.

⁵ See policy H2 of the Strategic and Development Management Policies DPD.

2 King's Cross and Pentonville Road

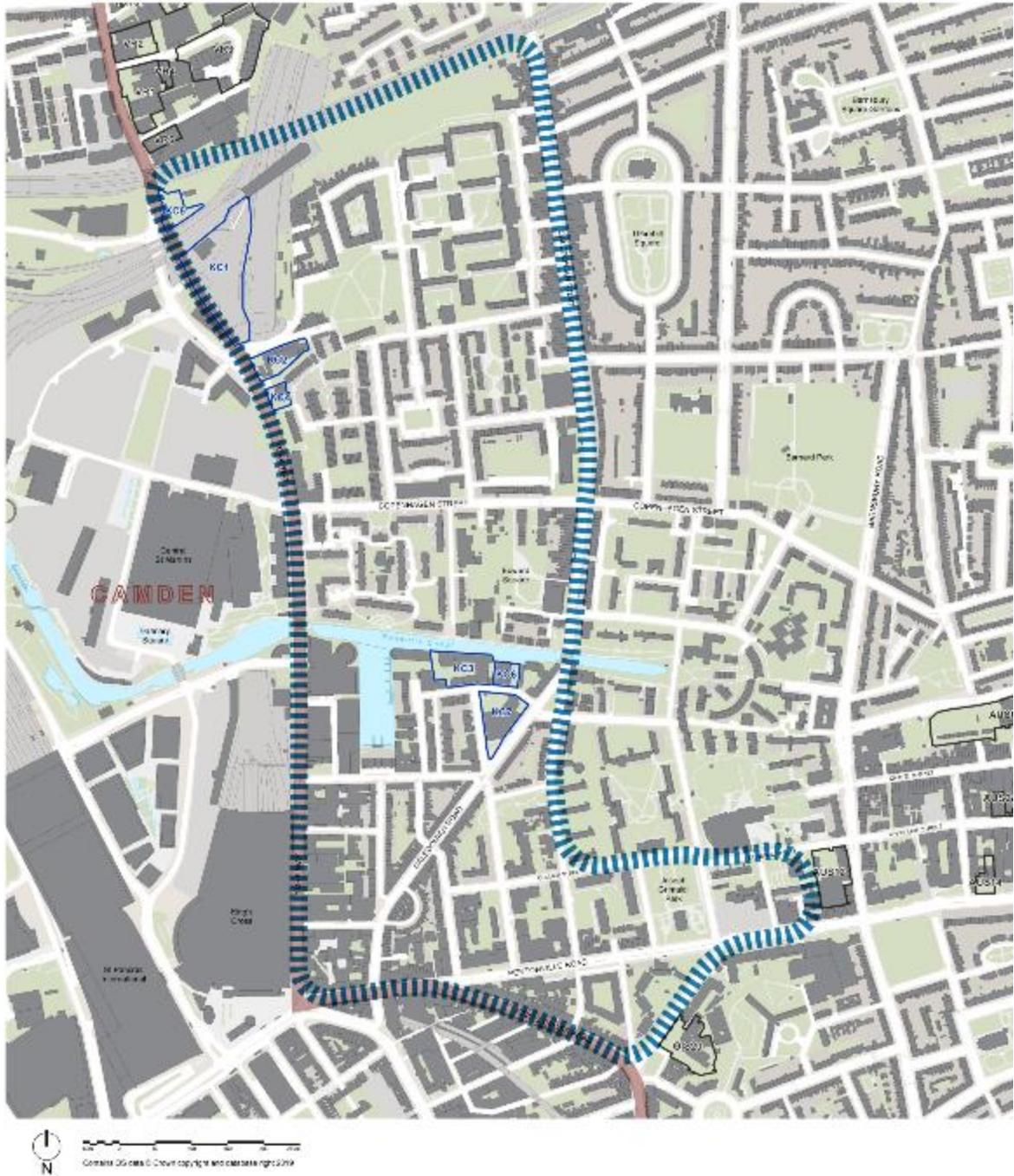
- 2.1 Policy SP2 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the King's Cross and Pentonville Road area.
- 2.2 The site allocations in this chapter (listed in Table 2.1 below) have been identified as locations within the Spatial Strategy area 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

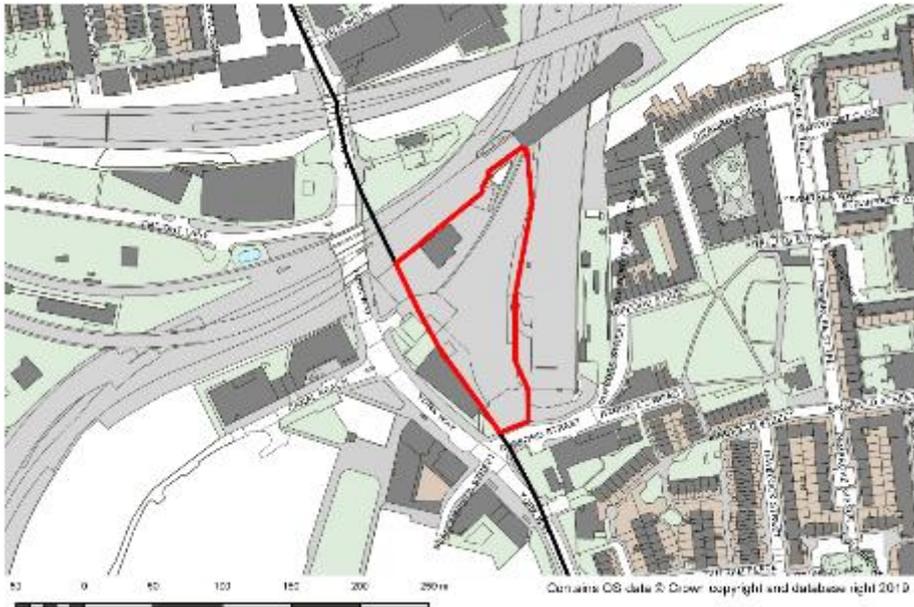
Site reference	Site name
KC1	King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1
KC2	176-178 York Way, N1 0AZ; 57-65 Randell's Road, N1
KC3	Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1
KC4	Former York Road Station, 172-174 York Way, N1
KC5	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

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

Figure 2.1: Location of King's Cross and Pentonville Road Spatial Strategy area site allocations



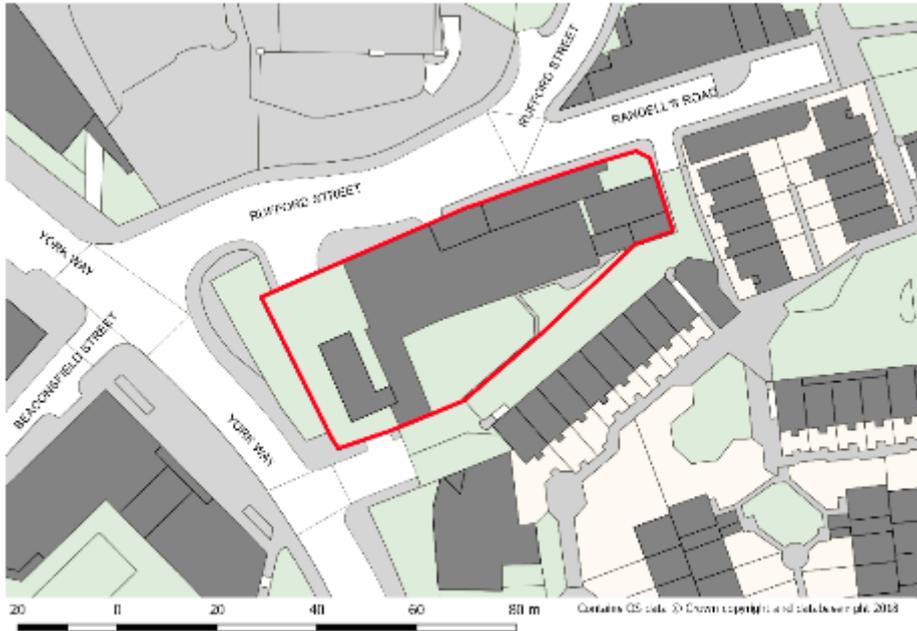
KC1: King's Cross Triangle Site



Address	King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1
Ownership	King's Cross Central Limited
Approximate size of site	11,774sqm
Current/previous use	Disused former railway lands. Temporary storage (B8) and car parking (Sui Generis).
How the site was identified and relevant planning history	2013 Site Allocation (KC2) and planning permission P041261
Allocation and justification	<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 (within the A1, A2, A3 and A4 use classes), leisure and community facilities, amenity and open space.</p>
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Partially within a protected viewing corridor • Partially within a SINC • HS1 Safeguarding Direction
Development considerations	<ul style="list-style-type: none"> • Development should adequately address the impact of exposure to noise and vibration generated by the major road and rail infrastructure on all three sides to ensure an acceptable environment for future occupants. • Development of this triangle of land formed by York Way, 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.

	<ul style="list-style-type: none"> • 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

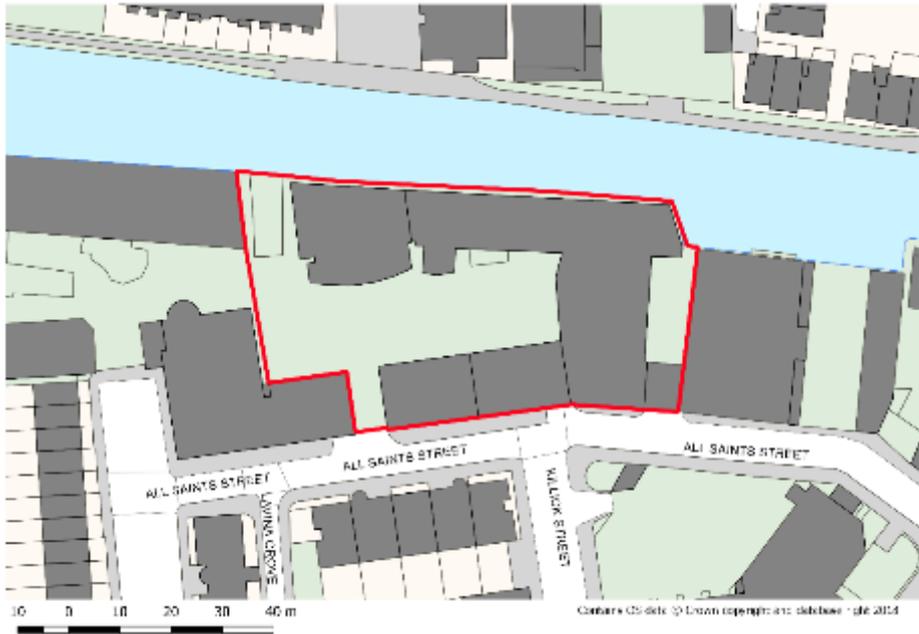
KC2: 176-178 York Way & 57-65 Randell's Road



Address	176-178 York Way, N1 0AZ; 57-65 Randell's Road, N1
Ownership	Private ownership
Approximate size of site	2,300sqm
Current/previous use	Car sales outlet in a former petrol station (Sui Generis), two storey warehouse/ office building (B1); car repair garage (Sui Generis).
How the site was identified and relevant planning history	2013 Site Allocation (KC4)
Allocation and justification	Business-led, mixed use development. The intensification of business uses is the priority on this site. An element of residential development may be acceptable.
Site designations and constraints	<ul style="list-style-type: none"> Partially within the Central Activities Zone (CAZ) Grade II listed building (Paget Christian Centre, 18-26 Randell's Road) located nearby Within the Cally Plan Supplementary Planning Document (SPD) area
Development considerations	<ul style="list-style-type: none"> 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

	<p>high quality street environment that is welcoming to pedestrians and provides active uses along York Way.</p> <ul style="list-style-type: none"> • 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; 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 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

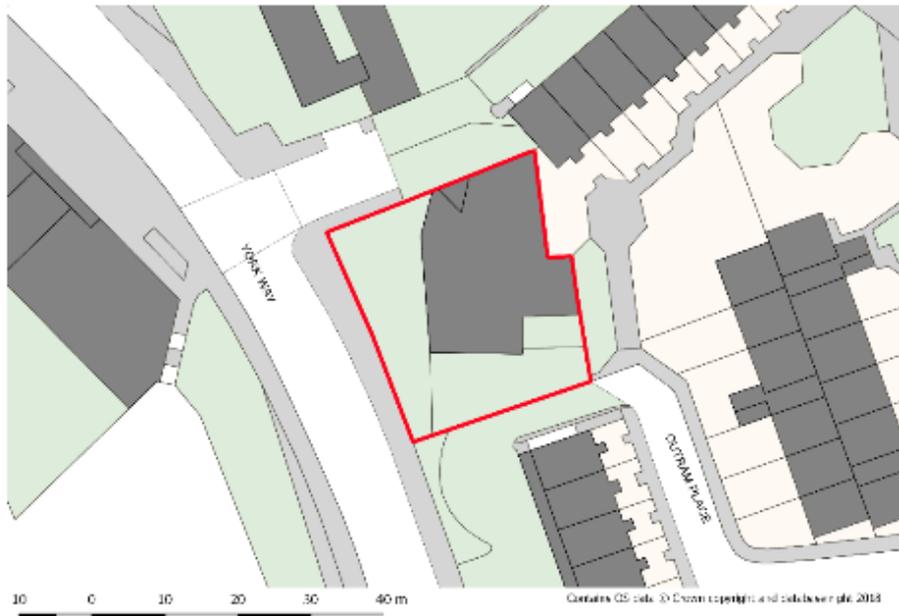
KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street



Address	Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1
Ownership	BNP Paribas Securities Services Trust Company (Jersey) Limited
Approximate size of site	3,658sqm
Current/previous use	B1 office
How the site was identified and relevant planning history	Planning application P2016/4805/FUL (refused)
Allocation and justification	Retention and re-provision of business floorspace, with potential for limited intensification of business use. Small scale commercial uses at ground floor level.
Site designations and constraints	<ul style="list-style-type: none"> • King's Cross Priority Employment Location • Partially within the Regent's Canal West Conservation Area • Archaeological Priority Area: Regents Canal, Basins and Wharves (Tier 2) • 10 All Saint's Street, one of the buildings making up the site, is a locally listed building • Adjacent to the Regent's Canal (West) SINC
Development considerations	<ul style="list-style-type: none"> • 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. • 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 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

	<p>order to ensure the protection and improvement of the benefits provided by the water environment.</p> <ul style="list-style-type: none"> • 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



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



Address	Belle Isle Frontage, land on the east side of York Way
Ownership	Department for Transport (freehold); High Speed 1 (leasehold)
Approximate size of site	1,785sqm
Current/previous use	Railway infrastructure/UKPNS Substation
How the site was identified and relevant planning history	HS1 response to Site Allocations Direction of Travel consultation (2018)
Allocation and justification	<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 hold 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>
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Partially within Copenhagen Junction SINC
Development considerations	<ul style="list-style-type: none"> • 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.

	<ul style="list-style-type: none">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



Address	8 All Saints Street, N1 9RJ
Ownership	National Council for Voluntary Organisations
Approximate size of site	702sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Response to Islington's Site Allocations Direction of Travel consultation (2018)
Allocation and justification	Retention and re-provision of business floorspace, and potential for limited intensification of business use. Small scale commercial uses at ground floor level.
Site designations and constraints	<ul style="list-style-type: none"> • King's Cross Priority Employment Location • Regent's Canal West Conservation Area • Archaeological Priority Area: Regents Canal, Basins and Wharves (Tier 2) • Locally listed buildings at 6 and 10 All Saints Street nearby • Partially within a protected viewing corridor • Adjacent to the Regent's Canal (West) SINC
Development considerations	<ul style="list-style-type: none"> • 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 its close proximity to the canal.

	<ul style="list-style-type: none"> • 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



Address	All Saints Triangle, Caledonian Road, N1 9RR
Ownership	H Company 3 Limited (freehold); Vaultex UK Limited (leasehold)
Approximate size of site	3,395sqm
Current/previous use	General industry (B2)
How the site was identified and relevant planning history	Internal consultation
Allocation and justification	Redevelopment for business use(s).
Site designations and constraints	<ul style="list-style-type: none"> • King's Cross Priority Employment Location • Public open space • Adjacent to Keystone Crescent and Regent's Canal West Conservation Areas • Several Grade II listed buildings located nearby
Development considerations	<ul style="list-style-type: none"> • Any development of the site should incorporate improvements to the existing, poor quality, designated open space, located on the southern corner 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.
Estimated timescale	2026/27-2030/31

3 Vale Royal/Brewery Road Locally Significant Industrial Site

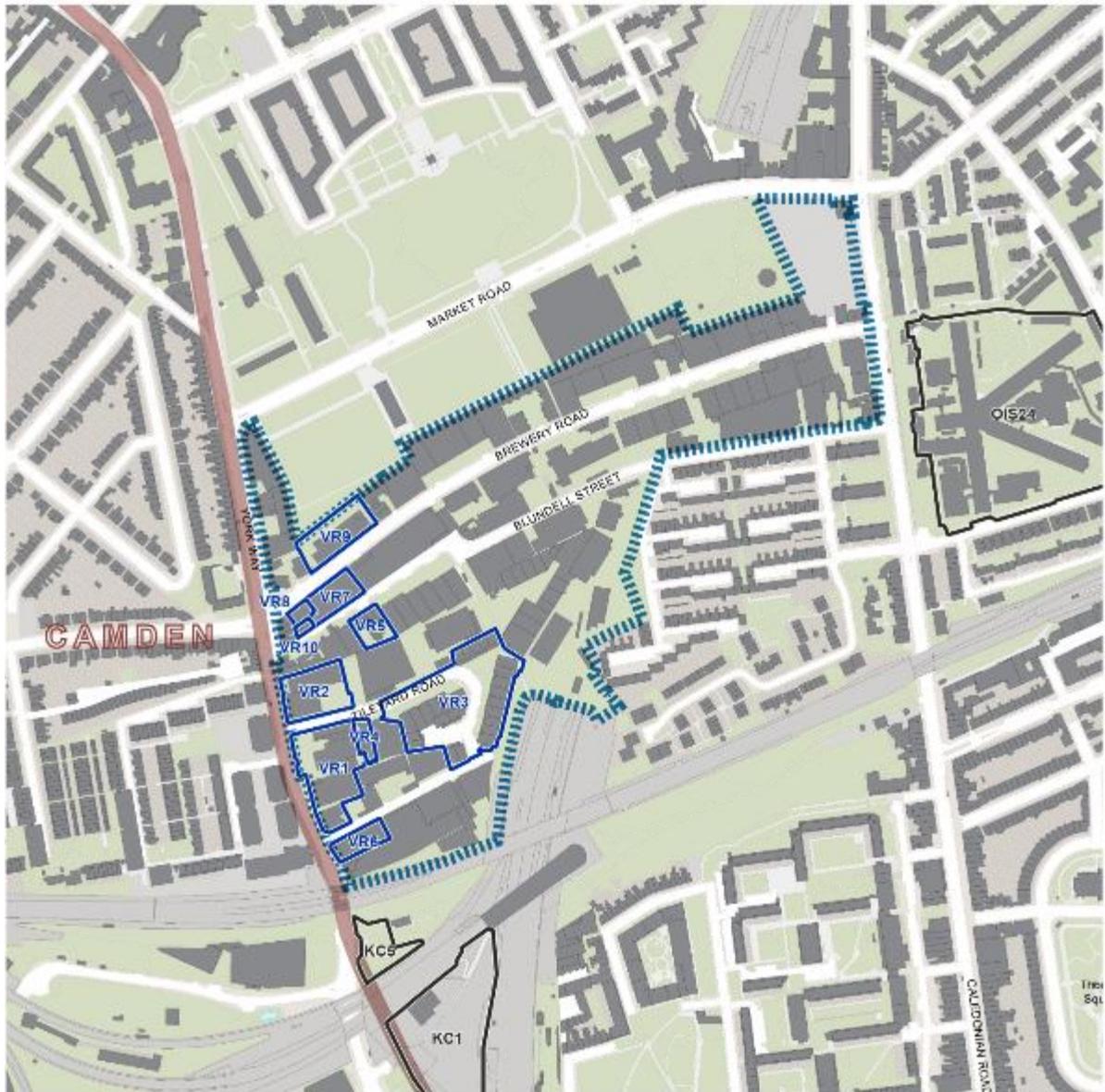
- 3.1 Policy SP3 of the Local Plan – Strategic and Development Management Policies DPD sets out the Spatial Strategy for the Vale Royal/Brewery Road Locally Significant Industrial Site area.
- 3.2 The site allocations in this chapter (listed in Table 3.1 below) have been identified as locations within 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

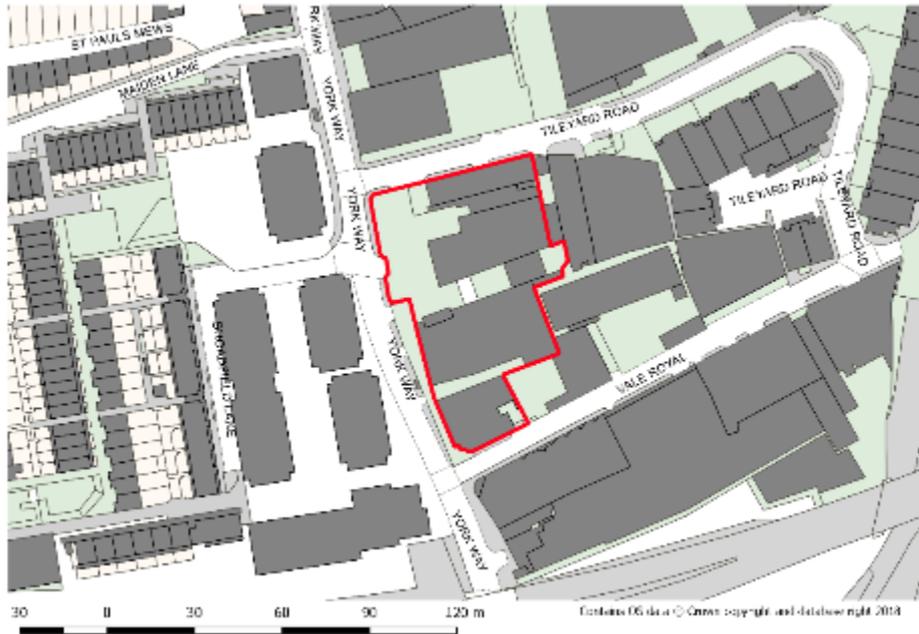
Site reference	Site name
VR1	Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX
VR2	230-238 York Way, N7 9AG
VR3	Tileyard Studios, Tileyard Road, N7 9AH
VR4	20 Tileyard Road, N7 9AH
VR5	4 Brandon Road, N7 9AA
VR6	The Fitzpatrick Building, 188 York Way, N7 9AD
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, 22-23 Tileyard Road, 196-200 York Way



Address	Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX
Ownership	City & Provincial Properties PLC; Big Yellow Self Storage Company Limited
Approximate size of site	4,251sqm
Current/previous use	B2, B8, Sui Generis
How the site was identified and relevant planning history	Pre-application discussions and planning permission P2015/1204/FUL
Allocation and justification	Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Partially within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. The prominent corner location of 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 development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the

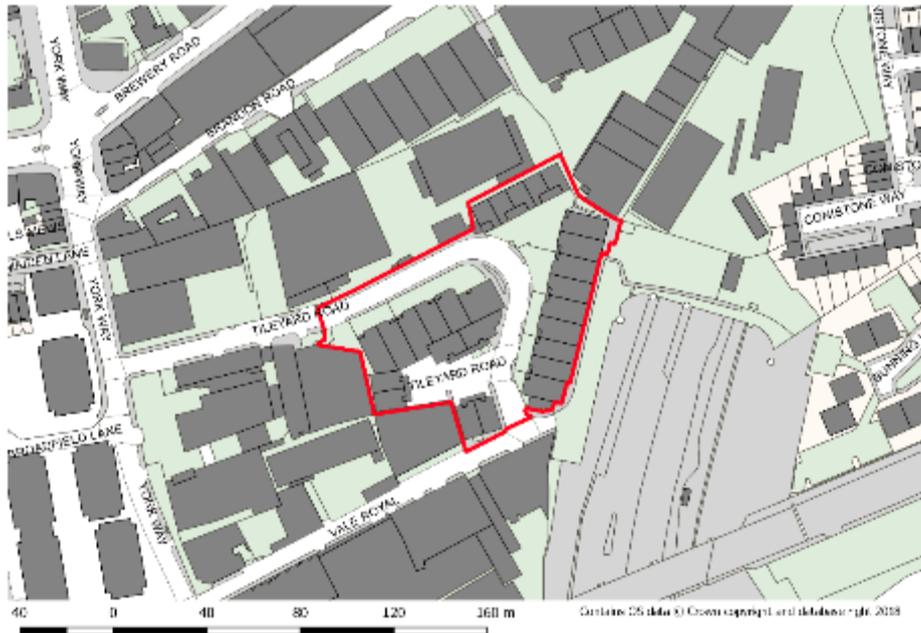
	<p>earliest opportunity to determine whether wastewater capacity exists.</p> <ul style="list-style-type: none"> • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers 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



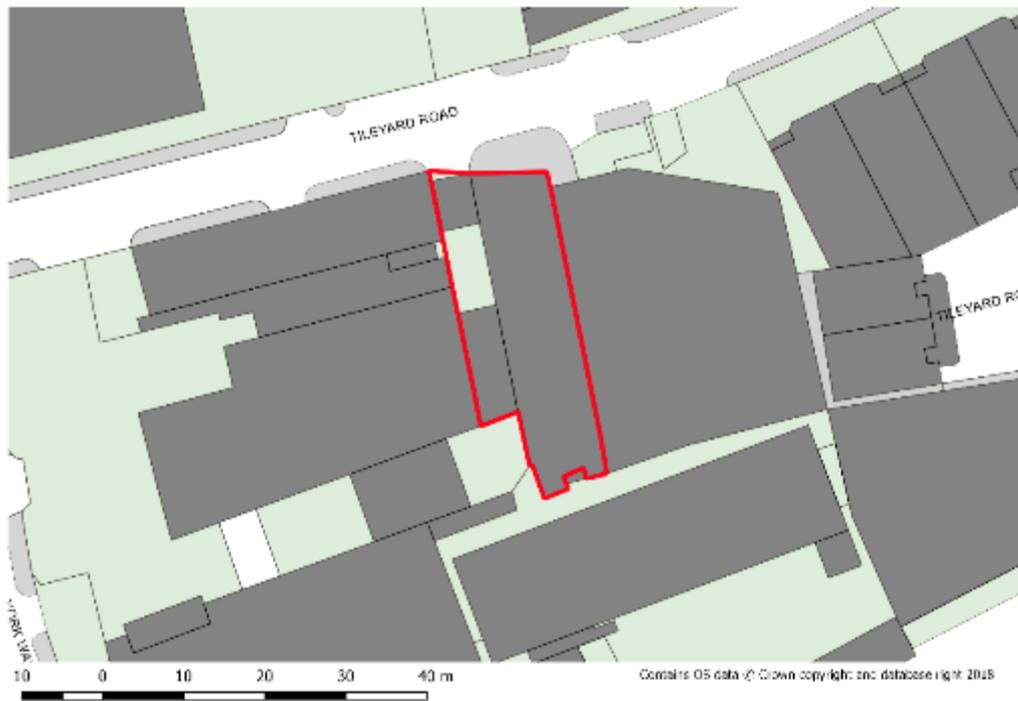
Address	230-238 York Way, N7 9AG
Ownership	Consortia Trustees Limited
Approximate size of site	1,582sqm
Current/previous use	Warehouses (B8), offices and light industrial (B1)
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site • Partially within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • Building height should not exceed five storeys, including lift overruns and plant areas. . • Blank elevations should be avoided. The prominent corner location of 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



Address	Tileyard Studios, Tileyard Road, N7 9AH
Ownership	City & Provincial Properties Investments Limited
Approximate size of site	8,680sqm
Current/previous use	Studio, writing rooms and offices serving the music industry as well as event space and co-working space
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Further office floorspace on this site will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site • Partially within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • Building height should not exceed five storeys, including lift overruns and plant areas. • 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 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

VR4: 20 Tileyard Road



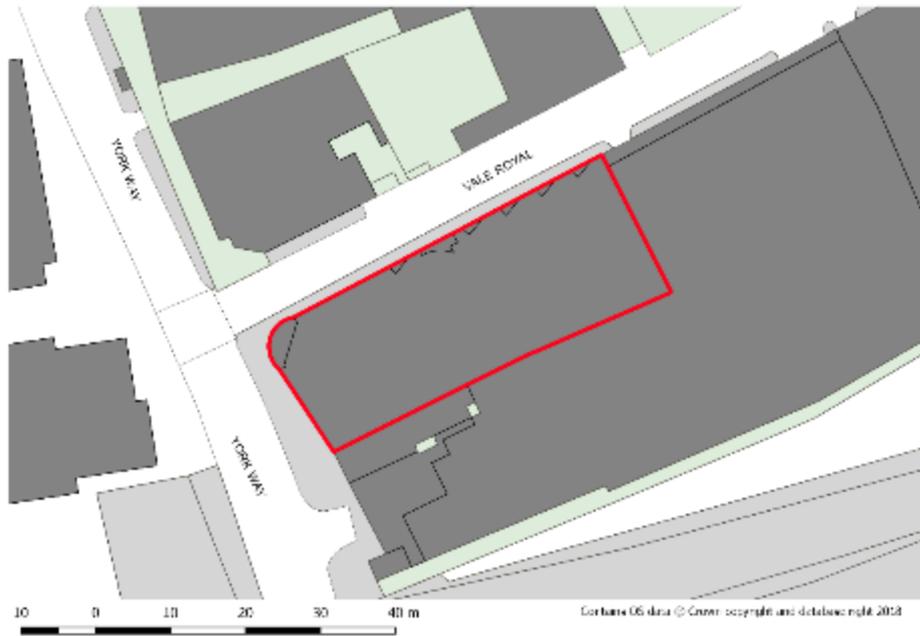
Address	20 Tileyard Road, N7 9AH
Ownership	Tileyard Estates Limited
Approximate size of site	517sqm
Current/previous use	Food production factory (B2)
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. 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 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: 4 Brandon Road



Address	4 Brandon Road, N7 9AA
Ownership	VDC Properties Limited
Approximate size of site	954sqm
Current/previous use	Business (B1)
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site
Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. 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 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

VR6: The Fitzpatrick Building, 188 York Way



Address	The Fitzpatrick Building, 188 York Way, N7 9AD
Ownership	Deepdale Investment Holdings Limited
Approximate size of site	975sqm
Current/previous use	Business (B1)
How the site was identified and relevant planning history	Planning permission P2016/1999/FUL
Allocation and justification	<p>The site has planning permission for a mix of B1(a) and flexible B1 floorspace.</p> <p>Should the site be subject to further amendments or new planning applications, any proposal should seek to retain and intensify industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.</p>
Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site
Development considerations	<ul style="list-style-type: none"> A building of up to 8 storeys may be appropriate. All proposals which would increase existing heights should address criteria in Policy DH3. Blank elevations should be avoided Improvements to the poor quality public realm should also be incorporated. Opportunities for site assembly with adjacent sites should be investigated to realise greater development opportunities. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the

	<p>earliest opportunity to determine whether wastewater capacity exists.</p> <ul style="list-style-type: none"> 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

VR7: 43-53 Brewery Road



Address	43-53 Brewery Road, N7 9QH
Ownership	Private ownership
Approximate size of site	1,285sqm
Current/previous use	Storage facilities (B8)
How the site was identified and relevant planning history	Planning application P2018/0136/FUL
Allocation and justification	Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site • Partially within a protected viewing corridor • Locally listed building nearby at 256 York Way
Development considerations	<ul style="list-style-type: none"> • Building height should not exceed five storeys, including lift overruns and plant areas • 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 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



Address	55-61 Brewery Road, N7 9QH
Ownership	Private ownership
Approximate size of site	313sqm
Current/previous use	Business (B1)
How the site was identified and relevant planning history	Planning permission P2018/1637/FUL
Allocation and justification	<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 (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.</p>
Site designations and constraints	<ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site • Within a protected viewing corridor • Locally listed building nearby at 256 York Way
Development considerations	<ul style="list-style-type: none"> • Building height should not exceed five storeys. • 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



Address	Rebond House, 98-124 Brewery Road, N7 9BG
Ownership	The City of London
Approximate size of site	2,191sqm
Current/previous use	Business, general industrial and storage and distribution uses (B1/B2/B8)
How the site was identified and relevant planning history	Planning permission P2017/1969/FUL
Allocation and justification	Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Locally listed building nearby at 256 York Way
Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. 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 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



Address	34 Brandon Road, N7 9AA
Ownership	Private ownership
Approximate size of site	158sqm
Current/previous use	Light industrial (B1(c)) and residential (C3)
How the site was identified and relevant planning history	Planning permission P2017/3495/FUL
Allocation and justification	Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site
Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas 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 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

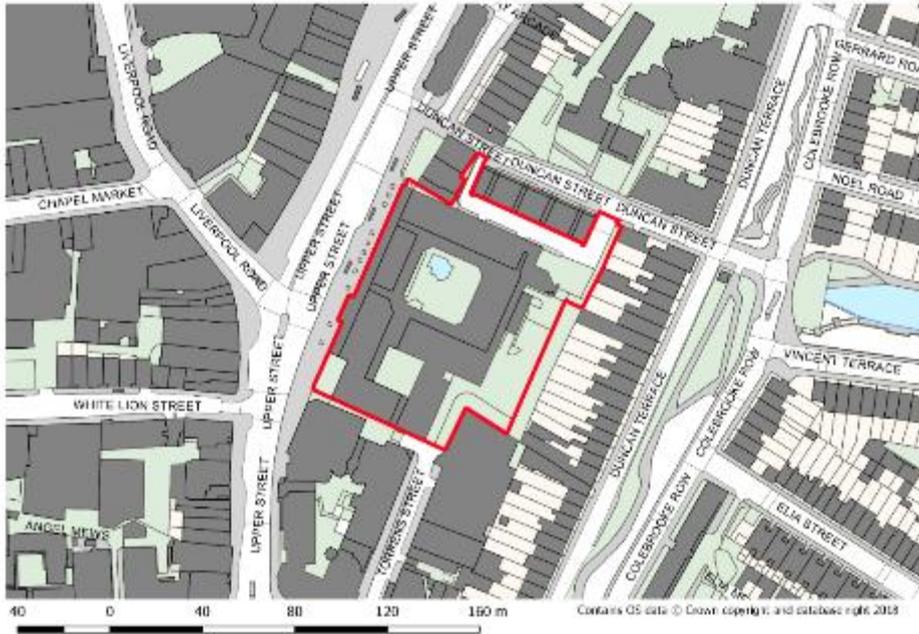
- 4.1 Policy SP4 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Angel and Upper Street area.
- 4.2 The site allocations in this chapter (listed in Table 4.1 below) have been identified as locations within the Spatial Strategy area where development 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.

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



Address	Royal Bank of Scotland, Regents House, 40-42 Islington High Street, N1 8EQ
Ownership	Prudential Real Estate Investments 1 Limited (freehold); Various leasehold
Approximate size of site	8,969sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	2013 Site Allocation AUS2
Allocation and justification	Intensification of office use, with active retail uses on the ground floor.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Within a protected viewing corridor • Archaeological Priority Area: Islington Village (Tier 2) • In close proximity to the Angel and Duncan Terrace/Colebrooke Row Conservation Areas • 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	<ul style="list-style-type: none"> • 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.

	<ul style="list-style-type: none"> • 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



Address	Pride Court, 80-82 White Lion Street, N1 9PF
Ownership	Weldonbrook Limited
Approximate size of site	604sqm
Current/previous use	B1 office and C3 residential use
How the site was identified and relevant planning history	Amended allocation (formerly part of AUS4)
Allocation and justification	Intensification of business floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • In close proximity to the Chapel Market/Penton Street Conservation Area
Development considerations	<ul style="list-style-type: none"> • 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.

	<ul style="list-style-type: none">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



Address	Electricity substation, 84-89 White Lion Street, N1 9PF
Ownership	Private ownership
Approximate size of site	653sqm
Current/previous use	Electricity substation
How the site was identified and relevant planning history	Amended allocation (formerly part of AUS4)
Allocation and justification	Development of business floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • In close proximity to the Chapel Market/Penton Street Conservation Area • Site is located within a groundwater Source Protection Zone
Development considerations	<ul style="list-style-type: none"> • 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.

	<ul style="list-style-type: none"> • 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



Address	Land at 90-92 White Lion Street, N1 9PF
Ownership	Schwartz Holdings Limited
Approximate size of site	240sqm
Current/previous use	Vacant site
How the site was identified and relevant planning history	Amended allocation (formerly part of AUS4) and planning permission P2016/0197/FUL
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • In close proximity to the Chapel Market/Penton Street Conservation Area • Site is located within a groundwater Source Protection Zone
Development considerations	<ul style="list-style-type: none"> • 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).

	<ul style="list-style-type: none"> • 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)



Address	94 White Lion Street (BSG House), N1 9PF
Ownership	The Specialist Works Limited
Approximate size of site	643sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Amended allocation (formerly part of AUS4) and planning permission P2015/0704/FUL
Allocation and justification	Intensification of business use.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • In close proximity to the Chapel Market/Penton Street Conservation Area • Site is located within a groundwater Source Protection Zone
Development considerations	<ul style="list-style-type: none"> • 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.

	<ul style="list-style-type: none"> • 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



Address	Sainsbury's, 31-41 Liverpool Road, N1 0RW
Ownership	RBC cees Trustees Limited; London Borough of Islington
Approximate size of site	8,774sqm
Current/previous use	Supermarket, car parking and storage units for Chapel Market stallholders
How the site was identified and relevant planning history	2013 Site Allocation (AUS5) - allocation revised to reflect changing land use requirements of the area
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Primary Shopping Area • Central Activities Zone (CAZ) • Adjacent to the Chapel Market/Penton Street Conservation Area • Partially within a protected viewing corridor • Partially within Archaeological Priority Area: Islington Village (Tier 2) • Site is located within a groundwater Source Protection Zone • Opposite to Culpeper Community Garden SINC
Development considerations	<ul style="list-style-type: none"> • 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.

	<ul style="list-style-type: none"> • 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 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



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

	<p>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.</p> <ul style="list-style-type: none"> • 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 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	2026/27-2030/31

AUS8: 161-169 Essex Road



Address	161-169 Essex Road, N1 2SN
Ownership	Resurrection Manifestations
Approximate size of site	2,526sqm
Current/previous use	Former cinema and bingo hall (D2). Temporary permission for use for religious worship purposes (D1) has expired.
How the site was identified and relevant planning history	2013 Site Allocation (AUS7) and planning application P2016/3310/FUL
Allocation and justification	A mix of retail, culture and leisure uses are considered suitable on this site. There is an opportunity to develop the car park in the rear of the site; any development on this part of the site should prioritise business floorspace, particularly offices..
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Grade II* listed building • Partially within Canonbury Conservation area • Partially within Archaeological Priority Area: New River and New River Head (Tier 2) • 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	<ul style="list-style-type: none"> • 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

AUS9: 10-14 White Lion Street



Address	10-14 White Lion Street, N1 9PD
Ownership	Powderworth Limited
Approximate size of site	1,321sqm
Current/previous use	Temporary D1 use, previously office (B1)
How the site was identified and relevant planning history	Planning application P2017/0297/FUL (granted subject to completion of legal agreement, January 2018)
Allocation and justification	Intensification of business use
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Adjacent to Archaeological Priority Area: Islington Village (Tier 2) • Site is located within a groundwater Source Protection Zone
Development considerations	<ul style="list-style-type: none"> • 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).

	<ul style="list-style-type: none"> • 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



Address	1-9 White Lion Street, N1 9PD
Ownership	Hatton Garden Properties Limited
Approximate size of site	1,588sqm
Current/previous use	B1 (a), B1(c), A3
How the site was identified and relevant planning history	Planning permission P2016/4721/FUL
Allocation and justification	Intensification of business use
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Archaeological Priority Area: Islington Village (Tier 2) • Adjacent to the Angel Conservation Area • In close proximity to local landmarks on Islington High Street - the Cinema Tower and Angel Corner House Dome • Adjacent to Grade II listed building at 13 Islington High Street • Adjacent to locally listed buildings at 23 & 9 Islington High Street • Within a protected viewing corridor • Site is located within a groundwater Source Protection Zone
Development considerations	<ul style="list-style-type: none"> • 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.

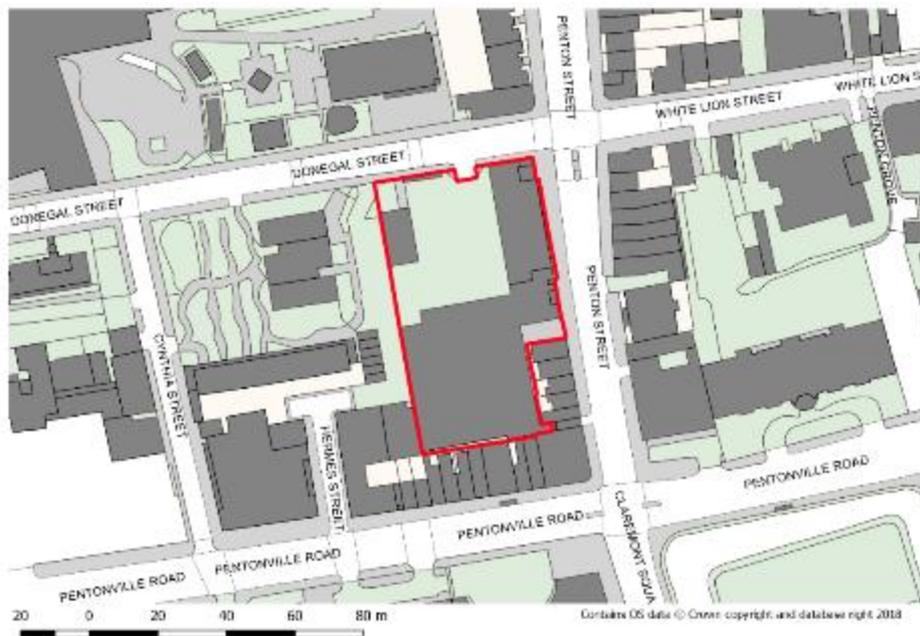
	<ul style="list-style-type: none"> • The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. In particular, development on this site must demonstrate that it 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	<ul style="list-style-type: none"> • 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 • In close proximity to Islington Green open space; and Andersons Square Gardens open space and SINC • Site is located within a groundwater Source Protection Zone
Development considerations	<ul style="list-style-type: none"> • 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. • Future development should activate the street scene and ensure a positive relationship with Essex Road. • The site is located in the Angel Cultural Quarter area.
Estimated timescale	2021/22-2025/26

AUS12: Public Carriage Office, 15 Penton Street



Address	Public Carriage Office, 15 Penton Street, N1 9PU
Ownership	Transport for London
Approximate size of site	3,495sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Mixed-use development for re-provision and intensification of business floorspace with an element of residential uses
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Northdown Street Priority Employment Location • Adjacent to Chapel Market/Penton Street Conservation Area • In close proximity to locally listed buildings at 96, 108, 116 Pentonville Road and 18, 10 Penton Street • In close proximity to Claremont Square Reservoir SINC • Within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • 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

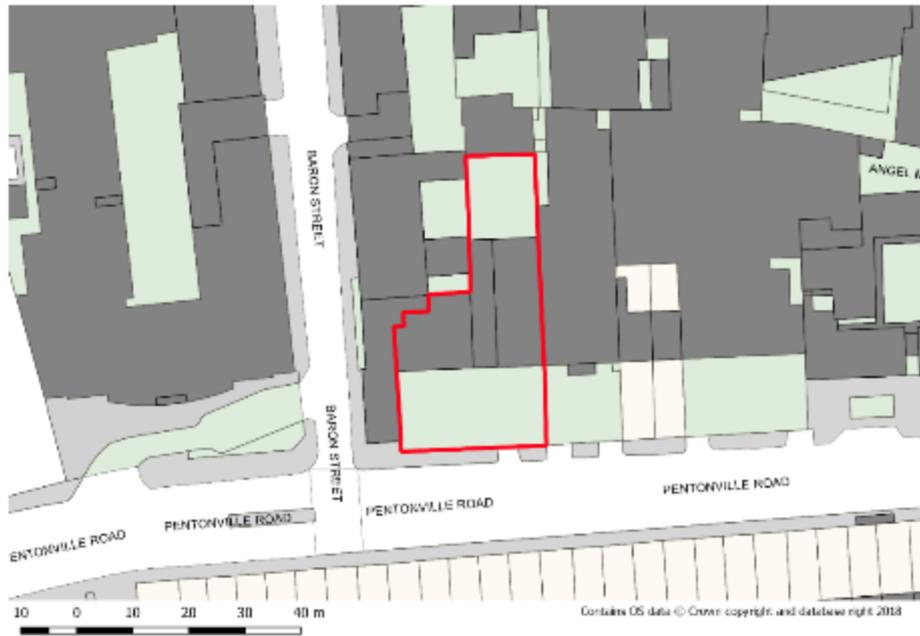
AUS13: N1 Centre, Parkfield Street



Address	N1 Centre, Parkfield Street, N1
Ownership	Pec Parkfield Limited
Approximate size of site	7,406sqm
Current/previous use	Retail, leisure, car parking and public space
How the site was identified and relevant planning history	Planning application P2017/2964/FUL
Allocation and justification	Protection and enhancement of the open space with some intensification of retail
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Primary Shopping Area • Central Activities Zone (CAZ) • Within a protected viewing corridor • Archaeological Priority Area: Islington Village (Tier 2) • In close proximity to Barnsbury, Angel and Chapel Market/Penton Street Conservation Areas • Adjacent to Grade II listed buildings at 15-24 Bromfield Street and locally listed buildings on Upper Street • The site contains the N1 Centre Open Space • Site is located within a groundwater Source Protection Zone
Development considerations	<ul style="list-style-type: none"> • Development proposals must protect the N1 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

	<p>zone of influence around the Islington Tunnel (that runs directly beneath the site).</p> <ul style="list-style-type: none"> • 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

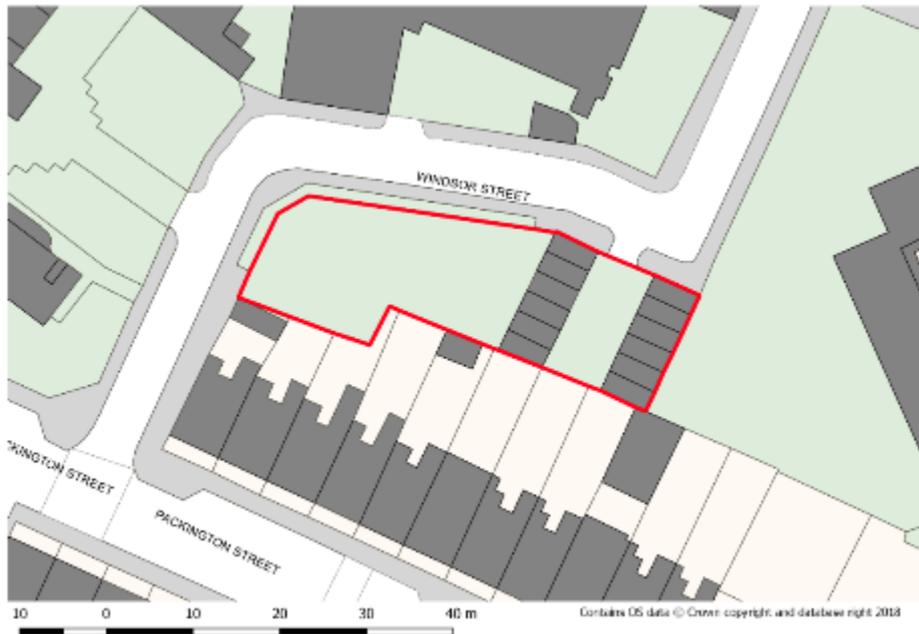
AUS14: 46-52 Pentonville Road



Address	46-52 Pentonville Road, N1 9HF
Ownership	Private ownership
Approximate size of site	1,011sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Planning application P2017/3100/FUL
Allocation and justification	<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 should prioritise business floorspace.</p>
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Baron Street Priority Employment Location • New River Conservation Area • Part of the site, 46 Pentonville Road, is locally listed • Adjacent to Grade II listed buildings at 34-44a Pentonville Road. • Partially within a protected viewing corridor • Site is located within a groundwater Source Protection Zone
Development considerations	<ul style="list-style-type: none"> • 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 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

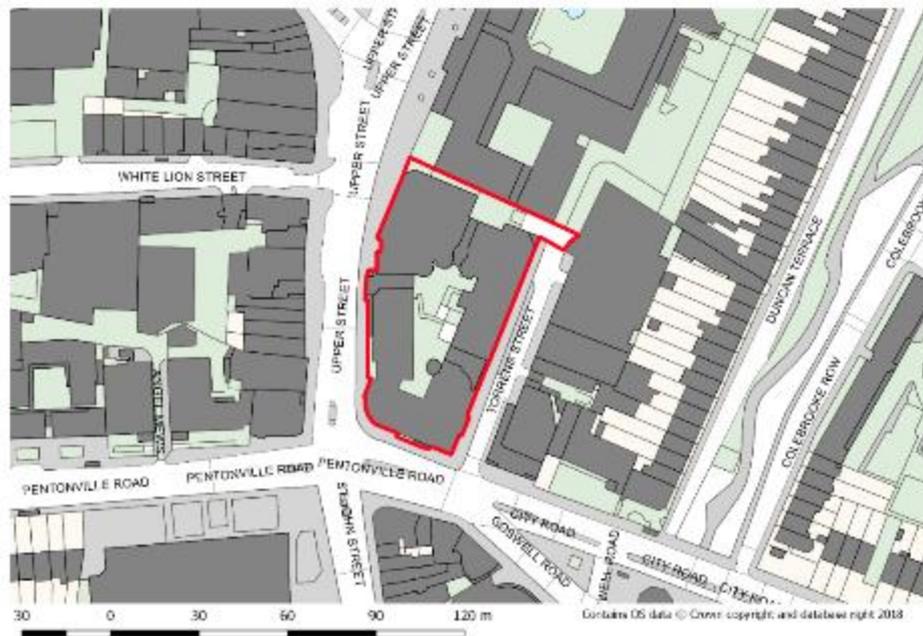
	earliest opportunity to determine whether wastewater capacity exists.
Estimated timescale	2021/22-2025/26

AUS15: Windsor Street Car Park



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



Address	Angel Square, EC1V 1NY
Ownership	Derwent London
Approximate size of site	3,661sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Adjacent to Crossrail 2 proposals for Angel
Allocation and justification	Intensification of office use
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Within a protected viewing corridor • Archaeological Priority Area: Islington Village (Tier 2) • In close proximity to the Angel, Duncan Terrace/Colebrooke Row and New River Conservation Areas • In close proximity to two local landmarks on Islington High Street - the Cinema Tower and Angel Corner House Dome • Opposite to 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	<ul style="list-style-type: none"> • 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 more positive relationship with Islington High Street. • Improvements to permeability between Islington High Street and Torrens Street, taking account of level changes.

	<ul style="list-style-type: none"> • 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 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

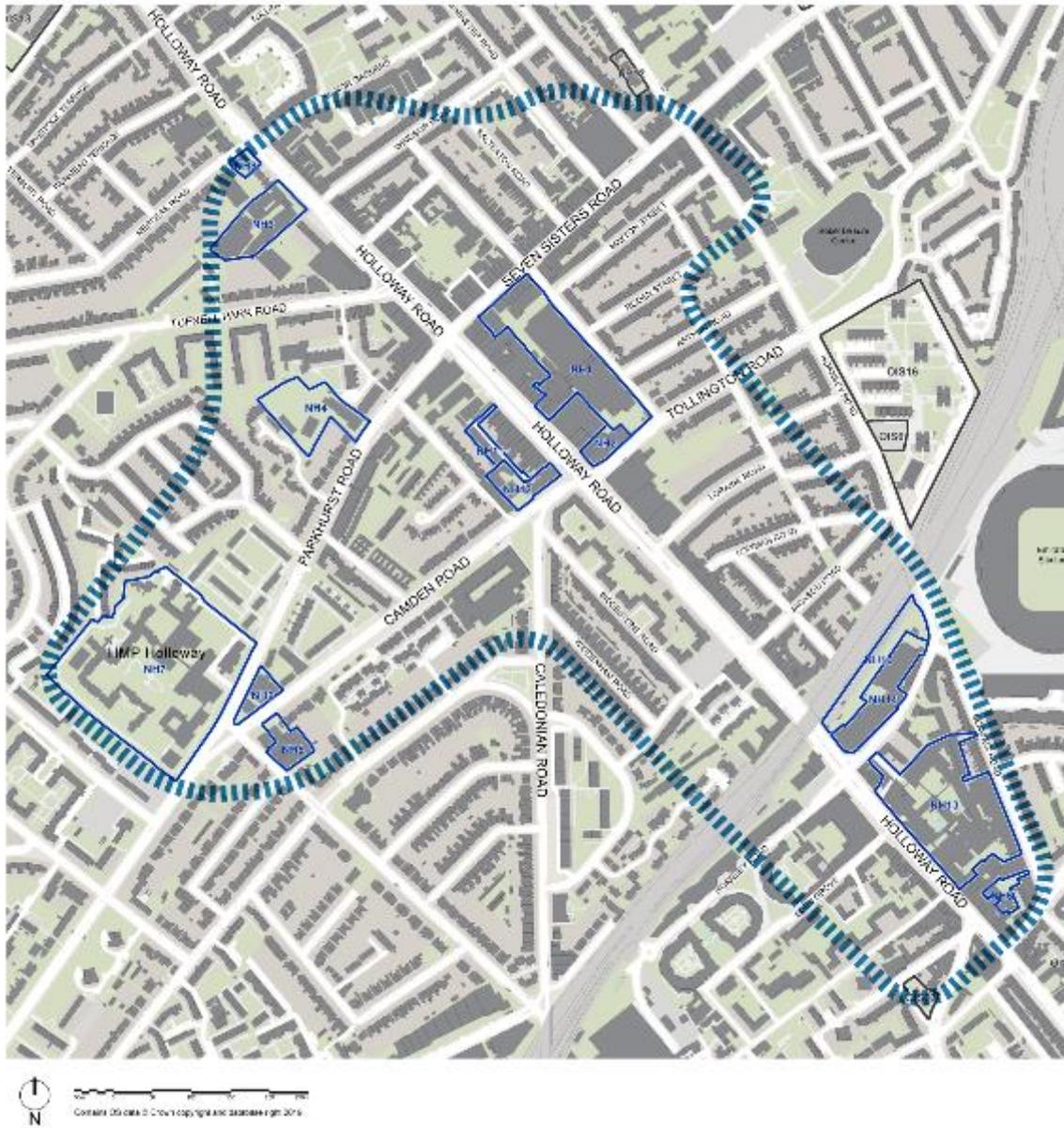
- 5.1 Policy SP5 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Nag's Head and Holloway area.
- 5.2 The site allocations in this chapter (listed in Table 5.1 below) have been identified as locations within the Spatial Strategy area where development 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

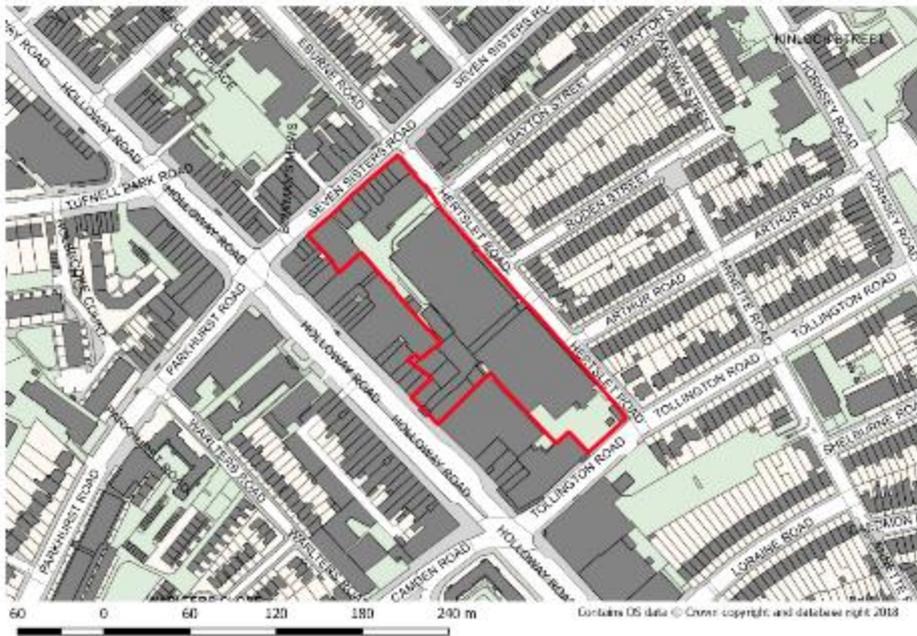
Site reference	Site name
NH1	Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG
NH2	368-376 Holloway Road (Argos and adjoining shops), N7 6PN
NH3	443-453 Holloway Road, N7 6LJ
NH4	Territorial Army Centre, 65-69 Parkhurst Road, N7 0LP
NH5	392A Camden Road 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



NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road



Address	Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG
Ownership	Islington Holdings No. 2 Limited and mixed private ownership
Approximate size of site	16,015sqm
Current/previous use	Retail, car park, snooker club and covered market
How the site was identified and relevant planning history	2013 Site Allocation (NH1)
Allocation and justification	The site has potential for a significant retail-led mixed-use development, with provision of improved retail provision (in terms of quantum and quality) as well as a significant amount of new office floorspace; residential accommodation may be acceptable on the upper floors, 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.
Site designations and constraints	<ul style="list-style-type: none"> • Nag's Head Town Centre • Primary Shopping Area • Opposite Grade II listed buildings (458 Holloway Road and 1 Seven Sisters Road). • 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)
Development considerations	<ul style="list-style-type: none"> • New development will be expected to mitigate impacts on the transport network. • Opportunities exist for related public realm improvements in the town centre, including an active frontage to Hertslet Road (subject

	<p>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.</p> <ul style="list-style-type: none"> • 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. • Any redevelopment should investigate measures to mitigate impacts on the ongoing operation of existing businesses including Morrison's. • Upgrades to the wastewater network may be required as a result 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

NH2: 368-376 Holloway Road



Address	368-376 Holloway Road (Argos and adjoining shops), N7 6PN
Ownership	Poppy Investments Limited; K/S Habro-Islington and multiple leasehold interests
Approximate size of site	1,741sqm
Current/previous use	Retail (A1)
How the site was identified and relevant planning history	2013 Site Allocation (NH2)
Allocation and justification	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
Site designations and constraints	<ul style="list-style-type: none"> • Nag's Head Town Centre • Primary Shopping Area • In close proximity to locally listed buildings at 382-400 Holloway Road
Development considerations	<ul style="list-style-type: none"> • Active frontages should be provided fronting Tollington Road and Holloway Road. • Development should contribute to an improved public realm along Holloway Road and at the junction of Tollington Road. • The Islington Tall Buildings Study suggests that 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

	<p>along Camden Road and Tollington Road as a landmark in town centre.</p> <ul style="list-style-type: none"> • 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



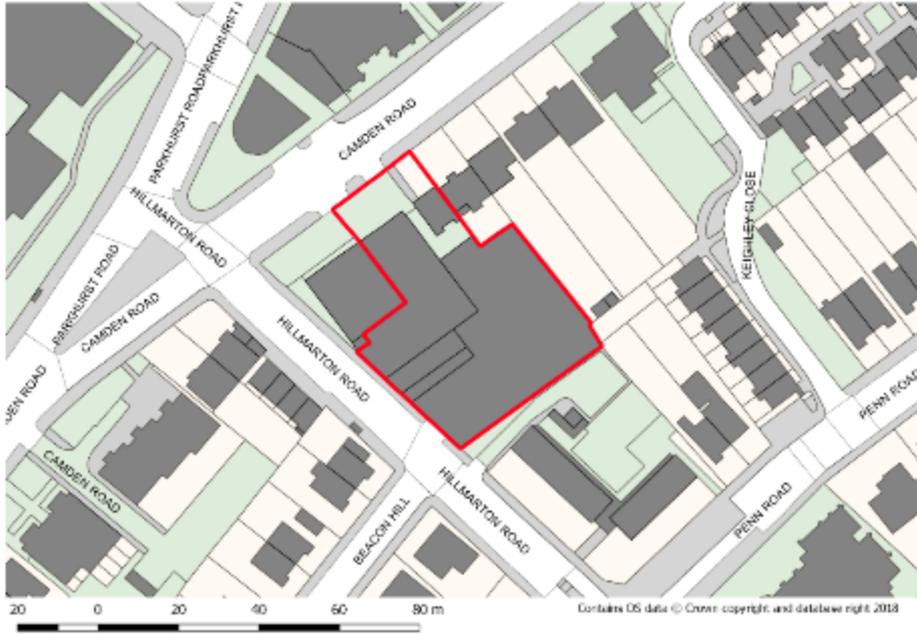
Address	443-453 Holloway Road, N7 6LJ
Ownership	Skylla Properties Limited; Safestore Properties Limited
Approximate size of site	5,861sqm
Current/previous use	Arts/cultural uses (D1), business uses (B1/B8)
How the site was identified and relevant planning history	2013 Site Allocation (NH4) and planning permission P2013/3213/FUL (now lapsed). New planning application P2018/1812/FUL (yet to be determined)
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> • 443-445 Holloway Road is a locally listed building. • Mercers Road/Tavistock Terrace Conservation Area. • Holloway Road North Priority Employment Location • Adjacent to Archaeological Priority Area: Moated Manor House for Barnsbury Manor (Tier 2)
Development considerations	<ul style="list-style-type: none"> • An active frontage should be provided at ground floor level fronting Holloway Road. • 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	2021/22-2025/26

NH4: Territorial Army Centre, 65-69 Parkhurst Road



Address	Territorial Army Centre, 65-69 Parkhurst Road, N7 0LP
Ownership	Parkhurst Road Limited
Approximate size of site	6,894sqm
Current/previous use	Territorial Army Centre
How the site was identified and relevant planning history	2013 Site Allocation (NH5) and refused planning applications
Allocation and justification	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).
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to Hillmarton Conservation Area • Adjacent to locally listed building (63 Parkhurst Road) and in close proximity to other locally listed buildings (51-57 Parkhurst Road)
Development considerations	<ul style="list-style-type: none"> • 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



Address	392A Camden Road and 1 Hillmarton Road, N7 and 394 Camden Road, N7
Ownership	Renpark Limited; Embankment Building and Development Limited
Approximate size of site	1,722sqm
Current/previous use	Vehicle repair depot (B2) in single storey building, meat packing centre and warehouse (B8)
How the site was identified and relevant planning history	2013 Site Allocation (NH9). Extant planning permission for 392A Camden Road and 1 Hillmarton Road (permission references P121287 and P121288)
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> • Hillmarton Conservation Area • In close proximity to Camden Road New Church Tower and Spire, a local landmark • Camden Road/Parkhurst Road Priority Employment Location
Development considerations	<ul style="list-style-type: none"> • 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.

	<ul style="list-style-type: none"> • 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



Address	11-13 Benwell Road, N7 7BL
Ownership	Clearwell Creek Properties Limited
Approximate size of site	1,315sqm
Current/previous use	Vacant warehouse formerly in business (B1) use
How the site was identified and relevant planning history	2013 Site Allocation (HC4)
Allocation and justification	Retention and re-provision of business floorspace; an element of residential may be acceptable.
Site designations and constraints	<ul style="list-style-type: none"> • St Mary Magdalene Conservation Area • Locally listed building nearby at 146-152 Holloway Road
Development considerations	<ul style="list-style-type: none"> • 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. Site assembly with adjacent industrial sites could ensure better access and the provision of amenity 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, including providing information on the phasing of any proposed new housing.
Estimated timescale	2021/22-2025/26

NH7: Holloway Prison, Parkhurst Road



Address	Holloway Prison, Parkhurst Road, N7 0NU
Ownership	Ministry of Justice
Approximate size of site	39,791sqm
Current/previous use	Prison (C2A)
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017 and discussions with the Ministry of Justice
Allocation and justification	Residential-led development with community uses (including a women's centre building), open space and an energy centre.
Site designations and constraints	<ul style="list-style-type: none"> • In close proximity to the Hillmarton Conservation Area • The western portion of the site falls within protected viewing corridors • The local landmark of the Camden Road New Church Tower and Spire is directly opposite the site
Development considerations	<ul style="list-style-type: none"> • 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 development on this site (including as a result of cumulative

	<p>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.</p> <ul style="list-style-type: none"> • 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



Address	457-463 Holloway Road, N7 6LJ
Ownership	Metdist Enterprises Limited
Approximate size of site	808sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Planning application P2016/3157/FUL (refused)
Allocation and justification	Retention and sensitive refurbishment of this locally listed building to provide employment and residential uses.
Site designations and constraints	<ul style="list-style-type: none"> • 457 and 463 Holloway Road are locally listed buildings. • Mercers Road/Tavistock Terrace Conservation Area • Priority Employment Location
Development considerations	<ul style="list-style-type: none"> • The building is currently in a state of disrepair, with various inappropriate and unsympathetic additions/actions which affect and detract from the buildings contribution to the conservation area. Proposals should ensure these issues are addressed, respecting the local listing. • Upgrades to the wastewater network may be required as a result 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



Address	Islington Arts Factory, 2 and 2a Parkhurst Road, N7 0SF
Ownership	The City of London
Approximate size of site	1,803sqm
Current/previous use	Community space, storage (D1/B8)
How the site was identified and relevant planning history	Planning application P2015/0330/FUL
Allocation and justification	Provision of replacement community floorspace, residential use and an element of office floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Hillmarton Conservation Area • The site includes Camden Road New Church Tower and Spire, a local landmark • Camden Road/Parkhurst Road Priority Employment Location • Grade II listed former Verger's Cottage
Development considerations	<ul style="list-style-type: none"> • A replacement facility for the Islington Arts Factory should be provided. • 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



Address	45 Hornsey Road (including land and railway arches 1-21 to rear), N7 7DD and 252 Holloway Road, N7 6NE
Ownership	Ashburton Trading Limited
Approximate size of site	5,167sqm
Current/previous use	Storage and distribution floorspace (B8)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation HC3)
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> • Opposite Arsenal Podium designated open space • Partially within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • 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.

	<ul style="list-style-type: none"> • The design should retain clear views of, and be clearly subordinate to, the Emirates Stadium. • The proximity of the site to the busy Holloway Road and railway tracks mean 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



Address	Mamma Roma, 377 Holloway Road, N7 0RN
Ownership	Mamma Roma Limited
Approximate size of site	747sqm
Current/previous use	Business/storage (B1/B8)
How the site was identified and relevant planning history	Site identified through discussions with the Nag's Head Town Centre Manager
Allocation and justification	Intensification for business use. Replacement warehouse space with opportunity to provide other business uses above.
Site designations and constraints	<ul style="list-style-type: none"> • Nags Head Town Centre • Primary Shopping Area • Adjacent to Hillmarton Conservation Area • In close proximity to a locally listed building (Holloway Seventh Day Adventist Church, 381 Holloway Road)
Development considerations	<ul style="list-style-type: none"> • Primary Shopping Area designation only relevant in terms of access to site from the shopping 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	2021/22-2025/26

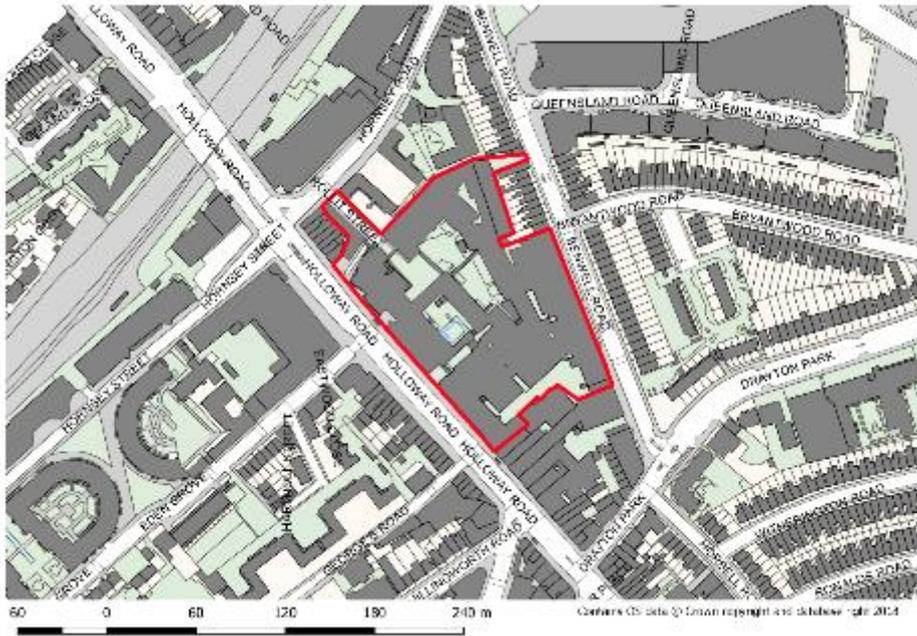
NH12: 379-391 Camden Road and 341-345 Holloway Road



Address	379-391 Camden Road and 341-345 Holloway Road
Ownership	Highlands Investments Limited and multiple freehold and leasehold interests
Approximate size of site	1,562sqm
Current/previous use	Retail (A1), residential (C3), car repairs/garage (B2)
How the site was identified and relevant planning history	Identified through the Islington Tall Buildings Study
Allocation and justification	Re-provision and intensification of commercial and residential uses including no net loss of retail floorspace with some intensification of business floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Nags Head Town Centre • 341-345 Holloway Road is within the Primary Shopping Area • Adjacent to Hillmarton Conservation Area • Adjacent to a locally listed building (377 Camden Road)
Development considerations	<ul style="list-style-type: none"> • 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.

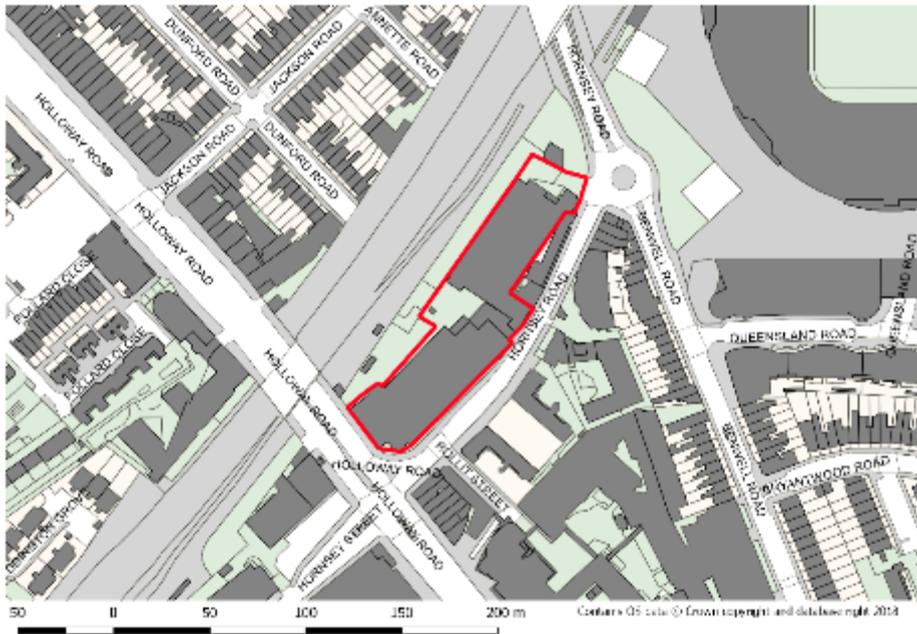
	<ul style="list-style-type: none">Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
Estimated timescale	2026/27-2030/31

NH13: 166-220 Holloway Road



Address	166-220 Holloway Road, N7
Ownership	London Metropolitan University
Approximate size of site	19,621sqm
Current/previous use	Teaching and learning space (D1)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation HC3) and planning permission P2017/1383/FUL
Allocation and justification	Improvements to the internal layout of the site with existing education and related uses to be consolidated and improved. Student accommodation is not considered to be an acceptable use.
Site designations and constraints	<ul style="list-style-type: none"> Partially within the St. Mary Magdalene Conservation Area
Development considerations	<ul style="list-style-type: none"> 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. Active frontages 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



Address	236-250 Holloway Road, N7 6PP and 29 Hornsey Road, N7 7DD
Ownership	London Metropolitan University
Approximate size of site	6,189sqm
Current/previous use	Education space (D1)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation HC3)
Allocation and justification	Improvements to the internal layout of the site with existing education and related uses to be consolidated and improved. Student accommodation is not considered to be an acceptable use.
Site designations and constraints	<ul style="list-style-type: none"> Partially within a protected viewing corridor In close proximity to St. Mary Magdalene Conservation Area Opposite Grade II listed building - 297 Holloway Road
Development considerations	<ul style="list-style-type: none"> 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. Development should provide active frontages 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

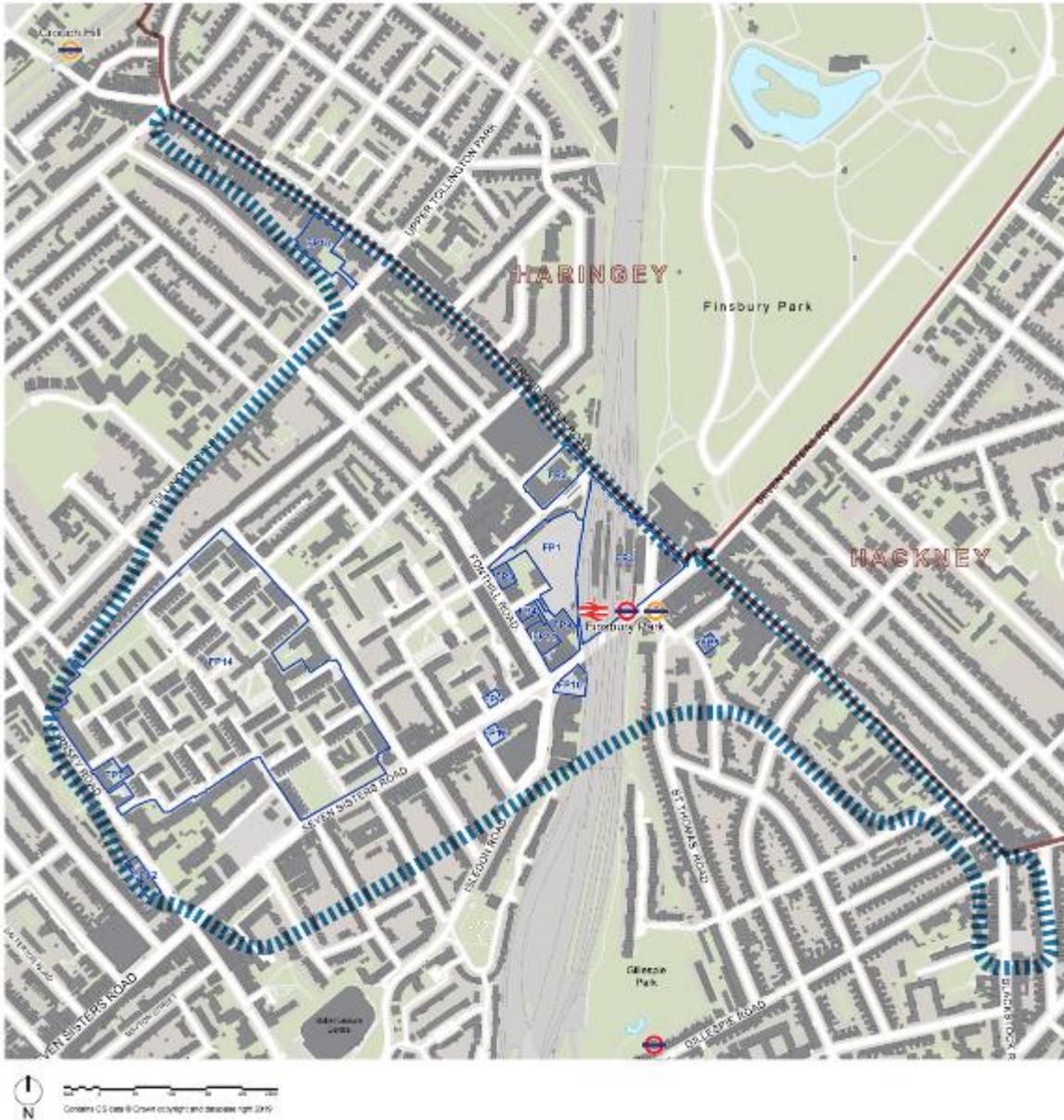
- 6.1 Policy SP6 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Finsbury Park area.
- 6.2 The site allocations in this chapter (listed in Table 6.1 below) have been identified as locations within the Spatial Strategy area where development 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 1.1.

Table 6.1: Finsbury Park Spatial Strategy area site allocations

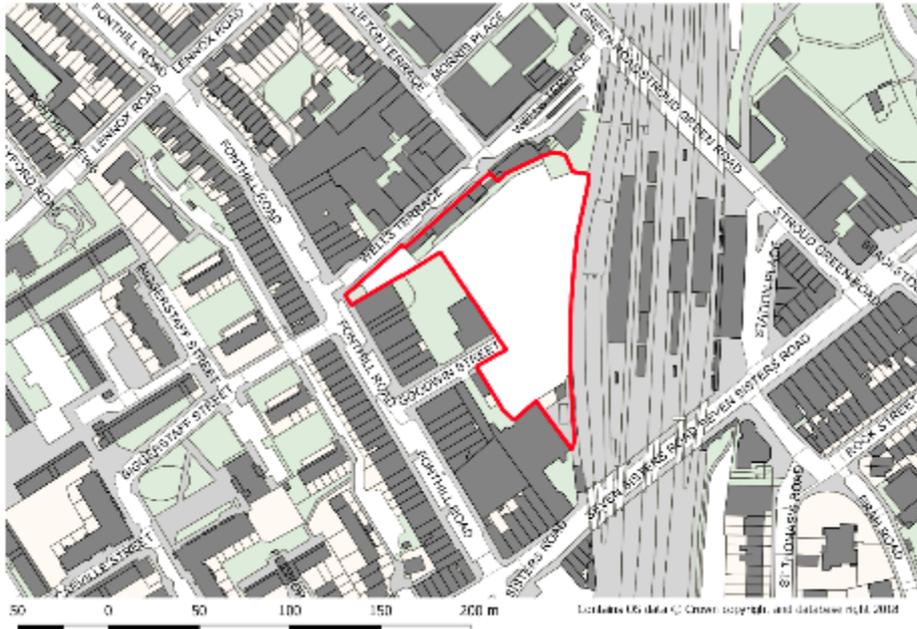
Site reference	Site name
FP1	City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street, N4
FP2	Morris Place/Wells Terrace (including Clifton House), N4 2AL
FP3	Finsbury Park Station and Island, Seven Sisters Road, N4 2DH
FP4	129-131 & 133 Fonthill Road & 13 Goodwin Street, N4
FP5	1 Prah 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	Former George Robey Public House, 240 Seven Sisters Road, N4 2HX
FP11	139-149 Fonthill Road, N4 3HF
FP12	179-199 Hornsey Road, N7 9RA
FP13	Tesco, 105-119 Stroud Green Road, N4 3PX
FP14	Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7
FP15	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



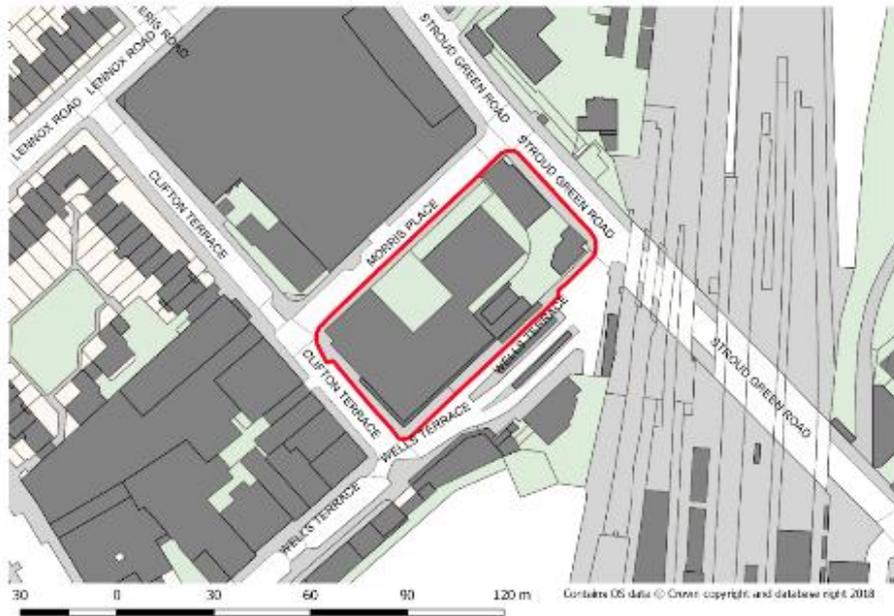
FP1: City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street



Address	City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street, N4
Ownership	City North Finsbury Park Limited
Approximate size of site	8,662sqm
Current/previous use	Formerly offices, industrial, storage and retail space (B1/B2/B8/A1). Planning permission implemented, development ongoing
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation FP1) and planning permissions P092492 and P2014/0782/S73
Allocation and justification	<p>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> <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>
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Close proximity to locally listed buildings (4 Goodwin Street; 149 Fonthill Road)

Development considerations	<ul style="list-style-type: none"> • Development should be of a high quality of design appropriate to the overall streetscape and respect the scale, form and character of the surroundings. • The development should also contribute to safe, direct, active and overlooked routes to and from the station • Development should ensure the effective operation of the bus station is not compromised. • Upgrades to the wastewater network may be required as a result 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

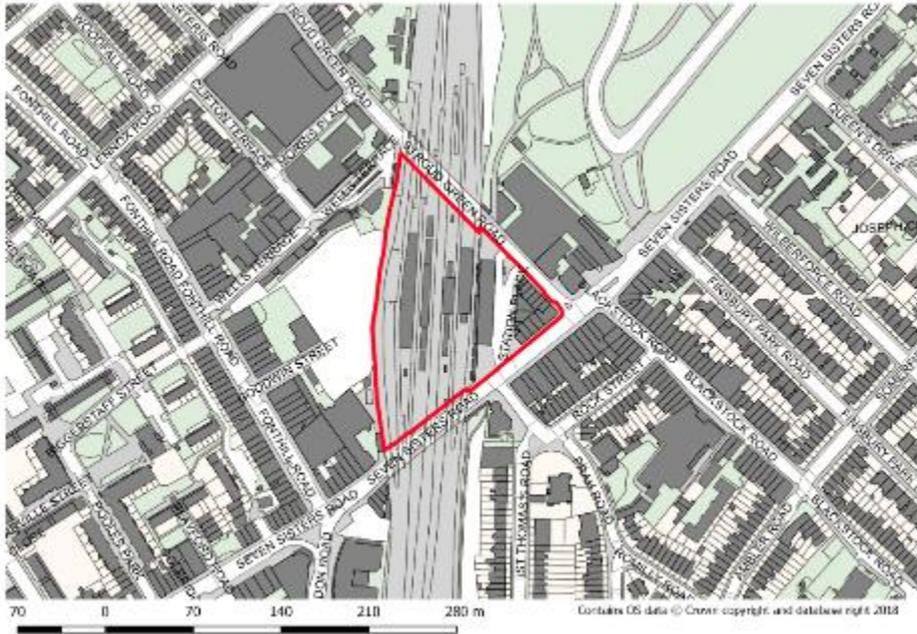
FP2: Morris Place/Wells Terrace (including Clifton House)



Address	Morris Place/Wells Terrace (including Clifton House), N4 2AL
Ownership	London Borough of Islington and mixed private ownership
Approximate size of site	3,818sqm
Current/previous use	Residential, A1/A3, yoga studio (D2), and B1 (offices and car wash)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation FP1) and planning permission P2018/0375/FUL
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area
Development considerations	<ul style="list-style-type: none"> • The Islington Tall Buildings Study notes that 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 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



Address	Finsbury Park Station and Island, Seven Sisters Road, N4 2DH
Ownership	Network Rail, London Underground Limited and mixed private ownership
Approximate size of site	4,783sqm
Current/previous use	Finsbury Park Station, retail, restaurants, possibly offices and residential (A1/A3/B1/C3)
How the site was identified and relevant planning history	Amended allocation (formerly part of FP1)
Allocation and justification	<p>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> <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>
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Adjacent to Locally Listed Building (254 Seven Sisters Road)
Development considerations	<ul style="list-style-type: none"> • 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.

	<ul style="list-style-type: none"> • 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. • Development should ensure the effective operation of the bus station is not compromised.
Estimated timescale	2031/32-2035/36

FP4: 129-131 & 133 Fonthill Road & 13 Goodwin Street



Address	129-131 & 133 Fonthill Road & 13 Goodwin Street, N4
Ownership	Dawnelia Properties Limited
Approximate size of site	601sqm
Current/previous use	Retail, restaurant (A1/A3)
How the site was identified and relevant planning history	2013 Site Allocation (FP2)
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Fonthill Road Specialist Shopping Area
Development considerations	<ul style="list-style-type: none"> • 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



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



Address	Cyma Service Station, 201A Seven Sisters Road, N4 3NG
Ownership	Folgate Estates Limited
Approximate size of site	375sqm
Current/previous use	Vacant former petrol station (Sui Generis)
How the site was identified and relevant planning history	2013 Site Allocation (FP6)
Allocation and justification	Redevelopment of the site to provide office floorspace across the whole site.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • In close proximity to Grade II* listed Rainbow Theatre, 232-238 Seven Sisters Road
Development considerations	<ul style="list-style-type: none"> • 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. • Upgrades to the wastewater network may be required as a result 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



Address	Holloway Police Station, 284 Hornsey Road, N7 7QY
Ownership	The Mayor's Office for Policing and Crime
Approximate size of site	1,297sqm
Current/previous use	Police Station (Sui Generis)
How the site was identified and relevant planning history	2013 Site Allocation (FP9)
Allocation and justification	Subject to justifying the loss of social infrastructure, redevelopment of the police station for residential-led mixed use development, with office/workspace uses on the ground floor.
Site designations and constraints	<ul style="list-style-type: none"> • Within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • An enhanced streetscene along Hornsey Road is encouraged with an active frontage 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, including providing information on the phasing of any proposed new housing.
Estimated timescale	2021/22-2025/26

FP8: 113-119 Fonthill Road



Address	113-119 Fonthill Road, N4 3HH
Ownership	Mixed private ownership
Approximate size of site	737sqm
Current/previous use	Retail and office (A1/B1)
How the site was identified and relevant planning history	Identified through the Islington Tall Buildings Study
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Proximity to locally listed building at 4-5 Goodwin Street • Fonthill Road Specialist Shopping Area
Development considerations	<ul style="list-style-type: none"> • 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



Address	221-233 Seven Sisters Road, N4 2DA
Ownership	Muslim Welfare House; Finsbury Park Trust and mixed private ownership
Approximate size of site	1,840sqm
Current/previous use	Community use (D1), retail (A1), offices (B1)
How the site was identified and relevant planning history	Pre-application discussions and the Islington Tall Buildings Study
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre. • Primary Shopping Area • Adjacent to locally listed building (141-149 Fonthill Road).
Development considerations	<ul style="list-style-type: none"> • 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 be linked to the comprehensive development of the entire site and deliver significant amounts of business floorspace. • Given the close proximity of the site to the railway line consideration should be given to the positioning of any residential

	<p>units and design of the building so as to minimise the negative impact on residential amenity of residents.</p> <ul style="list-style-type: none"> • 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: Former George Robey Public House, 240 Seven Sisters Road



Address	Former George Robey Public House, 240 Seven Sisters Road, N4 2HX
Ownership	S.H. Developments (SS) Limited
Approximate size of site	1,311sqm
Current/previous use	Former public house (A4), site now vacant
How the site was identified and relevant planning history	Planning application P2017/3429/FUL
Allocation and justification	Hotel, with some business floorspace including affordable workspace.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Opposite Grade II* listed Rainbow Theatre, 232-238 Seven Sisters Road
Development considerations	<ul style="list-style-type: none"> • Development should mitigate adverse impacts relating primarily to noise from the adjacent railway line. • Improvements to the public realm should be sought to create an attractive and safe pedestrian environment fronting Seven Sisters Road. • Design of the building should seek to increase levels of natural light in the basement to allow for a wider range of potential future uses. • Upgrades to the wastewater network may be required as a result 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.

	<ul style="list-style-type: none">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

FP11: 139-149 Fonthill Road



Address	139-149 Fonthill Road, N4 3HF
Ownership	Polar Romax Limited
Approximate size of site	1,261sqm
Current/previous use	A1/A2/B1
How the site was identified and relevant planning history	Planning application P2017/0333/FUL (refused; dismissed on appeal)
Allocation and justification	Commercial led mixed-use development, to include retail and office floorspace with an element of residential.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • 141-149 Fonthill Road is a locally listed building • Fonthill Road Specialist Shopping Area
Development considerations	<ul style="list-style-type: none"> • 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: 179-199 Hornsey Road



Address	179-199 Hornsey Road, N7 6RA
Ownership	Volunteering Matters
Approximate size of site	1,130sqm
Current/previous use	D1 (vacant but most recently used for construction skills training)
How the site was identified and relevant planning history	Planning application P2017/2175/FUL
Allocation and justification	Mixed use development including provision of residential use, subject to justifying the loss of social infrastructure. Retention of some D1 community use floorspace may be necessary.
Site designations and constraints	<ul style="list-style-type: none"> • Within a protected viewing corridor • 179-199 Hornsey Road is a locally listed building • Opposite Grade II listed buildings (254, 256 and 260 Hornsey Road)
Development considerations	<ul style="list-style-type: none"> • Development proposals should respect and retain the particular character and interest of the building. • 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

FP13: Tesco, 103-115 Stroud Green Road



Address	Tesco, 103-115 Stroud Green Road, N4 3PX
Ownership	Tesco Stores Limited
Approximate size of site	3,770sqm
Current/previous use	Retail (A1)
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Re-provision of retail floorspace and D1 uses with scope for residential development above.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Adjacent to Stroud Green Road Conservation Area. • 119 Stroud Green Road is a locally listed building
Development considerations	<ul style="list-style-type: none"> • Development should mitigate any amenity impacts on the surrounding residential use. • Development must maintain an active frontage on Stroud Green Road. • Upgrades to the wastewater network may be required as a result 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

FP14: Andover Estate



Address	Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7
Ownership	London Borough of Islington
Approximate size of site	104,973sqm
Current/previous use	Residential, garages, estate parking and amenity spaces
How the site was identified and relevant planning history	Planning permission P2017/2065/FUL
Allocation and justification	<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 conversion of some garages and the redevelopment of 8 existing 1-bedroom dwellings into larger homes.</p>
Site designations and constraints	<ul style="list-style-type: none"> • Within a protected viewing corridor • Adjacent to the Tollington Park Conservation Area • Adjacent to a Grade II listed building (260 Hornsey Road)
Development considerations	<ul style="list-style-type: none"> • Redevelopment of the estate should increase the permeability of the site and enhance usability to create inclusive spaces. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the

	<p>earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</p> <ul style="list-style-type: none"> • 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

FP15: 216-220 Seven Sisters Road



Address	216-220 Seven Sisters Road, N4 3NX
Ownership	The Incorporated Trustees of the Universal Kingdom of God
Approximate size of site	499sqm
Current/previous use	Temporary Storage (B8)
How the site was identified and relevant planning history	Site identified through discussions with the Finsbury Park Town Centre manager
Allocation and justification	Office/business-led development with retail at ground floor level.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Adjacent to Grade II* listed Rainbow Theatre, 232-238 Seven Sisters Road
Development considerations	<ul style="list-style-type: none"> • 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	2021/22-2025/26

7 Archway

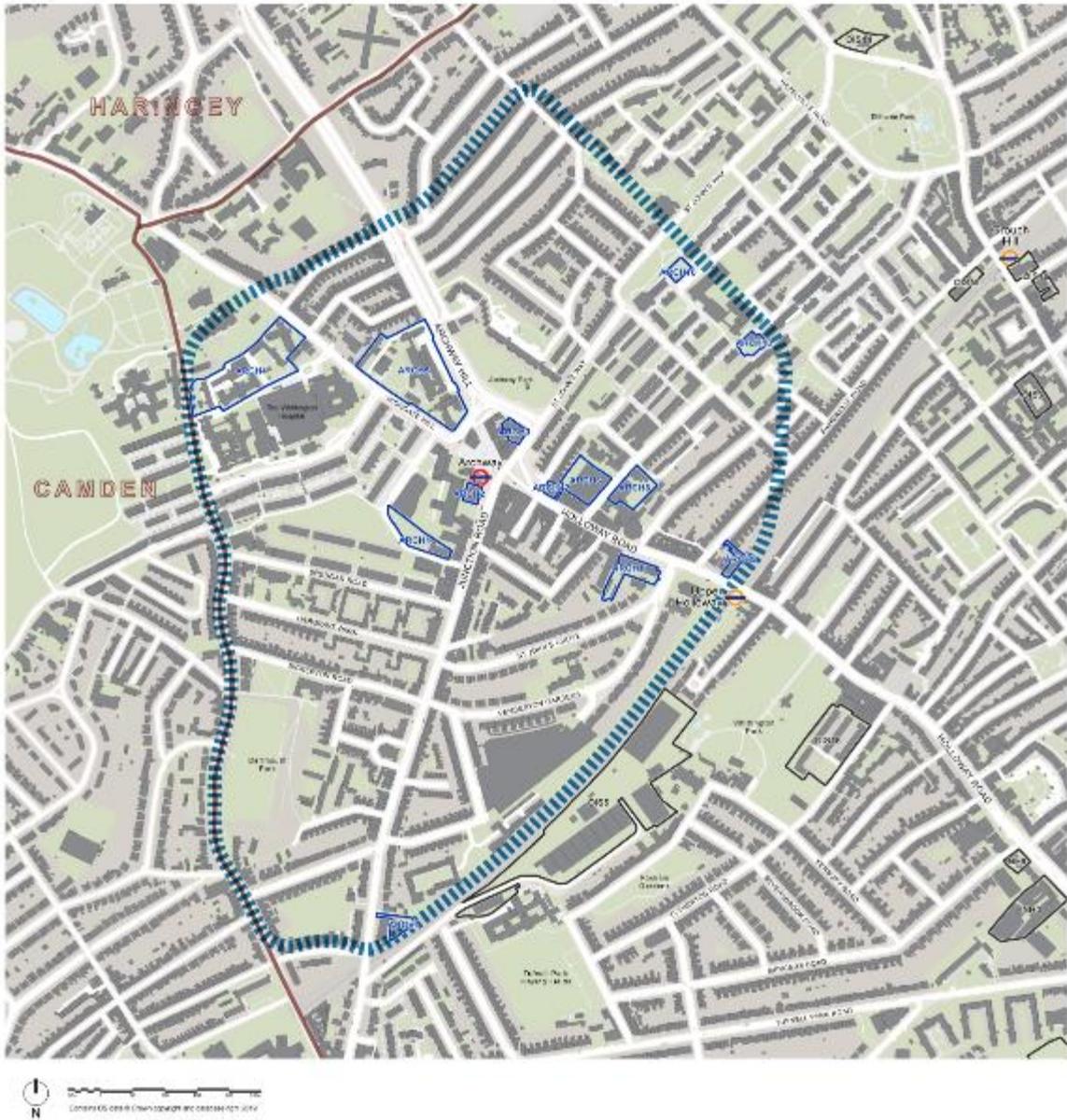
- 7.1 Policy SP7 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Archway area.
- 7.2 The site allocations in this chapter (listed in Table 7.1 below) have been identified as locations within the Spatial Strategy area where development may come 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	207A Junction Road, N19 5QA
ARCH8	Brookstone House, 4-6 Elthorne Road, N19 4AJ
ARCH9	724 Holloway Road, N19 3JD
ARCH10	Elthorne Estate, Archway, N19 4AG
ARCH11	Dwell House, 619-639 Holloway Road, N19 5SS
ARCH12	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



ARCH1: Vorley Road/Archway Bus Station



Address	Vorley Road/Archway Bus Station, N19
Ownership	London Borough of Islington
Approximate size of site	2,633sqm
Current/previous use	Bus station (Sui Generis)
How the site was identified and relevant planning history	Amended allocation (formerly part of ARCH1 - Archway Core Site)
Allocation and justification	Residential led development with an element of business floorspace including affordable workspace and space suitable for SMEs.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • Primary Shopping Area • Adjacent to St. John's Grove Conservation Area. • Adjacent to locally listed building at 32 Junction Road • Opposite to Girdlestone Park public open space
Development considerations	<ul style="list-style-type: none"> • Archway Community Care Centre is located within the site at 4 Vorley Road. This use should be retained in line with 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.

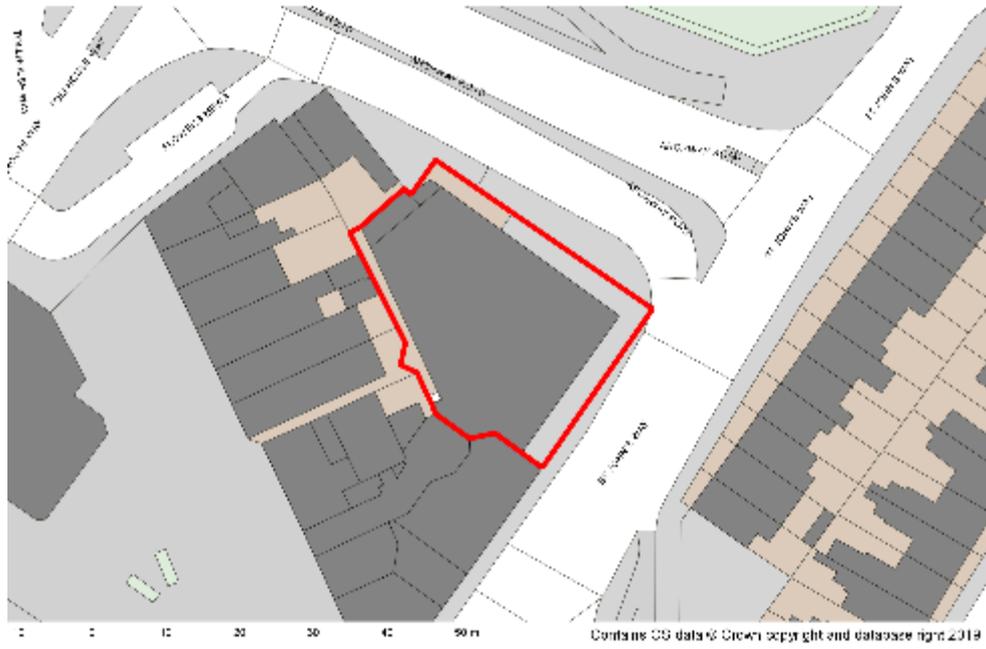
	<ul style="list-style-type: none">• The site is located in the Archway Cultural Quarter area.
Estimated timescale	2021/22-2025/26

ARCH2: 4-10 Junction Road



Address	4-10 Junction Road (buildings adjacent to Archway Underground Station), N19 5RQ
Ownership	London Underground Limited
Approximate size of site	663sqm
Current/previous use	Retail and office (A1/B1)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation ARCH1); London Borough of Islington's Call for Sites
Allocation and justification	Intensification of business use with retail on the ground floor.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • Primary Shopping Area • Within a protected viewing corridor • In close proximity to St. John's Grove Conservation Area • Locally listed building at 9 Junction Road
Development considerations	<ul style="list-style-type: none"> • Active ground floor retail frontage should be maintained with improved shopfront design which takes advantage of adjacent public space. • The site is located in the Archway Cultural Quarter area. • Upgrades to the wastewater network may be required as a result 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

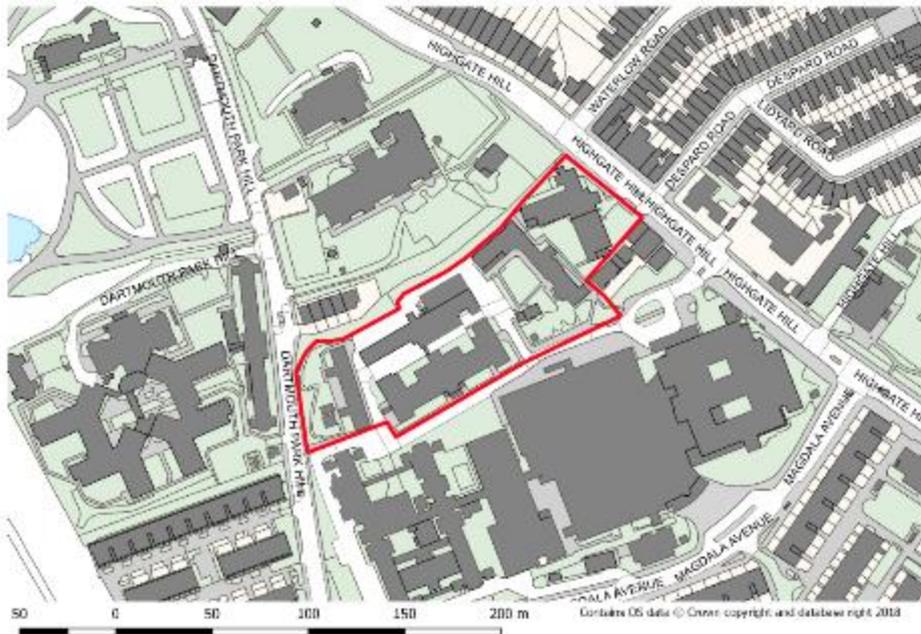
ARCH3: Archway Central Methodist Hall, Archway Close



Address	Archway Central Methodist Hall, Archway Close, N19 3TD
Ownership	Trustees for Methodist Church; Flowervale Properties Limited; London Underground Limited
Approximate size of site	785sqm
Current/previous use	Vacant community space (D1/D2)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation ARCH1)
Allocation and justification	Refurbishment/redevelopment to create a cultural hub in Archway Town Centre. Retail uses might be acceptable on the ground floor.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • Primary Shopping Area • Locally listed building • St. John's Grove Conservation Area • In close proximity to the Holborn Union Infirmary Conservation Area • Opposite Archway Park public open space • Within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • The site is prominent in townscape terms and development proposals should seek to retain and sensitively restore the existing locally listed building. • There is a growing reputation for culture in Archway. The site is the most significant development opportunity in the town centre which could enhance this offer, and operate as a hub of cultural activities. • Active ground floor frontages are encouraged along St John's Way.

	<ul style="list-style-type: none"> • The site is located in the Archway 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

ARCH4: Whittington Hospital Ancillary Buildings



Address	Whittington Hospital Ancillary Buildings, N19
Ownership	Whittington Hospital NHS Trust
Approximate size of site	11,629sqm
Current/previous use	Hospital ancillary buildings plus staff accommodation
How the site was identified and relevant planning history	2013 Site Allocation (ARCH2)
Allocation and justification	Provision of health uses with an element of residential development.
Site designations and constraints	<ul style="list-style-type: none"> • In close proximity to the Highgate Hill/Hornsey Lane and Holborn Union Infirmary Conservation Areas • The F block, St. Mary's Wing, Whittington Hospital is Grade II listed
Development considerations	<ul style="list-style-type: none"> • 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. • Redevelopment of any buildings is subject to ensuring future health care needs are met. • Upgrades to the wastewater network may be required as a result 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

ARCH5: Archway Campus, Highgate Hill



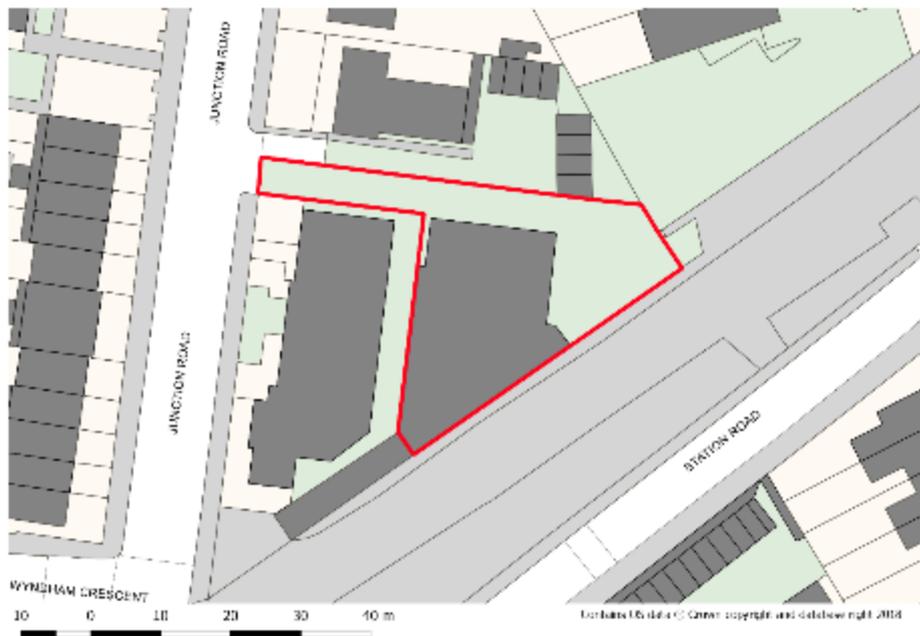
Address	Archway Campus, Highgate Hill, N19
Ownership	Peabody Enterprises Limited
Approximate size of site	14,702sqm
Current/previous use	Education, clinical and health services research (D1)
How the site was identified and relevant planning history	2013 Site Allocation (ARCH3) - allocation revised following the disposal of the site by its previous owner (University College London and Middlesex University)
Allocation and justification	Residential-led mixed use development with community and social infrastructure uses.
Site designations and constraints	<ul style="list-style-type: none"> • Holborn Union Infirmary Conservation Area • In close proximity to the St. John's Grove and Whitehall Park Conservation Areas • The Victorian infirmary buildings at the site are locally listed • Opposite Archway Park public open space • Partially within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • The site has potential to deliver a significant amount of genuinely affordable housing to meet identified housing needs. • Development proposals should contribute to an improved public realm and provide linkages to Archway town centre. • Any net loss of existing social infrastructure must be justified in line with policy SC1. • There are significant level changes across the site which should be factored into the design of the scheme.
Estimated timescale	2021/22-2025/26

ARCH6: Job Centre, 1 Elthorne Road



Address	Job Centre, 1 Elthorne Road, N19 4AL
Ownership	Department for Environment, Food and Rural Affairs
Approximate size of site	3,341sqm
Current/previous use	Job Centre (A2)
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Business led mixed-use development, including provision of SME workspace ,and with an element of residential use.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • Opposite to a locally listed building at 4 Elthorne Road
Development considerations	<ul style="list-style-type: none"> • The site is located in the Archway Cultural Quarter area. • Upgrades to the wastewater network may be required as a result 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

ARCH7: 207A Junction Road



Address	207A Junction Road, N19 5QA
Ownership	Transport for London
Approximate size of site	1,029sqm
Current/previous use	Martial arts centre (D2)
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Residential development with potential to reprovide the existing D2 use.
Site designations and constraints	<ul style="list-style-type: none"> • In close proximity to Junction Road Cutting SINC • Opposite to locally listed buildings at 142-150 Junction Road
Development considerations	<ul style="list-style-type: none"> • This backland site is constrained by proximity to existing residential uses and the railway line. Development must have regard to the potential impact on the nearby residential properties, and impacts on future residential occupiers in terms of noise and vibration. • Upgrades to the wastewater network may be required as a result 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

ARCH8: Brookstone House, 4-6 Elthorne Road



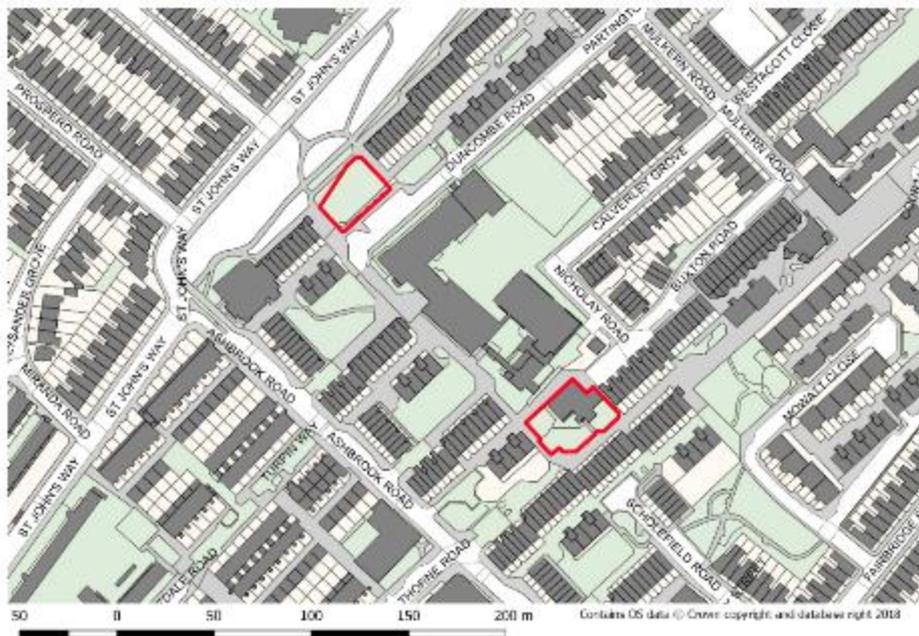
Address	Brookstone House, 4-6 Elthorne Road, N19 4AJ
Ownership	Mixed private ownership
Approximate size of site	2,520sqm
Current/previous use	Office and warehouse (B1)
How the site was identified and relevant planning history	London Borough of Islington's Call for Sites
Allocation and justification	Provision/intensification of business floorspace through the re-configuration of existing buildings and/or the construction of new buildings/extensions to accommodate additional business floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre. • 4 Elthorne Road is locally listed. • Adjacent to a locally listed building at 8 Elthorne Road.
Development considerations	<ul style="list-style-type: none"> • Use of the car park for development of business uses is strongly encouraged. • The site is located in the Archway 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	2026/27-2030/31

ARCH9: 724 Holloway Road



Address	724 Holloway Road, N19 3JD
Ownership	724 Holloway Road Limited
Approximate size of site	775sqm
Current/previous use	Offices and warehousing (B1/B8)
How the site was identified and relevant planning history	Planning applications: P2016/4533/FUL and P2015/4816/FUL
Allocation and justification	Office led development with main town centre uses at ground floor level.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • In close proximity to St. John's Grove Conservation Area • Opposite the Grade II* listed St. John's Church • Opposite to Upper Holloway Railway Cutting SINC
Development considerations	<ul style="list-style-type: none"> • 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 Archway Cultural Quarter area.
Estimated timescale	2021/22-2025/26

ARCH10: Elthorne Estate, Archway



Address	Elthorne Estate, Archway, N19 4AG
Ownership	London Borough of Islington
Approximate size of site	1,764sqm
Current/previous use	Sports pitch, community facility (D1/D2)
How the site was identified and relevant planning history	London Borough of Islington Housing Service proposals
Allocation and justification	Residential development with associated public realm improvements.
Site designations and constraints	<ul style="list-style-type: none"> • In close proximity to Whitehall Park Conservation Area • Opposite to St. John's Way Verge open space
Development considerations	<ul style="list-style-type: none"> • 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

ARCH11: Dwell House, 619-639 Holloway Road



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

ARCH12: 798-804 Holloway Road



Address	798-804 Holloway Road, N19 3JH
Ownership	TPS Abbeydale Archway Limited
Approximate size of site	451sqm
Current/previous use	Retail (A1)
How the site was identified and relevant planning history	Planning permission P2016/4529/FUL
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • Primary Shopping Area
Development considerations	<ul style="list-style-type: none"> • Development should maintain active frontages on Holloway Road. • The site is located in the Archway 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, including providing information on the phasing of any proposed new housing.
Estimated timescale	2021/22-2025/26

8 Highbury Corner and Lower Holloway

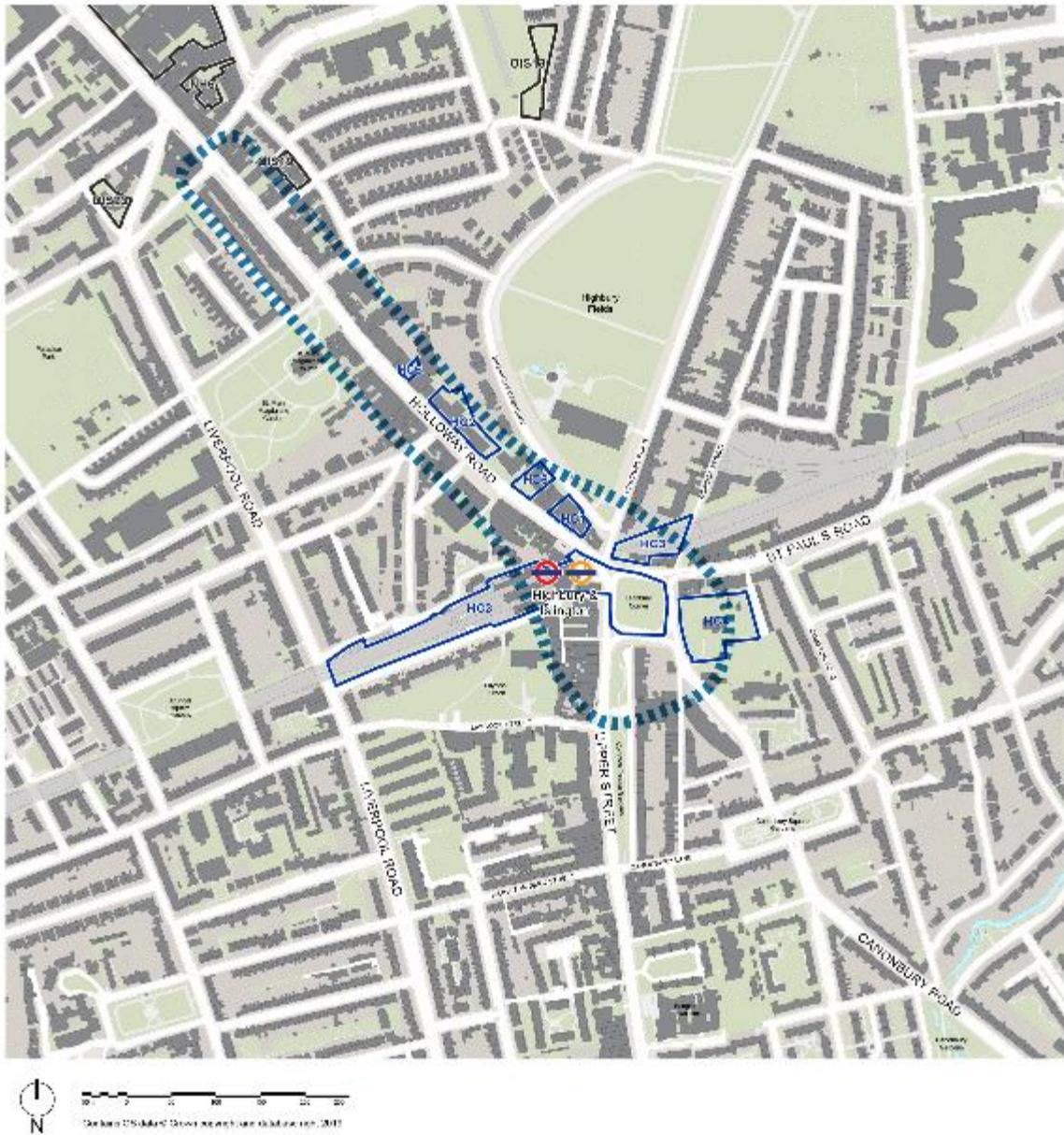
- 8.1 Policy SP8 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Highbury Corner and Lower Holloway area.
- 8.2 The site allocations in this chapter (listed in Table 8.1 below) have been identified as locations within the Spatial Strategy area 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

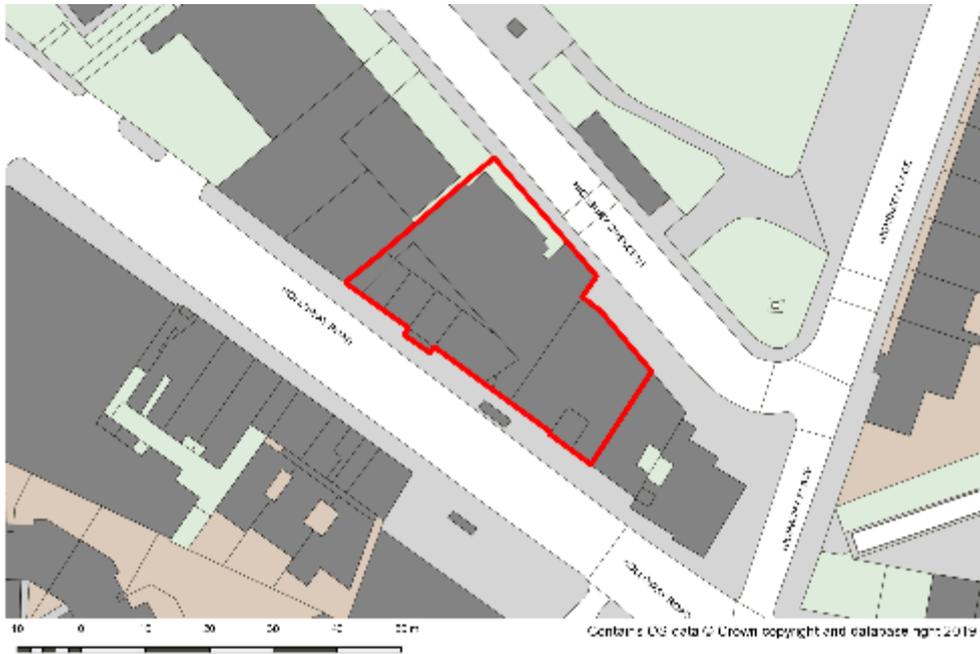
Site reference	Site name
HC1	10, 12, 16-18, 20-22 and 24 Highbury Corner, N5 1RA
HC2	Spring House, 6-38 Holloway Road, N7 8JL
HC3	Highbury and Islington Station, Holloway Road, N5 1RA
HC4	Dixon Clark Court, Canonbury Road, N1 2UR
HC5	2 Holloway Road, N7 8JL and 4 Highbury Crescent, London, N5 1RN
HC6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



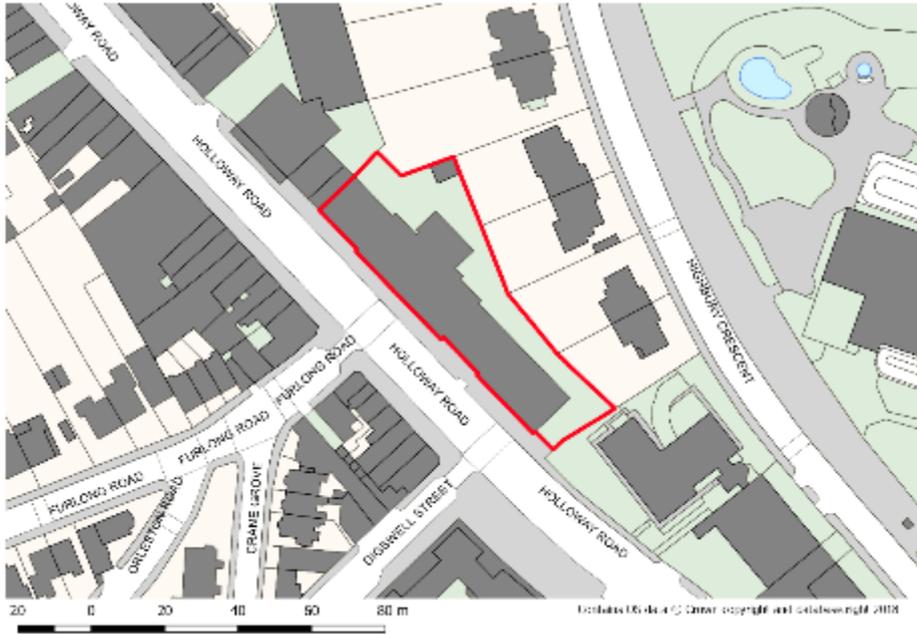
HC1: 10, 12, 16-18, 20-22 and 24 Highbury Corner



Address	10, 12, 16-18, 20-22 and 24 Highbury Corner, N5 1RA
Ownership	London Underground Limited; Folgate Estates Limited
Approximate size of site	714sqm
Current/previous use	Restaurant (A3), the Garage music venue (D2) and disused Highbury & Islington Station entrance
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation HC2)
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> • Highbury Fields Conservation Area • Adjacent to Grade II listed buildings at 3 Highbury Crescent • Highbury Corner Priority Employment Location • Lower Holloway Local Shopping Area • Adjacent to Highbury Fields Metropolitan Open Land
Development considerations	<ul style="list-style-type: none"> • 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 development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the

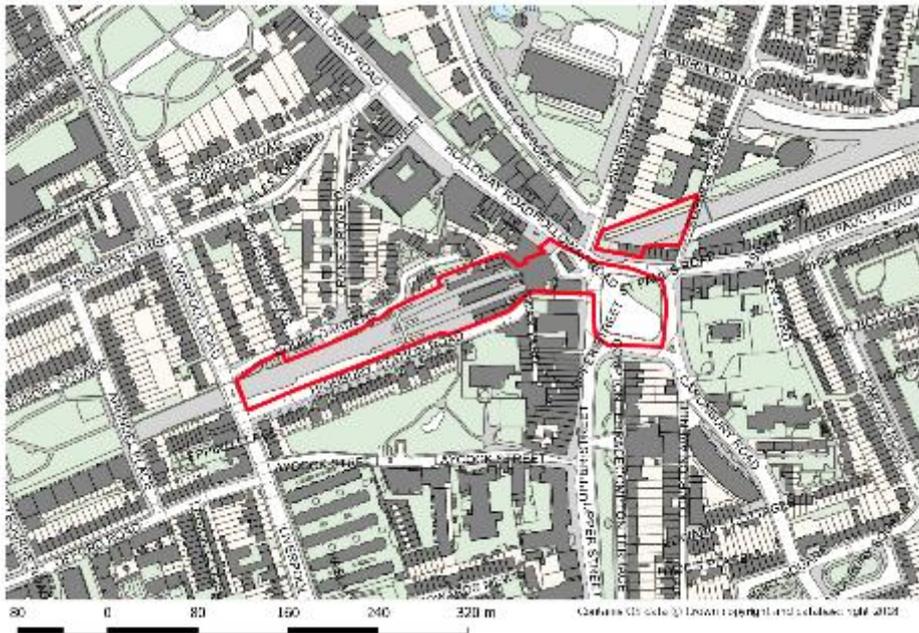
	earliest opportunity to determine whether wastewater capacity exists.
Estimated timescale	2021/22-2025/26

HC2: Spring House, 6-38 Holloway Road



Address	Spring House, 6-38 Holloway Road, N7 8JL
Ownership	Modern Motors (Shoreditch) Limited
Approximate size of site	2,258sqm
Current/previous use	Education (D1)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation HC2)
Allocation and justification	Intensification for commercial/higher education uses.
Site designations and constraints	<ul style="list-style-type: none"> • Highbury Corner Priority Employment Location • In close proximity to Highbury Fields and St Mary Magdalene Conservation Areas • Grade II and locally listed buildings nearby on Highbury Crescent
Development considerations	<ul style="list-style-type: none"> • 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

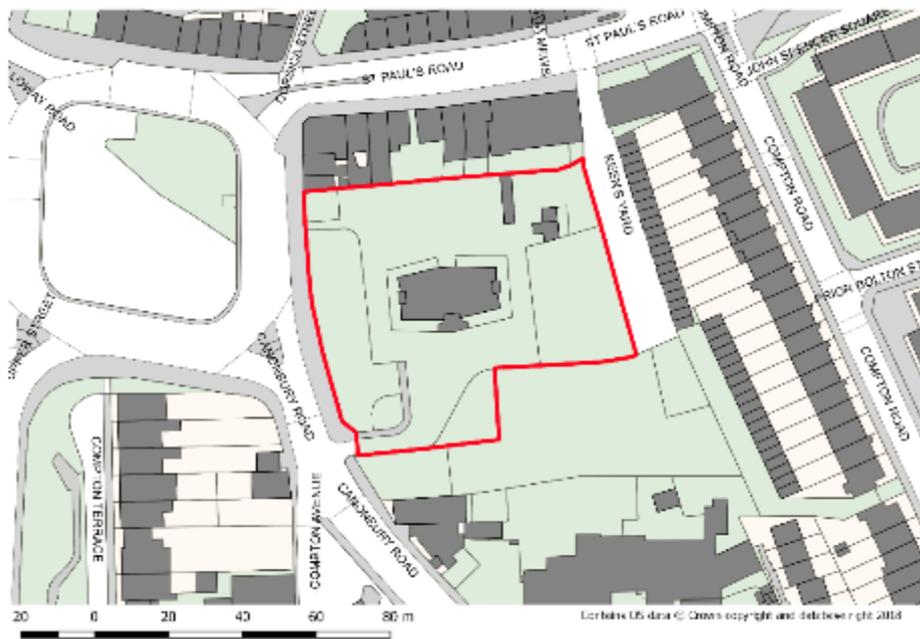
HC3: Highbury and Islington Station, Holloway Road



Address	Highbury and Islington Station, Holloway Road, N5 1RA
Ownership	London Underground Limited
Approximate size of site	18,793sqm
Current/previous use	Predominantly vacant land adjacent to and over the railway. Highbury and Islington station, retail and leisure uses including public house (A4).
How the site was identified and relevant planning history	2013 Site Allocation (HC6) - site boundary has been extended to include Highbury Corner roundabout, which should benefit from any public realm improvements.
Allocation and justification	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. B1(a) office uses should be prioritised above the station.
Site designations and constraints	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Development should be sensitively designed with regard to overlooking, overshadowing and train noise. Development of this site may entail decking over the railway line. The impact of any

	<p>proposed scheme on adjoining and surrounding residential properties will be a key consideration.</p> <ul style="list-style-type: none"> • HS1 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



Address	Dixon Clark Court, Canonbury Road, N1 2UR
Ownership	London Borough of Islington
Approximate size of site	5,076sqm
Current/previous use	Residential, with associated amenity and car parking space
How the site was identified and relevant planning history	Planning application P2017/2936/FUL (granted subject to completion of legal agreement, March 2018)
Allocation and justification	Additional housing, community space and public realm improvements.
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to Canonbury Conservation Area • Several Grade II listed buildings in the vicinity of the site, on Compton Terrace and Compton Road • Several locally listed buildings on St. Paul's Road • Highbury Island open space nearby • Site is located within a groundwater Source Protection Zone
Development considerations	<ul style="list-style-type: none"> • 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



Address	2 Holloway Road, N7 8JL and 4 Highbury Crescent, London, N5 1RN
Ownership	Folgate Estates Limited
Approximate size of site	986sqm
Current/previous use	Retail (A1) and residential (C3)
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Mixed use commercial and residential redevelopment. Retail frontage onto Holloway to be retained. Any proposal should include business floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Highbury Corner Priority Employment Location • Highbury Fields Conservation Area • Adjacent to Highbury Fields Metropolitan Open Land • Adjacent to Grade II listed buildings at 3 Highbury Crescent • Partially within Lower Holloway Local Shopping Area
Development considerations	<ul style="list-style-type: none"> • Development should be sensitively designed with regard to the Grade II listed building that adjoins the site. • 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



Address	Land adjacent to 40-44 Holloway Road, N7 8JL
Ownership	Folgate Estates Limited
Approximate size of site	250sqm
Current/previous use	Vacant land
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Business-led development in line with Priority Employment Location designation.
Site designations and constraints	<ul style="list-style-type: none"> • Highbury Corner Priority Employment Location • Grade II listed buildings to rear of the site, at 11-12 Highbury Crescent
Development considerations	<ul style="list-style-type: none"> • An active frontage should be provided at ground floor level. • Upgrades to the wastewater network may be required as a result 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.

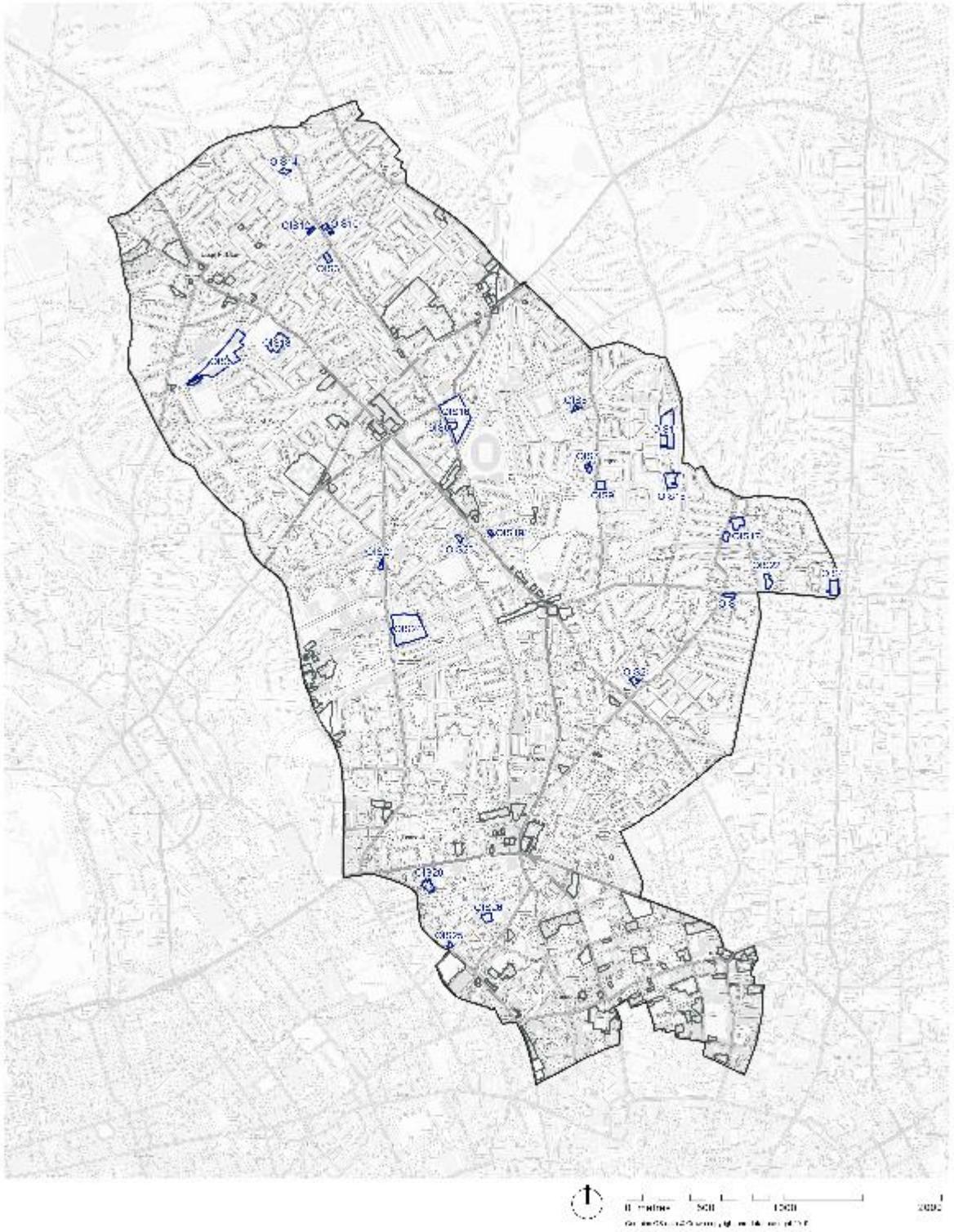
Table 9.1: Other important site allocations

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	1 Kingsland Passage and 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	Ladbroke House, 62-66 Highbury Grove, N5 2AD
OIS10	500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH
OIS11	Park View Estate, Collins Road, N5
OIS12	202-210 Fairbridge Road, N19 3HT
OIS13	Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB
OIS14	17-23 Beaumont Rise, N19 3AA
OIS15	Athenaeum Court, 94 Highbury New Park, N5 2DN
OIS16	Harvist Estate Car Park, N7 7NJ
OIS17	Hathersage and Besant Courts, Newington Green, N1 4RF
OIS18	Wedmore Estate Car Park, N19 4NU
OIS19	25-27 Horsell Road, N5 1XL
OIS20	Vernon Square, Penton Rise, WC1X 9EW
OIS21	Former railway sidings adjacent to and potentially including Caledonian Road Station

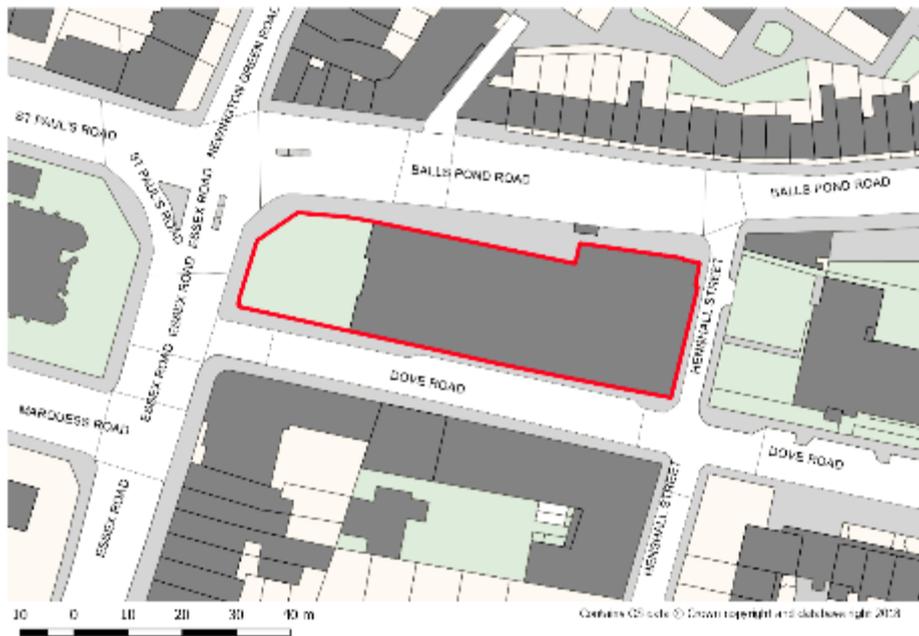
OIS22	114 Balls Pond Road and land on the west side of King Henry's Walk
OIS23	1 Lowther Road, N7 8US
OIS24	Pentonville Prison
OIS25	Charles Simmons House, 3 Margery Street, WC1X 0HP
OIS26	Amwell Street Water Pumping Station, EC1R

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



Address	Leroy House, 436 Essex Road, N1 3QP
Ownership	Workspace 14 Limited
Approximate size of site	1,768sqm
Current/previous use	Offices, studios, workshops, meeting/event space (B1 use)
How the site was identified and relevant planning history	2013 Site Allocation (OIS3); planning application P2017/3081/FUL (registered)
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> Balls Pond Road West Priority Employment Location Adjacent to the Canonbury Conservation Area 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
Development considerations	<ul style="list-style-type: none"> 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



Address	The Ivories, 6-8 Northampton Street, N1 2HY
Ownership	Workspace 14 Limited
Approximate size of site	1,556sqm
Current/previous use	Offices/studios (B1)
How the site was identified and relevant planning history	2013 Site Allocation (OIS5)
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> Northampton Street Priority Employment Location In close proximity to East Canonbury and Canonbury Conservation Areas
Development considerations	<ul style="list-style-type: none"> Proposals should respect the amenity of neighbouring residential properties. 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 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



Address	Belgravia Workshops, 157-163 Marlborough Road, N19 4NF
Ownership	Workspace 14 Limited
Approximate size of site	1943sqm
Current/previous use	Studios/workshops
How the site was identified and relevant planning history	2013 Site Allocation (OIS6)
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> • Hornsey Road/Marlborough Road Priority Employment Location • Locally listed buildings nearby at 427-429 Hornsey Road
Development considerations	<ul style="list-style-type: none"> • 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 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

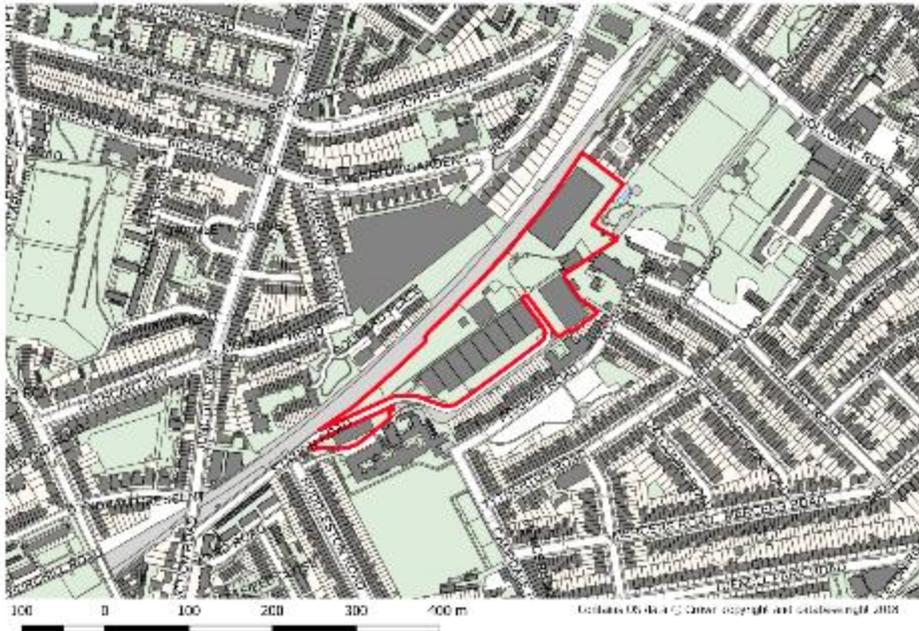
OIS4: 1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green



Address	1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green, Dalston, E8 2BB
Ownership	MRC Pension Trust Limited; British Telecommunications PLC
Approximate size of site	4,734sqm
Current/previous use	1 Kingsland Passage is currently used as offices (B1). Some of the telephone exchange is still in use but most of the building is vacant.
How the site was identified and relevant planning history	2013 Site Allocation (OIS7) and planning permission P2016/4155/FUL
Allocation and justification	<p>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.</p> <p>1 Kingsland Passage has planning permission for 360sqm of additional B1(a) office floorspace.</p>
Site designations and constraints	<ul style="list-style-type: none"> • Balls Pond Road East Priority Employment Location • Archaeological Priority Area: Kingsland Medieval Hamlet (Tier 2)
Development considerations	<ul style="list-style-type: none"> • New development should improve permeability between the neighbouring Burder Close Estate. • Comprehensive development of 1 Kingsland Passage and the BT Telephone Exchange is encouraged. Some accommodation for a new 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.

	<ul style="list-style-type: none"> • 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	2026/27-2030/31

OIS5: Bush Industrial Estate, Station Road



Address	Bush Industrial Estate, Station Road, N19 5UN
Ownership	British Telecommunications PLC; Coal Pension Properties Limited
Approximate size of site	33,907sqm
Current/previous use	Warehousing (B2/B8)
How the site was identified and relevant planning history	2013 Site Allocation (OIS9) and GLA SHLAA Call for Sites 2017
Allocation and justification	Retention and intensification for industrial uses (B1(c), B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> • Station Road Locally Significant Industrial Site • In close proximity to St. John's Grove Conservation Area • Locally listed buildings nearby at 142 and 144 Huddleston Road • Whittington Park, Foxham Gardens and Tufnell Park Open Spaces located nearby • Foxham Gardens SINC • Partially within protected viewing corridors
Development considerations	<ul style="list-style-type: none"> • Adequate access and servicing arrangements in relation to industrial uses should be incorporated into any proposal. Delivery and servicing should be accommodated on-site
Estimated timescale	2026/27-2030/31

OIS6: Site of Harvist Under Fives, 100 Hornsey Road



Address	Site of Harvist Under Fives, 100 Hornsey Road, N7 7NG
Ownership	Guinness Developments Limited
Approximate size of site	1,590sqm
Current/previous use	Vacant/nursery (D1)
How the site was identified and relevant planning history	2013 Site Allocation (OIS11); planning applications P2016/3478/FUL (refused at appeal) and P2018/4131/FUL (registered)
Allocation and justification	Residential redevelopment with provision of nursery, open space and public realm improvements.
Site designations and constraints	<ul style="list-style-type: none"> In close proximity to Isledon Road SINC
Development considerations	<ul style="list-style-type: none"> 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. 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



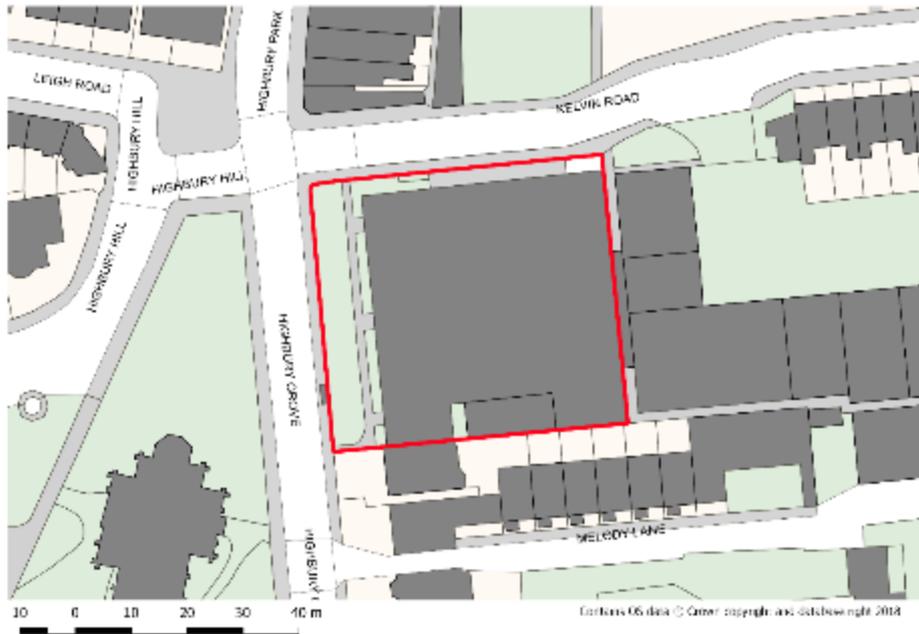
Address	Highbury Delivery Office, 2 Hamilton Lane, N5 1SW
Ownership	Saichania Limited
Approximate size of site	1,447sqm
Current/previous use	Sui Generis delivery office
How the site was identified and relevant planning history	Planning application P2017/3805/FUL (refused)
Allocation and justification	Retention and re-provision of business floorspace, an element of residential use may be acceptable.
Site designations and constraints	<ul style="list-style-type: none"> • Highbury Fields Conservation Area • Grade II listed properties nearby on Highbury Park • Archaeological Priority Area: Highbury Grange and Manor House (Tier 2)
Development considerations	<ul style="list-style-type: none"> • Given the backland location, any development should be subordinate to the buildings that front the 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	2021/22-2025/26

OIS8: Legard Works, 17a Legard Road



Address	Legard Works, 17a Legard Road, N5 1DE
Ownership	Re-Creo (Legard Road) Limited
Approximate size of site	909sqm
Current/previous use	B1 and B8
How the site was identified and relevant planning history	Planning permission P2017/3833/FUL
Allocation and justification	Retention and re-provision of business floorspace, and potential for limited intensification of business use.
Site designations and constraints	<ul style="list-style-type: none"> None
Development considerations	<ul style="list-style-type: none"> Adequate access and servicing arrangements in relation to the proposed business use should be incorporated into any proposal.
Estimated timescale	2021/22-2025/26

OIS9: Ladbroke House, 62-66 Highbury Grove



Address	Ladbroke House, 62-66 Highbury Grove, N5 2AD
Ownership	Education Funding Agency
Approximate size of site	2,564sqm
Current/previous use	Education (D1)
How the site was identified and relevant planning history	Planning permission P2017/3006/FUL
Allocation and justification	Retention of education use.
Site designations and constraints	<ul style="list-style-type: none"> • Highbury Fields Conservation Area • Grade II listed Christ Church and Vicarage nearby • Locally listed building adjacent at 60 Highbury Grove • In close proximity to Highbury Grove Clock Tower Open Space and Highbury Fields Metropolitan Open Land and SINC.
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2021/22-2025/26

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



Address	500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH
Ownership	Private ownership
Approximate size of site	1,950sqm
Current/previous use	Light industrial (B1(c))
How the site was identified and relevant planning history	Planning application P2016/1642/FUL (refused)
Allocation and justification	Business-led redevelopment with re-provision and intensification for business use (particularly B1(c)).
Site designations and constraints	<ul style="list-style-type: none"> Hornsey Road/Marlborough Road Priority Employment Location In close proximity to the Upper Holloway Railway Cutting SINC
Development considerations	<ul style="list-style-type: none"> 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. 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



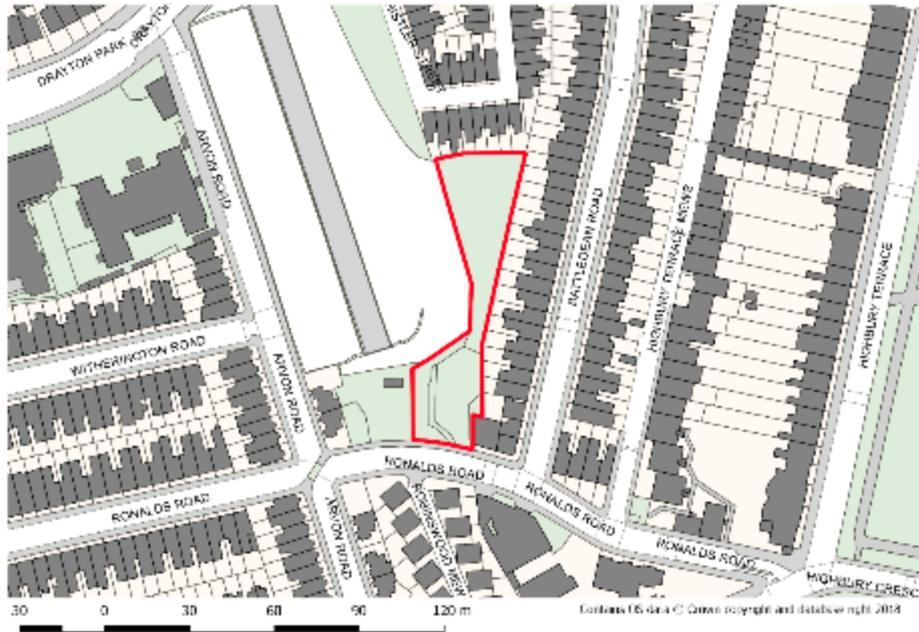
Address	Park View Estate, Collins Road, N5
Ownership	London Borough of Islington
Approximate size of site	17,796sqm
Current/previous use	Sui Generis (pram sheds and garages)
How the site was identified and relevant planning history	Planning permission P2017/2444/FUL
Allocation and justification	Residential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

OIS12: 202-210 Fairbridge Road



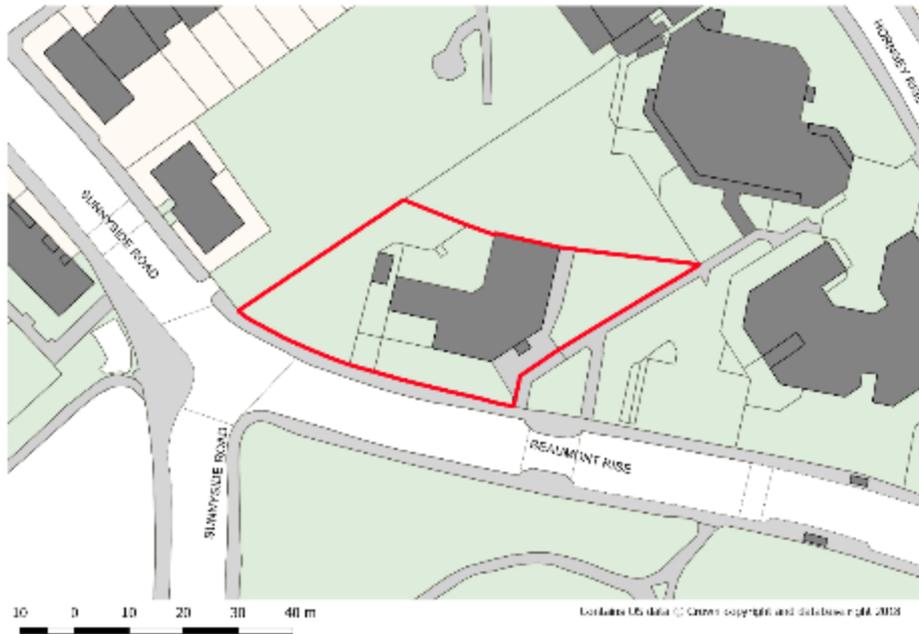
Address	202-210 Fairbridge Road, N19 3HT
Ownership	Dominvs Property Developments Limited
Approximate size of site	967sqm
Current/previous use	MOT garage (B2 use class)
How the site was identified and relevant planning history	Planning permission P2017/2754/FUL
Allocation and justification	<p>The site has planning permission for a mixed use business (B1 and B8) and residential scheme.</p> <p>Should the site be subject to further amendments or new applications, proposals should prioritise intensification of business floorspace.</p>
Site designations and constraints	<ul style="list-style-type: none"> • Hornsey Road/Marlborough Road Priority Employment Location • Adjacent to the Upper Holloway Railway Cutting SINC
Development considerations	<ul style="list-style-type: none"> • The building should be designed to avoid harm to residential amenity from sources of noise and vibration, particularly from the adjacent rail line. • Adequate access and servicing arrangements in relation to the proposed business/industrial use should be incorporated into any proposal. • Upgrades to the wastewater network may be required as a result 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

OIS13: Highbury Roundhouse Community Centre, 71 Ronald's Road



Address	Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB
Ownership	London Borough of Islington
Approximate size of site	1,874sqm
Current/previous use	Community Centre (D1)
How the site was identified and relevant planning history	Planning permission P2013/0311/FUL
Allocation and justification	Re-provision of the community centre. Residential development may be acceptable on the Ronalds Road frontage.
Site designations and constraints	<ul style="list-style-type: none"> • In close proximity to Whistler Street and Highbury Fields Conservation Areas • Adjacent to locally listed buildings at 73 Ronalds Road and 1 Battledean Road • Adjacent to Arvon Road and Olden Gardens Open Space • Adjacent to Drayton Park/Olden Garden SINC
Development considerations	<ul style="list-style-type: none"> • 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: 17-23 Beaumont Rise



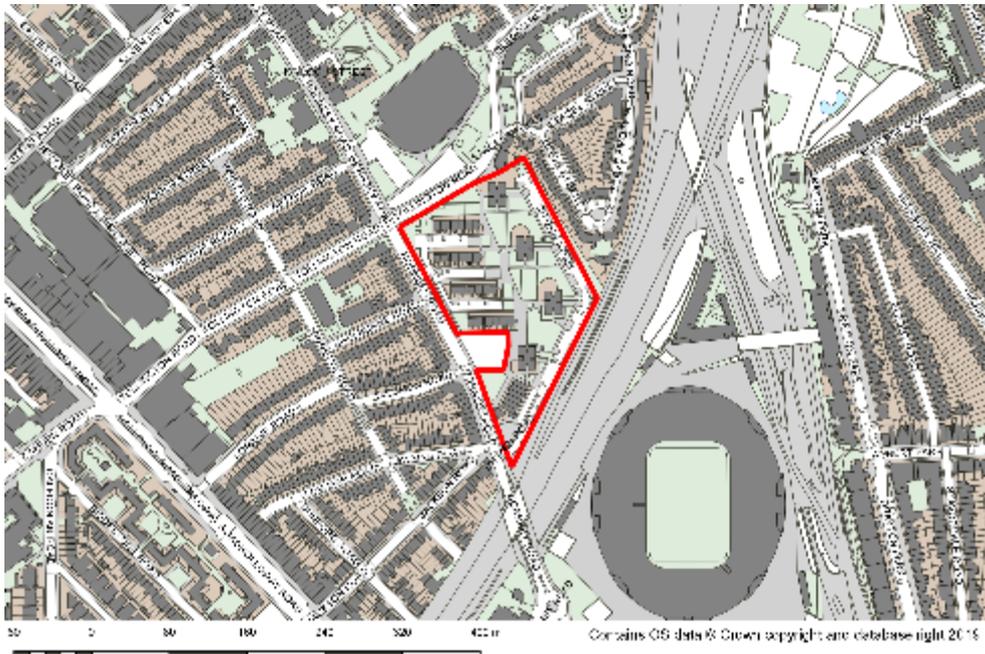
Address	17-23 Beaumont Rise, N19 3AA
Ownership	London Borough of Islington
Approximate size of site	1,609sqm
Current/previous use	Vacant council building (previously Elthorne Community Care Centre)
How the site was identified and relevant planning history	Planning permission P2017/2330/FUL
Allocation and justification	New housing including supported living accommodation, with provision of staff facilities, private and communal amenity space and communal rooms.
Site designations and constraints	<ul style="list-style-type: none"> • In close proximity to Elthorne Park and Sunnyside Gardens open spaces • In close proximity to the Margaret MacMillan Nursery School and Elthorne Park and Sunnyside Gardens SINC's
Development considerations	<ul style="list-style-type: none"> • 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. • 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

OIS15: Athenaeum Court, 94 Highbury New Park



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

OIS16: Harvist Estate Car Park



Address	Harvist Estate Car Park, N7 7NJ
Ownership	London Borough of Islington
Approximate size of site	31,879sqm
Current/previous use	Housing estate
How the site was identified and relevant planning history	Application P2018/2767/FUL (registered)
Allocation and justification	Residential development with associated amenity space and improvements to the public realm.
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to the Isledon Road SINC
Development considerations	<ul style="list-style-type: none"> • 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 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: Hathersage and Besant Courts, Newington Green



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

OIS18: Wedmore Estate Car Park



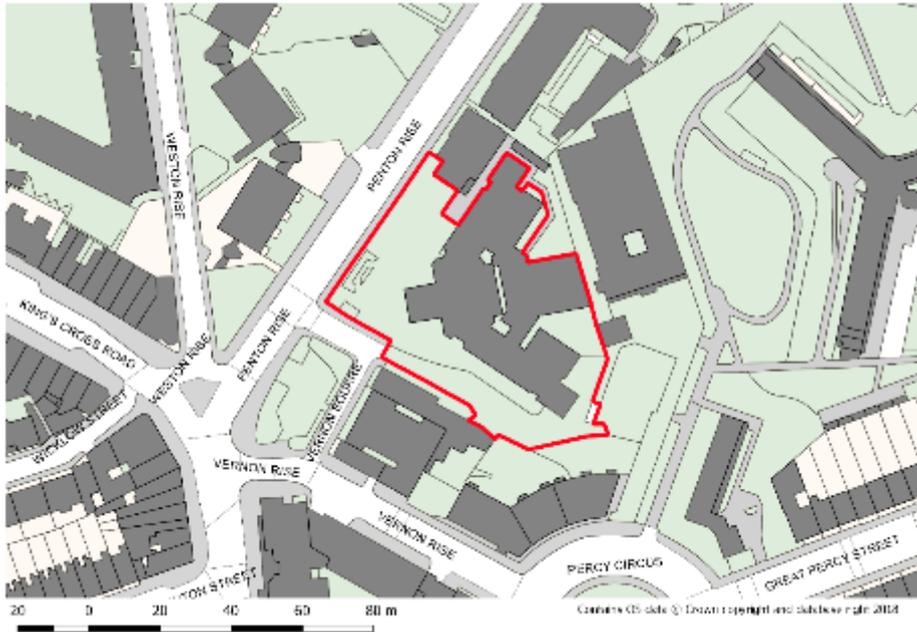
Address	Wedmore Estate Car Park, N19 4EG
Ownership	London Borough of Islington
Approximate size of site	8,296sqm
Current/previous use	Housing estate
How the site was identified and relevant planning history	Planning application P2017/4763/FUL
Allocation and justification	Residential development
Site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

OIS19: 25-27 Horsell Road



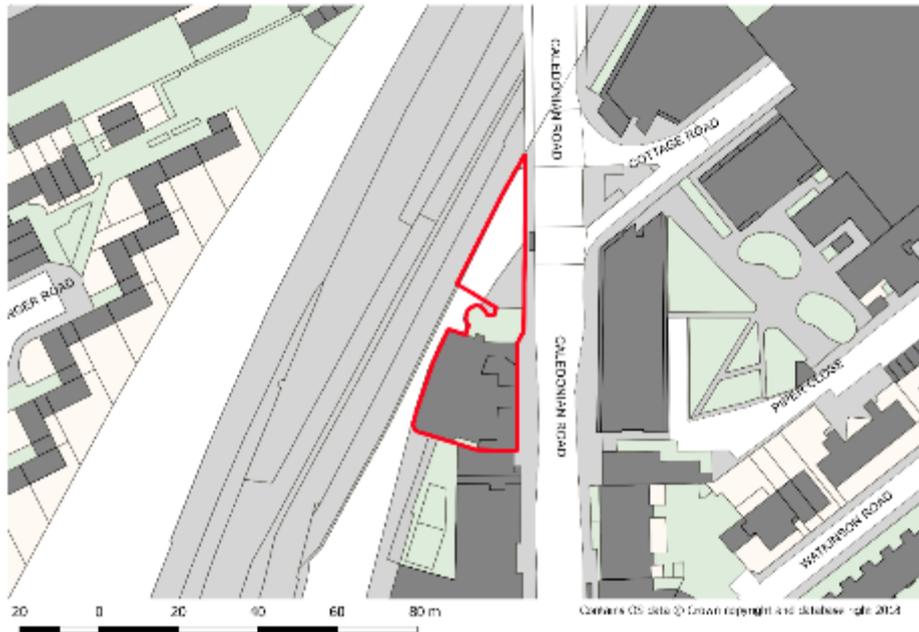
Address	25-27 Horsell Road, N5 1XL
Ownership	CER Horsell Road S.A.R.L
Approximate size of site	814sqm
Current/previous use	Office floorspace
How the site was identified and relevant planning history	London Borough of Islington's Call for Sites; planning application P2015/1655/FUL
Allocation and justification	<p>Planning Committee resolved to approve planning application ref: P2015/1655/FUL on 18/07/2016, subject to legal agreement as yet unsigned, 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>
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to the St. Mary Magdalene Conservation Area • Adjacent to locally listed building at 1 Ronalds Road
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2021/22-2025/26

OIS20: Vernon Square, Penton Rise



Address	Vernon Square, Penton Rise, WC1X 9EW
Ownership	SOAS University of London
Approximate size of site	3,840sqm
Current/previous use	Vacant, previously used as higher education facilities by SOAS.
How the site was identified and relevant planning history	Response to Site Allocations Direction of Travel consultation (2018).
Allocation and justification	Refurbishment/redevelopment for business-led development, subject to justifying the loss of social infrastructure.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Northdown Street Priority Employment Location • New River Conservation Area • In close proximity to Grade II listed Bevin Court Estate • In close proximity to Vernon Square and Holford Gardens Open Spaces • Partially within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • 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

OIS21: Former railway sidings adjacent to Caledonian Road Station



Address	Former railway sidings adjacent to and potentially including Caledonian Road Station
Ownership	London Underground Limited
Approximate size of site	1,103sqm
Current/previous use	London Underground Station and former railway sidings
How the site was identified and relevant planning history	Islington Tall Buildings Study
Allocation and justification	Residential-led, mixed use development including the introduction of retail uses at ground level. The station must be retained and protected.
Site designations and constraints	<ul style="list-style-type: none"> Partially within the Caledonian Road (Cottage Road) Local Shopping Area Partially within the Holloway Road to Caledonian Road Railsides SINC Caledonian Road Station is a Grade II listed building, and 467 Caledonian Road, which forms part of the site, is locally listed
Development considerations	<ul style="list-style-type: none"> The Islington Tall Buildings Study suggests that air rights above the Grade II listed station could be utilised 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. Any development must protect, enhance and contribute to biodiversity value of the site. Any development should ensure that noise and vibration impacts from the rail line are prevented/mitigated.

	<ul style="list-style-type: none"> • 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

OIS22: 114 Balls Pond Road and 1 King Henry's Walk



Address	114 Balls Pond Road and 1 King Henry's Walk, N1 4NL
Ownership	London Power Networks Plc
Approximate size of site	3,048sqm
Current/previous use	Electricity substation
How the site was identified and relevant planning history	Through review of Islington's Employment Growth Areas/Priority Employment Locations.
Allocation and justification	Residential development.
Site designations and constraints	<ul style="list-style-type: none"> None
Development considerations	<ul style="list-style-type: none"> Any redevelopment would be subject to UK Power Networks determining that the site was surplus to requirements. 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

OIS23: 1 Lowther Road



Address	1 Lowther Road, N7 8US
Ownership	Camden and Islington NHS Foundation Trust
Approximate size of site	1,101sqm
Current/previous use	Healthcare (D1)
How the site was identified and relevant planning history	NHS Estates review
Allocation and justification	Protection of the existing healthcare use of the site. Intensification/consolidation of healthcare/social and community infrastructure uses is encouraged.
Site designations and constraints	<ul style="list-style-type: none"> • Within a protected viewing corridor • Adjacent to St Mary Magdalene Conservation Area • Opposite a Grade II listed building at 14 Chillingworth Road • Locally listed buildings nearby at 2, 4, 8 and 10 Chillingworth Road
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2021/22-2025/26

OIS24: Pentonville Prison, Caledonian Road



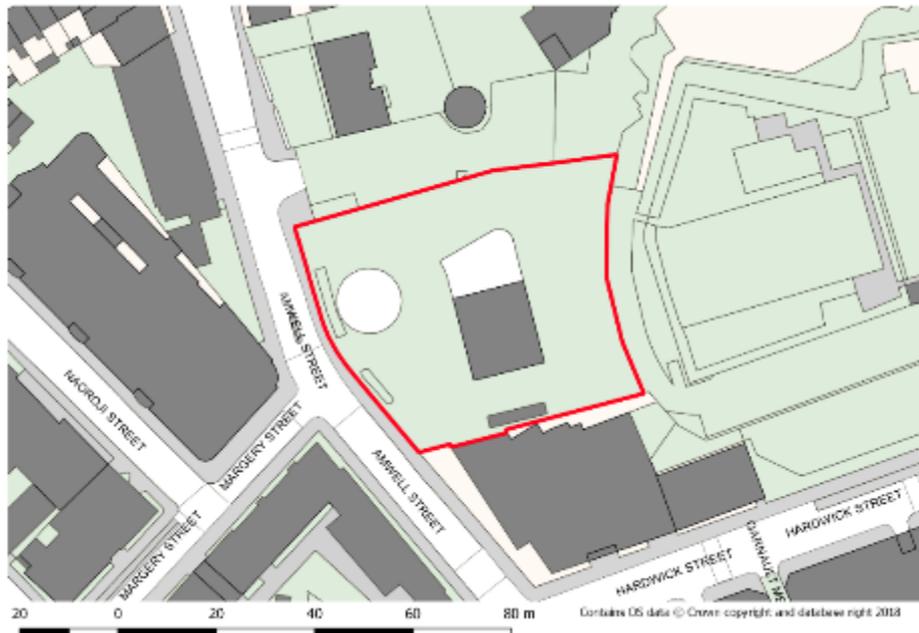
Address	Pentonville Prison, Caledonian Road, N7 8TT
Ownership	Ministry of Justice
Approximate size of site	33,178sqm
Current/previous use	Prison
How the site was identified and relevant planning history	Site identified as a result of publicity surrounding the Ministry of Justice's estate renewal/asset disposal programme
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> • Grade II listed building • Locally listed buildings within, and in close proximity to, the site.
Development considerations	<ul style="list-style-type: none"> • Active frontages should be provided, particularly along Caledonian Road. • 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 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

OIS25: Charles Simmons House, 3 Margery Street



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

OIS26: Amwell Street Water Pumping Station



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

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 proximity to a specific designation.
- 10.4 The AMR will include specific monitoring of site allocations, utilising all relevant quantitative and qualitative information. This could include information on the status of a particular site allocation, for example, whether a planning permission has been granted, 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 quantum 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

Policy document	Policy/allocation name
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
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 OLD
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
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
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 rate for a specified period and managed by a Council approved operator. 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.

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	Activities or uses that fall within the B-use class. 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.
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 good or services. For the purposes of the Local Plan, this is 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.
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.
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 includes 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, 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.
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 generally fall within the A3, A4 and A5 uses; live music and dance venues (D2 use); and nightclubs, casinos and amusement arcades (Sui Generis uses), as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. 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 (Sui Generis uses).
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 areas predominant role, although some areas can have supporting functions. For example, Islington’s town centres all have an overtly A1 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.
Genuinely affordable housing	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.
Grade A offices	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.
Green infrastructure	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.
Gross External Area	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).

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 Garden's Trust Inventory of Historic Green Spaces.

Hybrid space	<p>The main feature of hybrid space is that it straddles different B-use classes. 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 (B1c), general industry (B2) and storage and distribution (B8) uses, and some sui generis akin to industrial uses such as depots and builder's merchants.</p>
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	A building or site which is a prominent identifying feature in a landscape, usually with historical or architectural significance. This includes designated local landmarks.
Legibility	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.
Listed building	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.
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 (B1c), 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).
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 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.
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 '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 within use class B1(a)
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.

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 A1 shops 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 open space.
Protected views	Protected views include strategic and local views, and views of local landmarks within and across Islington. These views provide a view of St. Paul's and/or a unique panoramic view of Islington and other parts of London, or, in the case of local landmarks, provide a view of the landmark as part of the broader townscape (particularly street level views).
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.
Residential storey	Floor to floor height of residential buildings, typically 3m.
Retail floorspace/buildings/development/uses	Activities or uses that fall within the A1 use class.

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.
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 comprises 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 C2, D1 or D2, 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 proximity of an activity that may impact upon a drinking water abstraction.
Spatial policies	These focus on a specific part of the borough.
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, or those that are more than twice the contextual reference height of surrounding context (whichever is the lesser).
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.
Viability	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.
Visitor accommodation	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.
Vitality	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.
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Abbreviations

Abbreviation	Meaning
AAP	Area Action Plan
AMR	Annual 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

Appendix 3: Change in Site Allocation references from previous drafts

1. The Site Allocations Direction of Travel consultation document (February 2018) used different references for site allocations (denoted by DOT). Table A3.1 identifies the change in reference numbers from the Direction of Travel draft to the current Regulation 19 draft, for ease of reference. It also highlights where reference numbers have changed between Regulation 18 and Regulation 19 drafts.
2. This appendix is intended to assist those responding to the plan, particularly where they have responded on multiple iterations. It is only relevant for the plan preparation period and will be removed prior to adoption.

Table A3.1: Change in Site Allocation references from previous drafts

Site name	Direction of Travel draft (Feb 2018) site reference	Regulation 18 draft (Nov 2018) site reference	Regulation 19 draft (Nov 2018) site reference (where changed from Regulation 18 draft)
Vorley Road/Archway Bus Station, N19	DOT1	ARCH1	No change
4-10 Junction Road (buildings adjacent to Archway Underground Station), N19 5RQ	DOT2	ARCH2	No change
Archway Central Methodist Hall, Archway Close, N19 3TD	DOT3	ARCH3	No change
Whittington Hospital Ancillary Buildings, N19	DOT4	ARCH4	No change
Archway Campus, Highgate Hill, N19	DOT5	ARCH5	No change
Job Centre, 1 Elthorne Road, N19 4AL	DOT6	ARCH6	No change
207A Junction Road, N19 5QA	DOT7	ARCH7	No change
Brookstone House, 4-6 Elthorne Road, N19 4AJ	DOT8	ARCH8	No change
724 Holloway Road, N19 3JD	DOT9	ARCH9	No change
Elthorne Estate, Archway, N19 4AG	DOT10	ARCH10	No change
City North Islington Trading Estate,	DOT11	FP1	No change

Fonthill Road and 8-10 Goodwin Street, N4			
Morris Place/Wells Terrace (including Clifton House), N4 2AL	DOT12	FP2	No change
Finsbury Park Station and Island, Seven Sisters Road, N4 2DH	DOT13	FP3	No change
129-131 & 133 Fonthill Road & 13 Goodwin Street, N4	DOT14	FP4	No change
Highbury Vale Police Station, 211 Blackstock Road, N5 2LL	DOT15	FP5	N/A – site removed as development on site is near completion
Cyma Service Station, 201A Seven Sisters Road, N4 3NG	DOT16	FP6	No change
Holloway Police Station, 284 Hornsey Road, N7 7QY	DOT17	FP7	No change
113-119 Fonthill Road, N4 3HH	DOT18	FP8	No change
221-233 Seven Sisters Road, N4 2DA	DOT19	FP9	No change
Former George Robey Public House, 240 Seven Sisters Road, N4 2HX	DOT20	FP10	No change
139-149 Fonthill Road, N4 3HF	DOT21	FP11	No change
179-199 Hornsey Road, N7 9RA	DOT22	FP12	No change
Tesco, 103-115 Stroud Green Road, N4 3PX	DOT23	FP13	No change
Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7	DOT24	FP14	No change

216-220 Seven Sisters Road, N4 3NX	DOT25	FP15	No change
1 Prah Road, N4 2RA	DOT26	FP16	FP5
Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG	DOT27	NH1	No change
368-376 Holloway Road (Argos and adjoining shops), N7 6PN	DOT28	NH2	No change
443-453 Holloway Road, N7 6LJ	DOT29	NH3	No change
Territorial Army Centre, 65-69 Parkhurst Road, N7 0LP	DOT30	NH4	No change
392A and 394 Camden Road, N7	DOT31	NH5	No change
Ada Lewis House, 1 Dalmeny Avenue, N7 0LD	DOT32	NH6	N/A – site removed as development on site is near completion
Holloway Prison, Parkhurst Road, N7 0NU	DOT33	NH7	No change
457-463 Holloway Road, N7 6LJ	DOT34	NH8	No change
Islington Arts Factory, Parkhurst Road, N7 0SF	DOT35	NH9	No change
798-804 Holloway Road, N19 3JH	DOT36	ARCH12	No change
273 Camden Road, N7 0JN	DOT37	NH10	N/A – site removed as development on site is near completion
Mamma Roma, 377 Holloway Road, N7 0RN	DOT38	NH11	No change
12, 16-18, 20-22 and 24 Highbury Corner, N5 1RA	DOT39	HC1	No change
Spring House, 6-38 Holloway Road, N7 8JL	DOT40	HC2	No change
166-220 Holloway Road, N7	DOT41	NH13	No change

236-250 Holloway Road, N7 6PP and 29 Hornsey Road, N7 7DD	DOT42	NH14	No change
295 Holloway Road, N7 8HS	DOT43	N/A – site removed as development on site is near completion	N/A
45 Hornsey Road (including land and railway arches 1-21 to rear), N7 7DD and 252 Holloway Road, N7 6NE	DOT44	NH15	NH10
11-13 Benwell Road, N7 7BL	DOT45	NH16	NH6
Highbury and Islington Station, Holloway Road, N5 1RA	DOT46	HC3	No change
Dixon Clark Court, Canonbury Road, N1 2UR	DOT47	HC4	No change
65-70 White Lion Street, N1 9PP	DOT48	AUS1	N/A – site removed as development on site is near completion
Pride Court, 80-82 White Lion Street, N1 9PF	DOT49	AUS2	No change
Electricity substation, 84-89 White Lion Street, N1 9PF	DOT50	AUS3	No change
Land at 90-92 White Lion Street, N1 9PF	DOT51	AUS4	No change
94 White Lion Street (BSG House), N1 9PF	DOT52	AUS5	No change
Sainsbury's, 31-41 Liverpool Road, N1 0RW	DOT53	AUS6	No change
1-7 Torrens Street, EC1V 1NQ	DOT54	AUS7	No change
161-169 Essex Road, N1 2SN	DOT55	AUS8	No change
10-14 White Lion Street, N1 9PD	DOT56	AUS9	No change
1-9 White Lion Street, N1 9PD	DOT57	AUS10	No change
Proposed Collins Theatre, 13-17 Islington Green, N1 2XN	DOT58	AUS11	No change

Public Carriage Office, 15 Penton Street, N1 9PU	DOT59	AUS12	No change
N1 Centre, Parkfield Street, N1	DOT60	AUS13	No change
46-52 Pentonville Road, N1 9HF	DOT61	AUS14	No change
46 Essex Road, N1 8LN and 160-162 Packington Street, N1 7UG	DOT62	AUS15	N/A – site removed as development on site is near completion
Angel Square, EC1V 1NY	DOT63	AUS16	No change
Windsor Street Car Park, N1 8QF	DOT64	AUS17	AUS15
Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX	DOT65	VR1	No change
230-238 York Way, N7 9AG	DOT66	VR2	No change
Tileyard Studios, Tileyard Road, N7 9AH	DOT67	VR3	No change
20 Tileyard Road, N7 9AH	DOT68	VR4	No change
4 Brandon Road, N7 9AA	DOT69	VR5	No change
The Fitzpatrick Building, 188 York Way, N7 9AD	DOT70	VR6	No change
43-53 Brewery Road, N7 9QH	DOT71	VR7	No change
55-61 Brewery Road, N7 9QH	DOT72	VR8	No change
Rebond House, 98-124 Brewery Road, N7 9BG	DOT73	VR9	No change
King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1	DOT74	KC1	No change
176-178 York Way, N1 0AZ; 57-65 Randell's Road, N1	DOT75	KC2	No change
Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1	DOT76	KC3	No change

Pentonville Prison, Caledonian Road, N7 8TT	DOT77	OIS24	No change
Leroy House, 436 Essex Road, N1 3QP	DOT135	OIS1	No change
The Ivories, 6-8 Northampton Street, N1 2HY	DOT136	OIS2	No change
Belgravia Workshops, 157-163 Marlborough Road, N19 4NF	DOT137	OIS3	No change
1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green	DOT138	OIS4	No change
Bush Industrial Estate, Station Road, N19 5UN	DOT139	OIS5	No change
Site of Harvist Under Fives, 100 Hornsey Road, N7 7NG	DOT140	OIS6	No change
Highbury Delivery Office, 2 Hamilton Lane, N5 1SW	DOT141	OIS7	No change
Legard Works, 17a Legard Road, N5 1DE	DOT142	OIS8	No change
Ladbroke House, 62-66 Highbury Grove, N5 2AD	DOT143	OIS9	No change
500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH	DOT144	OIS10	No change
Park View Estate, Collins Road, N5	DOT145	OIS11	No change
202-210 Fairbridge Road, N19 3HT	DOT146	OIS12	No change
Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB	DOT147	OIS13	No change
17-23 Beaumont Rise, N19 3AA	DOT148	OIS14	No change
Athenaeum Court, 94 Highbury New Park, N5 2DN	DOT149	OIS15	No change
Harvist Estate Car Park, N7 7NJ	DOT150	OIS16	No change

Hathersage and Besant Courts, Newington Green, N1 4RF	DOT151	OIS17	No change
Wedmore Estate Car Park, N19 4NU	DOT152	OIS18	No change
Charles Simmons House, 3 Margery Street, WC1X 0HP	DOT108	OIS25	No change
Amwell Street Water Pumping Station, EC1R	DOT126	OIS26	No change
2 Holloway Road, N7 8JL and 4 Highbury Crescent, London, N5 1RN	N/A – site added at Regulation 18 draft (November 2018)	HC5	No change
Land adjacent to 40-44 Holloway Road, N7 8JL	N/A – site added at Regulation 18 draft (November 2018)	HC6	No change
Former York Road Station, 172-174 York Way	N/A – site added at Regulation 18 draft (November 2018)	KC4	No change
Belle Isle Frontage, land on the east side of York Way	N/A – site added at Regulation 18 draft (November 2018)	KC5	No change
8 All Saints Street, N1 9RJ	N/A – site added at Regulation 18 draft (November 2018)	KC6	No change
All Saints Triangle, Caledonian Rd, N1 9RR	N/A – site added at Regulation 18 draft (November 2018)	KC7	No change
Dwell House, 619-639 Holloway Road, N19 5SS	N/A – site added at Regulation 18 draft (November 2018)	ARCH11	No change
379-391 Camden Road and 341-345 Holloway Road	N/A – site added at Regulation 18 draft (November 2018)	NH12	No change
25-27 Horsell Road, N5 1XL	N/A – site added at Regulation 18 draft (November 2018)	OIS19	No change
Vernon Square, Penton Rise, WC1X 9EW	N/A – site added at Regulation 18 draft (November 2018)	OIS20	No change
Former railway sidings adjacent to and potentially including Caledonian Road Station	N/A – site added at Regulation 18 draft (November 2018)	OIS21	No change
114 Balls Pond Road and 1 King Henry's Walk, N1 4NL	N/A – site added at Regulation 18 draft (November 2018)	OIS22	No change

1 Lowther Road, N7 8US	N/A – site added at Regulation 18 draft (November 2018)	OIS23	No change
34 Brandon Road, London N7 9AA	N/A – site added at Regulation 18 draft (November 2018)	VR10	No change
Royal Bank of Scotland, 40-42 Islington High Street, N1 8EQ	N/A – site added at Regulation 18 draft (November 2018)	AUS18	AUS1

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