

**LONDON BOROUGH
OF ISLINGTON**

TALL BUILDINGS STUDY

APPENDIX A LOCAL SEARCH AND SIEVE ANALYSIS

NOVEMBER 2018



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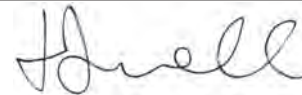
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APPENDIX A LOCAL SEARCH AND SIEVE ANALYSIS

This Appendix covers the detailed local search for tall buildings and the sieving out of inappropriate sites for each of the seven Strategic Search Areas.

For each search area the analysis covers the following aspects of the sieve analysis:

- Identification of hypothetical tall building opportunities
- Sieve testing: Planning and public transport
- Sieve testing: Conservation areas, listed buildings and protected views
- Sieve testing: Character areas
- Sieve testing: Potential role of tall buildings

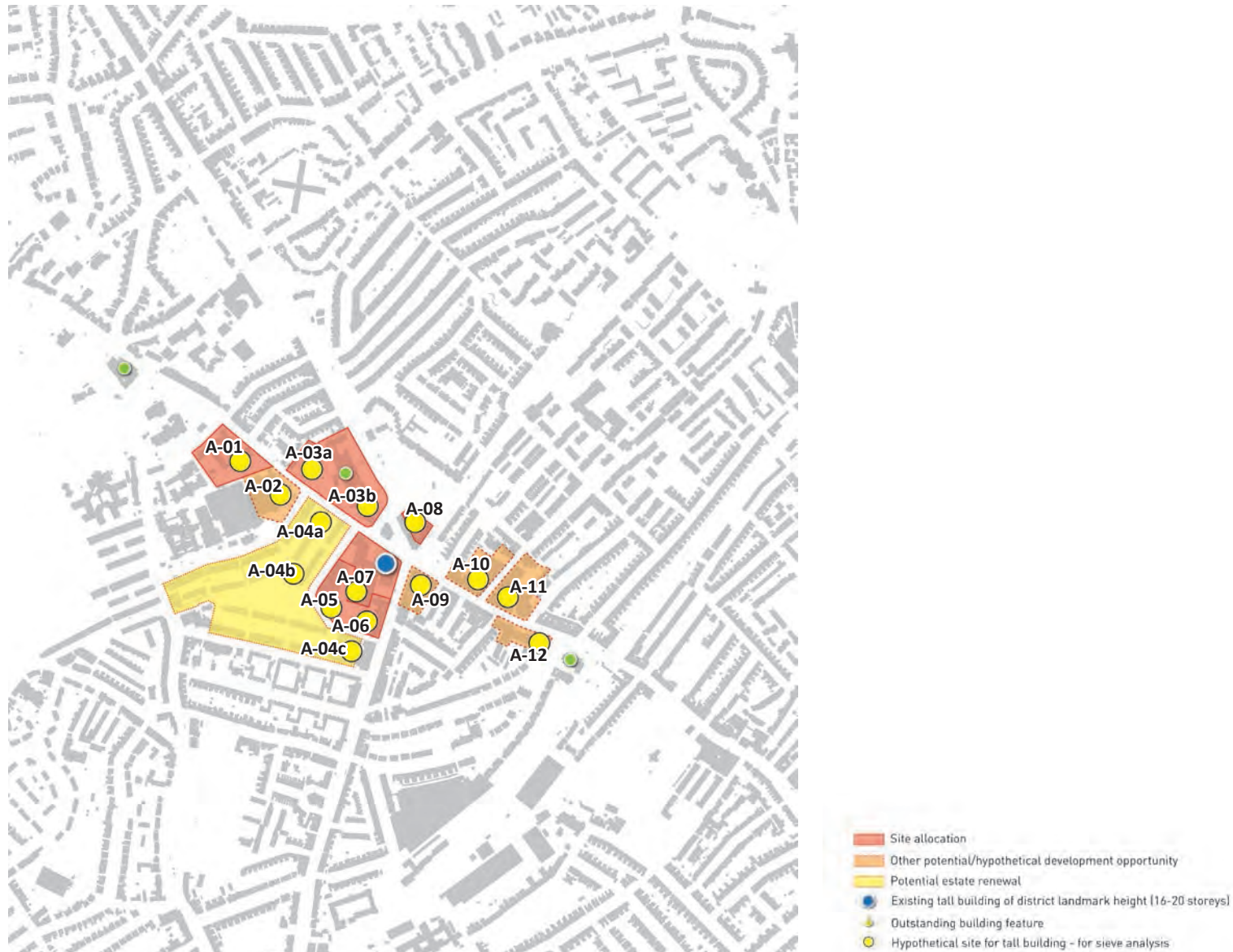
For each search area the assessments of identified potential tall buildings (TB) site and justifications of conclusions (potentially appropriate / inappropriate for TB) is included in a tabular format.

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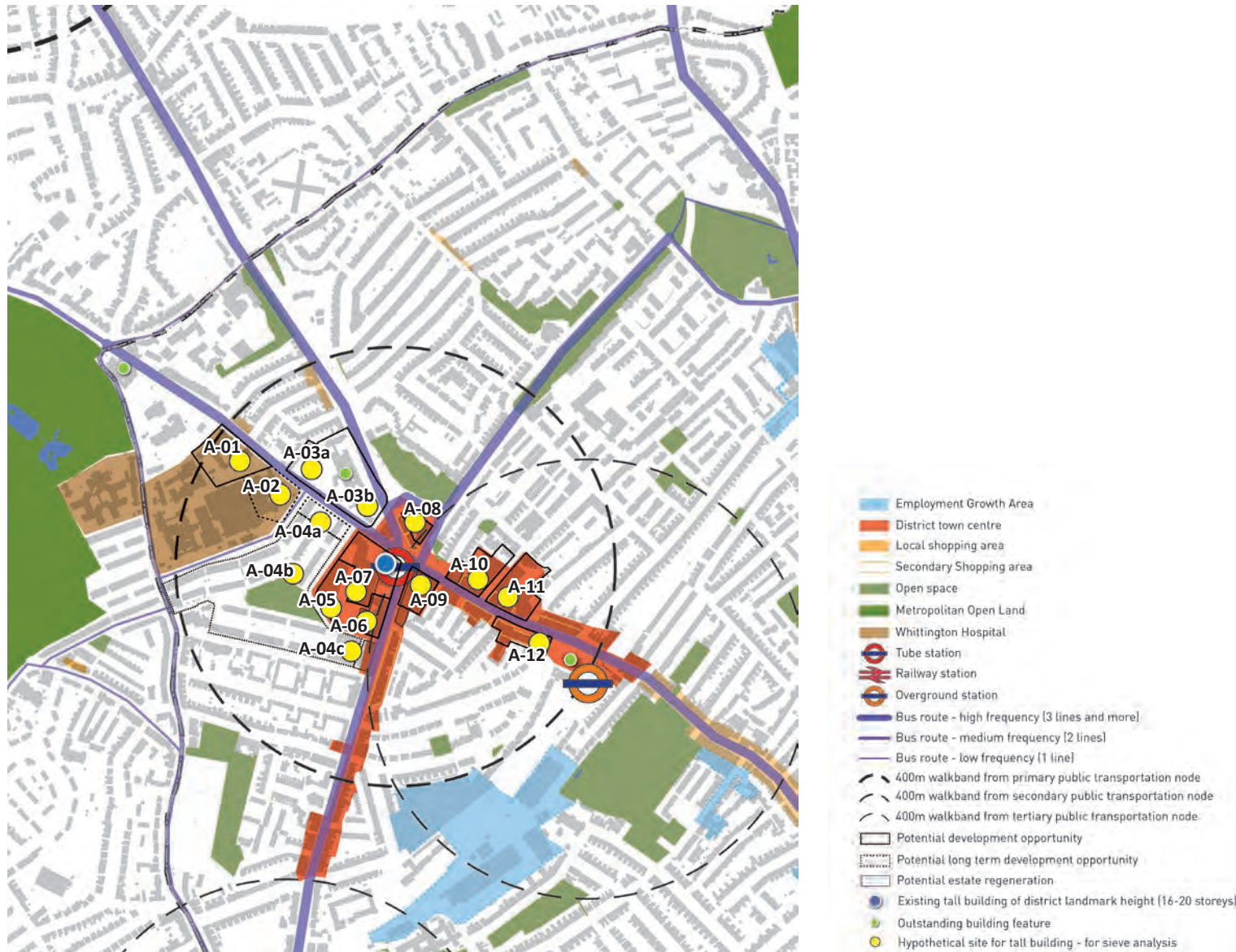
LOCAL SEARCH AND SIEVE APPROACH

A - ARCHWAY

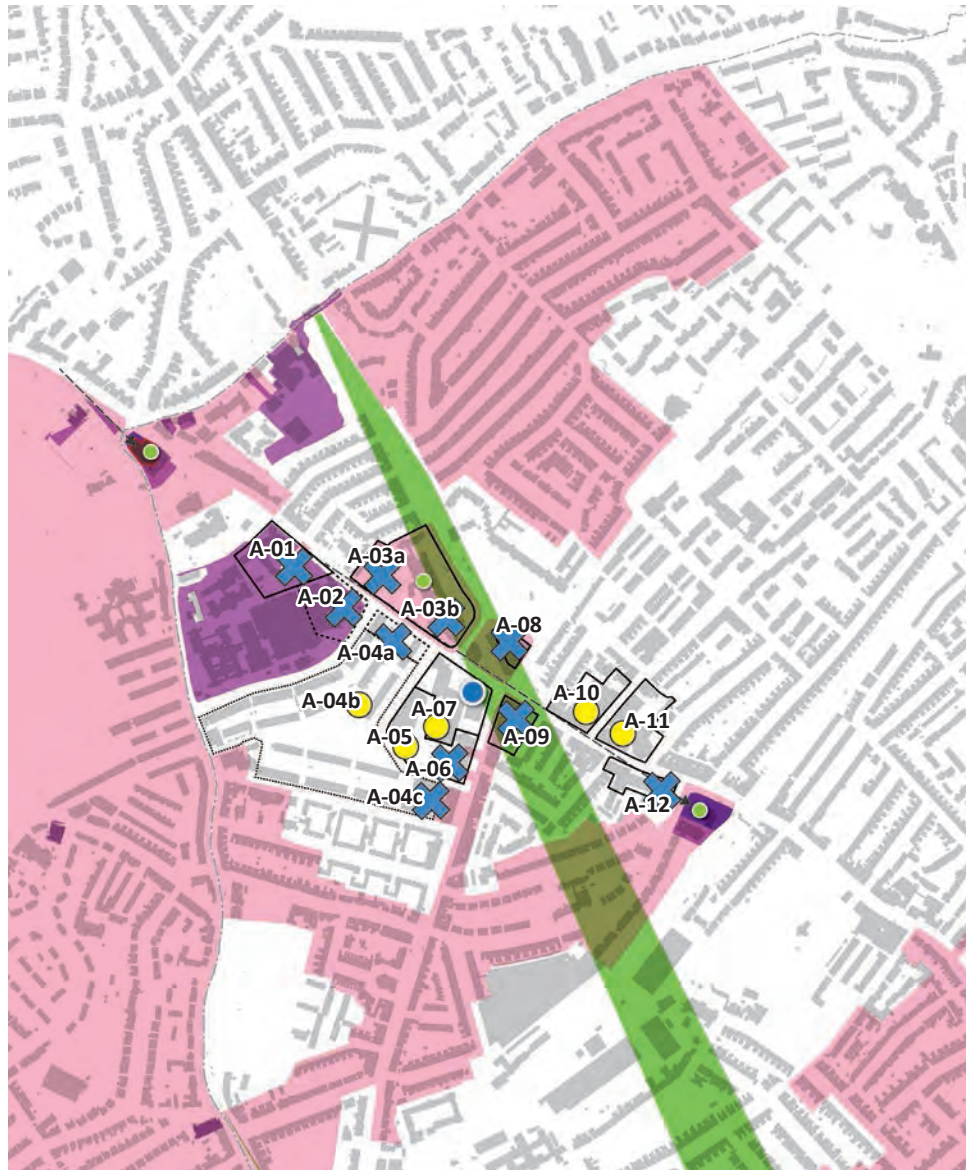
A - ARCHWAY HYPOTHETICAL TALL BUILDING OPPORTUNITIES



A - ARCHWAY SIEVE TESTING: PLANNING AND PUBLIC TRANSPORT

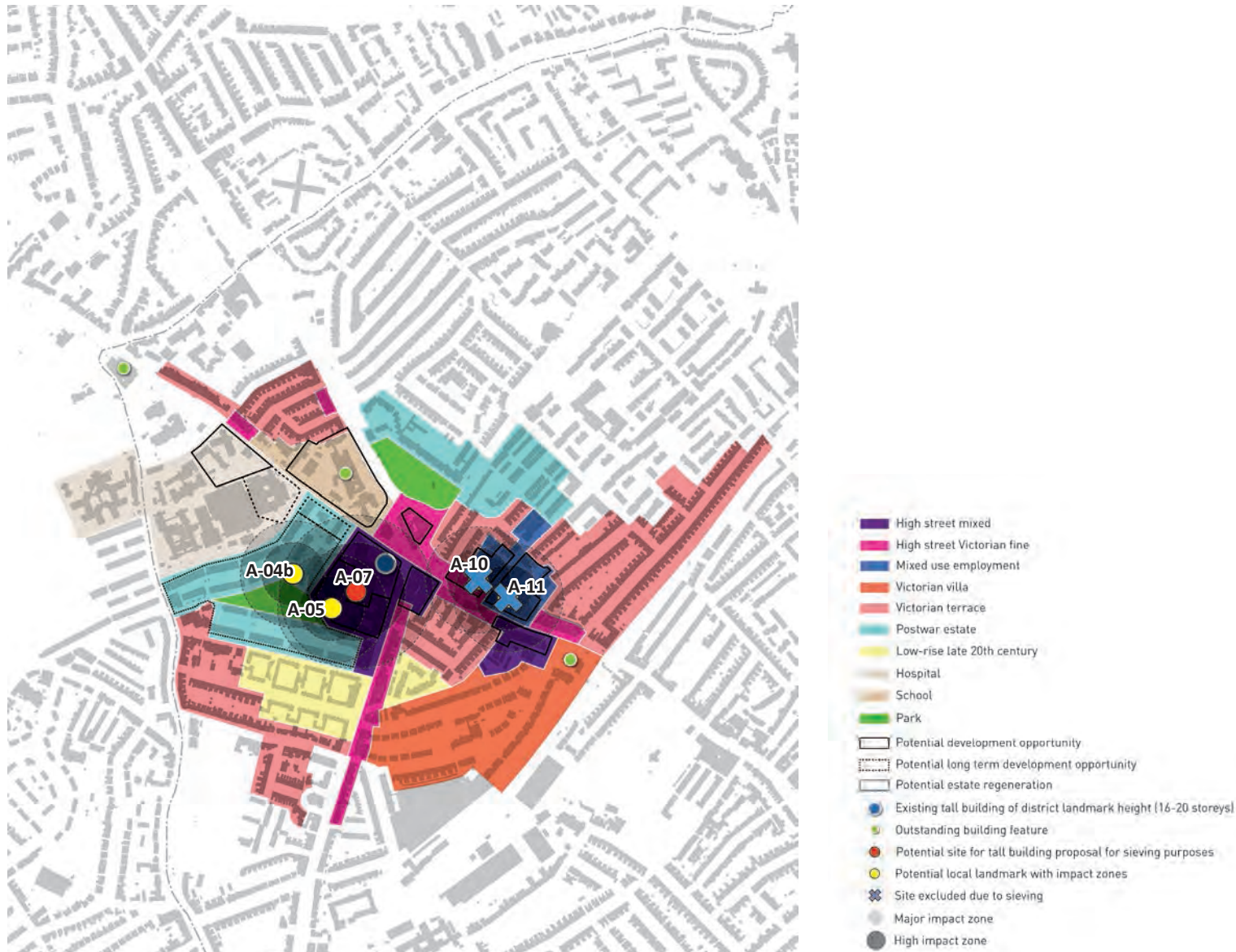


A - ARCHWAY SIEVE TESTING: CONSERVATION AREAS, LISTED BUILDINGS AND PROTECTED VIEWS

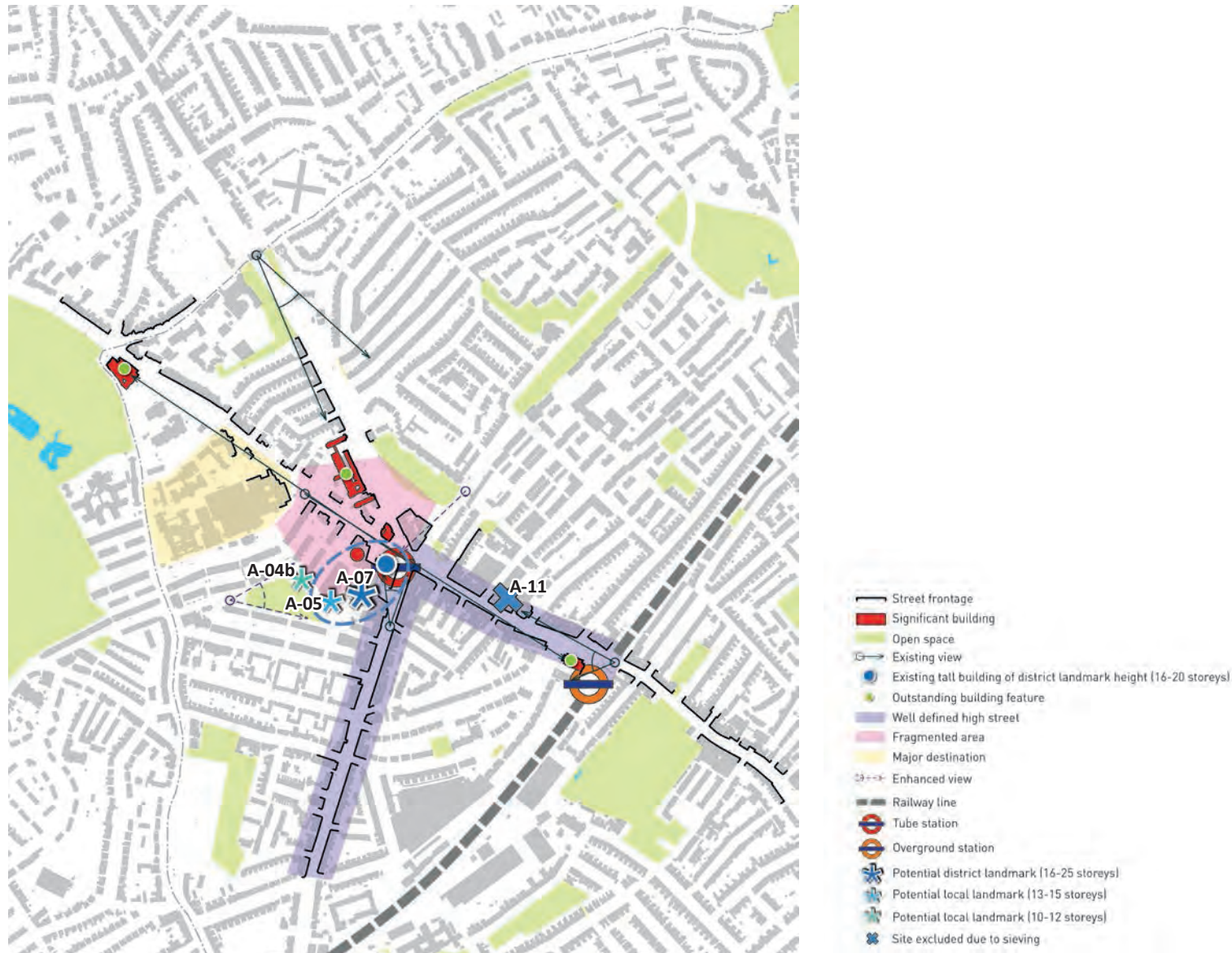


- Conservation area
- Grade 1 listed property
- Grade 2* listed property
- Grade 2 listed property
- Locally Protected View
- Important view to local landmark
- Potential development opportunity
- Potential long term development opportunity
- Potential estate regeneration
- Existing tall building of district landmark height (16-20 storeys)
- Outstanding building feature
- Hypothetical site for tall building - for sieve analysis
- Site excluded due to sieving

A - ARCHWAY SIEVE TESTING: CHARACTER AREAS



A - ARCHWAY POTENTIAL ROLE OF TALL BUILDINGS



A - ARCHWAY

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
A-01		Whittington Hospital North	SA	✓	✓	✗	✗			Inappropriate	TB would detract from the setting of Grade II listed building, and detract from the view to local landmark and Grade II* listed St Josephs Church
A-02		Whittington Hospital (Highgate Hill Wing)	OS	✓	✓	✗	✗			Inappropriate	TB would detract from the setting of Grade II listed building, and detract from the view to local landmark and Grade II* listed St Josephs Church
A-03a		Archway Campus (West)	SA	✓	✓	✗				Inappropriate	TB would detract from the character of Holborn Union Infirmary Conservation Area
A-03b		Archway Campus (South)	SA	✓	✓	✗	✗			Inappropriate	TB would detract from the character of Holborn Union Infirmary Conservation Area, and intrude in Local View to St. Pauls from Archway Bridge
A-04a		Girdlestone Estate (Highgate Hill)	ER	✓	✓	✗	✗			Inappropriate	TB would detract from the character of Holborn Union Infirmary Conservation Area, and detract from the view to local landmark St Josephs Church
A-04b	A3	Girdlestone Estate (Salisbury Walk)	ER	✓	✓	✓	✓	○	✓	Potentially Appropriate	Potential for TB as part of wider Estate Renewal of Girdle Stone Estate to mitigate impact of TB on residential amenity, potential local landmark to form part of Archway Cluster, potential to enhance legibility to the centre from Salisbury Walk and Whittington Hospital

A - ARCHWAY

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
A-04c		Girdlestone Estate (Vorley Road)	ER	✓	✓	✗				Inappropriate	TB would detract from the character of St John's Grove Conservation Area
A-05	A2	Bus Stands Vorley Road	SA	✓	✓	✓	✓	○	✓	Potentially appropriate	Potential for TB as part of wider Estate Renewal of Girdle Stone Estate to mitigate impact of TB on residential amenity, potential local landmark to form part of Archway Cluster, potential to enhance legibility to the centre from Salisbury Walk Open Space, to provide passive supervision and to mark internal route through Archway Centre complex
A-06		Corner Vorley Road / Station Road	SA	✓	✓	✗				Inappropriate	TB would detract from the character of St John's Grove Conservation Area
A-07	A1	Hill House	SA	✓	✓	✓	✓	✓	✓	Potentially appropriate	Potential opportunity to increase height of existing TB Hill House to enhance its visual qualities and to strengthen Archway cluster, and to deliver regeneration benefits in the centre
A-08		Archway Gyratory, Methodist Hall	SA	✓	✓	✗	✗			Inappropriate	TB would detract from the character of St John's Grove Conservation Area, and intrude in Local View to St. Pauls from Archway Bridge and Archway Road

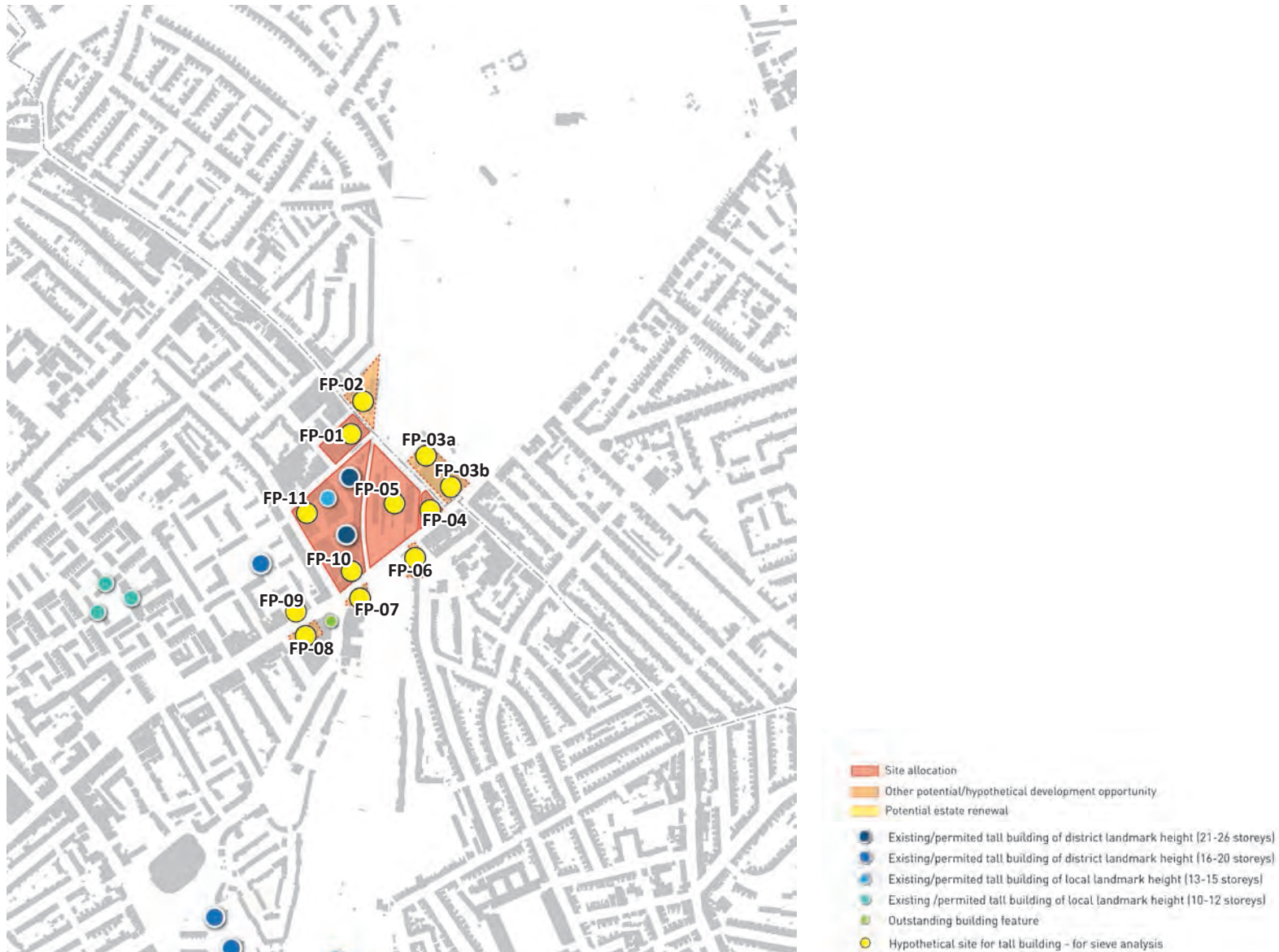
A - ARCHWAY

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
A-09		The Lion and adjacent properties	OS	✓	✓	✗	✗			Inappropriate	TB would detract from the character of St John's Grove Conservation Area, and intrude in Local View to St. Pauls from Archway Bridge and Archway Road
A-10		1 Elthorne Road	OS	✓	✓	✓	✓	✗		Inappropriate	TB would have an adverse impact on neighbouring residential character (Victorian Houses)
A-11		University of the Arts & Whittington House	OS	✓	✓	✓	✓	✓	✗	Inappropriate	TB is in the middle of the street and away from the heart of the centre, and therefore lacks a clear townscape justification to support landmark argument
A-12		619-639 Holloway Road	OS	✓	✓	✗	✗			Inappropriate	TB would detract from the character of St John's Grove Conservation Area, and detract from local view to Grade II* listed building St John's Church

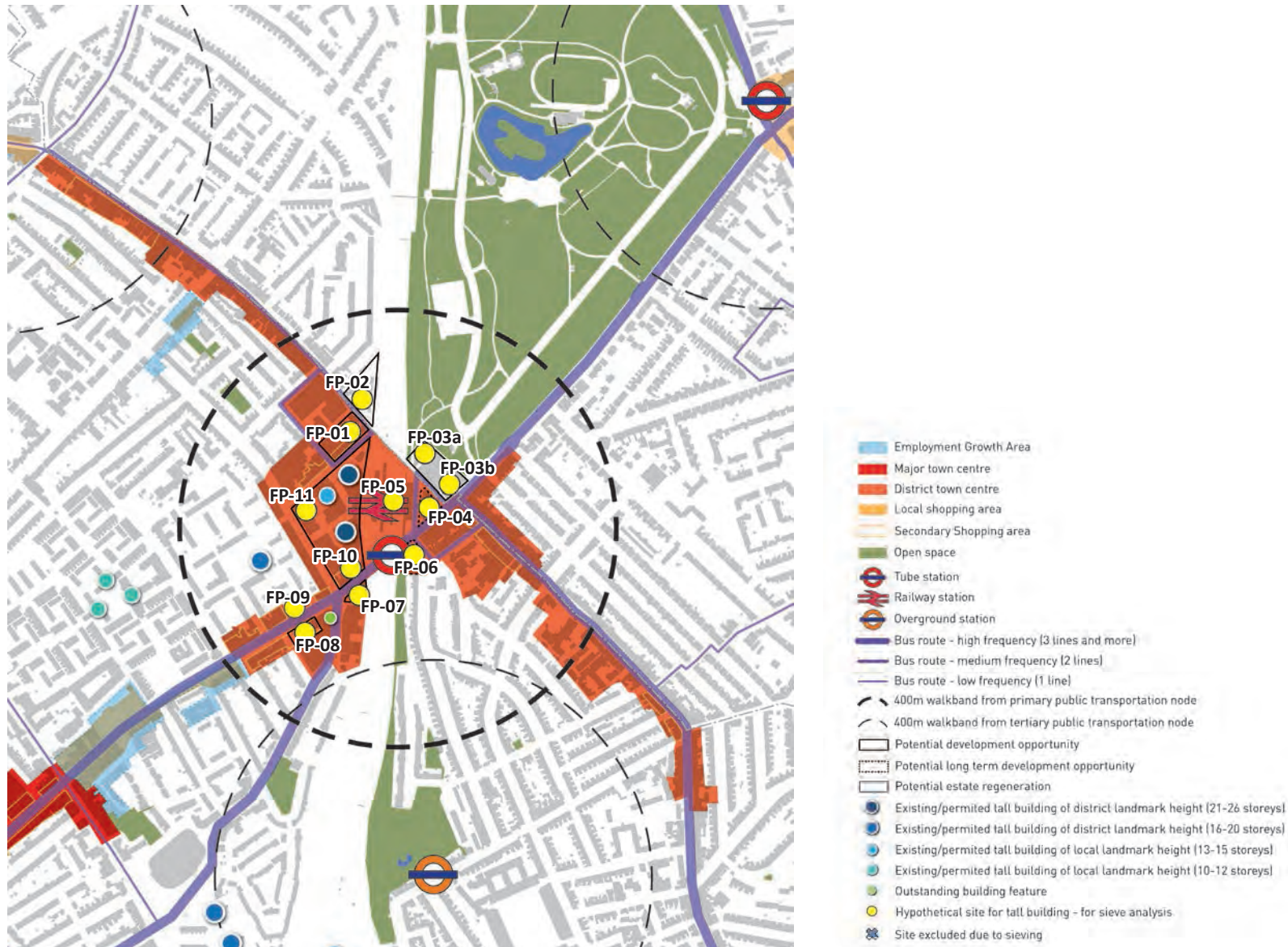
LOCAL SEARCH AND SIEVE APPROACH

**B - FINSBURY
PARK**

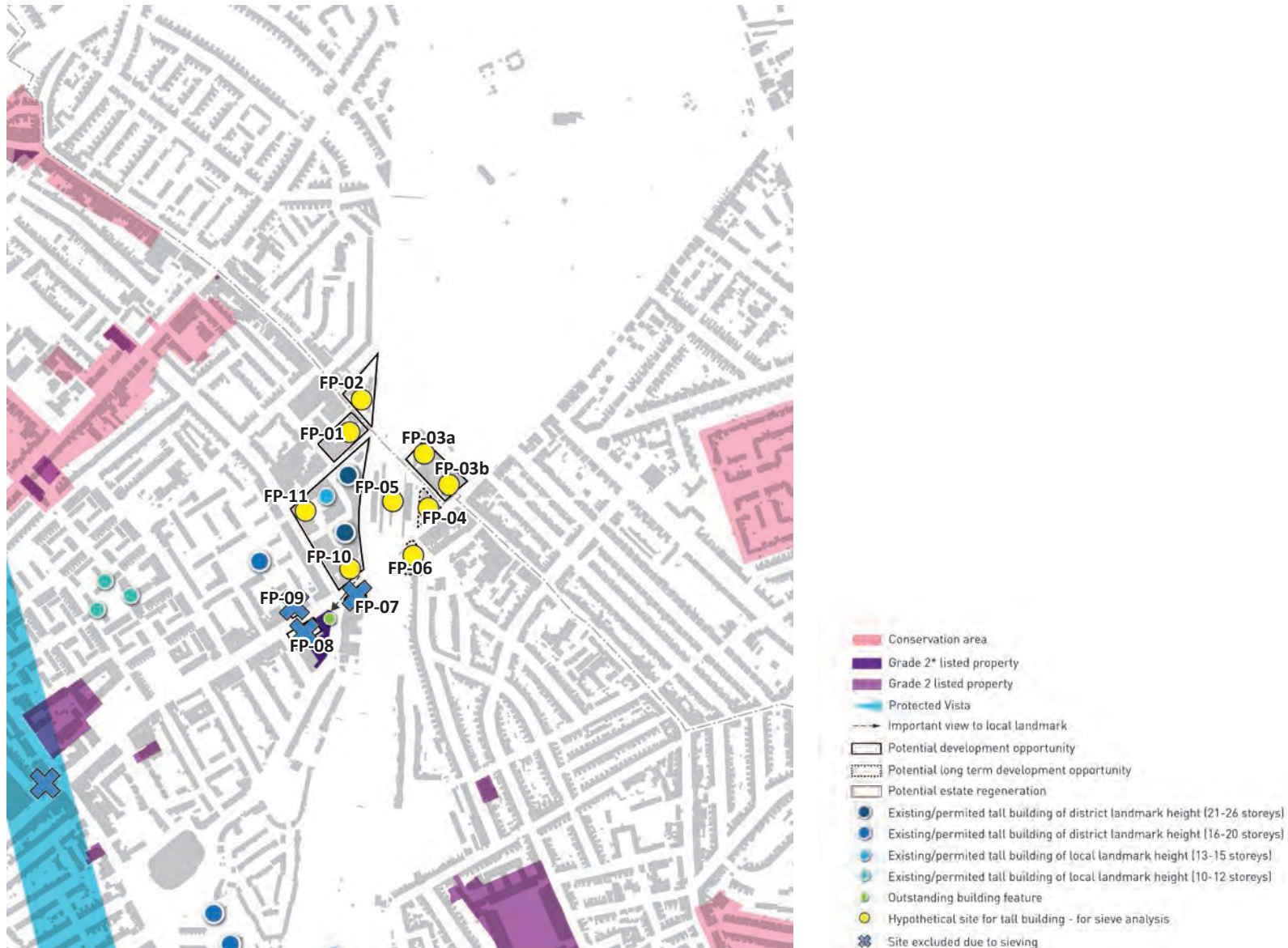
B - FINSBURY PARK HYPOTHETICAL TALL BUILDING OPPORTUNITIES



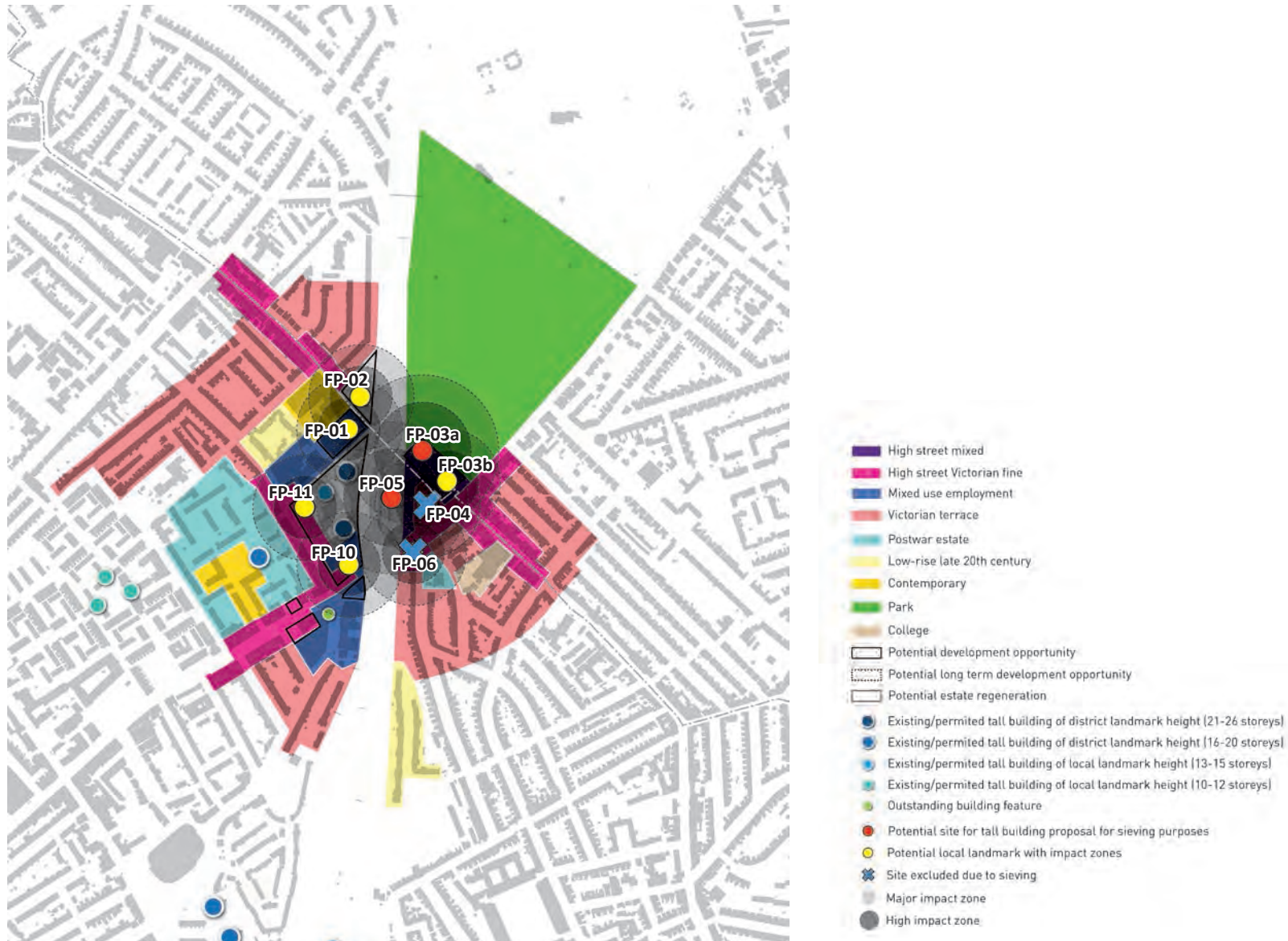
B - FINSBURY PARK SIEVE TESTING: PLANNING AND PUBLIC TRANSPORT



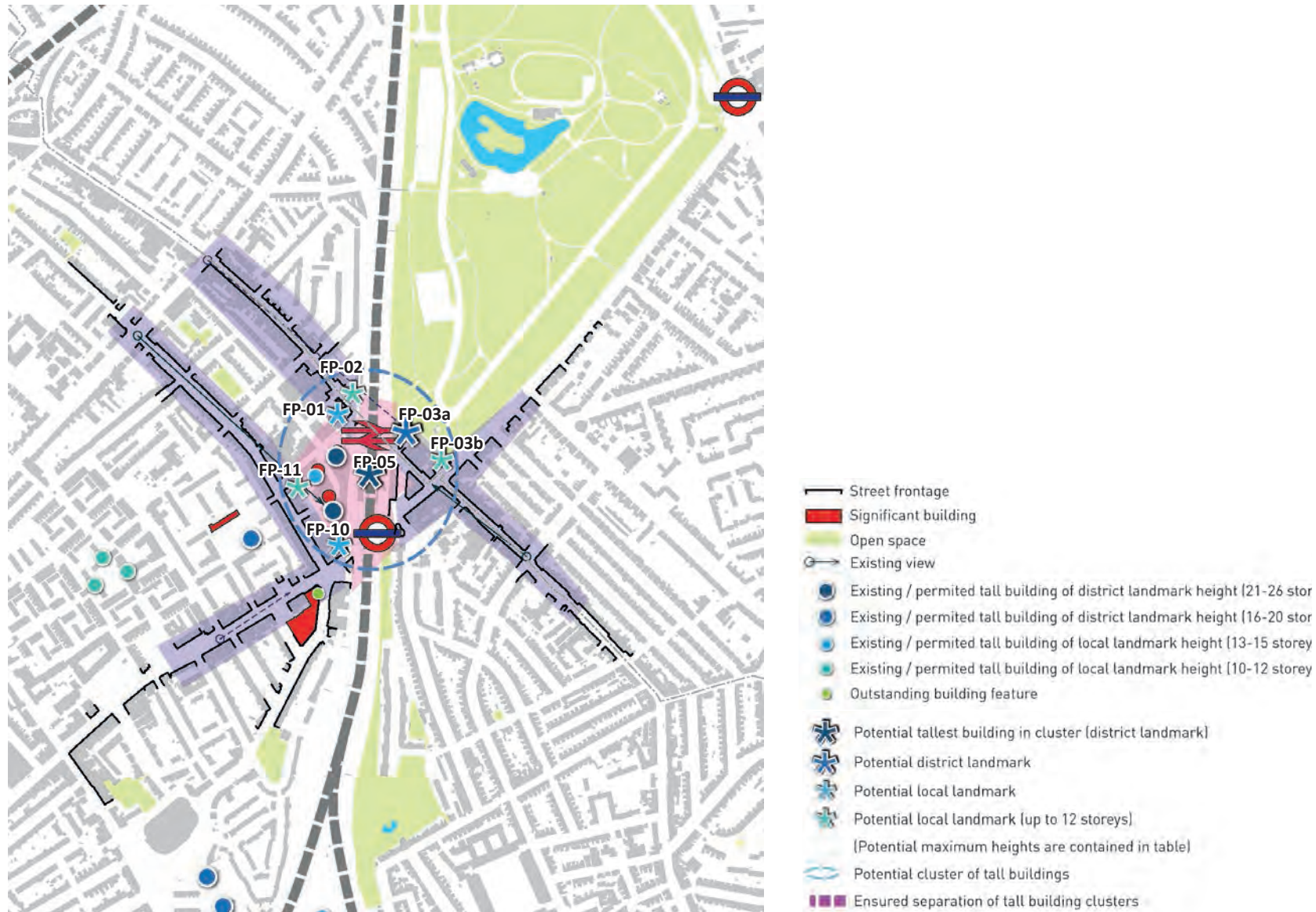
B - FINSBURY PARK SIEVE TESTING: CONSERVATION AREAS, LISTED BUILDINGS AND PROTECTED VIEWS



B - FINSBURY PARK SIEVE TESTING: CHARACTER AREAS



B - FINSBURY PARK POTENTIAL ROLE OF TALL BUILDINGS



B - FINSBURY PARK

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
FP-01	B4	Stroud Green Road / 12-18 Wells Terrace / Car Wash	SA	✓	✓	✓	✓	✓	✓	Potentially Appropriate	Potential for local landmark TB to form part of Finsbury Park Cluster, to help mediate between the context height and the permitted City North towers, and to mark the station approach from the north
FP-02	B6	Stroud Green Road Railway Sidings	OS (LB Haringey)	✓	✓	○	○	✓	✓	Potentially Appropriate	Potential for local landmark TB, to form part of Finsbury Park cluster, to help visually mediate between potential other tall buildings in the cluster, especially in the view along Stroud Green Road, and subject to appropriately responding to setting of Stroud Green Conservation area and adjacent neighbouring residential character. Site is subject to LB Haringey planning policy.
FP-03a	B2	Stroud Green Road Corner Seven Sisters Road / Ten Pin Bowling (north)	OS (LB Haringey)	✓	✓	✓	✓	✓	✓	Potentially Appropriate	Potential for district landmark TB, to form part of Finsbury Park cluster, to provide a welcoming landmark to Finsbury Park at the edge of the park. Site is subject to LB Haringey planning policy.

B - FINSBURY PARK

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
FP-03b	B7	Stroud Green Road Corner Seven Sisters Road / Ten Pin Bowling (south)	OS (LB Haringey)	✓	✓	✓	✓	○	✓	Potentially Appropriate	Potential for local landmark TB, to form part of Finsbury Park cluster, to help visually mediate between potential other tall buildings in the cluster, to provide landmark to the centre at the eastern approach on Seven Sisters Road. The TB would need to ensure an appropriate response to the Victorian High Street Character on Seven Sisters Road. Site is subject to LB Haringey planning policy.
FP-04		Station Place	SA	✓	✓	✓	✓	✗		Inappropriate	TB on this site is not in keeping with the Victorian fine grain High Street character of the triangular site as well as Seven Sisters Road, small site also offers limited scope in contributing significantly to the regeneration of the town centre
FP-05	B1	Finsbury Park Station	SA	✓	✓	✓	✓	✓	✓	Potentially Appropriate	Potential for district landmark above the station to provide the central focus to the cluster in the context of permitted City North towers
FP-06		250 Seven Sisters Road	OS	✓	✓	✓	✓	✗		Inappropriate	Potential for district landmark above the station to provide the central focus to the cluster in the context of permitted City North towers

B - FINSBURY PARK

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
FP-07		240 Seven Sisters Road	OS	✓	✓	✗	✗			Inappropriate	TB would detract from setting of Grade 2* listed former Rainbow Theatre, especially it would have an adverse impact on the view to the building from Seven Sisters Road (from west), small site also offers limited scope in contributing significantly to the regeneration of the town centre
FP-08		216 Seven Sisters Road + adjacent sites	OS	✓	✓	✗				Inappropriate	TB on this site would significantly undermine the significance of the adjacent Grade 2* listed former Rainbow Theatre, small site also offers limited scope in contributing significantly to the regeneration of the town centre
FP-09		Seven Sisters Road corner Playford Road	OS	✓	✓	✗		✗	✗	Inappropriate	TB would detract from the setting of the Grade 2* listed former Rainbow Theatre opposite, the site also neighbours a residential area that would be significantly affected by a TB on this site, further the site is situated mid street and not on a major street corner and a TB would not enhance legibility of the area, small site also offers limited scope in contributing significantly to the regeneration of the town centre

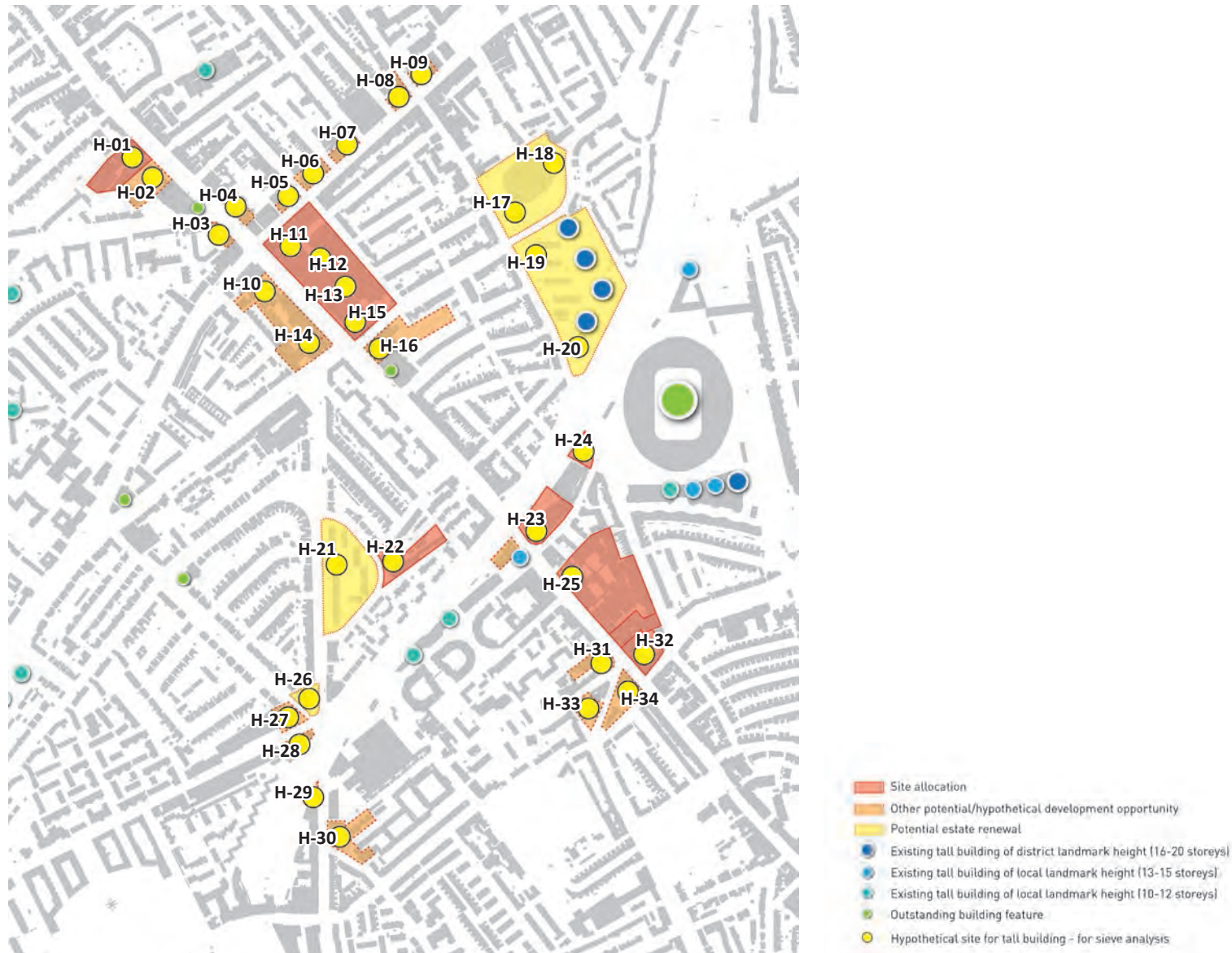
B - FINSBURY PARK

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
FP-10	B3	221 to 233 Seven Sisters Road	OS	✓	✓	○	✓	○	✓	Potentially Appropriate	Potential for local landmark TB, to form part of Finsbury Park cluster, to help visually mediate between the City Nord development to rear, and to mark the centre in views along Seven Sisters Road and Isledon Road. The TB would need to ensure an appropriate response to the Grade 2* listed Rainbow Theatre and its setting, as well as the Victorian High Street Character on Seven Sisters Road.
FP-11	B5	113 to 115 Fonthill Road + adjacent sites	OS	✓	✓	✓	✓	○	✓	Potentially Appropriate	Potential for local landmark TB, to form part of Finsbury Park cluster, to help visually mediate between the City Nord development to rear, and to mark the centre in views along Seven Sisters Road and Isledon Road. The TB would need to ensure an appropriate response to the Grade 2* listed Rainbow Theatre and its setting, as well as the Victorian High Street Character on Seven Sisters Road.

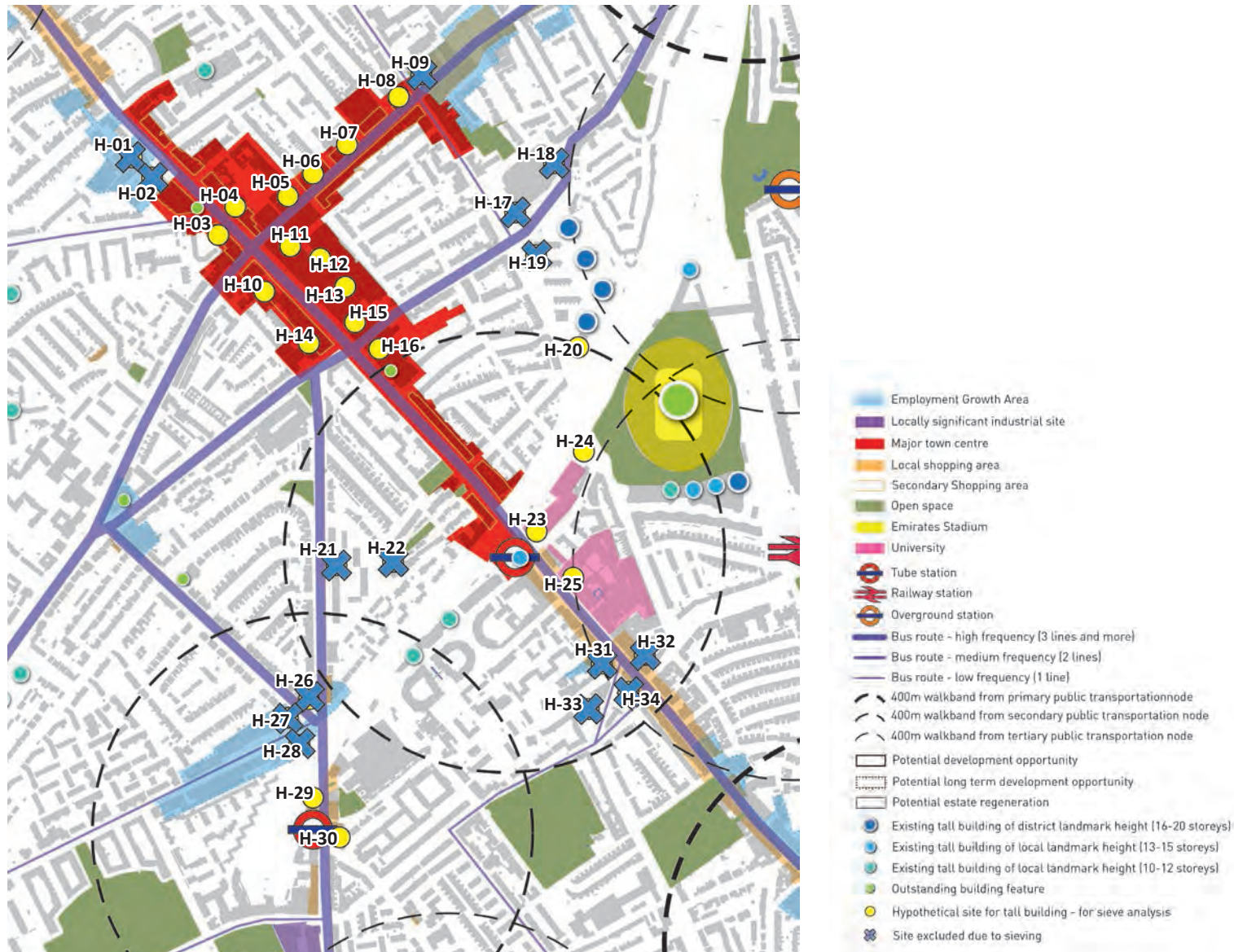
LOCAL SEARCH AND SIEVE APPROACH

**C - HOLLOWAY
ROAD**

C - HOLLOWAY ROAD HYPOTHETICAL TALL BUILDING OPPORTUNITIES



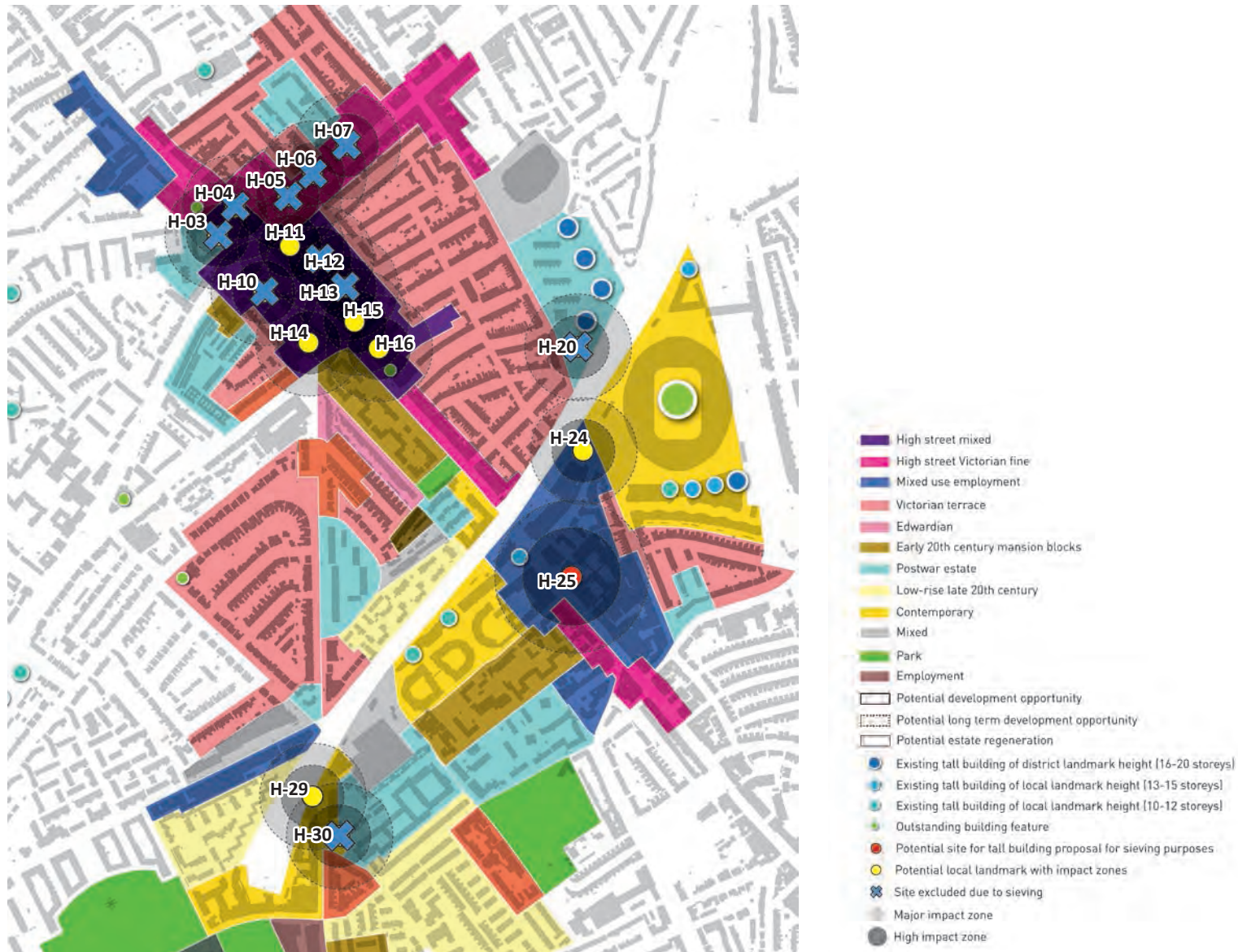
C - HOLLOWAY ROAD SIEVE TESTING: PLANNING AND PUBLIC TRANSPORT



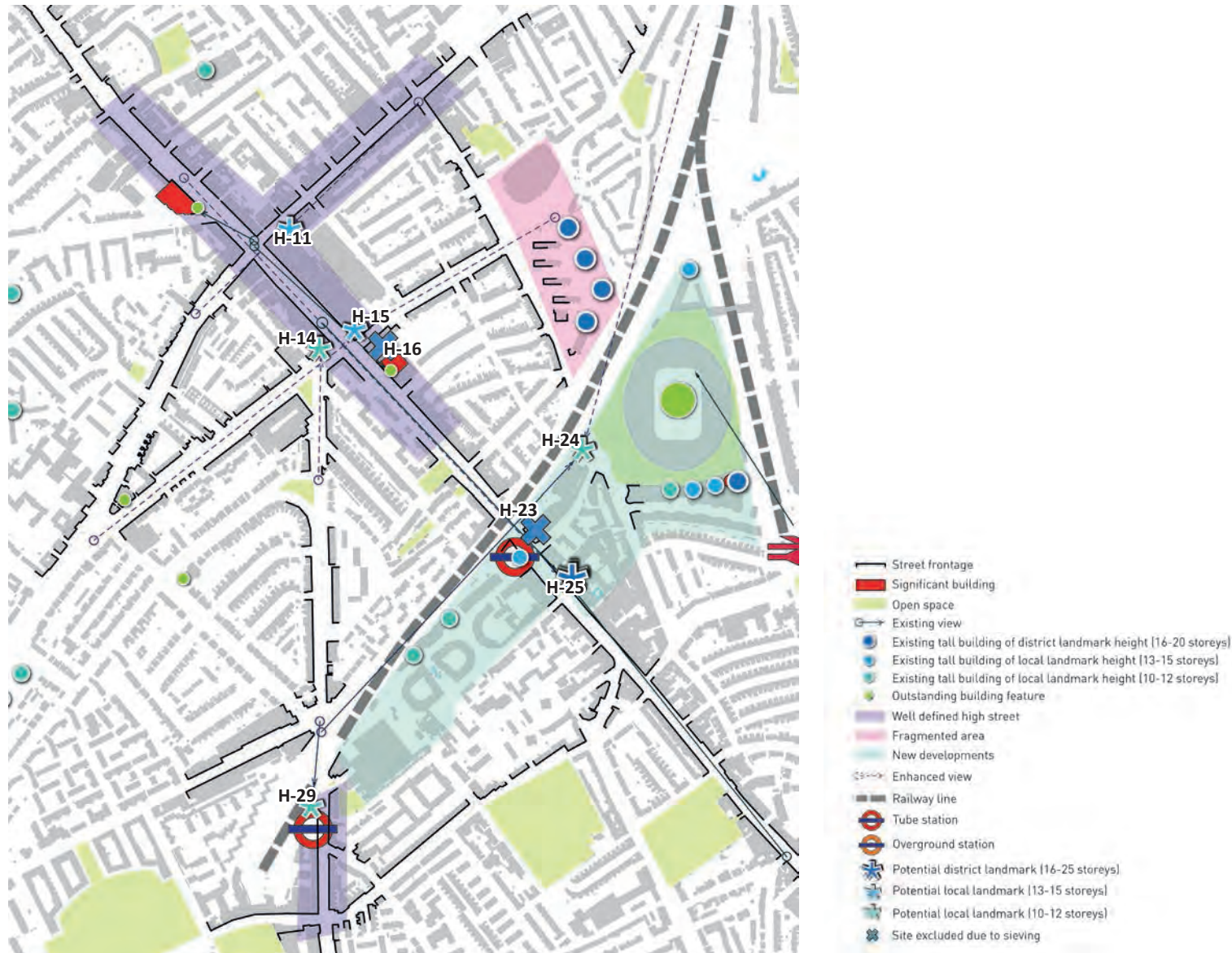
C - HOLLOWAY ROAD SIEVE TESTING: CONSERVATION AREAS, LISTED BUILDINGS AND PROTECTED VIEWS



C - HOLLOWAY ROAD SIEVE TESTING: CHARACTER AREAS



C - HOLLOWAY ROAD POTENTIAL ROLE OF TALL BUILDINGS



C - HOLLOWAY ROAD

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
H-01		443-453 Holloway Road (Safe Storage, National Youth Theatre)	SA	✗	✗	✗				Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also out of character with Mercers Road / Tavistock Terrace Conservation Area
H-02		429-433 Holloway Road	OS	✗	✗	✗				Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also out of character with Mercers Road / Tavistock Terrace Conservation Area
H-03		409-417 Holloway Road	OS	✓	✓	○	✓	✗		Inappropriate	TB would have an adverse impact on adjacent residential character, also TB may detract from views to the Grade II listed Odeon Cinema and from the setting of Grade II listed Georgian Town Houses on Tufnell Park Road
H-04		464-488 Holloway Road (incl. Postoffice)	OS	✓	✓	○	✓	✗	✗	Inappropriate	TB would not be in keeping with the fine grain Victorian High Street Character on Holloway Road characterising adjacent sites, TB may also detract from the setting of the Grade II listed decorative Victorian commercial building on corner with Seven Sisters Road, also, situated mid block, a TB would also not assist legibility

C - HOLLOWAY ROAD

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
H-05		25-29 Seven Sisters Road	OS	✓	✓	✓	✓	✗	✗	Inappropriate	TB would not be in keeping with the fine grain Victorian High Street Character on Seven Sisters Road, TB may also detract from the setting of the Grade II listed decorative Victorian commercial building on corner with Holloway Road, also, situated mid block, a TB would also not assist legibility
H-06		31-45 Seven Sisters Road	OS	✓	✓	✓	✓	✗	✗	Inappropriate	TB would not be in keeping with the fine grain Victorian High Street Character on Seven Sisters Road, also, situated mid block, a TB would also not assist legibility
H-07		47-65 Seven Sisters Road	OS	✓	✓	✓	✓	✗	✗	Inappropriate	TB would not be in keeping with the fine grain Victorian High Street Character on Seven Sisters Road, also, situated mid block, a TB would also not assist legibility
H-08		85-95 Seven Sisters Road, corner with Hornsey Road	OS	✓	✓	✗	✗			Inappropriate	Within protected viewing corridor to St Paul's Cathedral, also incongruous with setting of Grade II listed Victorian Montem Primary School diagonally opposite
H-09		97-103 Seven Sisters Road, corner with Hornsey Road	OS	✗	✗	✗				Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also incongruous with setting of adjacent Grade II listed Victorian Montem Primary School

C - HOLLOWAY ROAD

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
H-10		383 Holloway Road, City and Islington College	OS	✓	✓	✓	✓	✗	✗	Inappropriate	TB would have an adverse impact on adjacent residential character on Warlters Road, also, situated mid block, a TB would also not assist legibility
H-11	C1	8-32 Seven Sisters Road including Nag's Head Market	SA	✓	✓	○	✓	○	✓	Potentially appropriate	TB would significantly enhance legibility by marking the central point in the town centre at the intersection of Holloway Road and Seven Sisters Road, TB would need to be carefully sited and of exceptional quality, to respond appropriately to the fine grain Victorian development directly on the street corner and along Holloway Road, as well as not to undermine the visual prominence of the Grade II listed Victorian commercial corner building opposite
H-12		Hertslet Road, Multi Storey Car Park Morrison	SA	✓	✓	✓	✓	✗	✗	Inappropriate	TB would have an adverse impact on adjacent residential character on Hertslet Road and side streets, also, situated mid block and to the rear of the frontage on Holloway Road, a TB would also not assist legibility
H-13		Hertslet Road, Multi Storey Car Park Morrison	SA	✓	✓	✓	✓	✗	✗	Inappropriate	TB would have an adverse impact on adjacent residential character on Hertslet Road and side streets, also, situated mid block and to the rear of the frontage on Holloway Road, a TB would also not assist legibility

C - HOLLOWAY ROAD

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
H-14	C3	379 - 391 Camden Road, corner Holloway Road (Sports Direct, Kwikfit)	OS	✓	✓	✓	✓	✓	✓	Potentially appropriate	TB would enhance legibility by marking the southern extent of the centre at the intersection of Camden Road and Holloway Road and landmark the centre in the vista along Caledonian Road
H-15	C2	372-376 Holloway Road (Argos)	SA	✓	✓	✓	✓	✓	✓	Potentially appropriate	TB would enhance legibility by marking the southern extent of the centre at the intersection of Tollington Road and Holloway Road and provide focal landmark of the centre in vistas along along Tollington Road and Camden Road
H-16		Hollway Road - Waitrose	OS	✓	✓	○	✓	○	✗	Inappropriate	Waitrose site is an inferior landmark location to the site opposite (Argos), which sits central to the views from Camden Road and Tollington Road, TB on the Waitrose site in addition to the one opposite would create tunnel effect on Tolington Road, which is not desirable, also a TB on this site may affect the residential charcter to the rear on Lorraine Road, and a TB may detract from adjacent former Jones Brother Department Store (contributes to local distinctiveness)
H-17		Sobell Leisure Centre (West)	ER	✗	✗					Inappropriate	Outside of town centre boundary and not within area directly associated with transport node

C - HOLLOWAY ROAD

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
H-18		Sobell Leisure Centre (East)	ER	✗	✗					Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also incongruous with setting of adjacent Grade II listed Victorian Montem Primary School
H-19		Harvist Estate (North)	ER	✗	✗					Inappropriate	Outside of town centre boundary and not within area directly associated with transport node
H-20		Harvist Estate (South)	ER	○	✓	✓	✓	✗	✗	Inappropriate	TB would have an adverse impact on the Victorian town house character on Hornsey Road and streets to rear which are of a consistent scale and height, also, the site would not be appropriate for a landmark building as in the context of the adjacent Harvist Estate towers its height would not contribute to its spatial prominence and singularity required from a landmark building, the cluster argument does not apply here as the purely residential function of the location does not merit the expansion of the existing grouping of estate towers
H-21		Russet Crescent	ER	✗		✗				Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also out of character with Hillmarton Conservation Area

C - HOLLOWAY ROAD

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H-22		Site off Stock Orchard Crescent	OS	✗						Inappropriate	Outside of town centre boundary and not within area directly associated with transport node
H-23		236-250 Holloway Road (LMU Learning Centre)	SA	○	✓	○	✗			Inappropriate	Within protected viewing corridor to St Paul's Cathedral, rear part of site outside the viewing corridor is also not considered appropriate for a TB, as this would put emphasis away from Holloway Road and be out of character with the scale and character of Hornsey Road
H-24	C4	45 Hornsey Road	SA	○	✓	✓	✓	○	✓	Potentially appropriate	TB would complete the assembly of taller buildings that mark the extent of the Emirates Stadium and provide local emphasis to its front door on Hornsey Road, TB will need appropriately respond to the residential character of the Victorian terraces to the north of the railway
H-25	C5	London Metropolitan University Tower	SA	○	✓	✓	✓	✓	✓	Potentially appropriate	Potential opportunity to increase height of existing TB Metropolitan University Tower to enhance its visual qualities and elegance as focal landmark on Holloway Road
H-26		Nicholsfield Walk	ER	✗		✗				Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also out of character with adjacent Hillmarton Conservation Area

C - HOLLOWAY ROAD

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
H-27		10 North Road (Post office distribution centre)	OS	✗		✗				Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also out of character with adjacent Hillmarton Conservation Area
H-28		42 North Road	OS	✗						Inappropriate	Outside of town centre boundary and not within area directly associated with transport node
H-29	C6	Caledonian Road Station and adjacent site to north	OS	○	✓	✓	✓	✓	✓	Potentially appropriate	TB could provide focus to the Caledonian Road Station hub, enhance legibility and strengthen the townscape
H-30		468 - 472 Caledonian Road	OS	○	✓	✓	✓	✗		Inappropriate	TB would have an adverse impact on adjacent residential character on Watkinson Road and estate to the rear
H-31		1-11 George's Road and adjacent sites (Garage)	OS	✗		✗				Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also out of character with St. Mary Magdalene Conservation Area
H-32		134-158 Holloway Road and sites behind	SA/OS	✗		✗				Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also out of character with St. Mary Magdalene Conservation Area
H-33		1 Lowther Road and adjacent sites (Medical Centre)	OS	✗		✗	✗			Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also out of character with St. Mary Magdalene Conservation Area, also within protected view to St. Pauls

C - HOLLOWAY ROAD

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
H-34		Islington Central Methodist Church and adjacent sites	OS	✗		✗				Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also out of character with St. Mary Magdalene Conservation Area

LOCAL SEARCH AND SIEVE APPROACH

**D - Highbury
Corner**

D - Highbury Corner

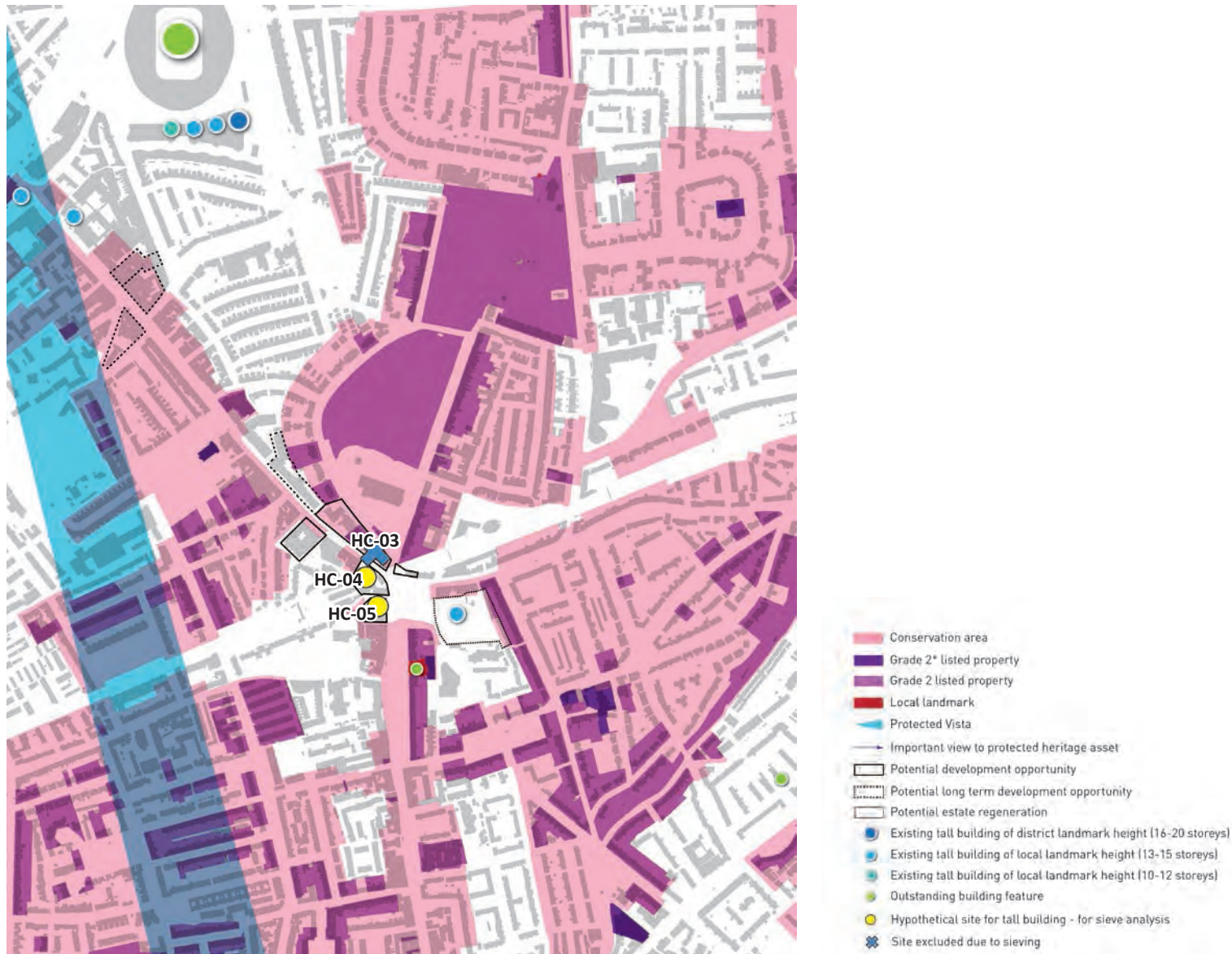
HYPOTHETICAL TALL BUILDING OPPORTUNITIES



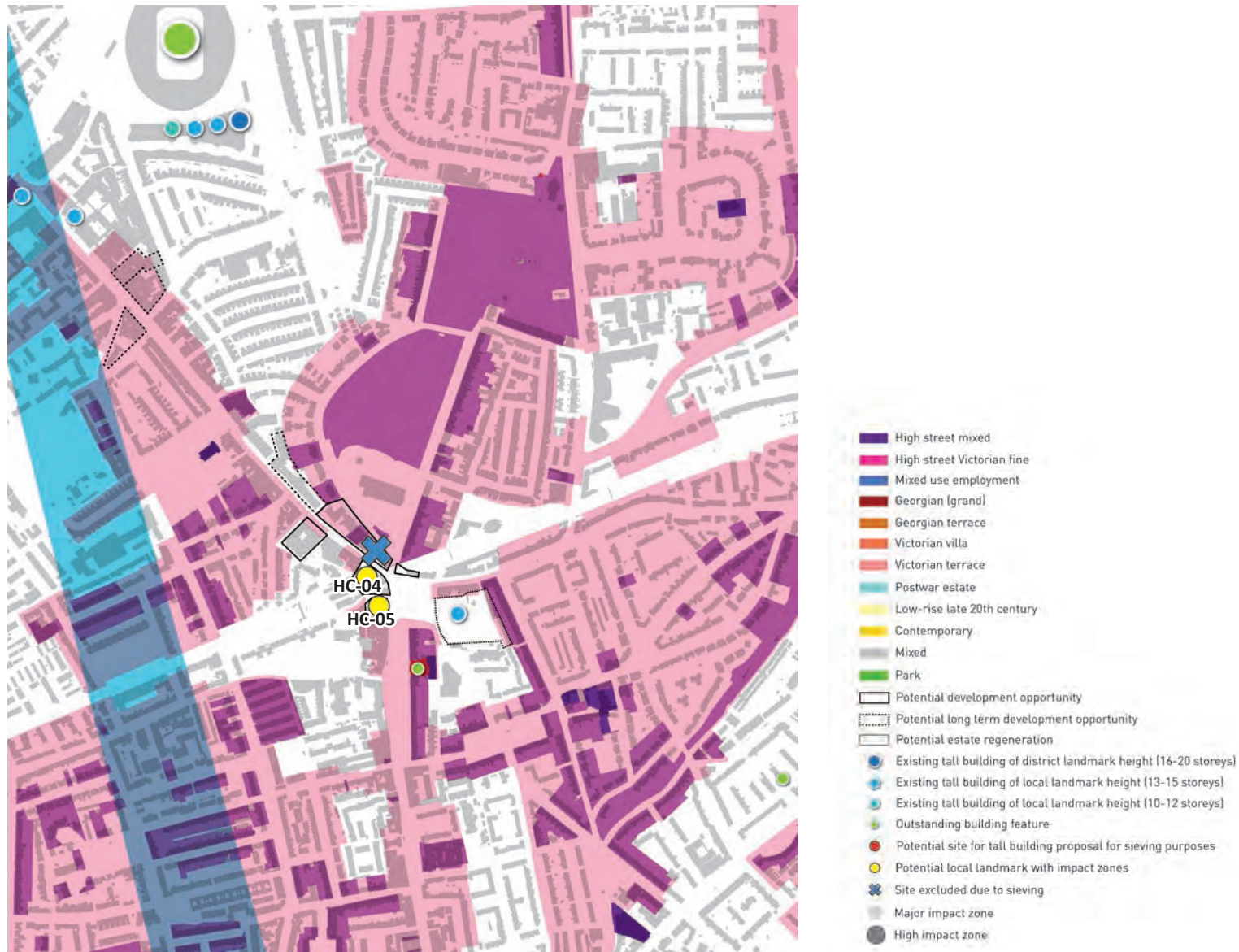
D - Highbury Corner SIEVE TESTING: PLANNING AND PUBLIC TRANSPORT



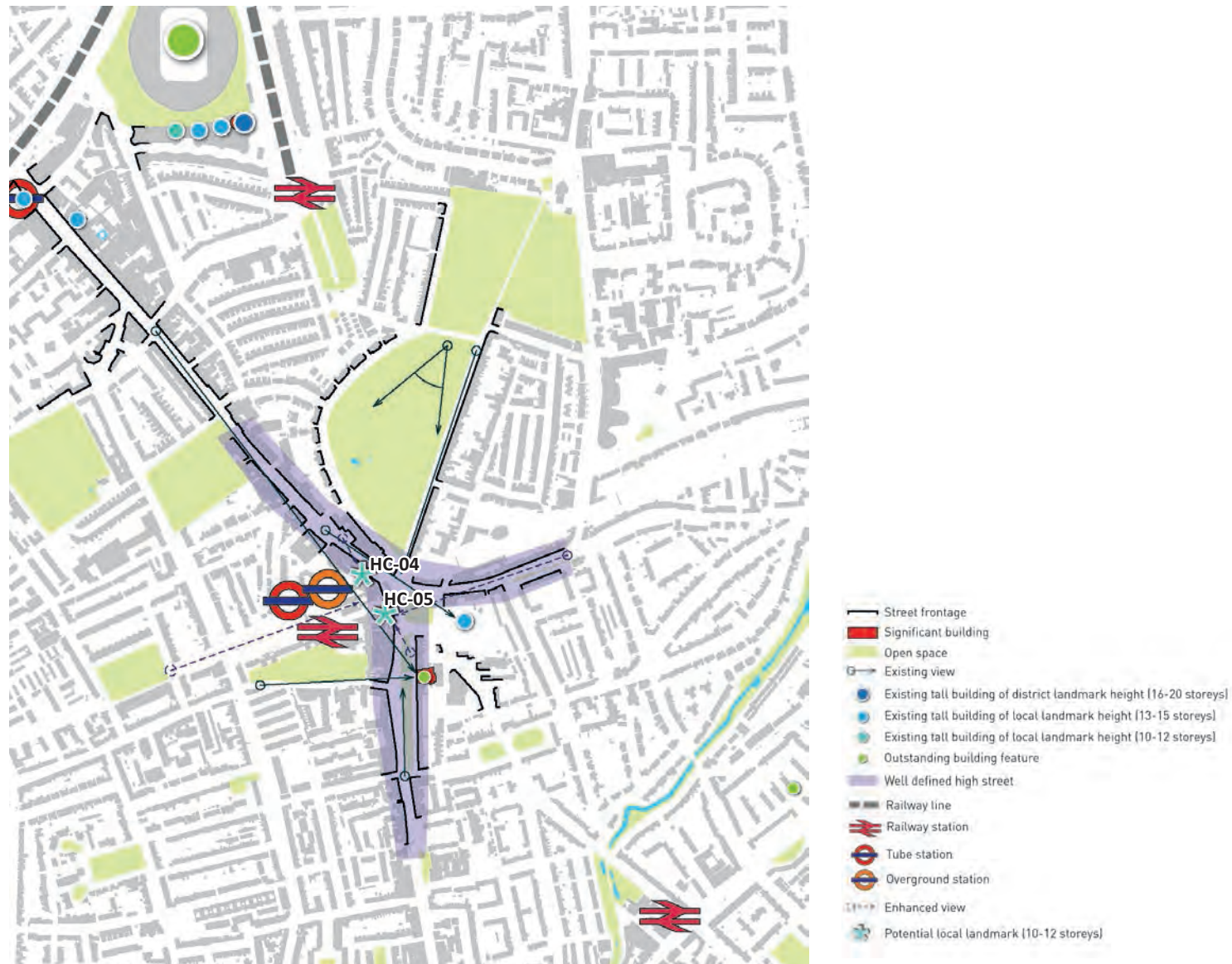
D - Highbury Corner SIEVE TESTING: CONSERVATION AREAS, LISTED BUILDINGS AND PROTECTED VIEWS



D - Highbury Corner SIEVE TESTING: CHARACTER AREAS



D - Highbury Corner POTENTIAL ROLE OF TALL BUILDINGS



D - Highbury Corner

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
HC-01		40-50 Holloway Road / Spring House	SA	✗	✗	✗			✗	Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also may affect two adjacent Grade II listed buildings within the Highbury Fields conservation area, located mid street the site does not support the legibility argument
HC-02		Magistrates' Court	OS	○	✗	✗			✗	Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also may affect the character of adjacent St Mary Magdalene Conservation Area, located mid street the site does not support the legibility argument
HC-03		2-30 Holloway Road / Highbury House	SA	○	✓	✗	✗			Inappropriate	TB would have an adverse impact on the character of Highbury Fields Conservation Area, adjacent Grade II listed building and views from Highbury Fields
HC-04	D1	Highbury & Islington Station	SA	○	✓	○	○	✓	✓	Potentially appropriate	TB would mark the station and significantly enhance legibility, TB would need to ensure it does not obstruct views to Grade I listed Union Chapel from Holloway Road, detract from the Highbury Fields Conservation area, St Mary Magdalene Conservation Area and Upper Street Conservation area, adversely impact on views from Highbury Fields, have an adverse impact on nearby listed buildings

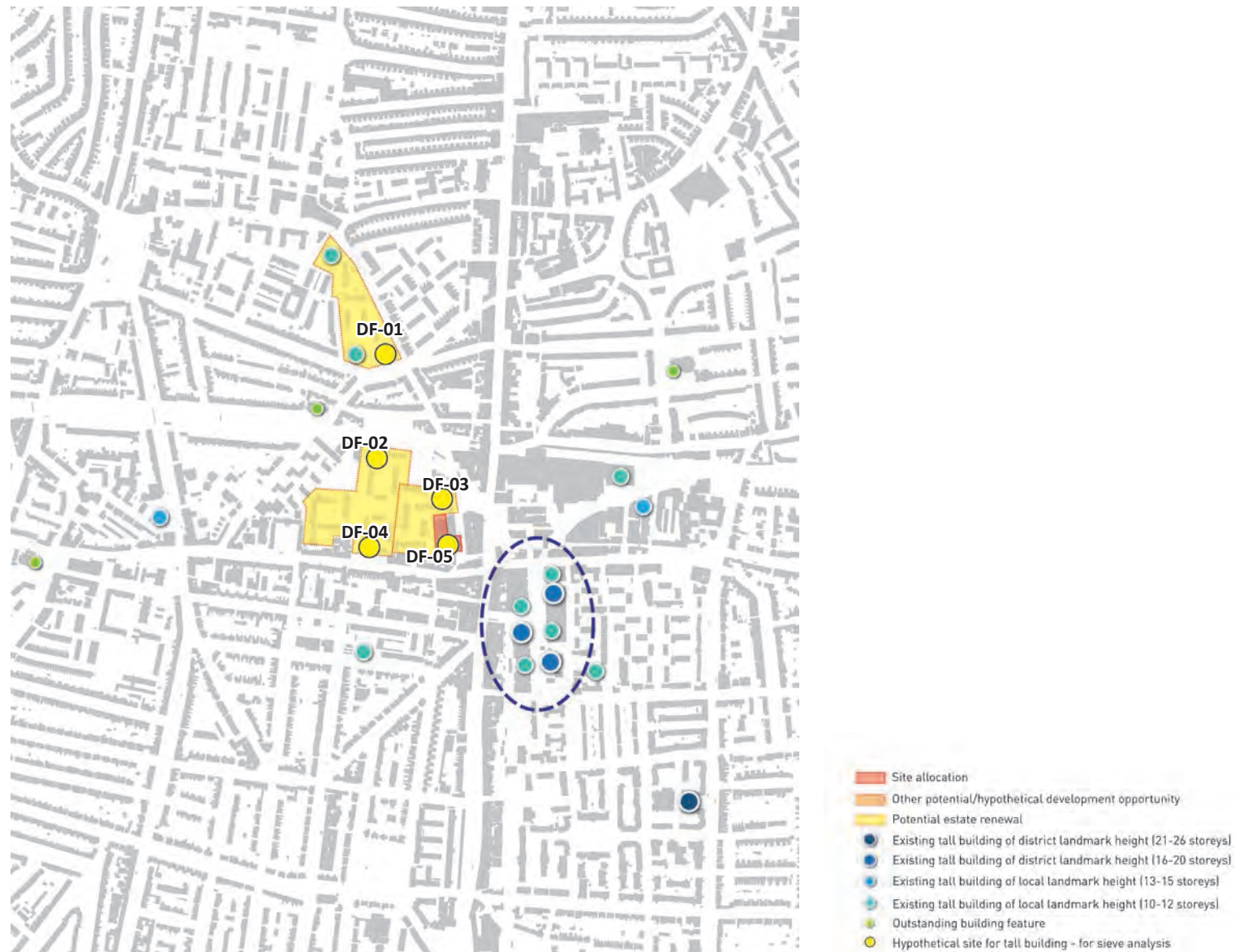
D - Highbury Corner

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
HC-05	D2	251-258 Upper Street (incl Club Union House)	OS	○	✓	○	○	✓	✓	Potentially appropriate	TB would mark the station and significantly enhance legibility, TB would need to ensure it does not obstruct views to Grade I listed Union Chapel from Holloway Road, detract from the Highbury Fields Conservation area, St Mary Magdalene Conservation Area and Upper Street Conservation area, adversely impact on views from Highbury Fields, have an adverse impact on nearby listed buildings
HC-06		Dixon Clark Court	ER	✗	✗	✗			✗	Inappropriate	Outside of town centre boundary and not within area directly associated with transport node, also Dixon Clark Court tall building does detract from the character of the wider area and is out of context due to its height, scale and setting, if redevelopment of the site is considered this should aim to re-establish a compact block layout in keeping with the character of the area, a taller building as part of this is not considered appropriate due to the predominant residential character of the site and its location not being associated with the station, also, TB would have an adverse impact on the adjacent Canonbury Conservation Area

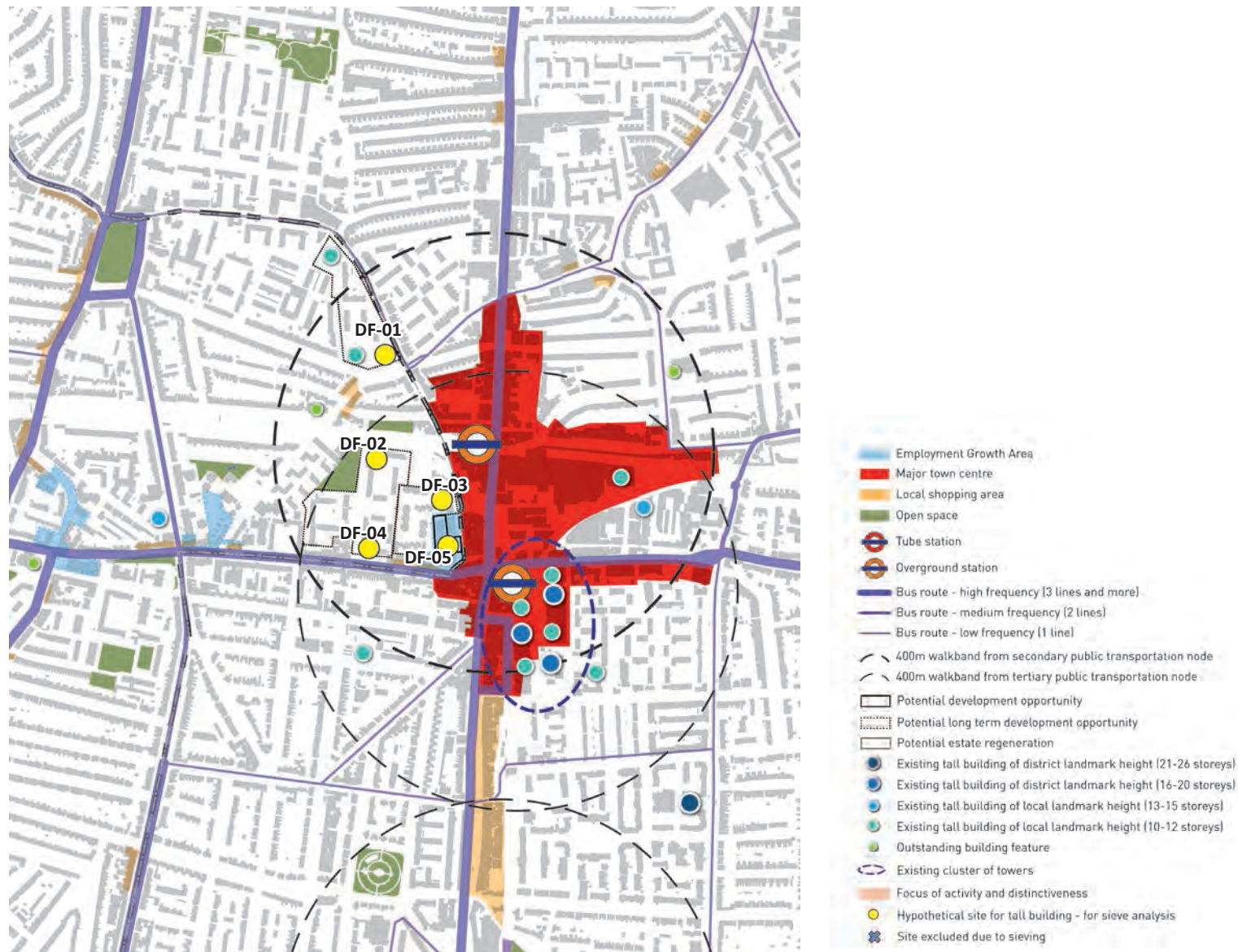
LOCAL SEARCH AND SIEVE APPROACH

**E - DALSTON
FRINGE**

E - DALSTON FRINGE HYPOTHETICAL TALL BUILDING OPPORTUNITIES



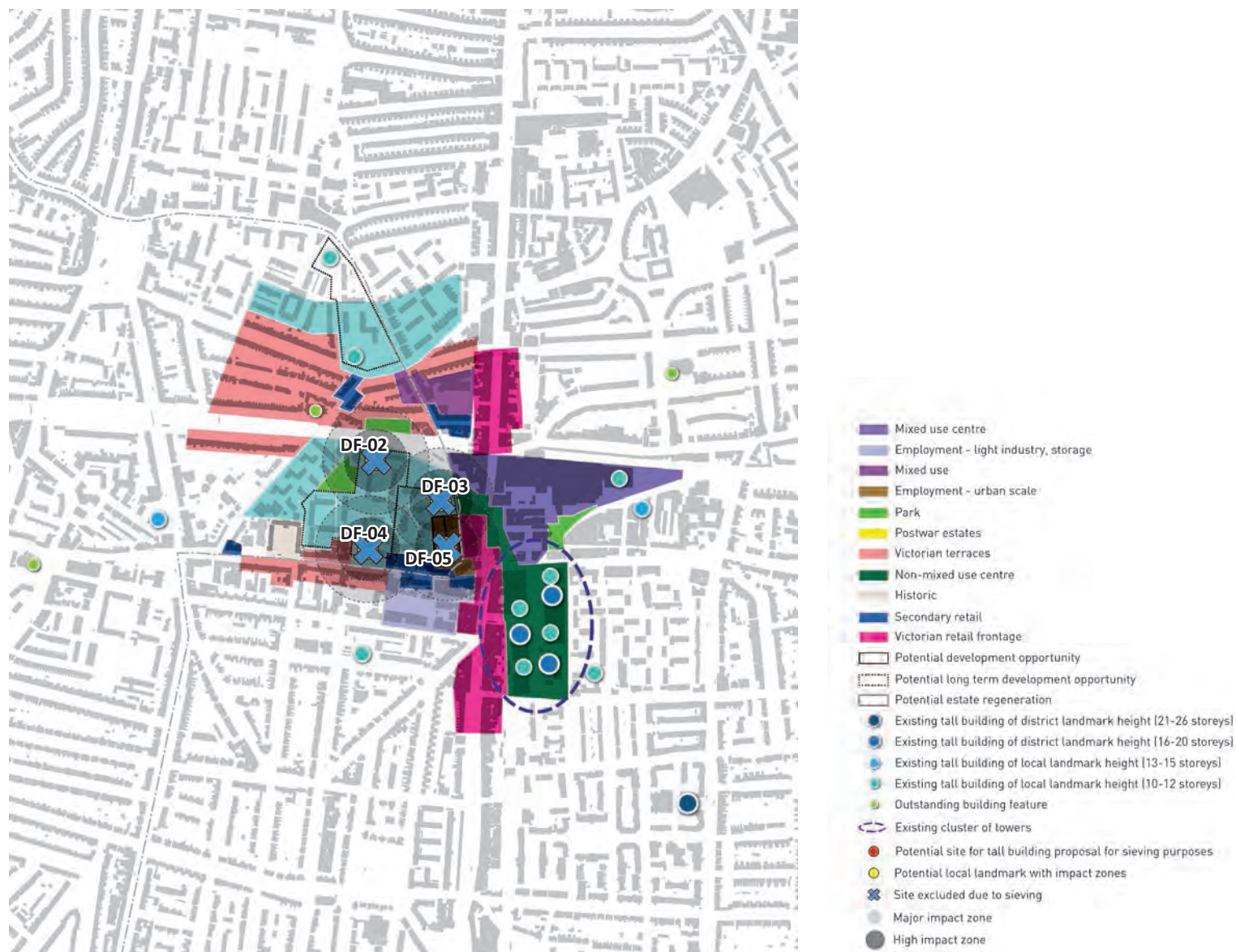
E - DALSTON FRINGE SIEVE TESTING: PLANNING AND PUBLIC TRANSPORT



E - DALSTON FRINGE SIEVE TESTING: CONSERVATION AREAS, LISTED BUILDINGS AND PROTECTED VIEWS



E - DALSTON FRINGE SIEVE TESTING: CHARACTER AREAS



E - DALSTON FRINGE

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
DF-01		Site adjacent Beckford House	ER	○	✓	✗				Inappropriate	TB would detract from the character of the Newington Green Conservation area, also, the area is outside town centre designation and not directly associated with transport node
DF-02		21-44 Kingsbury Terrace	ER	○	✓	○	✓	✗		Inappropriate	TB would adversely impact on adjacent residential environment (should only be considered as part of comprehensive regeneration, that can mitigate impact), also, the area is outside town centre designation and not directly associated with transport node
DF-03		5-39 Boleyn Road	ER	○	✓	✓	✓	✗		Inappropriate	TB would adversely impact on adjacent residential environment (should only be considered as part of comprehensive regeneration, that can mitigate impact), also, the area is outside town centre designation and not directly associated with transport node
DF-04		56-70 Balls Pond Road	ER	○	✓	○	✓	✗		Inappropriate	TB would adversely impact on adjacent residential environment (should only be considered as part of comprehensive regeneration, that can mitigate impact), also, the area is outside town centre designation and not directly associated with transport node, TB may also have an adverse impact on the character of adjacent De Beauvoir Town Conservation area

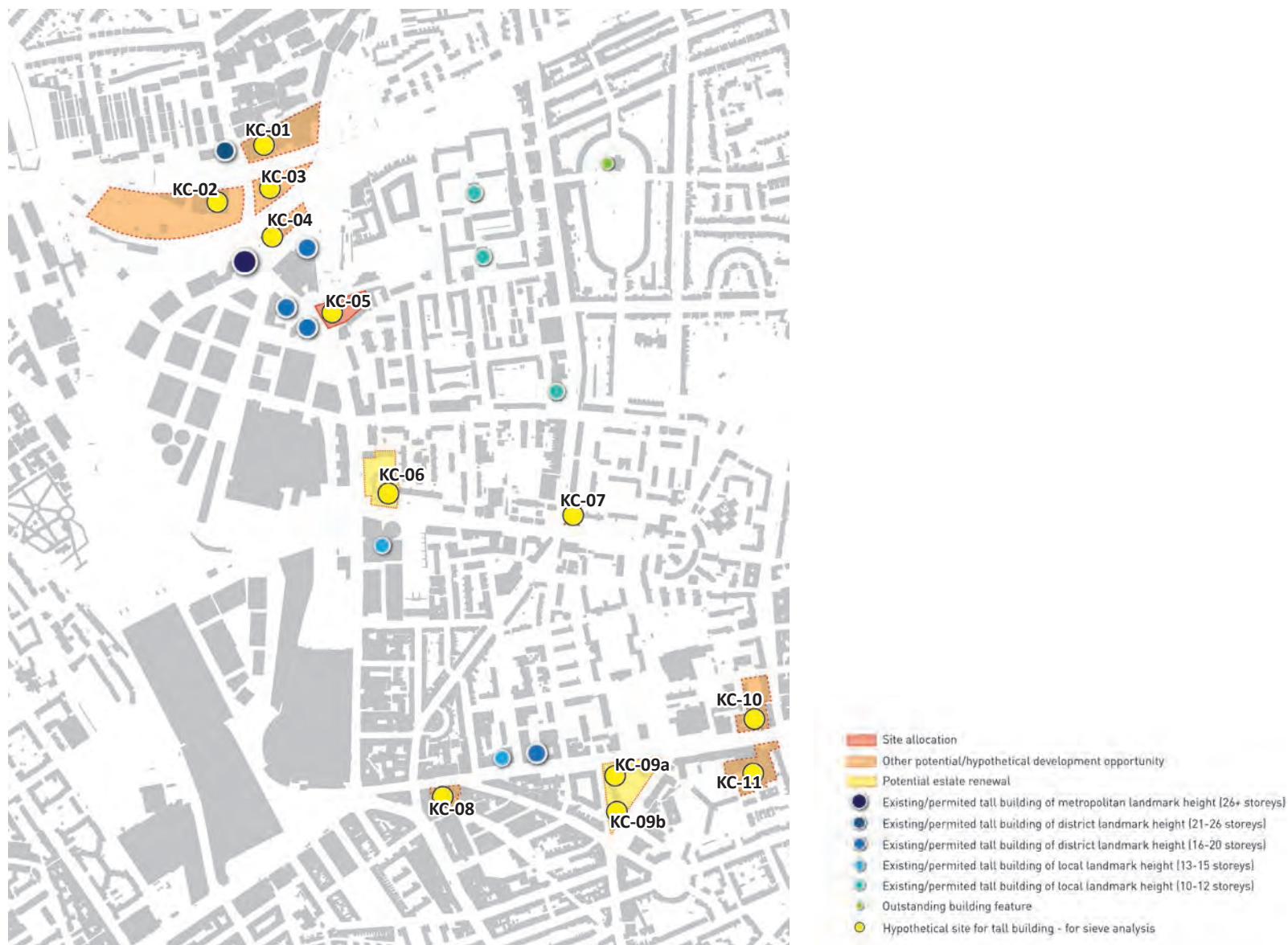
E - DALSTON FRINGE

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
DF-05		56-70 Balls Pond Road	OS	○	✓	○	✓	✗		Inappropriate	TB would adversely impact on adjacent residential environment (should only be considered as part of comprehensive regeneration, that can mitigate impact), also, the area is outside town centre designation and not directly associated with transport node, TB may also have an adverse impact on the character of adjacent De Beauvoir Town Conservation area

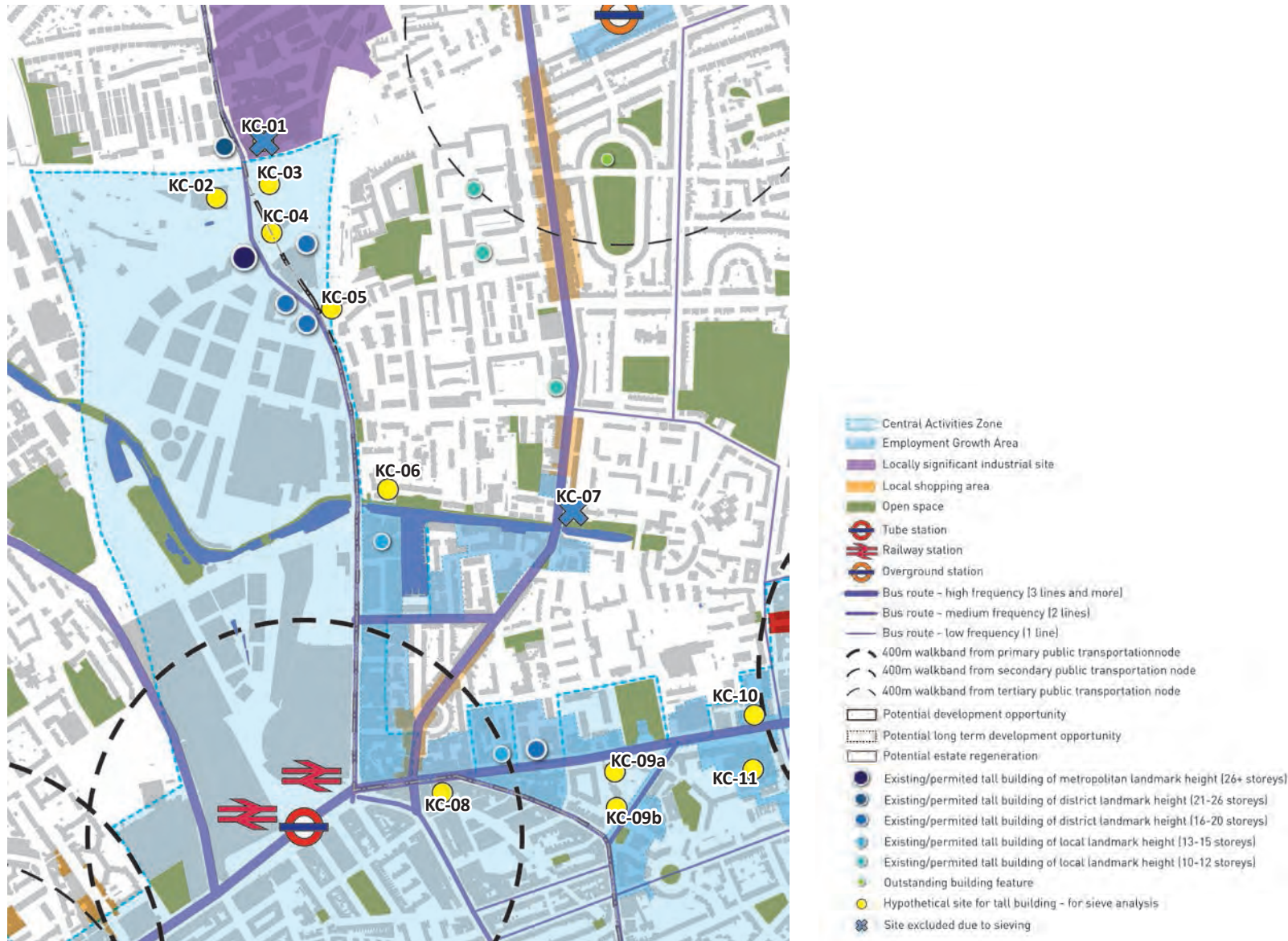
LOCAL SEARCH AND SIEVE APPROACH

F - KINGS CROSS

F - KINGS CROSS HYPOTHETICAL TALL BUILDING OPPORTUNITIES



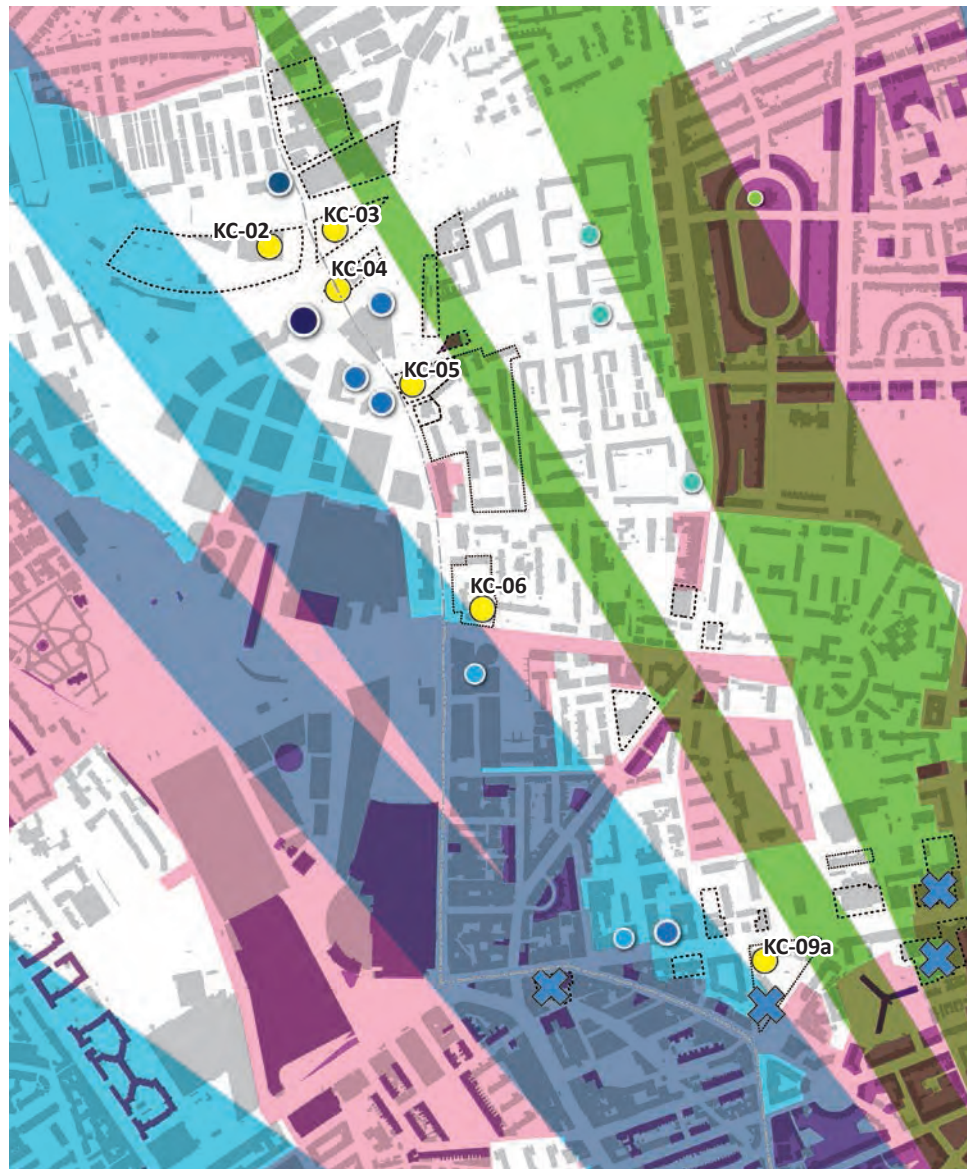
F - KINGS CROSS SIEVE TESTING: PLANNING AND PUBLIC TRANSPORT



F - KINGS CROSS SIEVE TESTING: CONSERVATION AREAS, LISTED BUILDINGS AND PROTECTED VIEWS

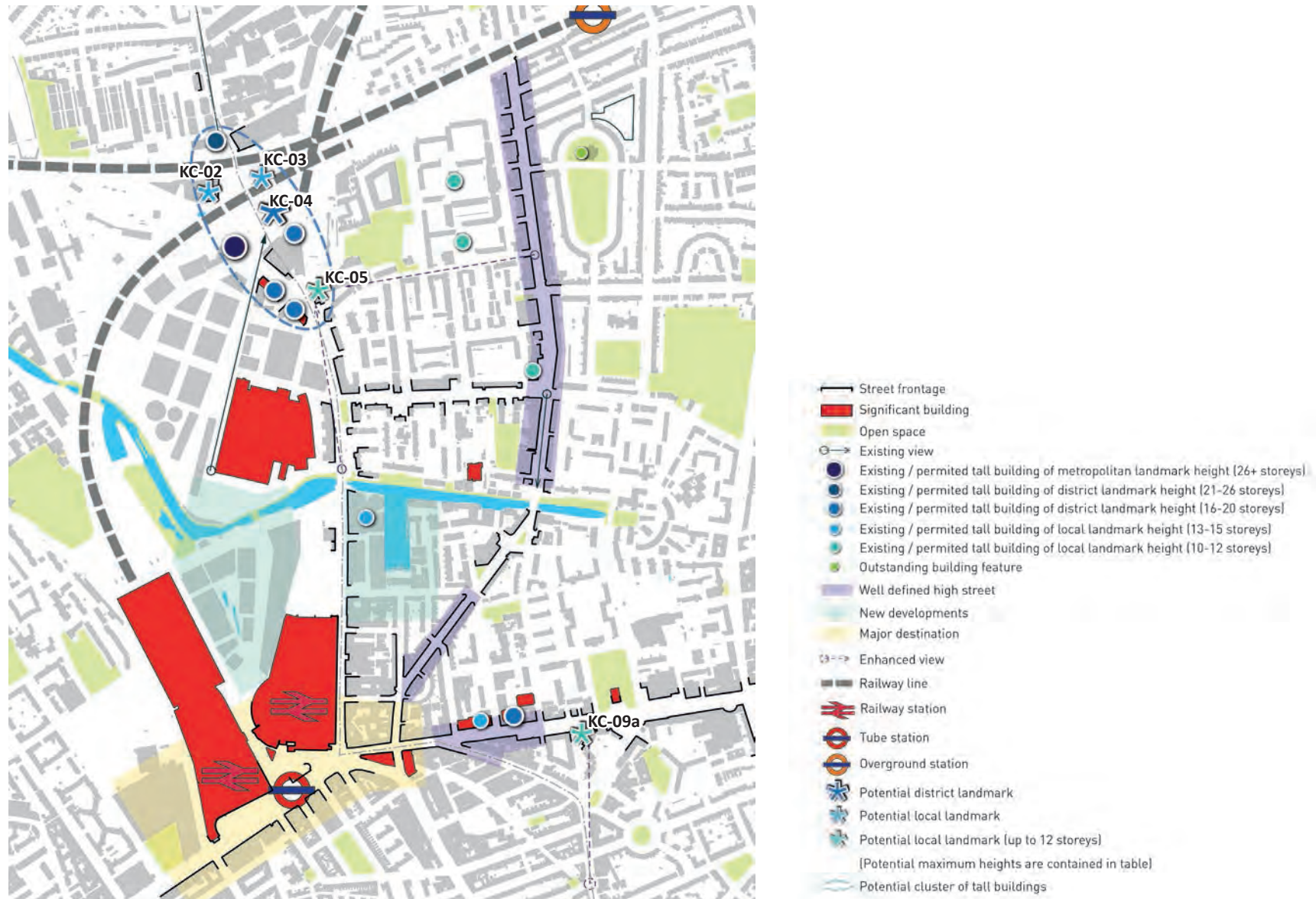


F - KINGS CROSS SIEVE TESTING: CHARACTER AREAS



- High street Victorian fine
- Mixed use employment
- Georgian (grand)
- Georgian terrace
- Postwar estate
- Low-rise late 20th century
- Contemporary
- Mixed
- School
- Park
- Creative industry
- Warehouse style employment
- Potential development opportunity
- Potential long term development opportunity
- Potential estate regeneration
- Existing/permitted tall building of metropolitan landmark height (26+ storeys)
- Existing/permitted tall building of district landmark height (21-26 storeys)
- Existing/permitted tall building of district landmark height (16-20 storeys)
- Existing/permitted tall building of local landmark height (13-15 storeys)
- Existing/permitted tall building of local landmark height (10-12 storeys)
- Outstanding building feature
- Potential site for tall building proposal for sieving purposes
- Potential local landmark with impact zones
- Site excluded due to sieving
- Major impact zone
- High impact zone

F - KINGS CROSS POTENTIAL ROLE OF TALL BUILDINGS



F - KINGS CROSS

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
KC-01		188-194 York Way (Fitzpatrick House)	OS	✗	○			✗	✗	Inappropriate	Site outside CAZ, poor transport accessibility, also, site would detract from role and prominence of Maiden Lane tower, be incongruous with the character of the Royal Vale industrial area.
KC-02	F3	Freight Lane Depot (LB Camden)	OS	✓	○	✓	✓	✓	✓	Potentially appropriate	TB to strengthen cluster of TB, to contribute to enhanced public transport accessibility in the area
KC-03	F2	York Way east side between Overground and HS1 rails	OS	✓	○	✓	✓	✓	✓	Potentially appropriate	TB to strengthen cluster of TB, to contribute to enhanced public transport accessibility in the area
KC-04	F1	York Way east side south of HS1 rails	OS	✓	○	✓	✓	✓	✓	Potentially appropriate	TB to strengthen cluster of TB, to contribute to enhanced public transport accessibility in the area
KC-05	F4	176-178 York Way (Garage)	SA	✓	○	✓	✓	✓	✓	Potentially appropriate	TB to strengthen cluster of TB, and be a local landmark in view up York Way to announce the special character of this area, TB to contribute to enhanced public transport accessibility in the area
KC-06		Tiber Gardens - corner of Regents Canal and York Way	ER	○	○	○	○	✗		Inappropriate	TB would adversely impact on adjacent residential environment of Tiber Gardens Estate, also, a TB may impact on the protected vista to St. Paul's Cathedral, and be out of character with the Regents Canal Conservation Area and the Kings Cross Conservation Area

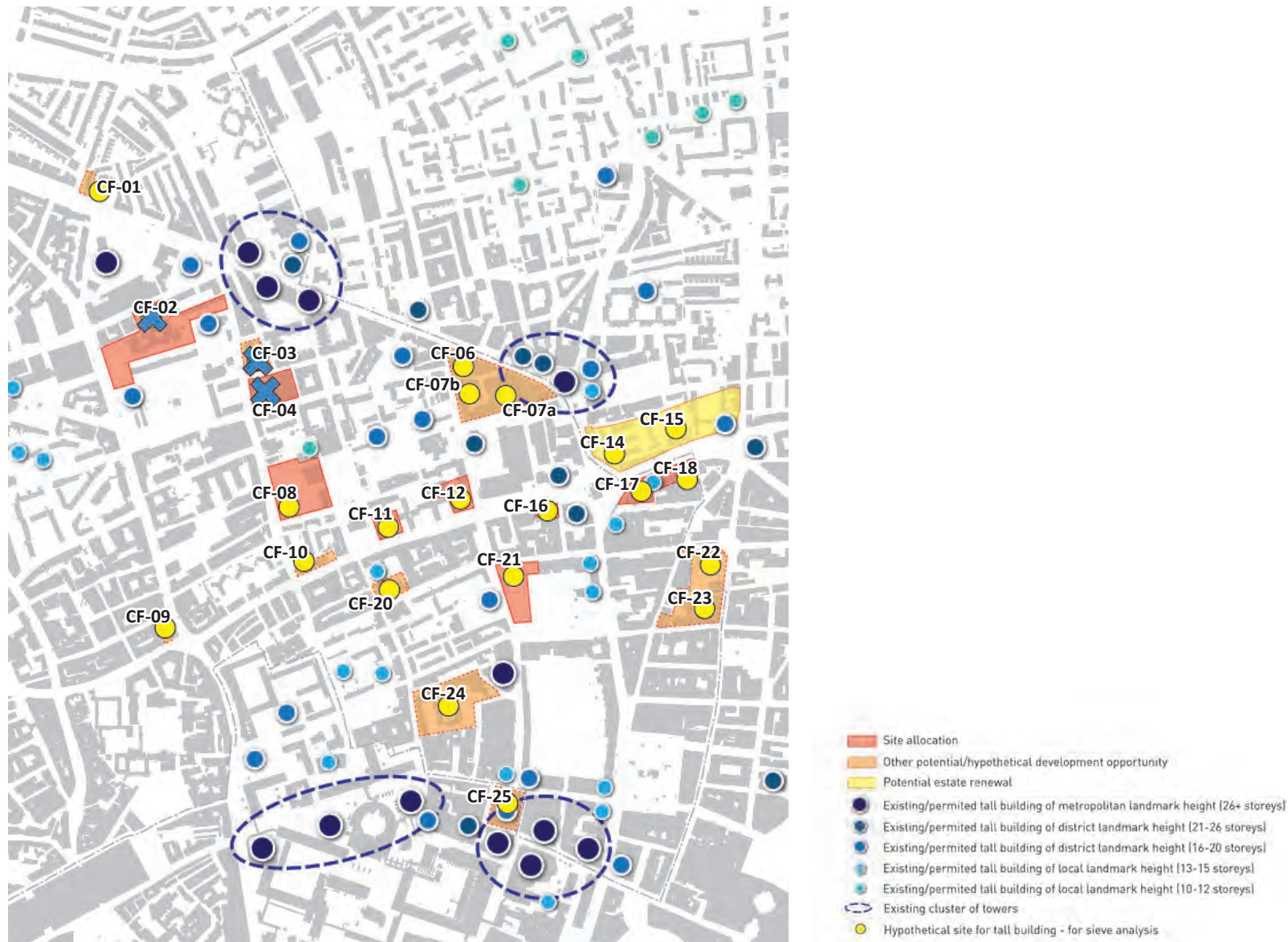
F - KINGS CROSS

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
KC-07		Former All Saints Church, corner Carnegie Street and Caledonian Rd	OS	✗	✗					Inappropriate	Site outside CAZ, not directly associated with a transport hub, also, TB would affect surrounding residential environment and character
KC-08		Kings Cross Underground Station (former Thameslink St) (LB Camden)	OS	✓	✓	✗	✗			Inappropriate	TB would adversely impact on the character of the Kings Cross St Pancras Conservation Area, also situated in protected vista to St. Paul's Cathedral
KC-09a	F5	Estate on Penton Rise (north - Hurst House)	ER	✓	○	✓	✓			Potentially appropriate	TB to mark local street corner, and provide focal point to view along Kings Cross Road to the north, TB to assist regeneration of the Estate
KC-09b		Estate on Penton Rise (south - Hurst House)	ER	✓	○	✗	✗			Inappropriate	TB would adversely impact on the character of the Kings Cross St Pancras Conservation Area and the New River Conservation Area, also situated in protected vista to St. Paul's Cathedral
KC-10		15 Penton Street and adjacent units fronting onto Pentonville Road	OS	✓	○	✗	✗			Inappropriate	TB would adversely impact on the character of the Chapel Market/ Penton Street Conservation Area and the New River Conservation Area, also situated in locally protected view to St. Paul's Cathedral
KC-11		79-89 Penton Ville Road and units to rear	OS	✓	○	✗	✗			Inappropriate	TB would adversely impact on the character of the New River Conservation Area, also situated in locally protected view to St. Paul's Cathedral

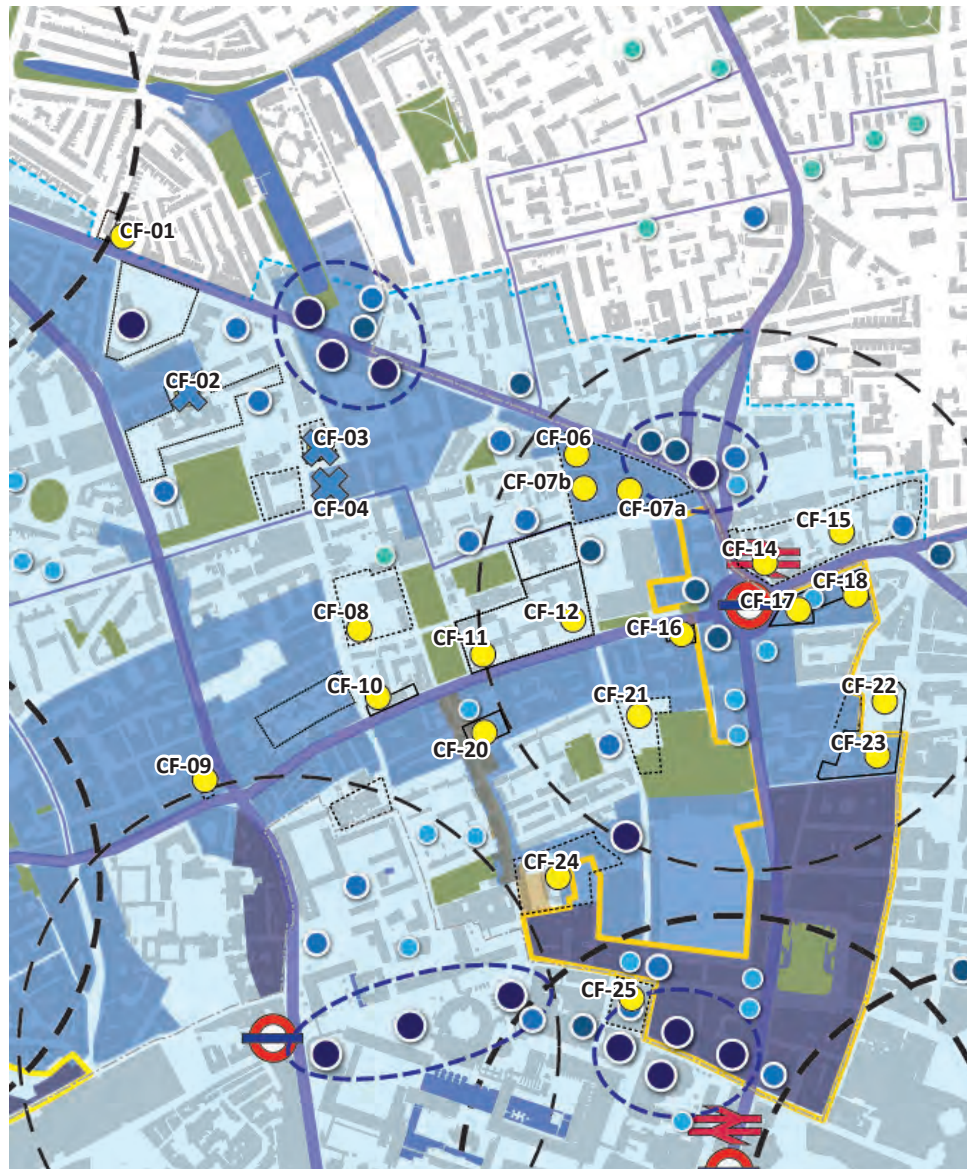
LOCAL SEARCH AND SIEVE APPROACH

G - CITY FRINGE

G - CITY FRINGE HYPOTHETICAL TALL BUILDING OPPORTUNITIES

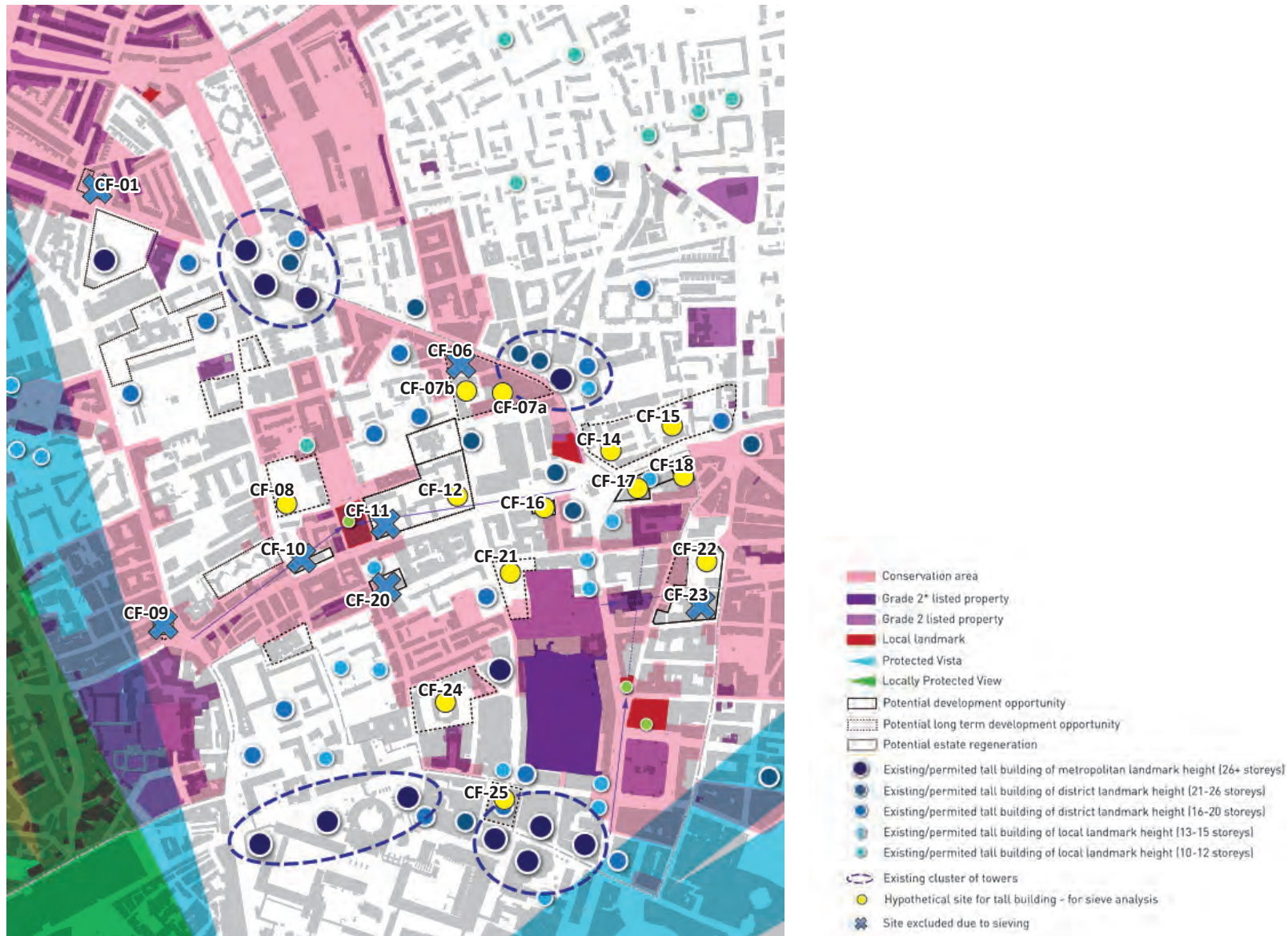


G - CITY FRINGE SIEVE TESTING: PLANNING AND PUBLIC TRANSPORT

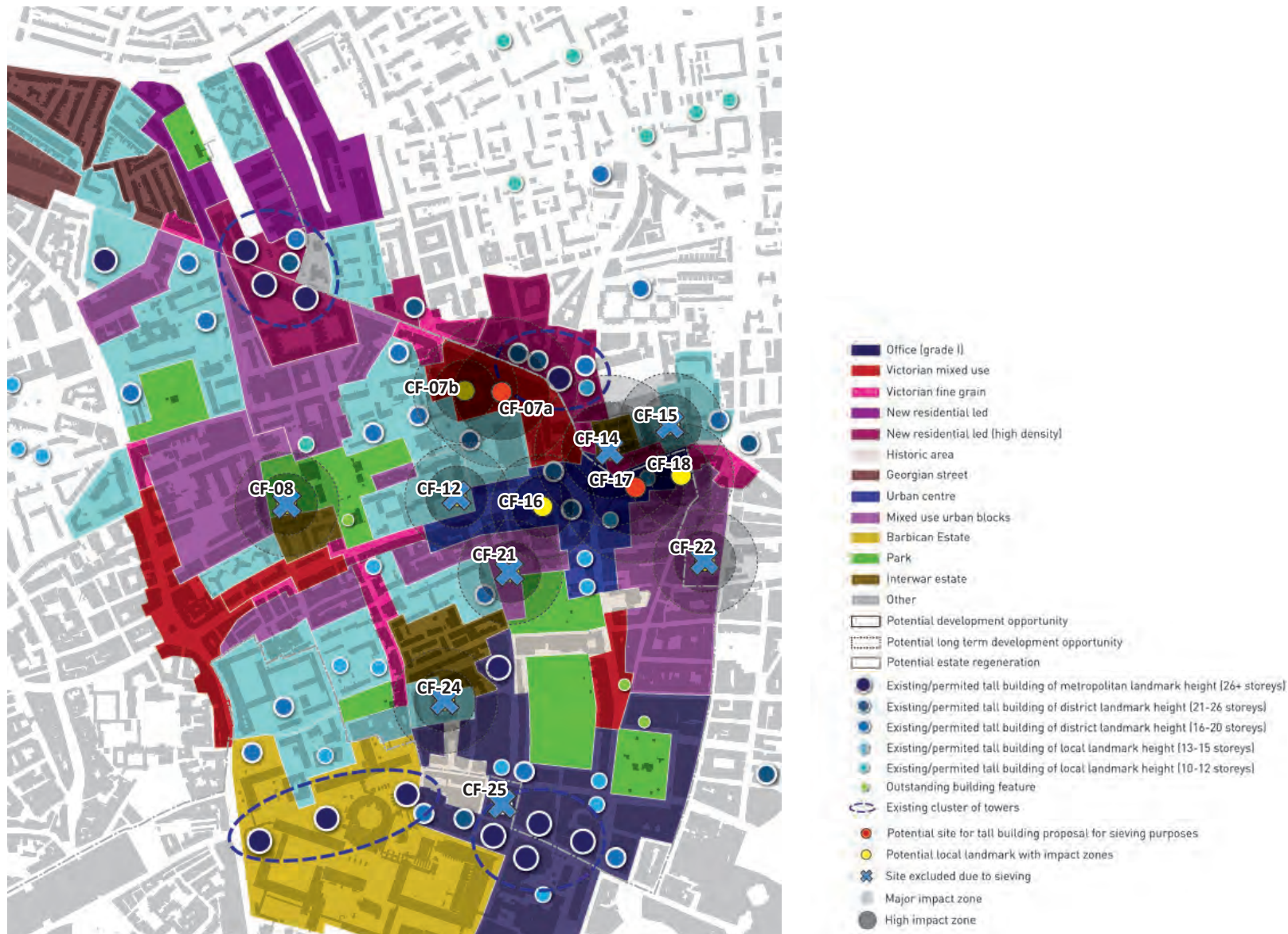


- Central Activities Zone
- Employment Priority Area (Office)
- Employment Priority Area (General)
- City Fringe Opportunity Area
- Open space
- Tube station
- Railway station
- Bus route - high frequency (3 lines and more)
- Bus route - low frequency (1 line)
- 400m walkband from primary public transportation node
- 400m walkband from secondary public transportation node
- Potential development opportunity
- Potential long term development opportunity
- Potential estate regeneration
- Existing/permited tall building of metropolitan landmark height (26+ storeys)
- Existing/permited tall building of district landmark height (21-26 storeys)
- Existing/permited tall building of district landmark height (16-20 storeys)
- Existing/permited tall building of local landmark height (13-15 storeys)
- Existing/permited tall building of local landmark height (10-12 storeys)
- Existing cluster of towers
- Hypothetical site for tall building - for sieve analysis
- Site excluded due to sieving

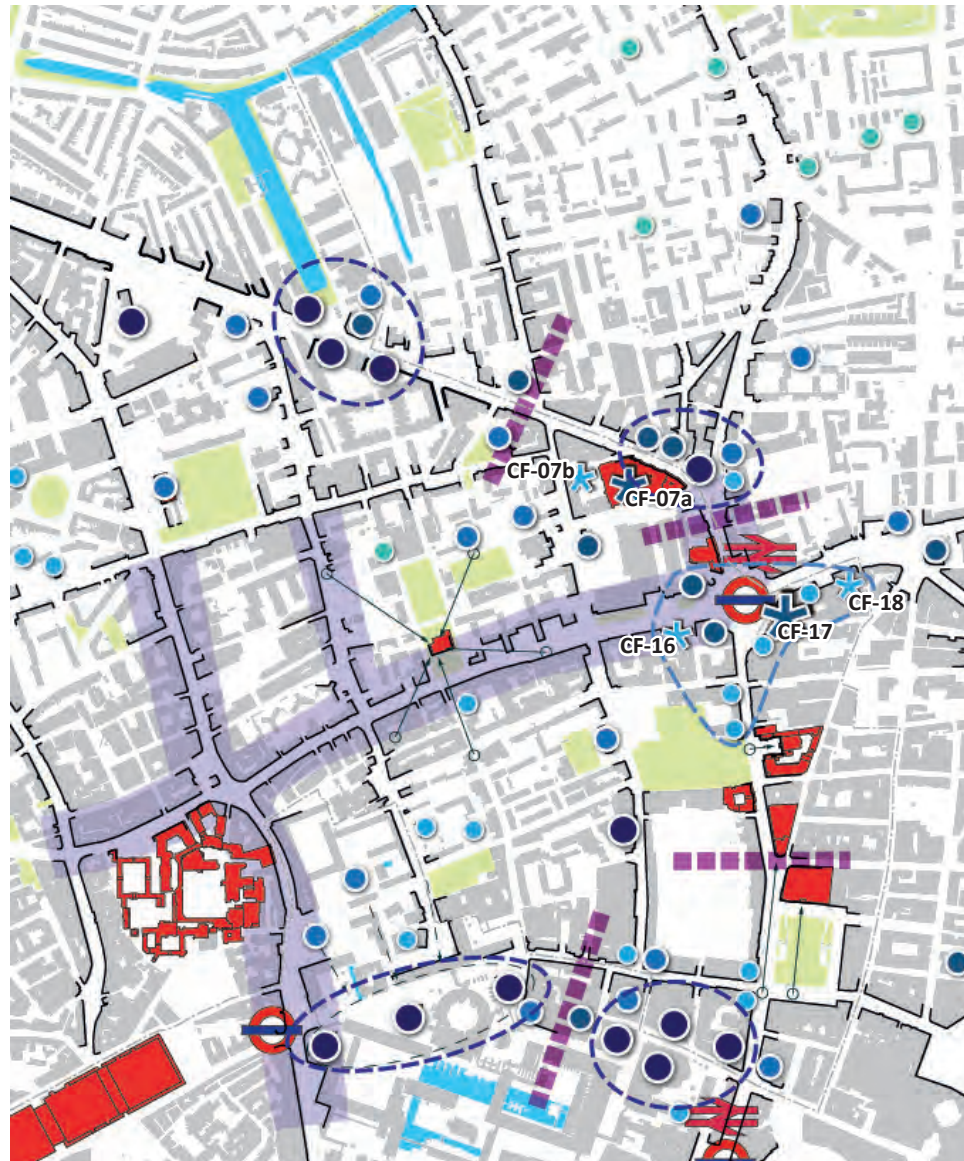
G - CITY FRINGE SIEVE TESTING: CONSERVATION AREAS, LISTED BUILDINGS AND PROTECTED VIEWS



G - CITY FRINGE SIEVE TESTING: CHARACTER AREAS



G - CITY FRINGE POTENTIAL ROLE OF TALL BUILDINGS



- Street frontage
- Significant building
- Open space
- G → Existing view
- Existing / permitted tall building of metropolitan landmark height (26+ storeys)
- Existing / permitted tall building of district landmark height (21-26 storeys)
- Existing / permitted tall building of district landmark height (16-20 storeys)
- Existing / permitted tall building of local landmark height (13-15 storeys)
- Existing / permitted tall building of local landmark height (10-12 storeys)
- Outstanding building feature
- Existing cluster of towers
- Well defined high street
- Railway station
- Tube station
- Enhanced view
- ★ Potential metropolitan landmark
- ★ Potential district landmark
- ★ Potential local landmark
- ★ Potential local landmark (up to 12 storeys)
- [Potential maximum heights are contained in table]
- Potential cluster of tall buildings
- Ensured separation of tall building clusters

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
CF-01		City Road, Langdon Court	OS	○	○	✗				Inappropriate	TB would adversely impact on the character of the Duncan Terrace and Colebrook Row Conservation Area and the setting of adjacent listed buildings, also, a TB would not assist legibility as it is not located at a major cross roads but the corner of a side street
CF-02		Moreland Street, Moreland Primary School	SA	○	✗					Inappropriate	TB not in an area with high public transport accessibility (PTAL 5 or lower/ outside 400m walk band from station) or established activity node
CF-03		Central Street, Macclesfield House	OS	○	✗					Inappropriate	TB not in an area with high public transport accessibility (PTAL 5 or lower/ outside 400m walk band from station) or established activity node, also a TB would detract from the tower of the Grade II listed St Clement's Church
CF-04		120 Central Street, Thistle Hotel	SA	○	✗					Inappropriate	TB not in an area with high public transport accessibility (PTAL 5 or lower/ outside 400m walk band from station) or established activity node, also a TB would detract from the tower of the Grade II listed St Clement's Church

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
CF-06		186 to 196 City Road and sites to rear	OS	✓	✓	✗				Inappropriate	TB would adversely impact on the character of the Moorfields Conservation Area, also, a TB at this location would be outside the City Road TB cluster and weaken its legibility on the skyline.
CF-07a	G4	Moorfields Eyes Hospital (East)	OS	✓	✓	?	✓	○	✓	Potentially appropriate	Opportunity for a taller office building to complement and help to soften the one-sided nature of the City Road / East Street cluster. Building only to come forward as part of the comprehensive redevelopment of the Moorfields Eye Hospital complex and the establishment of a distinct new place that links in with and contributes to the developing tech city district. Further testing is needed to ensure development responds appropriately to the Moorfields Conservation area, whose setting already includes tall buildings as part of the emerging character of this place.
CF-07b	G5	Moorfields Eyes Hospital (West)	OS	✓	✓	○	✓	○	✓	Potentially appropriate	Opportunity for a taller office building to complement to the City Road / East Street cluster. Building only to come forward as part of the comprehensive redevelopment of the Moorfields Eye Hospital complex and the establishment of a distinct new place that links in with and contributes to the developing tech city district. Design needs to ensure an appropriate response to the Moorfields Conservation area and its setting.

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
CF-08		Finsbury Leisure Centre	SA	✓	○	○	✓	✗		Inappropriate	TB is out of character with the medium rise character of the surrounding area, also, a TB would not help legibility as this is not a particular outstanding location in the urban fabric, a TB may also detract from the prominence of its obelisk shaped tower of Grade I listed former Church of St Luke
CF-09		Corner Goswell Road and Clerkenwell Road (north west)	OS	✓	✓	✗				Inappropriate	TB would adversely impact on the character of the Hat and Feathers Conservation area and detract from Grade I listed Charter House and its setting, and other listed buildings on Old Street.
CF-10		87-91 Old Street (Anchor House)	OS	✓	○	✗	✗			Inappropriate	TB would adversely impact on the setting of Grade I listed former Church of St Luke, detract from the prominence of its obelisk shaped tower, and block views from the western end of Old Street to the tower
CF-11		163 Old Street	SA	✓	○	✗	✗			Inappropriate	TB would adversely impact on the setting of Grade I listed former Church of St Luke, detract from the prominence of its obelisk shaped tower, and block views from the eastern end of Old Street to the tower

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
CF-12		169-173 Old Street	SA	✓	○	✓	○	✗		Inappropriate	TB would adversely impact on the residential environment of adjacent existing homes in the postwar estate character area, also, the TB may affect and detract from the view to the tower of the Grade I listed former St. Luke's Church
CF-14		221-233 Old Street and adjacent sites (LB Hackney)	OS	✓	✓	✗	✗	✗		Inappropriate	Whilst the buildings would be positioned on the Old Street roundabout and could form part of the emerging cluster this opportunity is outweighed by its adverse impact on heritage, character and residential amenity. TB would compete and detract from the Grade II listed former Leysian Mission and views to this local landmark. It further would be overbearing to the Sutton Estate to the rear with significant impact on the amenity of residents in respect of day and sunlight, outlook and amenity. (Site situated in LB Hackney)
CF-15		Fire Station Old Street	OS	✓	✓	✓	✓	✗	✗	Inappropriate	TB would adversely impact on the residential environment and amenity of the adjacent Sutton Estate to the rear (day and sunlight, outlook and amenity). Juxtaposed with a tall building on CF-18 it would create a gateway moment on Old Street with a high level of street enclosure that is not justified for this mid street location. (Site situated in LB Hackney)

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
CF-16	G2	200-208 Old Street (Petrol Station)	SA	✓	✓	○	✓	✓	✓	Potentially appropriate	TB could form peripheral part of the Old Street TB cluster, mediating between taller buildings in the centre of the cluster and the medium rise height of surrounding context, and helping to redefine and enhance Old Street, TB need to find an appropriate response to the existing fine grain character to the rear
CF-17	G1	Old Street Inmarsat House	SA	✓	✓	✓	○	✓	✓	Potentially appropriate	To become the central focal building of the Old Street Cluster. Potential for redevelopment of Inmarsat House. Tall building should be predominately office space to support the Tech City district. Height and form of the building needs to be calibrated to not encroach into and detract from the view onto Lowndes House from City Road. Development should minimise overshadowing and avoid environmental impacts that could undermine the amenity and attractiveness of the public space at Old Street. The tall building would need to be of high quality and outstanding architecture that adds distinctiveness to the centre of the cluster and set a worthy counterpoint to the Atlas Building opposite. TB need to find an appropriate response to the Grade II listed Central Foundation School for Boys and the existing fine grain character to the rear

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
CF-18	G3	Old Street Albert House	SA	✓	✓	○	✓	✓	✓	Potentially appropriate	TB could form peripheral part of the Old Street TB cluster, mediating between taller buildings in the centre of the cluster and the medium rise height of surrounding context, and helping to redefine and enhance Old Street, TB need to find an appropriate response to the fine grain character of the adjacent South Shoreditch conservation area (LB Hackney)
CF-20		Whitecross Street, George Gillet Court	OS	✓	○	✗				Inappropriate	TB would adversely affect the character of the St. Luke's Conservation Area, and be especially harmful to the fine grain small scale character of Whitecross Street
CF-21		Featherstone Street, Frn Moorfields Primary School	SA	✓	✓	○	✓	✗		Inappropriate	TB would adversely impact on the residential environment of adjacent existing homes in the postwar estate character area, also, the TB would create a tunnel effect with the TB Braithwaite House, which is undesirable, the TB would also affect the character of adjacent Bunhill Fields and Finsbury Square Conservation Area, especially affect the setting of the listed Heritage assets in the Bunhills Fields Burial Ground
CF-22		56-64 Leonard Street and adjacent sites (LB Hackney)	OS	✓	✓	○	✓	✗		Inappropriate	TB is out of character with the surrounding consistently medium rise character of the mixed use urban blocks character area where taller buildings are absent

Interim site code for sifting	Site code of potential TB locations	Site name	Site selection criteria (SA - Site allocation / OS - Other potential site / ER - Estate renewal)	Planning designations	Public transport accessibility	Conservation areas and listed buildings	Strategic and local views	Potential impact on local character	Potential contribution to enhanced townscape and character	Sifting conclusion (inappropriate / potentially appropriate for TB)	Justification
CF-23		37-45 Paul Street and adjacent sites	OS	✓	✓	○	✗			Inappropriate	TB would have a detrimental impact on the view to Grade I listed Wesley's Chapel from City Road and undermine its setting, further it impacts on the adjacent conservation area (LB Hackney)
CF-24		Whitecross Street, Cherry Tree Walk and adjacent sites (Waitrose)	OS	✓	✓	○	✓	✗		Inappropriate	TB is out of character with the surrounding low to medium rise character of the interwar estate, Victorian fine grain, and postwar residential area, also, a TB would not help legibility as this is not a particular outstanding location in the urban fabric
CF-25		60 Chiswell Street, Milton Gate (City of London)	OS	✓	✓	○	○	✓	✗	Inappropriate	TB on this site would shift the centre of gravity of the Moorfield Cluster towards the north west and affect its reading on the skyline, it also would detract from the Grade II listed Barbican towers and affect the setting and reading of the skyline Barbican Tower skyline composition, further, the TB may have a detrimental impact on the setting of the adjacent Grade II listed Milton Street Whitbread's Brewery Building.

**LONDON BOROUGH
OF ISLINGTON**
**TALL BUILDINGS
STUDY**

APPENDIX B
**TALL BUILDINGS
VIEW TESTING**

NOVEMBER 2018



**URBAN
INITIATIVES
STUDIO**

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DESIGN DIRECTOR

APPROVED BY
DESIGN DIRECTOR



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APPENDIX B TALL BUILDINGS VIEW TESTING

This Appendix contains outputs of the 3d massing testing of potential tall building locations within each of the seven Strategic Search areas.

For each of the search areas this includes oblique aerial images from Google Earth’s photo-realistic massing model juxtaposed with geo-located cylinders, that represent potential tall buildings and their maximum heights. For a number of search areas this also includes images from a 3d massing model showing views along key corridors, to understand the potential impact of tall buildings.

A - ARCHWAY	5
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A - ARCHWAY

A - ARCHWAY OBLIQUE AERIAL VIEWS - POTENTIAL TALL BUILDINGS



From South-East looking towards
Archway Station [Image (c) Google]



From South-West looking to
Archway Station [Image (c) Google]

- Planning permission
- Potential local landmark up to 12 storeys
- Potential local landmark up to 15 storeys
- Potential district landmark

A - ARCHWAY STREET LEVEL VIEWS - POTENTIAL TALL BUILDINGS



From Upper Holloway Overground Station looking to Archway through Holloway Road
[Image (c) Google]



From Archway Road looking towards Archway, Shard in the backdrop
[Image (c) Google]

- Planning permission
- Potential local landmark up to 12 storeys
- Potential local landmark up to 15 storeys
- Potential district landmark

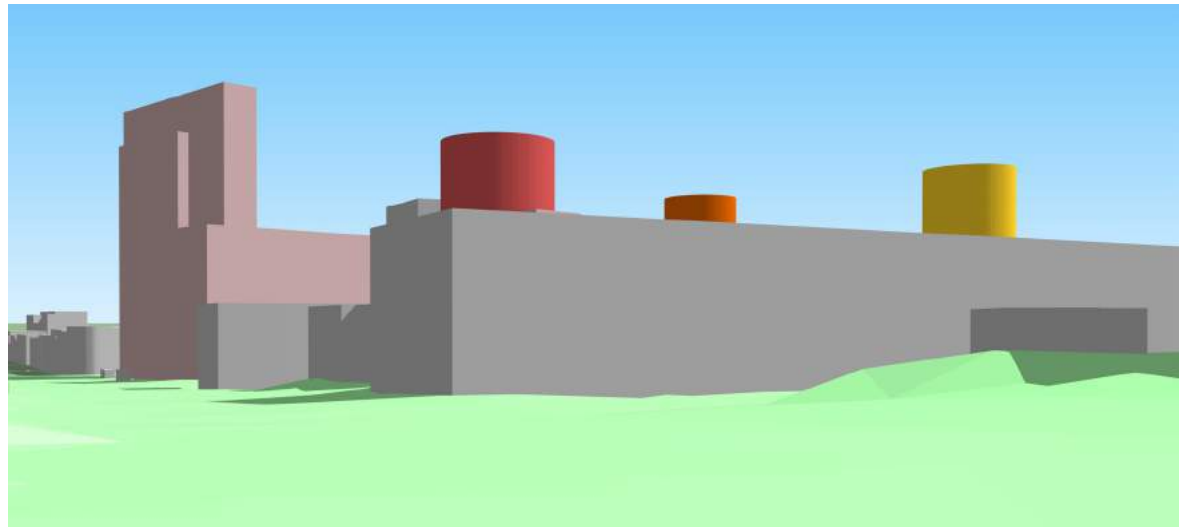
A - ARCHWAY VIEW A1 - FROM HIGHGATE HILL LOOKING TOWARDS ARCHWAY STATION



Latitude 51° 34.006'N Longitude 0° 8.241'W



Existing view



3d massing testing of tall building proposals

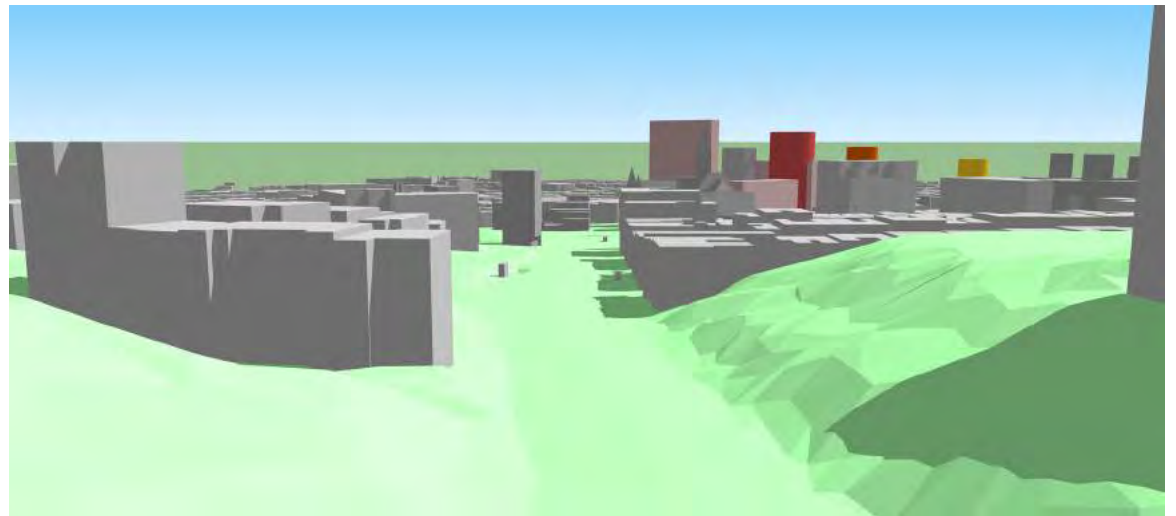
A - ARCHWAY VIEW A2 - FROM ARCHWAY BRIDGE LOOKING SOUTH TOWARDS ARCHWAY



Latitude 51° 33.895'N Longitude 0° 8.412'W



Existing view



3d massing testing of tall building proposals

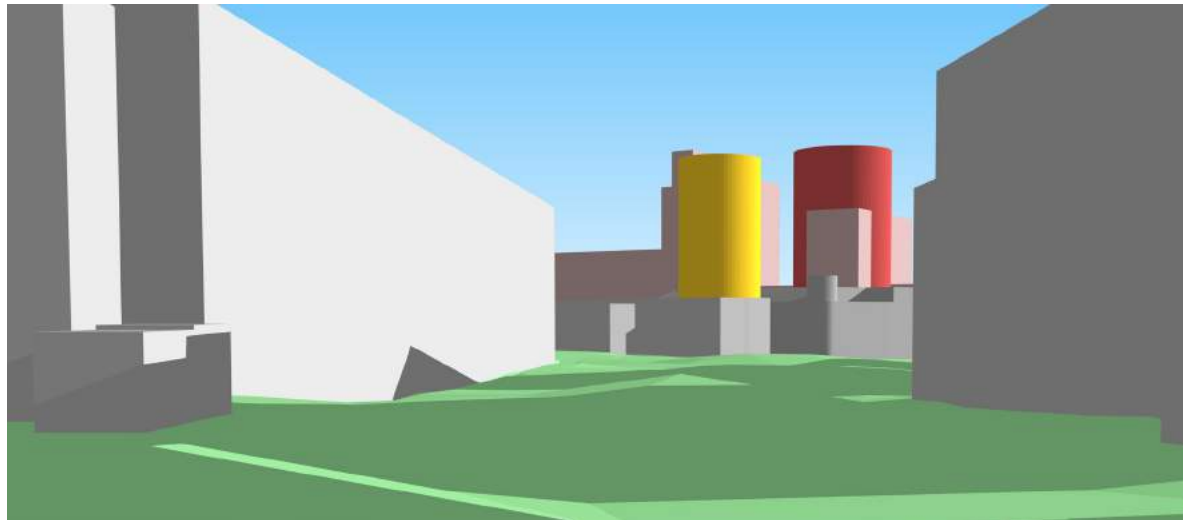
A - ARCHWAY VIEW A3 - FROM ANATOLA ROAD LOOKING ARCHWAY STATION



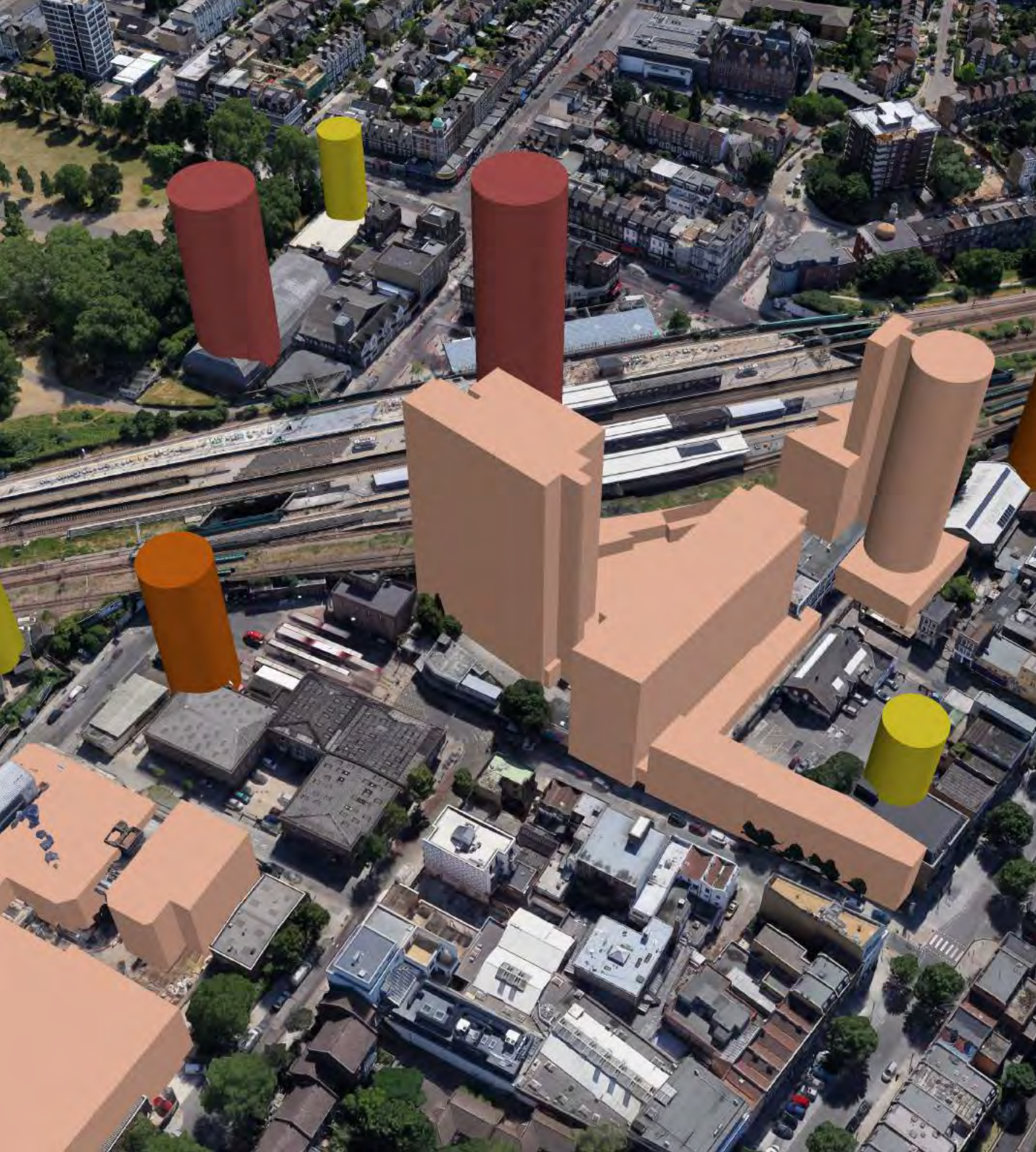
Latitude 51° 33.895'N Longitude 0° 8.412'W



Existing view

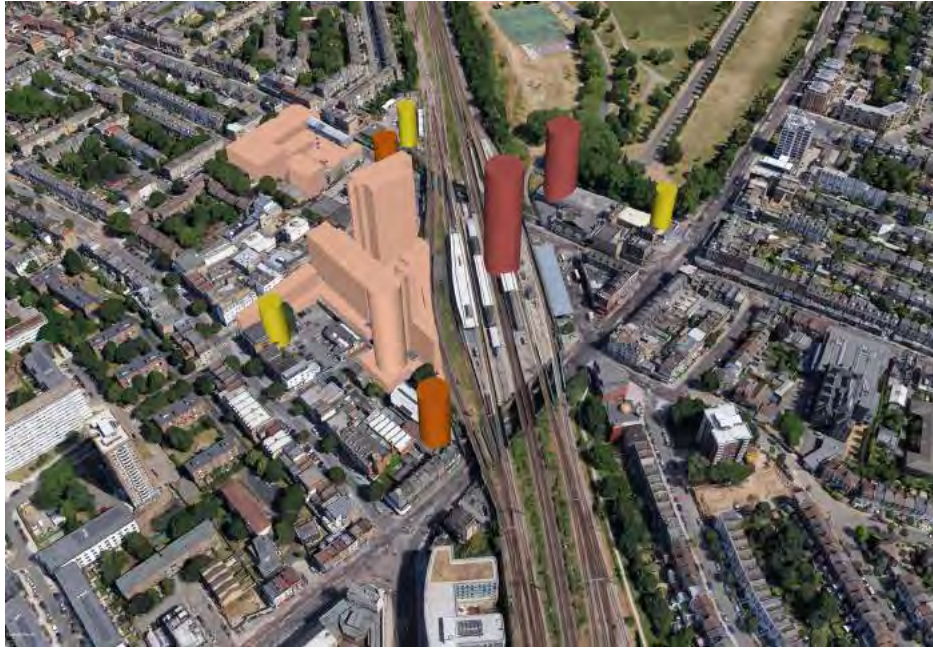


3d massing testing of tall building proposals



**B - FINSBURY
PARK**

B - FINSBURY PARK OBLIQUE AERIAL VIEWS - POTENTIAL TALL BUILDINGS



From South-West looking to
Finsbury Park Station [Image (c) Google]



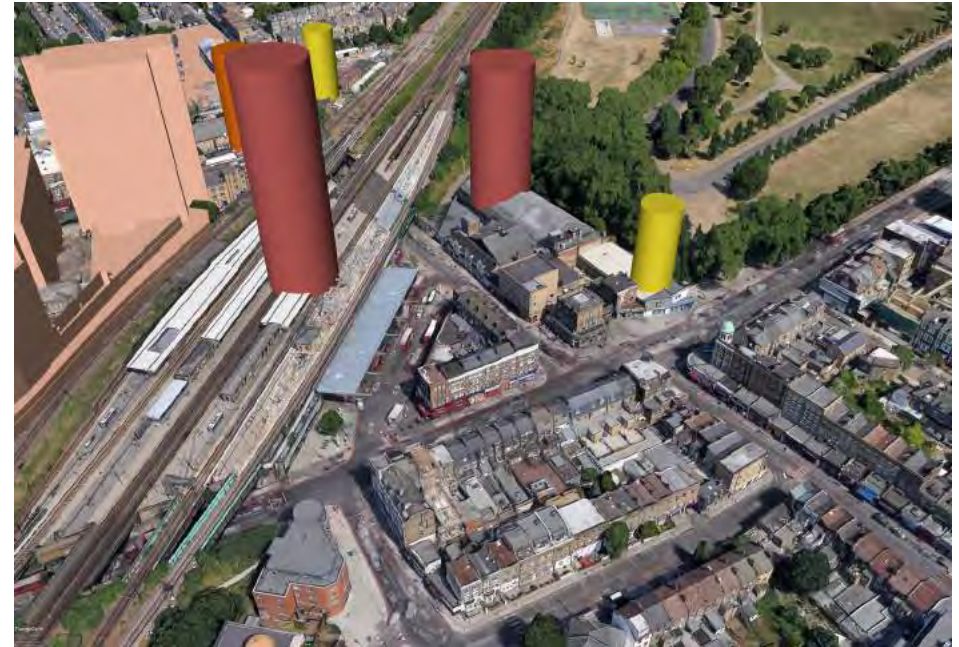
From North-West looking to
Finsbury Park Station [Image (c) Google]

- Planning permission
- Potential local landmark up to 12 storeys
- Potential local landmark up to 15 storeys
- Potential district landmark

B - FINSBURY PARK OBLIQUE AERIAL VIEWS - POTENTIAL TALL BUILDINGS



From North-West looking to
Finsbury Park Station [Image (c) Google]



From South looking at Finsbury Park Station (south side)
[Image (c) Google]

- Planning permission
- Potential local landmark up to 12 storeys
- Potential local landmark up to 15 storeys
- Potential district landmark

B - FINSBURY PARK DIRECTIONAL VIEWS - POTENTIAL TALL BUILDINGS



From Seven Sisters Road looking towards
Finsbury Park Station

[Image (c) Google]



From Blackstock Road looking to
Finsbury Park Station

[Image (c) Google]

- Planning permission
- Potential local landmark up to 12 storeys
- Potential local landmark up to 15 storeys
- Potential district landmark

B - FINSBURY PARK DIRECTIONAL VIEWS - POTENTIAL TALL BUILDINGS



From Finsbury Park looking towards
Finsbury Park Station

[Image (c) Google]



From Stroud Green Road looking towards
Finsbury Park Station

[Image (c) Google]

- Planning permission
- Potential local landmark up to 12 storeys
- Potential local landmark up to 15 storeys
- Potential district landmark

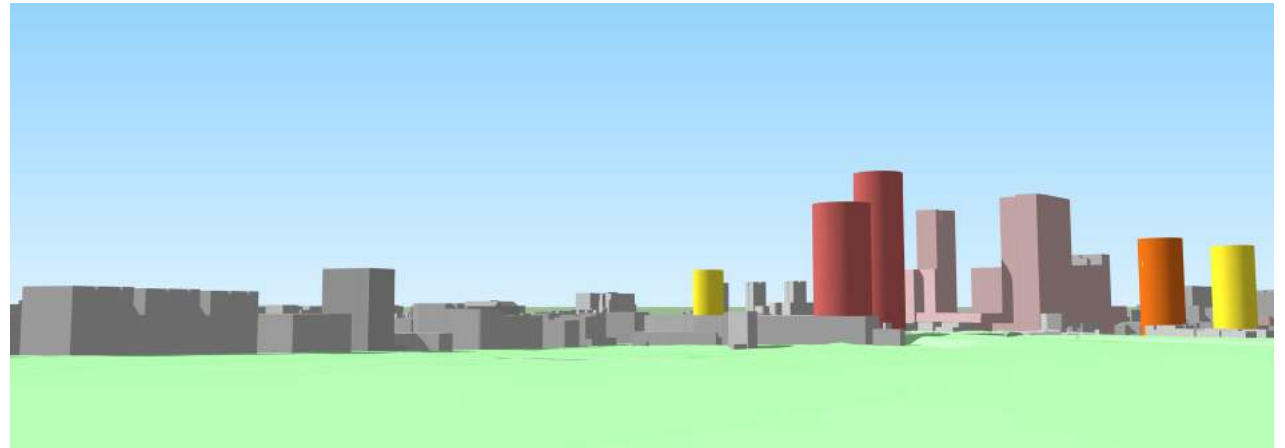
B - FINSBURY PARK VIEW F1 - FROM FINSBURY PARK LOOKING TOWARDS FINSBURY PARK STATION



Latitude 51° 34.139'N Longitude 0° 6.126'W



Existing view



3d massing testing of tall building proposals

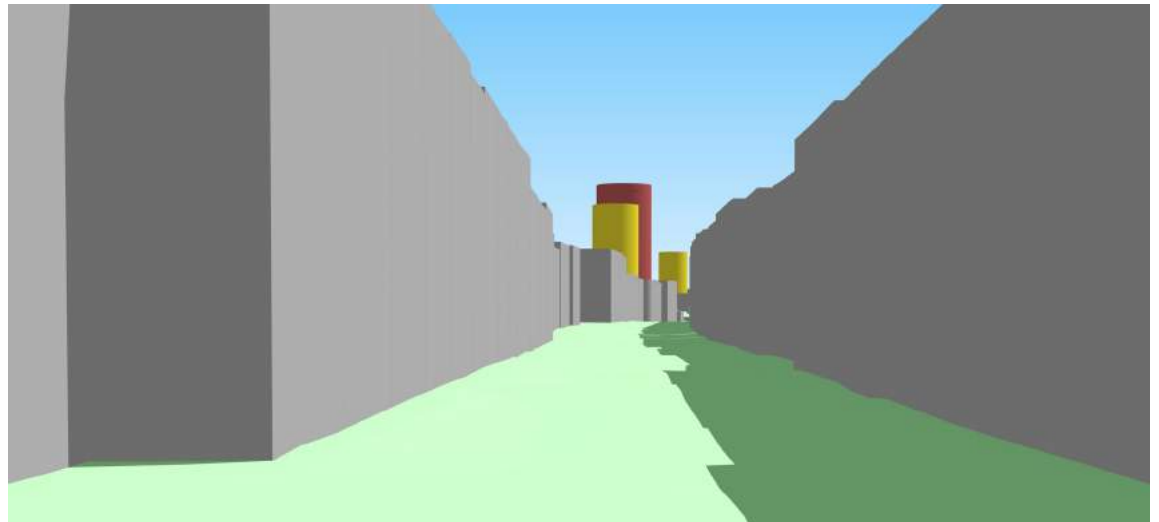
B - FINSBURY PARK **VIEW F2** - FROM STROUD GREEN ROAD LOOKING TOWARDS FINSBURY PARK STATION



Latitude 51° 34.115'N Longitude 0° 6.638'W



Existing view



3d massing testing of tall building proposals

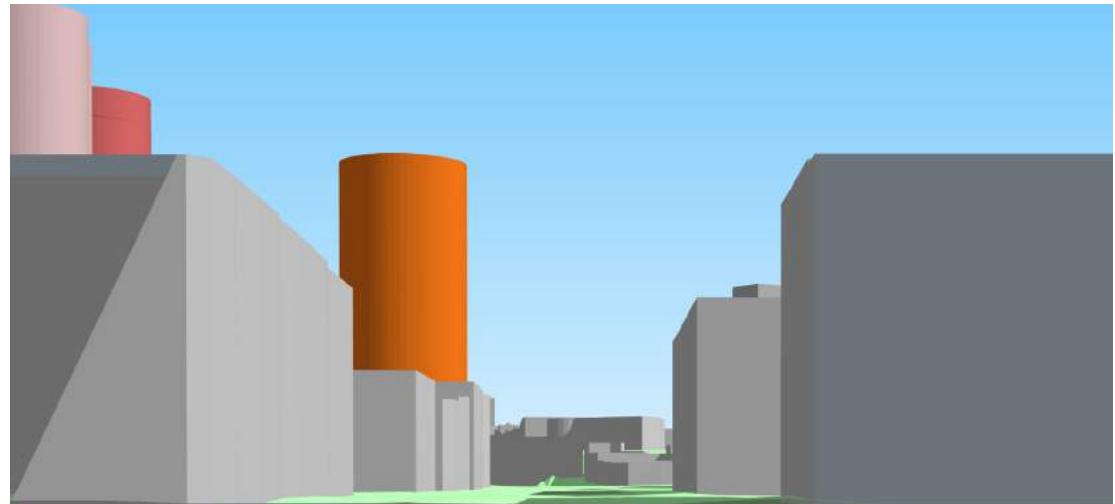
B - FINSBURY PARK VIEW F3 - FROM SEVEN SISTERS ROAD LOOKING FINSBURY PARK STATION



Latitude 51° 33.721'N Longitude 0° 6.656'W



Existing view



3d massing testing of tall building proposals





**C - HOLLOWAY
ROAD**

C - HOLLOWAY OBLIQUE AERIAL VIEWS - POTENTIAL TALL BUILDINGS



From West looking to Nag's Head Holloway Road

[Image (c) Google]

-  Potential local landmark up to 12 storeys
-  Potential local landmark up to 15 storeys



From North-West looking to Seven Sisters Rd/
Holloway Rd corner

[Image (c) Google]



C - HOLLOWAY DIRECTIONAL VIEWS - POTENTIAL TALL BUILDINGS



From North looking along Holloway Road to South through Holloway Road
[Image (c) Google]



From East looking along Seven Sisters Road towards Holloway Road
[Image (c) Google]



-  Potential local landmark up to 12 storeys
-  Potential local landmark up to 15 storeys

C - HOLLOWAY DIRECTIONAL VIEWS - POTENTIAL TALL BUILDINGS



From East looking along Tollington Road towards Holloway Road

[Image (c) Google]

-  Potential local landmark up to 12 storeys
-  Potential local landmark up to 15 storeys



From Caledonian Road looking north towards Nag's Head / Holloway town centre



[Image (c) Google]

C - HOLLOWAY OBLIQUE AERIAL / DIRECTIONAL VIEWS - POTENTIAL TALL BUILDINGS



From West looking towards junction of Tollington Rd with Holloway Rd corner

[Image (c) Google]

-  Potential local landmark up to 12 storeys
-  Potential local landmark up to 15 storeys



From Camden Road looking to Nag's Head / Holloway town centre

[Image (c) Google]

C - HOLLOWAY OBLIQUE AERIAL VIEWS - POTENTIAL TALL BUILDINGS



From South-East looking towards Emirates Stadium
[Image (c) Google]

- Potential local landmark up to 12 storeys
- Potential local landmark up to 15 storeys
- Potential district landmark



From South looking towards Holloway Road Station and
London Metropolitan University Tower
[Image (c) Google]

C - HOLLOWAY DIRECTIONAL VIEWS - POTENTIAL TALL BUILDINGS



Looking along Holloway Road from south towards London Metropolitan University Tower

[Image (c) Google]

 Potential district landmark




Looking along Holloway Road from north towards London Metropolitan University Tower

[Image (c) Google]

C - HOLLOWAY OBLIQUE AERIAL / DIRECTIONAL VIEWS - POTENTIAL TALL BUILDINGS



From South looking to Caledonian Road Station
[Image (c) Google]

 Potential local landmark up to 12 storeys



From North looking to Caledonian Road Station
[Image (c) Google]

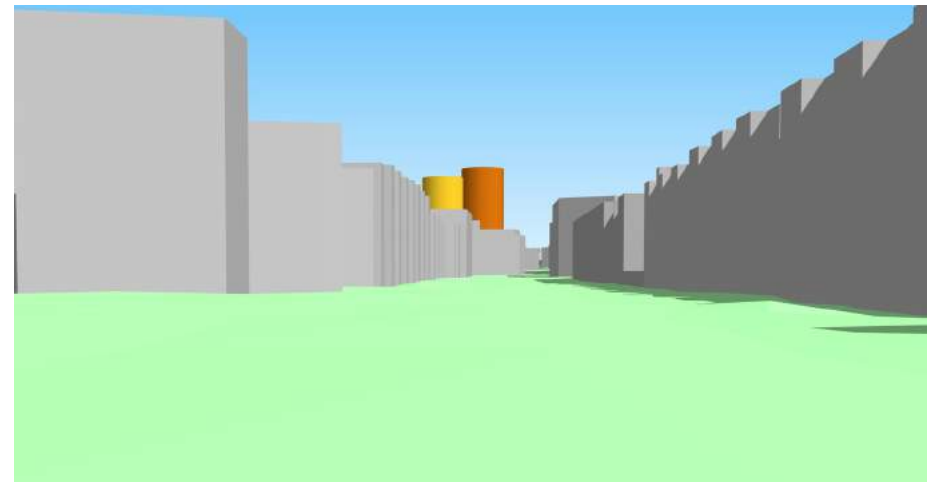
C - HOLLOWAY ROAD VIEW HR1 - FROM CAMDEN ROAD LOOKING TOWARDS HOLLOWAY ROAD



Latitude 51° 33.249' Longitude 0° 7.303'W



Existing view



3d massing testing of tall building proposals

C - HOLLOWAY ROAD VIEW HR2 - FROM HOLLOWAY ROAD LOOKING TOWARDS LONDON METROPOLITAN UNIVERSITY TOWER



Latitude 51° 33.382'N Longitude 0° 7.039'W



Existing view



3d massing testing of tall building proposals

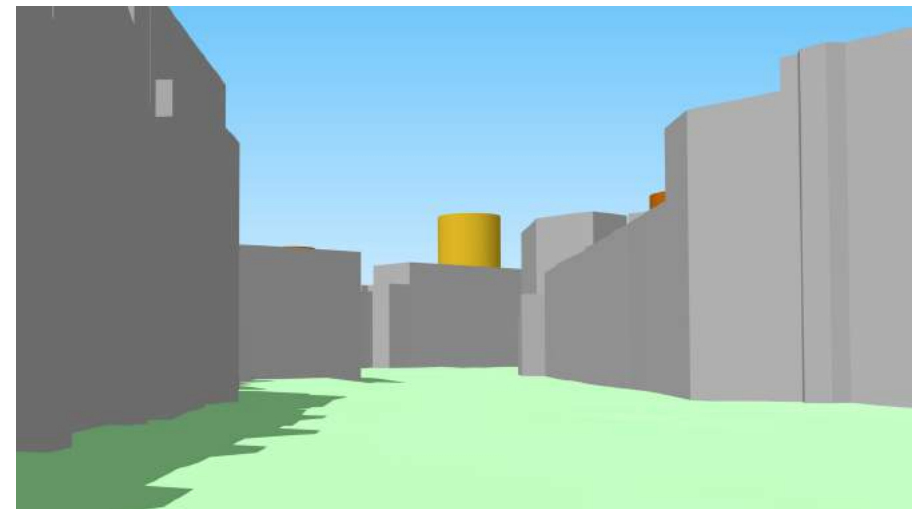
C - HOLLOWAY ROAD VIEW HR3 - FROM CALEDONIAN ROAD LOOKING TOWARDS HOLLOWAY ROAD



Latitude 51° 33.247'N Longitude 0° 7.069'W



Existing view



3d massing testing of tall building proposals



**D - Highbury
Corner**

D - Highbury Corner OBLIQUE AERIAL VIEWS - POTENTIAL TALL BUILDINGS



From South-West looking towards Highbury Corner
[Image (c) Google]

 Potential local landmark up to 12 storeys



From East looking towards Highbury Corner tube Station
[Image (c) Google]

D - Highbury Corner DIRECTIONAL VIEWS - POTENTIAL TALL BUILDINGS



From South looking along Upper Street towards Highbury Corner
[Image (c) Google]

 Potential local landmark up to 12 storeys



From North looking along Holloway Road towards Highbury Corner
[Image (c) Google]

D - Highbury Corner DIRECTIONAL VIEWS - POTENTIAL TALL BUILDINGS



From East looking towards Highbury Corner along Saint Paul's Road

[Image (c) Google]

 Potential local landmark up to 12 storeys

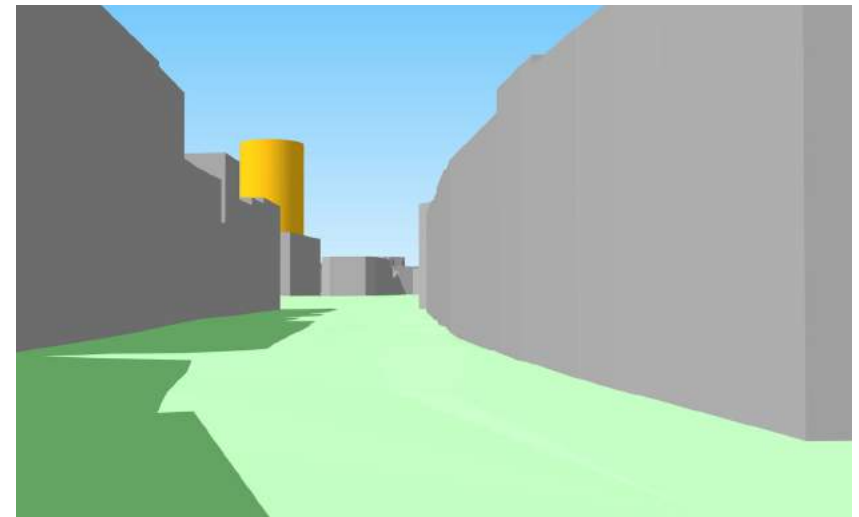
D - Highbury Corner VIEW I1 - FROM SAINT PAUL'S ROAD LOOKING WEST



Latitude 51° 32.771'N Longitude 0° 6.027'W



Existing view



3d massing testing of tall building proposals

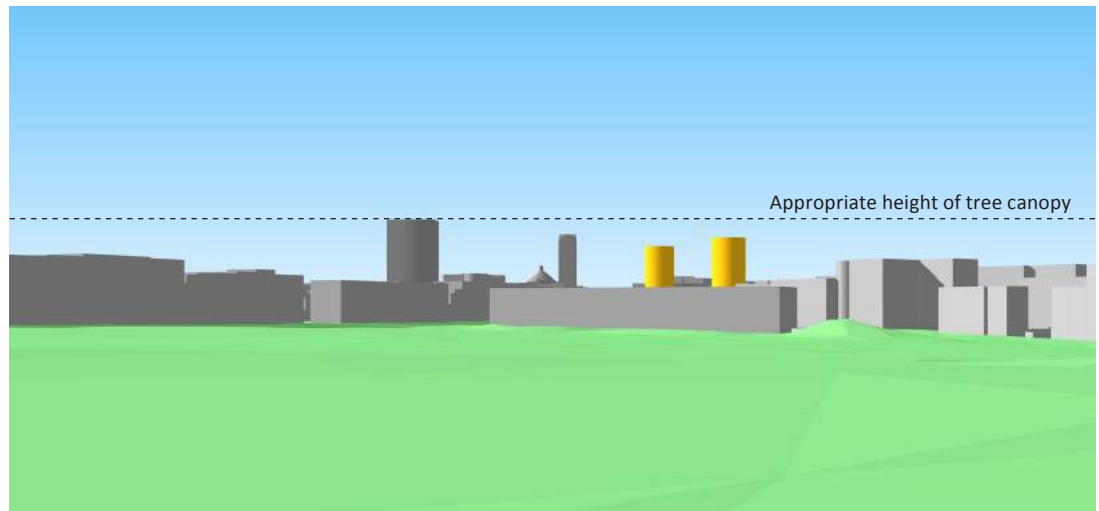
D - Highbury Corner **VIEW 12** - FROM Highbury Fields LOOKING TOWARDS Highbury Corner



Latitude 51° 32.996'N Longitude 0° 6.150'W



Existing view



3d massing testing of tall building proposals

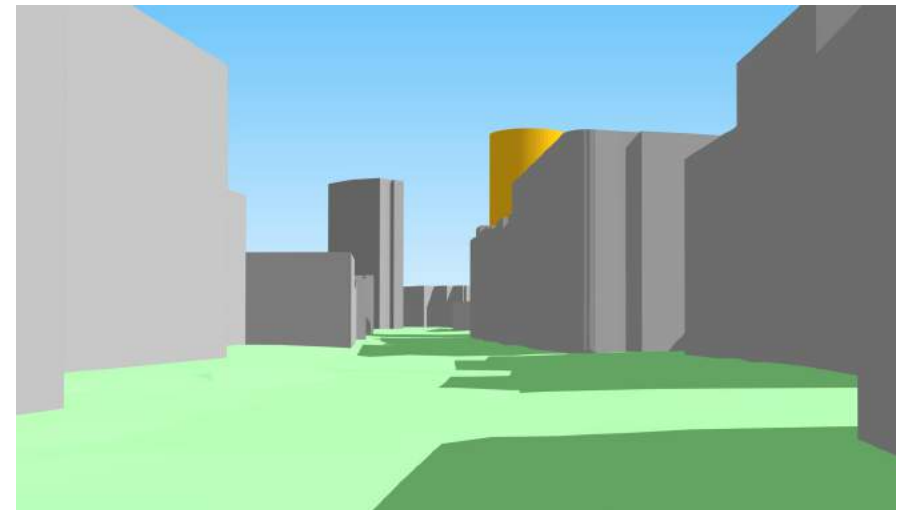
D - Highbury Corner VIEW 13 - FROM HOLLOWAY ROAD LOOKING SOUTH TOWARDS Highbury Corner



Latitude 51° 32.838'N Longitude 0° 6.304'W



Existing view



3d massing testing of tall building proposals



**E - DALSTON
FRINGE**

E - DALSTON FRINGE OBLIQUE AERIAL VIEWS - POTENTIAL TALL BUILDINGS



From West looking towards Dalston Town Centre
[Image (c) Google]

- Potential local landmark up to 12 storeys
- Potential local landmark up to 15 storeys

E - DALSTON FRINGE OBLIQUE AERIAL VIEWS - POTENTIAL TALL BUILDINGS



From North looking towards Dalston Town Centre
[Image (c) Google]

- Potential local landmark up to 12 storeys
- Potential local landmark up to 15 storeys



**F - KING'S
CROSS**

F - KING'S CROSS OBLIQUE AERIAL VIEWS - POTENTIAL TALL BUILDINGS



From South-West looking towards York Way / North Kings Cross

[Image (c) Google]

- Potential local landmark up to 12 storeys
- Potential local landmark up to 15 storeys
- Potential district landmark



From South-West looking towards Pentonville Road




[Image (c) Google]

F - KING'S CROSS DIRECTIONAL VIEWS - POTENTIAL TALL BUILDINGS



From South looking along York Way towards cluster of tall buildings

[Image (c) Google]

-  Potential local landmark up to 12 storeys
-  Potential local landmark up to 15 storeys
-  Potential district landmark






Looking to South along York Way towards Kings Cross

[Image (c) Google]

F - KING'S CROSS OBLIQUE AERIAL / DIRECTIONAL VIEWS - POTENTIAL TALL BUILDINGS



From East looking towards the cluster of tall buildings in the North of Kings Cross
[Image (c) Google]

-  Potential local landmark up to 12 storeys
-  Potential local landmark up to 15 storeys
-  Potential district landmark



Looking from Caledonian Station along the tracks towards the cluster of tall buildings in the North of Kings Cross
[Image (c) Google]



**G - CITY
FRINGE**

G - CITY FRINGE OBLIQUE AERIAL / DIRECTIONAL VIEWS - POTENTIAL TALL BUILDINGS



From South-East looking towards new cluster around Old Street roundabout
[Image (c) Google]

- Planning permission
- Potential local landmark up to 12 storeys
- Potential local landmark up to 15 storeys
- Potential district landmark



Looking along Old Street from the East towards the new cluster around Old Street roundabout
[Image (c) Google]

G - CITY FRINGE OBLIQUE AERIAL VIEWS - POTENTIAL TALL BUILDINGS



From South-West looking towards City Road Cluster (left) and new cluster around Old Street (right)

[Image (c) Google]

- Planning permission
- Potential local landmark up to 12 storeys
- Potential local landmark up to 15 storeys
- Potential district landmark



From North looking to towards Cluster of tall buildings around Moorgate Station

[Image (c) Google]

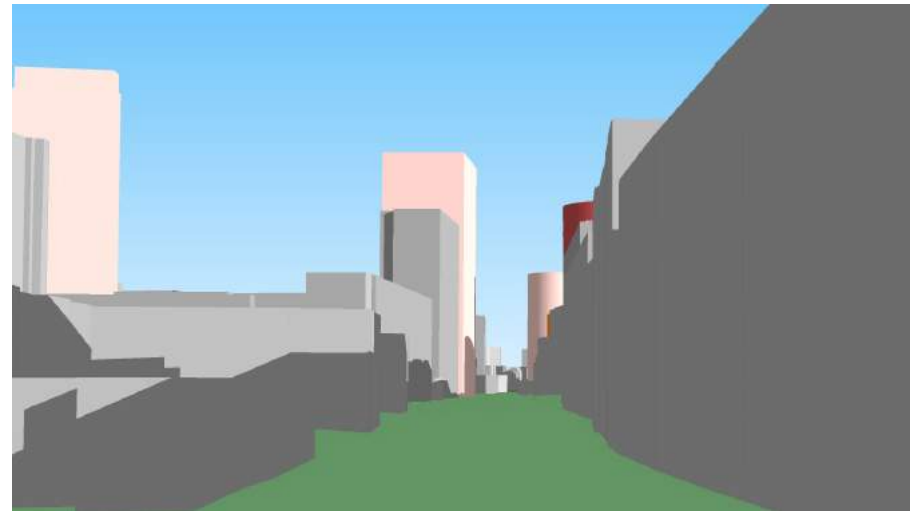
G - CITY FRINGE VIEW CF1 - LOOKING EAST ALONG OLD STREET TOWARDS OLD STREET ROUNDABOUT



Latitude 51° 31.493' Longitude 0° 5.574'W

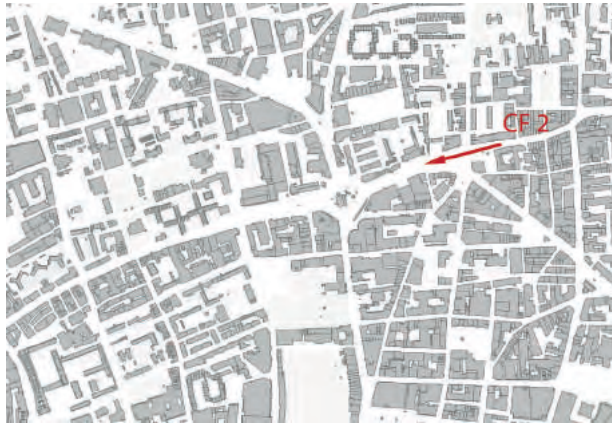


Existing view



3d massing testing of tall building proposals

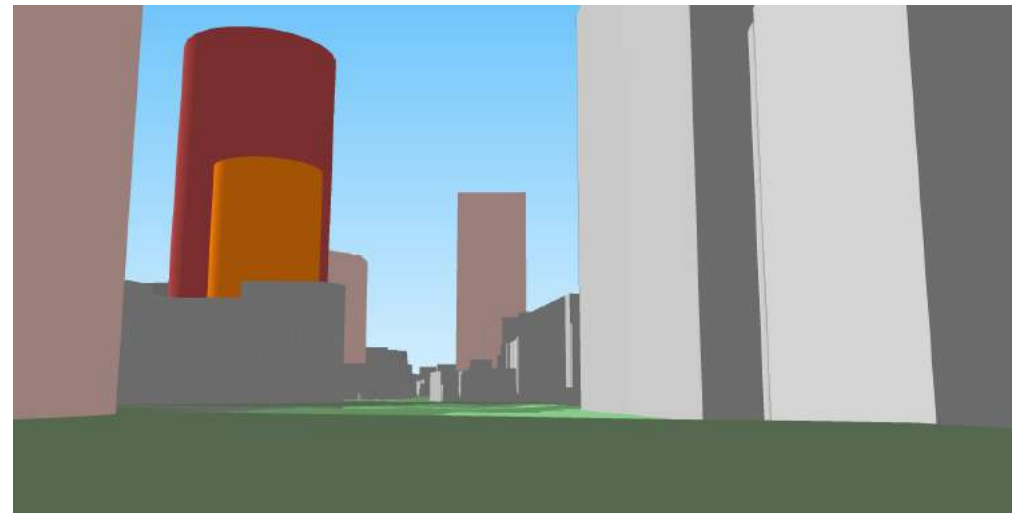
G - CITY FRINGE VIEW CF2 - LOOKING WEST ALONG OLD STREET TOWARDS OLD STREET ROUNDABOUT



Latitude 51° 31.599'N Longitude 0° 5.004'W



Existing view



3d massing testing of tall building proposals

**LONDON BOROUGH
OF ISLINGTON**
**TALL BUILDINGS
STUDY**

APPENDIX C
**TALL BUILDING
COST DRIVERS**
(PREPARED BY BRIAN SMITH - AECOM)

NOVEMBER 2018



**URBAN
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STUDIO**

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PROJECT DIRECTOR Matthias Wunderlich

REVIEWED BY Hugo Nowell
DESIGN DIRECTOR

APPROVED BY
DESIGN DIRECTOR



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APPENDIX C TALL BUILDING COST DRIVERS

1.0 INTRODUCTION

This paper has been written for UIStudio in support of their report for Islington Council on their Urban Design and Tall Buildings Study. Its purpose is to demonstrate the construction costs for different heights and uses within Central London.

The costs on different buildings types and forms have a very wide range within London, even those developed within the same use classification. To understand the context of construction cost for taller buildings the report identifies the main drivers of construction cost and sets out typical ranges for different uses in London and some theoretical modelling to demonstrate the relationship between cost of differing heights and complexity of building.

To demonstrate the different construction costs this paper uses the metric £/ft² (construction costs divided by gross internal floor area) to allow a meaningful comparison between uses and heights. The costs used in these calculations are the shell and core construction cost which would be paid to a main contractor, other development costs are excluded. All costs quoted in this report have a based date of Q1 2016.

2.0 COST DRIVERS

2.1 COST DRIVERS FOR BUILDINGS

The cost of all buildings, low, medium and high rise, is a consideration of the overall design solution, its complexity, the type and mix of use within it and the specification or product that is being developed. When comparing the cost of buildings of different heights, when expressed as £/ft² of gross floor area a complex or higher specification low rise building can cost more than an efficient high rise scheme, as a result the ranges do overlap.

2.2 KEY COST DRIVERS FOR TALL BUILDINGS

Shape and Form

The architectural shape and form of the building is the most important cost driver as it directly influences the structural solution and facades, which are two of the largest cost elements on of a tall building. When comparing two buildings this can be a bigger influence on cost than overall height. The massing of a tower with an efficient floor plate directly influence the amount of cladding needed on a building, complex shapes can result in twice as much cladding needed to generate the same amount of floor space, hence this element costing twice as much when expressed as £/ft². The structural cost will be influenced by the complexity of the shape and massing of the building more than overall height.

Planning requirements

The architectural response which drives the shape and form will be in part driven by the need to propose a building which meets the planning requirements, in different locations these requirements will be different and the quality of design and materials used will vary which impact on the overall cost.

For schemes that have planning requirements to integrate public use within the building and how the towers interface with their surrounding urban habitat influence the overall cost and efficiency, for instance if there is a need for public accessible space within a tower it will need dedicated lifts, adding cost but also having an impact on the floor area efficiency.

Programme

The construction period of towers is longer than that of similar sized buildings of lower height, additional logistical requirements in getting materials and labour and additional restrictions due to weather and wind speed at height which make the rate of construction slower and adding cost to the process.

Use

The different uses have different requirements on a tall building, principally the floor plate size which to be efficient is smaller on residential schemes compared to office schemes. The services and lifting requirements are also different depending on the use, i.e. there less lifts required for a residential scheme. For a mixed use scheme there is also a requirement to separate primarily circulation routes around the building. For mixed use schemes to work efficiently the design needs to allow for different sized floor plates for each use, which impacts on the shape and form above, it results in them only normally working on either schemes with a podium and a tower differentiating between uses or the tall schemes.

Specification/performance requirements

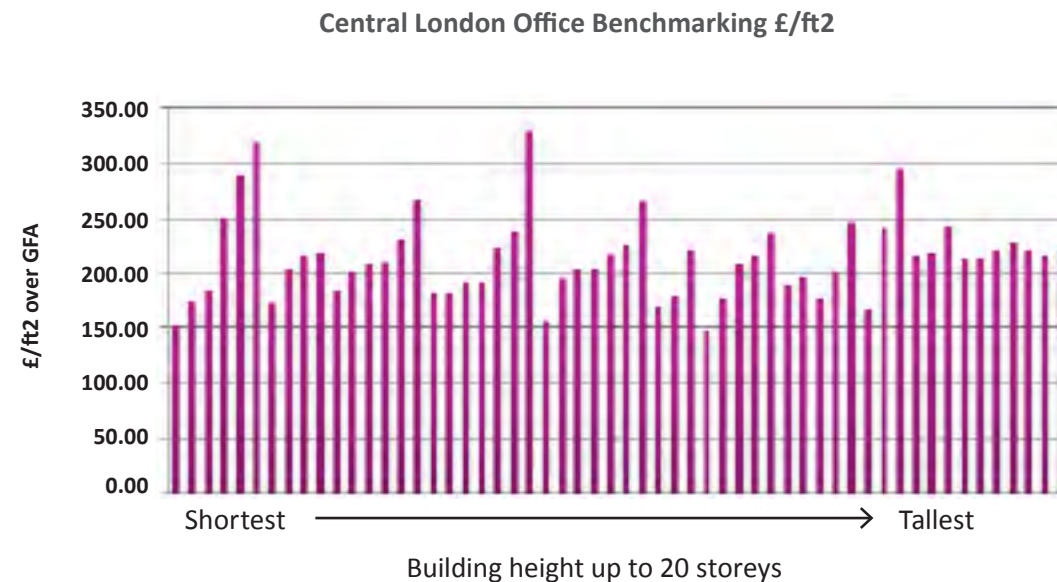
The specification and performance requirements of a building will influence the services and infrastructure included in the building in addition to the quality of the fitting out of the space to reflect the product being developed. For taller buildings the performance requirements will also impact on the efficiency of building in area terms, for instance the occupational density of a commercial office tower will directly influence the amount of lifts required.

3.0 RANGE OF COSTS FOR DIFFERENT USES AS DIFFERENT HEIGHTS

The following summarises the typical range of construction costs within London for low, medium and high rise schemes for different uses.

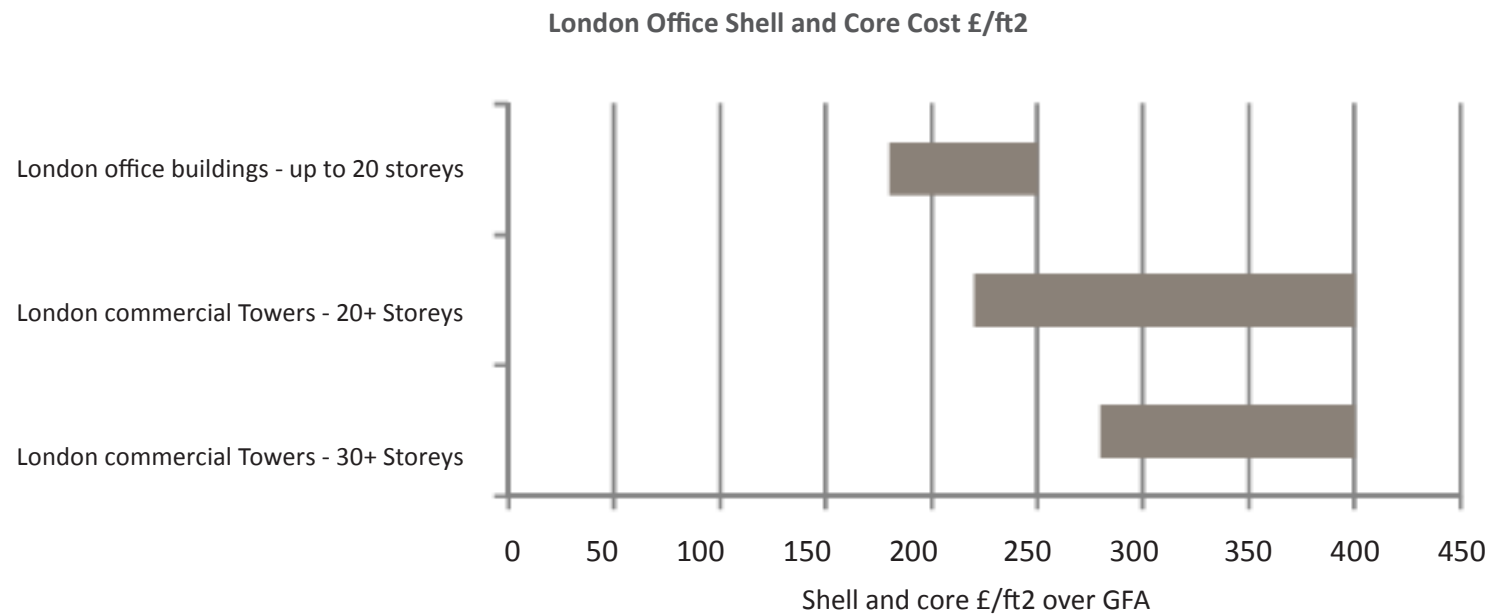
3.1 OFFICE/COMMERCIAL

For commercial office buildings in London up to 20 storeys the site constraints and the architectural response to such constraints and the product (specifications) being developed have a bigger influence on the cost. They are also smaller buildings in overall area term (measured by the average gross internal floor area) which reduces their economies of scale which increases their costs compared to larger schemes. The combination of these factors results in height not being the driving influence on cost for schemes up to about twenty storeys. The chart below shows the £/ft² for schemes in Central London with a height between six and twenty storeys ordered in height, up to twenty storeys there is no trend for increased costs due to height.



Source: AECOM

When schemes reach 20 storeys and above, and particularly at 30 storeys and above the range and typical £/ft² construction cost does increase, although there remains a large range depending on the individual scheme influenced by the cost drivers above. The chart below indicates the typical ranges we would expect for different heights (individual schemes may still sit outside of these ranges).

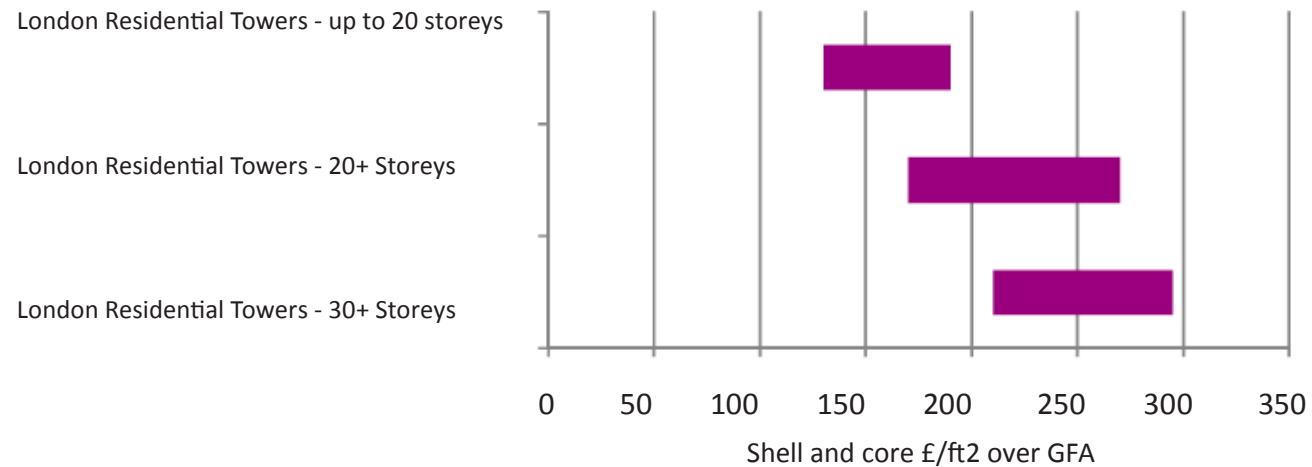


3.2 RESIDENTIAL

The above principals are equally important for residential towers, to be efficient in net to gross area terms they will have smaller floor plates than commercial tall buildings. The chart below demonstrates the range of shell and core costs for residential schemes in London.

The fit out cost is excluded from these costs, this would be reflective of the final specification and sales value being sought for the development.

London residential Shell and Core Cost £/ft²



4.0 COST MODELLING

Whilst costs will increase over height the design responses vary from site to site (size of floor plate, servicing strategy, performance requirements) result in there being no definitive threshold or inflection point that can be applied broadly to taller buildings or when costs increase, each building needs to be assessed individually. On an individual site if the same floor plate is extruded up there will be floor increases in costs for adding height to deal with foundations, structure and services requirements, but commercially additional floors added should pay for themselves even if additional lifts or services infrastructure is required.

The table below models the shell and core construction cost of theoretical buildings for office and residential and models them to show the different cost for varying heights and complexity.

OFFICE CONSTRUCTION COSTS

The office scheme below is based on taking a typical floor plate of 2,000m², the simple tower assumes the same shape is taken on every floor with a central core and simple and efficient structure, typically these are the type of towers seen in Canary Wharf. The medium and complex models then add take the same overall size of buildings at their respective heights but show the impact of changing the shape of the building and its impact on cost, the complex ranges reflects the iconic shapes of towers currently being developed in the City of London.

Height / Complexity	Simple £/ft ²	Medium £/ft ²	Complex £/ft ²
20 Storeys	260 - 280	280 - 315	310 - 340
30 Storeys	275 - 300	300 - 325	325 - 360
40 Storeys	295 - 330	330 - 355	355 - 405

RESIDENTIAL CONSTRUCTION COSTS

The residential costs are based on modelling a typical floor plate size of 700m². As with the office the simple ranges assume an efficient plan extruded/repeated on each floor with no enhancements, through to more complicated shape and forms in medium and complex ranges. Residential buildings with a smaller footprint have increased costs to deal with the slenderness as height is increased. The smaller footprint results in higher wall to floor ratios which results in the cladding being a bigger driver on the costs, with residential buildings there is a wider range of materials used with balconies and winter gardens also impacting on costs.

Height / Complexity	Simple £/ft ²	Medium £/ft ²	Complex £/ft ²
20 Storeys	185 - 205	205 - 225	225-245
30 Storeys	215 - 235	235 - 255	255 - 275
40 Storeys	235 - 255	255 - 275	275 - 295

GLOSSARY OF TERMS

- Shell and core cost – the construction cost of the building with any tenanted area let or sold completed only to shell (so excluding any fit out of such tenanted or purchased area). These costs also exclude any costs outside those paid to a main contractor such as professional fees, legal fees, and finance costs.
- Gross Internal Floor area – Area of the building measured to the inside face of the external walls, as defined in the RICS Code of Measurement 6th Edition.
- Area efficiency – net internal area divided into gross internal area expressed as a percentage
- Wall to floor ratio – area of external façade divided into the gross internal floor area above ground

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