

# Gypsy and Traveller site assessment

September 2022

## Contents

Introduction.....	2
Criteria .....	3
Table 1.1: Site Allocations: King’s Cross and Pentonville Road .....	6
Table 1.2: Site Allocations: Vale Royal/Brewery Road Locally Significant Industrial Site .....	9
Table 1.3: Site Allocations: Angel and Upper Street.....	14
Table 1.4: Site Allocations: Nag’s Head and Holloway .....	18
Table 1.5: Site Allocations: Finsbury Park .....	23
Table 1.6: Site Allocations: Archway.....	29
Table 1.7: Site Allocations: Highbury Corner and Lower Holloway .....	34
Table 1.8: Site Allocations: Other important sites .....	36
Table 1.9: Bunhill and Clerkenwell Area Action Plan site allocations.....	49
Table 1.10: Sites considered as part of Islington’s New Build Programme .....	66
Table 1.11: Opportunities identified on the commercial market .....	76
Table 1.12: Opportunities on other sites .....	77
Conclusion.....	78
Appendix 1: Maps of sites considered as part of New Build programme .....	79

# Introduction

This document sets out the assessment of the sites considered as part of the site search process for the Gypsy and Traveller site. For further detail on the process see the 'Islington Local Plan Gypsy and Traveller Site Search process update – June 2022'<sup>1</sup>.

The sites assessed in the tables below include:

- the site allocations identified in the draft Local Plan
- the site allocations identified in the draft Bunhill and Clerkenwell Area Action Plan
- the sites considered as part of Islington's New Build Programme
- the opportunities identified on the commercial market
- opportunities on other sites.

The sites considered as part of Islington's New Build Programme are set out below in table 1.10 with maps showing the boundary of the area considered for Gypsy and Traveller accommodation in appendix 1. The identification of these sites in this document does not mean that these estates are actively being considered for housing development. As part of Islington's New Build Programme there is an ongoing site search for suitable sites for additional housing and the council is continually exploring opportunities with a particular focus on council owned housing estates. Consultation on sites identified for housing will take place with local residents prior to any planning application being submitted and they will be given the opportunity to comment on any proposals. Larger sites that form part of the active pipeline for the Council's New Build Programme form part of the assessment of draft Site Allocations in tables 1.1-1.9.

The Site Search process update – June 2022 identified that the council looked at opportunities within the council's wider land ownership. The Corporate Asset Management team have been undertaking a review of the portfolio.

As part of this and given both the need to rationalise the estate given financial constraints impacting the council and the need to build new homes the estate is under constant scrutiny for repurposing. There are operational buildings such as the council's offices, parks, schools, depots for equipment and services, and land for other services such as the council's sport, recreation and leisure facilities. The nature of the land being considered means it was inherently constrained in terms of its availability/deliverability as this element of the council's estate has already been through a rationalisation and disposal process and no sites were identified as being available/deliverable. No sites are currently identified for disposal.

There were three sites identified on the commercial market, which were also considered. The London Borough of Islington appointed an agent in November 2021 to identify any potential sites available on the market for Gypsy and Traveller provision. These are assessed below in table 1.11.

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<sup>1</sup> Examination Library reference SD83 [Local Plan Gypsy and Traveller Site Search process update June 2022 \(islington.gov.uk\)](https://www.islington.gov.uk)

# Criteria

The following site search criteria were identified to ensure sites were acceptable and deliverable.

## Site Area

Initially minimum site size requirements were applied. To meet the maximum need for 10 pitches would require land of between 0.32Ha and 0.5Ha and to meet the need of 6 pitches would require a site of between 0.19Ha and 0.3Ha. There could be variation depending on site shape and access. The initial overall approach to having one site to meet the total need was later re-considered as none were identified. Restricting the search to sites that were generally more than 0.19Ha was reducing the pool of sites that could be considered, particularly given the dense and built up nature of the borough. This decision was made as it was becoming increasingly clear that seeking one site to meet all need for the whole plan period was reducing potential opportunities and the potential to meet need across a number of smaller sites was necessary. Therefore, greater flexibility in site size was applied removing the 0.19Ha threshold and looking at smaller sites.

## Highways Access

Site access was considered in terms of whether direct access already existed onto either a residential road or a more significant road. Some sites have no direct access but it would be possible to create one and some sites have no direct access and it was judged not possible to create one. Sites with constrained access were also identified as this reduces their potential suitability. Access has to be sufficient for caravans to be able to access.

## Overlooking

The severity of overlooking was assessed in terms of proximity of existing adjacent properties, how significant that overlooking is, overlooking from number of sides and extent of overlooking. Overlooking from tall buildings was also identified. Direct overlooking from facing windows of adjacent properties was identified as an important consideration. Oblique overlooking from adjacent properties was occasionally identified where relevant. The Islington Gypsy and Traveller accommodation assessment identified that sites should not be located between tower blocks. This was informed by stakeholder responses and emphasises the relevance of the overlooking criteria as Gypsy and Traveller pitches are single storey development where occupants are more likely to be outside because the accommodation is smaller, they need to move between the caravans and the utility room, and outdoors space provides more space for socialising and family life. Buildings in Islington are higher density with tower blocks of flats, mid-rise blocks of flats and three/four storey terraced houses the typical built form in the borough. The height of neighbouring buildings and their proximity to, and the relationship with the proposed pitches, determines the severity of the overlooking. Overlooking is therefore an important consideration, in relation to amenity, but also for the integration between Gypsy and Traveller sites and neighbouring land uses. Avoiding overlooking as much as possible is considered important in relation to privacy and security of the pitch occupants and helping to promote peaceful and integrated co-existence between the local community and the gypsy and traveller community, a requirement of national policy<sup>2</sup>.

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<sup>2</sup> Paragraph 13, Planning Policy for Traveller Sites

## Wider environmental factors

Noise and vibration impacts from railway lines and noise and air quality factors from major roads were considered. Mapping from the London Atmospheric Emissions Inventory (2016)<sup>3</sup> was used to identify air quality issues. Where there is existing social and community infrastructure floorspace it was identified if it would need to be re-provided. Where there was existing open space on housing estates which would be affected then this was identified as a policy constraint. Policy G2 makes clear the council will resist full loss of open space on housing estates and where a loss occurs a set of criteria are applied. Similarly where there might be an effect on playspace or a ball court in terms of re-provision this was also identified. Where relevant Sites of Importance for Nature Conservation (SINCs) were identified.

## Local Plan designations

The location of a site and relevant designation where other land use priorities ruled a site out was identified as follows:

- A site in business use in the Central Activities Zone (CAZ) allocated for redevelopment for office use, the priority use in the CAZ.
- A site in existing retail use in the Primary Shopping Area on the basis of land use priority for retail use in this location.
- Where a site was identified in a Locally Significant Industrial Site (LSIS) it was considered not available for gypsy and traveller pitches for two reasons; it was not a suitable land use in an industrial area and because the land use is a priority land use which must be protected and cannot be mitigated through provision elsewhere in the borough.
- A site in a Priority Employment Location (PEL) where business uses are the priority.

## Other planning factors

Other considerations such as heritage assets were also noted, in particular where they constrained the potential provision of gypsy and traveller pitches. Both statutory listed buildings and locally listed buildings. Conservation Areas were also noted. Trees were identified and Tree Preservation Orders. Where the site allocation identifies that the site has potential to be redeveloped for a tall building this was identified, the potential for creating future overlooking on adjacent sites was also noted.

Guidance<sup>4</sup> also notes the need to ensure sites are sustainable economically, socially and environmentally locating new sites close to amenities such as shops, schools and health facilities and good transport links. Given the nature of the borough and density of such services that already exist this has not been considered as part of the assessment. In addition because the sites are intended to meet the needs of the Gypsies and Travellers living in conventional housing in the borough the residents will already be part of the community using local services so from an infrastructure point of view there is no increase in demand for schools or for healthcare.

Where a site is identified as a strategic site allocation this was considered to reduce the opportunity on the site and was taken into account as part of the overall conclusion on a site. A key role for the Local Plan is balancing the pressures of development and meeting land use needs, Islington faces an extreme set of circumstances when it comes to need and land supply. A strategic allocation is one which, by virtue of its scale, nature and/or through its cumulative

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<sup>3</sup> [London Atmospheric Emissions Inventory \(LAEI\) 2016 Air Quality Focus Areas - London Datastore](#)

<sup>4</sup> Planning Policy for Traveller Sites, Department for Communities and Local Government August 2015

contribution towards delivering the Local Plan priorities and objectives, is significant in terms of meeting specific development needs. In addition, on other sites the potential impact on meeting wider housing and business needs and the scale and significance of that was also considered where relevant as part of the overall conclusion and balance.

## Flood Risk

The work on flood risk was completed as part of the IIA<sup>5</sup>. Whilst there are different levels of risk across the site allocations the matrix in the IIA demonstrates that the level of flood risk for the allocated sites is deemed to be acceptable. Further flood risk assessment work was undertaken for the New Build sites and commercial sites.

## Availability and Deliverability

A site with planning permission for other uses was identified as undeliverable. Similarly, where development on a site was known to have commenced then it was ruled out. Where a landowner has made clear through representations to the Local Plan process and/or through detailed discussions as part of the development management process there are proposals for a site that would limit the availability of the site then this has been considered as a factor where relevant. Where a site was identified for refurbishment and intensification of the existing established use it was considered not deliverable as any site with existing buildings that were not being considered for development would require demolition. Buildings in established uses also limits site availability. Where a site contained essential infrastructure such as transport or power this was identified where it affected deliverability. In some instances, site clearance and demolition was considered as a factor.

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<sup>5</sup> Integrated Impact Assessment proposed submission report September 2019 - appendix 8 (examination library ref PD4)

Integrated Impact Assessment, Examination Addendum May 2022 – appendix 2 (examination library ref PD4b)

Table 1.1: Site Allocations: King's Cross and Pentonville Road

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
KC1: King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1	11,774	Mixed use residential, business, retail and leisure	Direct major road	Yes, significant on one side by tall building on opposite side of York Way.	Disused former railway lands. Temporary storage (B8) and car parking (Sui Generis).	The site is in private ownership and has an existing planning permission for development which is under construction.	Noise and vibration impacts from adjacent railway lines on two sides and York Way road traffic and issue of air quality would need to be considered.		The allocation identifies that the site offers an opportunity for a district landmark building of up to 20 storeys (61m).	The level of flood risk is acceptable. See IIA for further information.	Exclude.  The development is underway and it is unrealistic to consider a further change would take place on this site. It is therefore not considered deliverable.
KC2: 176-178 York Way, N1 0AZ	2300	Mixed use business led development with element of residential.	Direct major and minor roads	Yes, by residential on two sides. Tall building on opposite side of York Way.	Car sales outlet in a former petrol station (Sui Generis), two storey warehouse/ office building (B1); car repair garage (Sui Generis).	The site is in private ownership and contains various existing buildings and established uses which limits this sites availability. Part of the site has an existing planning permission for development.	Proximate to concrete batching plant. Amenity issue of air and noise pollution from York Way.	Western part of the site is in the CAZ.	The allocation identifies that the site offers an opportunity for 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).	The level of flood risk is acceptable. See IIA for further information.	Exclude.  The western part of the site which fronts York Way is in the CAZ and identified for office use which is the priority land use in the CAZ and should be excluded. The more developable part of the site to the rear would be overlooked and a portion of the site – the north-east corner has planning permission for residential which has commenced, so it not considered deliverable. This planning permission adds to the overlooking. The site is also identified as a location for a tall building and the quantum of development will make an important contribution to meeting housing and business needs in the borough.
KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1	3658	Retention and re-provision of business use with limited intensification	Direct minor road	Yes, on all sides including across the canal.	Office use	The site is in private ownership and contains various existing buildings and established uses which limits this sites				The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site would be significantly overlooked and the site is not deliverable as it has planning permission.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
						availability. Site has planning permission P2019/3481/FUL					
KC4: Former York Road Station, 172-174 York Way	893	Mixed use business led development with element of residential.	Direct major road	Yes, on three sides. Tall building on opposite side of York Way. Residential to east.	London Underground station (no longer in use)	The site is in public ownership. Existing building not in use.	Site is small. Amenity issue of air and noise pollution from York Way.		Heritage value - designated a locally listed building.	The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site has heritage value and would be unacceptable to demolish the station. Cost of demolition and site clearance also likely to make site unviable.
KC5: Belle Isle Frontage, land on the east side of York Way	1785	Business/office-led	Direct major road	No overlooking	Railway infrastructure/ UKPNS Substation	The site is in public ownership and is cleared with a sub-station to the rear.	Site located between two railway lines and adjacent to road so amenity in terms of noise, vibration and air quality would be unlikely to be acceptable.	CAZ	The allocation identifies that the site offers an opportunity for a local landmark building of up to 15 storeys (46m).	The level of flood risk is acceptable. See IIA for further information.	Exclude.  There are significant environmental amenity reasons. When taken together, the very busy railways and adjacent road combine to create significant environmental constraints to providing acceptable amenity for residents of the site. Any development including offices and housing would need mitigation measures which with conventional buildings can be achieved whilst this would be more difficult to achieve with Gypsy and Traveller pitches combined with the severity of the constraints. In addition, the site is located in the CAZ and identified for office use which is the priority land use in the CAZ and should be excluded. The site is also identified as a location for a tall building and the quantum of development will make an important contribution to meeting business needs in the borough.
KC6: 8 All Saints Street, N1 9RJ	702	Retention and re-provision of business use with limited intensification.	Direct minor road	Yes, on all sides including across the canal.	Office use	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Site is small with significant overlooking on all sides.			The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site would be significantly overlooked and is identified for retention and intensification of the existing use so is therefore not considered deliverable.
KC7: All Saints Triangle, Caledonian Rd, Kings	3395	Redevelopment for business use(s).	Direct minor road	Yes, on two sides, mainly by residential and some commercial too.	General industry (B2)	The site is in private ownership and contains existing	Amenity issue of air and noise pollution from Caledonian Road.			The level of flood risk is acceptable. See IIA	Exclude.  The opportunity at the rear is a car park which is necessary for the operation of the existing use on site. This part of the site is



Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
Cross, London N1 9RR						buildings in established use which limits this sites availability.				for further information.	away from the amenity issue of Caledonian Road. The rear portion of the site would be overlooked on two sides and mitigation not possible. Cost of demolition for existing buildings and site clearance also likely to make site unviable.
KC8: Bemerton Estate South	14,623	Infill development for affordable housing.	Direct minor road	Yes, on all sides by residential. Buildings arranged in a square so any use of this amenity space and car parking would be significantly overlooked. On-site tall building.	Residential	The site is in council ownership and contains existing land and buildings in established use which limits this sites availability.	Site is large council estate so only a portion would be needed. Use of amenity space would be subject to policy constraint of development of open space. Use of existing ball court above garages would need replacement. Amenity issue of air and noise pollution from Caledonian Road.			The level of flood risk is acceptable . See IIA for further information.	Exclude.  The deliverable areas of the site would be significantly overlooked and cannot be mitigated. Using the areas of car parking would result in significant overlooking by the adjacent taller building on-site. Using the amenity space would also result in overlooking and is also restricted by policy constraint of development of open space on housing estates.

Table 1.2: Site Allocations: Vale Royal/Brewery Road Locally Significant Industrial Site

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
VR1: Fayers Site, 196-200 York Way	2,908	Intensification for B8 use and small amount of flexible office space	Direct major road	Surrounding buildings are commercial uses on three sides and on other side of York Way by residential.	B2, B8, Sui Generis	The site is in private ownership and has planning permission which is under construction.	Amenity issue of air and noise pollution from York Way.	Site is located in LSIS and protected for industrial use.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  Development is underway and it is unrealistic to consider a further change would take place on this site. It is therefore not considered deliverable. The site is also a strategic allocation which makes a significant contribution towards meeting warehouse floorspace needs in the borough. Also exclude on basis that the site is designated Locally Significant Industrial Site and this land use is a priority land use which cannot be mitigated through provision elsewhere in the borough. As a designated industrial site residential use can compromise their operation and viability and create implications for industrial users of the LSIS through the agent of change principle. The compatibility of residential uses in industrial areas is also a consideration in relation to amenity, for example noise and transport related impacts of industrial operations.
VR2: 230-238 York Way, N7 9AG	1,582	Intensification for industrial use	Direct major road	Surrounding buildings are commercial uses on three sides and on other side of York Way by residential.	Warehouses (B8), offices and light industrial	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from York Way.	Site is located in LSIS and protected for industrial use.		The level of flood risk is acceptable. See IIA for further information.	Exclude  The deliverable areas of the site would be overlooked and the site is a strategic allocation which makes a significant contribution towards meeting industrial floorspace needs in the borough. Also exclude on basis that the site is designated Locally Significant Industrial Site and this land use is a priority land use which cannot be mitigated through provision elsewhere in the borough. As a designated industrial site residential use can compromise their operation and viability and create implications for industrial users of the LSIS through the agent of change principle. The compatibility of residential uses in industrial areas is also a consideration in relation to amenity, for example

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
											noise and transport related impacts of industrial operations.
VR3: Tileyard Studios, Tileyard Road, N7 9AH	8,679	Intensification of studios and offices on the site to support the growth of the existing Tileyard Cluster	Direct minor road	Surrounding buildings are commercial uses on three sides and railway on other. Some overlooking would occur from surrounding buildings and existing buildings on the site.	Studios, writing rooms and offices serving the music industry and related sectors as well as event space and co-working space	The site is in private ownership and contains existing land and buildings in established use which limits this sites availability.		Site is located in LSIS and protected for industrial use.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  Any development of the site would be overlooked by existing buildings on the site. The site is also a strategic allocation which makes a significant contribution towards meeting specific studio and office needs of the existing Tileyard Cluster. The intentions of the landowner to intensify office and studio space have been made clear through the Local Plan process. Also exclude on basis that the site is designated Locally Significant Industrial Site and this land use is a priority land use which cannot be mitigated through provision elsewhere in the borough. As a designated industrial site residential use can compromise their operation and viability and create implications for industrial users of the LSIS through the agent of change principle. The compatibility of residential uses in industrial areas is also a consideration in relation to amenity, for example noise and transport related impacts of industrial operations.
VR4: 20 Tileyard Road, N7 9AH	517	Co-location of office and/or research and development use where there is an intensification of industrial use on the site	Direct minor road	Surrounding buildings are commercial uses on three sides.	Food production factory (B2)	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Site size is small with a narrow shape.	Site is located in LSIS and protected for industrial use.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site would be overlooked and the shape and size of the site limits layout options. Site is also a strategic allocation which makes a significant contribution towards meeting industrial floorspace needs in the borough. Also exclude on basis that the site is designated Locally Significant Industrial Site and this land use is a priority land use which cannot be mitigated through provision elsewhere in the borough. As a designated industrial site residential use can compromise their operation and viability and create implications for industrial users of the LSIS through the agent of change principle. The compatibility of residential uses in industrial areas is also a consideration

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
											in relation to amenity, for example noise and transport related impacts of industrial operations.
VR5: 22-23 Tileyard Road and part of 226-228 York Way	954	Co-location of office and/or research and development use where there is an intensification of industrial use on the site	Direct major road	Buildings are commercial uses on three sides and residential on one side.	B2, B8, Sui Generis	The site is in private ownership and has planning permission for light industrial, flexible business use and an ancillary café which is under construction.		Site is located in LSIS and protected for industrial use.		The level of flood risk is acceptable. See IIA for further information.	Exclude because development is underway and it is unrealistic to consider a further change would take place on this site. It is therefore not considered deliverable. Exclude on basis that the site is designated Locally Significant Industrial Site and this land use is a priority land use which cannot be mitigated through provision elsewhere in the borough. As a designated industrial site residential use can compromise their operation and viability and create implications for industrial users of the LSIS through the agent of change principle. The compatibility of residential uses in industrial areas is also a consideration in relation to amenity, for example noise and transport related impacts of industrial operations.
VR6: 4 Brandon Road	975	Co-location of office and/or research and development use where there is an intensification of industrial use on the site	Direct minor road	Buildings are commercial uses on three sides.	Business	The site is in private ownership. Site contains existing buildings in established use which limits this sites availability.		Site is located in LSIS and protected for industrial use.		The level of flood risk is acceptable. See IIA for further information.	Exclude. The site would be overlooked and the site is a strategic allocation which makes a significant contribution towards meeting industrial floorspace needs in the borough. Also exclude on the basis that the site is designated Locally Significant Industrial Site and this land use is a priority land use which cannot be mitigated through provision elsewhere in the borough. As a designated industrial site residential use can compromise their operation and viability and create implications for industrial users of the LSIS through the agent of change principle. The compatibility of residential uses in industrial areas is also a consideration in relation to amenity, for example noise and transport related impacts of industrial operations.
VR7: 43-53 Brewery Road, N7 9QH	1,285	Retention and intensification for industrial uses	Direct minor road	Buildings are commercial uses on three sides with	Storage facilities	The site is in private ownership and contains existing		Site is located in LSIS and protected for industrial use.		The level of flood risk is acceptable. See IIA for	Exclude. The site is not considered deliverable as it has planning permission. Also the site is a strategic allocation which

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
				residential opposite.		buildings in established use which limits this sites availability and the site has planning permission.				further information.	makes a significant contribution towards meeting industrial floorspace needs in the borough. Also exclude on basis that the site is designated Locally Significant Industrial Site and this land use is a priority land use which cannot be mitigated through provision elsewhere in the borough. As a designated industrial site residential use can compromise their operation and viability and create implications for industrial users of the LSIS through the agent of change principle. The compatibility of residential uses in industrial areas is also a consideration in relation to amenity, for example noise and transport related impacts of industrial operations.
VR8: 55-61 Brewery Road, N7 9QH	313	Retention and intensification for industrial uses	Direct minor road	Buildings are commercial uses on three sides with residential opposite.	Business	The site is in private ownership with a implemented planning permission.	Site is small.	Site is located in LSIS and protected for industrial use.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site is not considered deliverable as it has planning permission. Also the site is a strategic allocation which makes a significant contribution towards meeting industrial floorspace needs in the borough. Also exclude on basis that the site is designated Locally Significant Industrial Site and this land use is a priority land use which cannot be mitigated through provision elsewhere in the borough. As a designated industrial site residential use can compromise their operation and viability and create implications for industrial users of the LSIS through the agent of change principle. The compatibility of residential uses in industrial areas is also a consideration in relation to amenity, for example noise and transport related impacts of industrial operations.
VR9: Rebond House, 98-124 Brewery Road, N7 9BG	2,186	Retention and intensification for industrial uses	Direct minor road	Buildings are commercial uses on two sides and opposite.		The site is in private ownership and has planning permission which is under construction.		Site is located in LSIS and protected for industrial use.	Site is located in LSIS and protected for industrial use.	The level of flood risk is acceptable. See IIA for further information.	Exclude.  The development is underway and it is unrealistic to consider a further change would take place on this site and it is therefore not considered deliverable.  Also the site is a strategic allocation which makes a significant contribution

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
											towards meeting industrial floorspace needs in the borough. It is therefore not considered deliverable. Also exclude on basis that the site is designated Locally Significant Industrial Site and this land use is a priority land use which cannot be mitigated through provision elsewhere in the borough. As a designated industrial site residential use can compromise their operation and viability and create implications for industrial users of the LSIS through the agent of change principle. The compatibility of residential uses in industrial areas is also a consideration in relation to amenity, for example noise and transport related impacts of industrial operations.
VR10: 34 Brandon Road, London N7 9AA	158	Co-location of office and/or research and development use where there is an intensification of industrial use on the site	Direct minor road	Adjacent buildings are commercial uses on three sides.	Light industrial and residential	The site is in private ownership and contains existing buildings in established use and the site has planning permission.	Site is small.	Site is located in LSIS and protected for industrial use.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site is not deliverable because it has planning permission. Also the site is a strategic allocation which makes a significant contribution towards meeting industrial floorspace needs in the borough and the site is designated Locally Significant Industrial Site and this land use is a priority land use which cannot be mitigated through provision elsewhere in the borough. As a designated industrial site residential use can compromise their operation and viability and create implications for industrial users of the LSIS through the agent of change principle. The compatibility of residential uses in industrial areas is also a consideration in relation to amenity, for example noise and transport related impacts of industrial operations.

Table 1.3: Site Allocations: Angel and Upper Street

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
AUS1: Royal Bank of Scotland	8,969	Intensification of office use with active retail use at ground floor.	Direct minor road	Adjacent residential on two sides and commercial on one side.	Office	The site is in private ownership and contains existing buildings in established use which limits this sites availability.		Site is located in Angel town centre and Central Activities Zone.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is identified for intensification of the existing office use which is the priority land use in the CAZ so is not considered deliverable. The site would also be overlooked by adjacent buildings.
AUS2: Pride Court, 80-82 White Lion Street, N1 9PF	604	Intensification of office use	Direct major road	Adjacent buildings are commercial uses on three sides.	Office	The site is in private ownership and contains existing buildings in established use and the site has planning permission.	Site is small.	Site is located in Angel town centre and Central Activities Zone.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is not deliverable as it has planning permission for extension to existing buildings. The site is also an existing office in the CAZ where office use is the priority land use. Site is also overlooked
AUS3: Electricity substation, 84-89 White Lion Street, N1 9PF	653	Intensification of office use	Direct major road	Adjacent buildings are commercial uses on three sides.	Electricity sub-station	The site is in private ownership and is yard space.	Site is small.	Site is located in Angel town centre and Central Activities Zone.	Site contains an electricity sub-station	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is operational car park/delivery yard for the adjacent supermarket so would not be possible to combine with gypsy and traveller site given site size. The site would be overlooked by commercial buildings. The sub-station would constrain an already small site.
AUS4: Land at 90-92 White Lion Street, N1 9PF	240	Intensification of office use	Direct major road	Adjacent buildings are commercial uses on three sides.	Vacant site	The site is in private ownership, has planning permission which is under construction.	Site is small.	Site is located in Angel town centre and Central Activities Zone.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The development is underway and it is unrealistic to consider a further change would take place on this site therefore not considered deliverable. Site is also overlooked.
AUS5: 94 White Lion Street (BSG House), N1 9PF	643	Intensification of business use	Direct major road	Adjacent buildings are commercial uses on three sides.	Office	The site is in private ownership and contains existing buildings in established use and the site has	Site is small.	Site is located in Angel town centre and Central		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is not deliverable as it has planning permission. Site would also be overlooked.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
						planning permission.		Activities Zone.			
AUS6: Sainsbury's, 31-41 Liverpool Road, N1 0RW	8774	Re-providing retail alongside significant amount of business floorspace.	Direct major road	Residential on two sides at a distance though. Social infrastructure and commercial on other sides.	Retail, car parking and storage.	The site is in private ownership and contains existing buildings in established use which limits this sites availability. Large car park to rear.		Site is located in Angel town centre, Central Activities Zone and the Primary Shopping Area.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is a strategic allocation in the CAZ where office uses are the priority land use and the site will make a significant contribution towards continuing to satisfy existing retail needs and meeting future business floorspace needs in the borough. Site is also in the Primary Shopping Area where it is necessary to retain ground floor retail.
AUS7: 1-7 Torrens Street, EC1V 1NQ	2720	Town centre uses	Direct minor road	Residential on one side at a distance. Significantly overlooked by adjacent commercial on other side.	Industrial units, old Angel station, arts workshop and café	The site is in both public and private ownership and contains existing buildings in established use which also contain essential power and other equipment related to the operation of the London Underground.		Site is located in Angel town centre and Central Activities Zone.	Site essential power and other equipment related to the operation of the London Underground	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be significantly overlooked. Part of the site is undeliverable – the old Angel station building contains essential power and other equipment related to the operation of the London Underground which may not be compatible with a gypsy and traveller site. The rear of the site has possible contamination issues which would need to be addressed. The site is also in the CAZ where other land uses are the priority.
AUS8: 161-169 Essex Road, N1 2SN	2,525	A mix of retail, culture, assembly and leisure and place of worship use are considered suitable within the former Cinema building, with the primary use of the building being retained	Direct minor road	Existing building is significantly overlooked by residential on one side and social and community infrastructure on other side. Car park to rear is overlooked from existing building and from across the street. Also	Former cinema and bingo hall. Temporary permission for use for religious worship purposes has expired.	The site is in private ownership and contains existing buildings in established use which limits this sites availability. Small car park to rear.	Replacement social and community floorspace would need to be considered. Access to rear of former cinema building may reduce space available to rear.	Site is located in Angel town centre.	Grade II* listed building	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The former cinema is a listed building and would not be demolished so is excluded. Any proposal on the car park would have to address impact on setting of the listed building and the car park to rear would also be overlooked from across street and from the existing building. Also small size of site, corner location and exposure from public footpath would be difficult to create acceptable privacy. There is some uncertainty regarding maintaining necessary



Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		as culture or assembly and leisure uses. There is an opportunity to develop the car park in at the rear of the site for residential use		exposed to public footpath and road around site with some additional overlooking from park.							access to the existing building from the car park.
AUS9: 10-14 White Lion Street, N1 9PD	1,321	Intensification of business use	Direct major road	Adjacent buildings are commercial uses on three sides.	Temporary non-residential institution use, previously office	The site is in private ownership, has planning permission and is under construction.		Site is located in Angel town centre and Central Activities Zone.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The development is underway and it is unrealistic to consider a further change would take place on this site so the site is not deliverable. Overlooking is also an issue. The site is also in the CAZ where office use is the priority.
AUS10: 1-9 White Lion Street, N1 9PD	1,588	Intensification of business use	Direct major road	Adjacent buildings are commercial uses on three sides.	Office, light industrial, restaurant and café.	The site is in private ownership, contains existing buildings in established use and has planning permission.		Site is located in Angel town centre and Central Activities Zone.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would not be deliverable as it has planning permission. The site is also in the CAZ where office use is the priority. Site would also be overlooked.
AUS11: Collins Theatre, 13-17 Islington Green, N1 2XN	2,064	Protection of the site's cultural role and bringing the permitted theatre into use	Direct major road	Adjacent buildings are residential uses on three sides.	Site developed for residential, retail and theatre use (not yet operational)	The site is in private ownership and contains existing buildings in established use including residential on upper floors which limits this sites availability.	Amenity issue of air and noise pollution from Essex Road.	Site is located in Angel town centre.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is a basement theatre which needs to be brought into use and above is residential which would not be developed so is not deliverable.
AUS12: Public Carriage Office, 15 Penton Street, N1 9PU	3,495	Mixed-use development for re-provision and intensification of business floorspace with	Direct major road	Adjacent buildings are residential uses on three sides including a tall building.	Offices	The site is in public ownership and contains existing buildings in established use		Site is located in Angel town centre and Central		The level of flood risk is acceptable . See IIA for further	Exclude.  The site would be significantly overlooked by residential tower to the west and is also in the CAZ where office use is the priority.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		an element of residential uses				which limits this sites availability.		Activities Zone.		information.	
AUS13: N1 Centre, Parkfield Street, N1	7,405	Protection and enhancement of the open space with some intensification of retail	Direct major road	Adjacent buildings are commercial and residential uses on four sides.	Retail, leisure, car parking and public space	The site is in private ownership and has planning permission.		Site is located in Angel town centre and the Primary Shopping Area and Central Activities Zone.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  Site is not deliverable as it has planning permission. Also the site would not be deliverable because the allocation is seeking protection of open space with some intensification. Site would be significantly overlooked and also in the Primary Shopping Area /town centre where it is necessary to retain ground floor retail.
AUS14: 46-52 Pentonville Road, N1 9HF	1,010	Intensification of business use if planning permission not brought forward	Direct major road	Adjacent buildings are commercial and residential uses on three sides.	Offices	The site is in private ownership, contains existing buildings in established use and has planning permission.	Amenity issue of air and noise pollution from Pentonville Road would need to be considered.		Site is located in Angel town centre and Central Activities Zone.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is not deliverable as it has planning permission. The site is also an existing office in the CAZ where office use is the priority. Site would also be overlooked.
AUS15: Windsor Street Car Park	698	Residential development for supported living	Direct minor road	Buildings are commercial on one side and adjacent residential on other side with overlooking.	Car park	The site is in public ownership and has planning permission. Site is a car park, there are no practical delivery issues.	Site is small.			The level of flood risk is acceptable . See IIA for further information.	Exclude.  The development is underway and it is unrealistic to consider a further change would take place on this site. There would also be overlooking.
AUS16: Angel Square, EC1V 1NY	3,661	Intensification of office use	Direct major road	Overlooking to rear from commercial buildings. Also a corner site on road junction with commercial buildings on opposite side of junction with some overlooking.	Offices	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from City Road and Pentonville Road junction.	Site is located in Angel town centre and Central Activities Zone.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be overlooked and have environmental amenity issues. The site is also an existing office in the CAZ where office use is the priority.

Table 1.4: Site Allocations: Nag's Head and Holloway

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG	16,015	Retail-led mixed-use development, large quantum of residential use, retention of and improvements to existing retail floorspace	Direct major road	Buildings are commercial on all sides with some residential at upper levels with overlooking varying depending on which part of site is used.	Retail, car park, snooker club and covered market.	The site is in private ownership and site contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from Seven Sisters Road.	Site is located in Nag's Head town centre and the Primary Shopping Area.	The allocation identifies that the site offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) in height.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is in the Primary Shopping Area where it is necessary to retain ground floor retail, the site is also a strategic allocation which makes a significant contribution towards continuing to satisfy existing retail needs and meeting future business floorspace needs and housing needs in the borough.
NH2: 368-376 Holloway Road (Argos and adjoining shops), N7 6PN	1,741	Retail at ground floor level, with business and residential uses above	Direct major road	Corner site on road junction with commercial buildings adjacent on one side. Also a corner site on road junction with commercial buildings on opposite site of junction with some overlooking.	Retail	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from Holloway Road and Tollington Road.	Site is located in Nag's Head town centre and the Primary Shopping Area.	The allocation identifies that the site offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) in height.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be overlooked, have environmental amenity issues and is also in the Primary Shopping Area where it is necessary to retain ground floor retail.
NH3: 443-453 Holloway Road, N7 6LJ	5,861	Intensification of business uses, and commercial uses along Holloway Road. Existing arts/cultural uses should be retained	Direct major road	Buildings are commercial one side and residential uses on other two sides with overlooking.	Arts/cultural uses, business uses	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from Holloway Road.	Site is a Priority Employment Location (PEL).		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be overlooked, have environmental amenity issues and is located in a PEL where business uses are the priority.
NH4: Territorial Army Centre,	6,894	Residential development	Direct major road	Buildings are residential on three sides	Territorial Army Centre	The site is in private ownership, has				The level of flood risk is	Exclude.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
65-69 Parkhurst Road, N7 OLP				residential with overlooking.		planning permission and is under construction.				acceptable . See IIA for further information.	Development is underway and it is unrealistic to consider a further change would take place on this site, therefore not considered deliverable.
NH5: 392A and 394 Camden Road, N7	1,721	Redevelopment to provide mixed-use residential and business use.	Direct major road	Some overlooking from adjacent pub and residential.	Vehicle repair depot in single storey building, meat packing centre and warehouse.	The site is in private ownership, contains existing buildings in established use.	Amenity issue of air and noise pollution from Camden Road.	Site is within a Priority Employment Location (PEL).		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would have some environmental amenity issues and is located in a PEL where business uses are the priority. The two existing uses and ownerships on site are also a factor. Demolition of existing buildings would be necessary and cost of site clearance likely to make the site unviable.
NH6: 11-13 Benwell Road, N7 7BL	1,315	Retention and re-provision of business floorspace; an element of residential may be acceptable.	Direct minor road	Significant overlooking on all sides by both adjacent residential and some commercial.	Vacant warehouse formerly in business use	The site is in private ownership, contains existing buildings in established use which limits this sites availability.				The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be significantly overlooked on all sides by adjacent properties with no possible mitigation from screening or layout. Site is made up of existing commercial buildings, existing yard would be significantly overlooked by these and other buildings.
NH7: Holloway Prison, Parkhurst Road, N7 ONU	39,791	Residential-led development with community uses (including a women's centre building), open space and an energy centre.	Direct major road	Large site with overlooking on three sides from residential, opportunity to locate in centre would reduce overlooking.	Prison	The site is in private ownership and the buildings on the site are vacant.	Amenity issue of air and noise pollution from Camden Road.			The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is a strategic allocation with a live planning application and will make a significant contribution towards meeting the identified need for housing in the borough, in particular affordable housing. There is overlooking from perimeter, and open space is intended for the centre of the site. Overlooking could potentially be mitigated through site design and layout however overall the site is not deliverable because of the strategic allocation and the advanced plans for redevelopment including affordable housing grant funding commitments.
NH8: 457-463 Holloway Road, N7 6LJ	807	Retention and sensitive refurbishment of this locally listed building to provide employment and residential uses	Direct major road	Overlooking from commercial uses to rear and residential uses to side.	Offices	The site is in private ownership and the buildings on site are vacant.	Site is small. Amenity issue of air and noise pollution from Holloway Road.	Site is a Priority Employment Location (PEL)	Locally listed building.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  Site is a designated PEL where business uses are the priority, a locally listed building and identified for refurbishment of the existing use so is therefore not considered deliverable. Site would also be overlooked and have environmental amenity issues.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
NH9: Islington Arts Factory, Parkhurst Road, N7 0SF	1,802	Provision of replacement community floorspace, residential use and an element of office floorspace.	Direct major road	Overlooking from residential, social infrastructure and commercial uses across major road, adjacent to community uses.	Community space, storage	The site is in private ownership. Site contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from Camden Road. Replacement social and community floorspace would need to be considered.	Site is within a Priority Employment Location (PEL).	Grade II listed building and local landmark church. Replacement community use would be necessary.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is located in a PEL where business uses are the priority. Site would also be overlooked, affect a listed building and have environmental amenity issues.
NH10: 45 Hornsey Road, including land and railway arches 1-21 to rear and 252 Holloway Road	5,167	Site suitable for redevelopment for conventional housing; may be also considered as a site suitable for student accommodation . Commercial uses, particularly light industrial uses, should be maintained under the railway arches.	Direct minor road	Overlooking from adjacent Metropolitan University of the end part of site adjacent to the roundabout.	Storage and distribution floorspace	The site is in private ownership and is cleared and part vacant. The landowners intention is to bring the site forward for student accommodation .	Some amenity issues.		The allocation identifies that the site offers opportunity for the development of a local landmark building of up to a height of 12 storeys (37m).	The level of flood risk is acceptable . See IIA for further information.	Exclude.  Much of site along the railway is too narrow to be usable, only the end part would be useable. Exclude the end part because of some overlooking and also impact from the adjacent roundabout as it would be difficult to create acceptable amenity. In addition there is reduced deliverability as the landowners have advanced plans to bring the site forward for student accommodation. The site is also identified as a location for a tall building and the quantum of development will make an important contribution to meeting housing needs in the borough.
NH11: Mamma Roma, 377 Holloway Road, N7 0RN	1,561	Intensification for business use	Direct major road, albeit constrained	Significantly overlooked on two sides by residential and other side by commercial.	Business/storage	The site is in private ownership. Site contains existing buildings in established use which limits this sites availability.	Small site with narrow dimensions. Access maybe limited by height although suitable for vans.	Site is located in Nag's Head town centre and part is in the Primary Shopping Area.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be significantly overlooked, has constrained access and narrow site dimensions and part is in the Primary Shopping Area where it is necessary to retain ground floor retail.
NH12: 379-391 Camden Road and 341-345 Holloway Road	2697	Re-provision and intensification of commercial and residential uses including no net loss of retail floorspace with some	Direct major road	Overlooked on two sides by residential.	Retail, residential, car repairs/garage	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from Camden Park Road.	Part of the site is located in a town centre in the primary	The allocation identifies that the site offers opportunity for the development of a	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site located in the Primary Shopping Area where it is necessary to retain ground floor retail. Site would also be overlooked and have environmental amenity issues.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		intensification of business floorspace.						shopping area.	local landmark building of up to 12 storeys (37m)		
NH13: 166-220 Holloway Road, N7	19,620	Improvements to the internal layout of the site with existing education and related uses to be consolidated and improved. An element of student accommodation maybe considered an acceptable use.	Direct major road	Large site with overlooking on one side from residential and some of the other side by residential. Overlooking from adjacent Metropolitan University buildings on site. Commercial buildings to south also overlook. Existing buildings on site also overlook including existing tower.	Teaching and learning space and associated sports facilities	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from Holloway Road. Replacement social and community floorspace would need to be considered.		The Islington Tall Buildings Study suggests that there is an opportunity to increase the height of the University tower building up to 76m (an increase of approximately 20m) and transform it into a district landmark for London Metropolitan University and the wider area.	The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site allocation is seeking improvement and consolidation of education provision with the landowner seeking to bring forward student accommodation on the site therefore not considered deliverable. The site would also be overlooked by existing building and adjacent buildings.
NH14: 236-250 Holloway Road, N7 6PP and 29 Hornsey Road, N7 7DD	6,189	Improvements to the internal layout of the site with existing education and related uses to be consolidated and improved. An element of student	Direct major road	Large site with overlooking on one side from residential, and from adjacent Metropolitan University buildings. Existing buildings on site also overlook.	Education space	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from Holloway Road. Replacement social and community floorspace would need to be considered.			The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site allocation is seeking improvement and consolidation of education provision with the landowner seeking to bring forward student accommodation on the site therefore not considered deliverable. The site would also be overlooked by existing building and adjacent buildings.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		accommodation maybe considered an acceptable use.									

Table 1.5: Site Allocations: Finsbury Park

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
FP1: City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street, N4	8,661	The site has permission for a large mixed use development (see site allocation for details).	Direct minor road	Site contains tall buildings in commercial and residential use.	Formerly offices, industrial, storage and retail space.	The site is in private ownership, has planning permission which is under construction.	Noise from surrounding railway line and main town centre uses is present.	Site is located in Finsbury Park town centre and the Primary Shopping Area.	Site is already built out and mostly completed.	The level of flood risk is acceptable. See IIA for further information.	Exclude.  The development is underway and it is unrealistic to consider a further change would take place on this site. It is therefore not considered deliverable.
FP2: Morris Place/Wells Terrace (including Clifton House), N4 2AL	3,818	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.	Direct major road	Significantly overlooked by student accommodation to north and residential tall building to the south.	Residential, retail/restaurant and café, yoga studio, and (offices and car wash)	The site is in mixed public and private ownership and contains existing buildings in established use which limits this sites availability.		Site is located in Finsbury Park town centre and the Primary Shopping Area.	The allocation identifies that the site offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) to form part of a Finsbury Park cluster.	The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site is in the Primary Shopping Area where it is necessary to retain ground floor retail. Site would also be significantly overlooked.
FP3: Finsbury Park Station and Island, Seven Sisters Road, N4 2DH	18,732	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	Direct Major roads	Overlooked from north and west.	Finsbury Park Station, retail, restaurants, possibly offices and residential	Network Rail, London Underground Limited and mixed private ownership. Undeliverable-Site is in current active strategic infrastructure use as a transport hub.	Site is significant transport infrastructure. Amenity issue of air and noise pollution from Seven Sisters Road.	Site is located in Finsbury Park town centre and the Primary Shopping Area.	The site allocation identifies that Finsbury Park station has potential to host a district landmark building of up to 25 storeys (76m).	The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site is undeliverable as the main development opportunity is above the station which is clearly not suitable. The island part of the site is in a mix of ownerships and part of Primary Shopping Area where it is necessary to retain ground floor retail.



Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		office floorspace, potentially with an element of residential floorspace.									
FP4: 129-131 & 133 Fonthill Road & 13 Goodwin Street, N4	601	Retail-led mixed use development to complement the specialist shopping function of Fonthill Road	Direct minor road access	Significantly overlooked by adjacent tall building immediately to the east. Also noted that there will be future tall buildings overlooking the site.	Retail, restaurant	The site is in private ownership and contains existing buildings in established use which limits this sites availability.		Site is located in Finsbury Park town centre, the Primary Shopping Area and Specialist Shopping Area.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site would be significantly overlooked and also in the Primary Shopping Area where it is necessary to retain ground floor retail.
FP5: Conservative Club, 1 Prah Road, N4 2RA	476	Residential	Minor road access	Overlooking by block of flats to the west and to rear by rear of adjacent terraces on Rock Street.	Sui Generis main town centre use (private members club)	The site is in private ownership and building is vacant.	Site is small.	Site is within Finsbury Park Town Centre.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site would be overlooked by block of flats to the west and to rear by adjacent terraces on Rock Street with no possible mitigation. Demolition of existing buildings would be necessary and cost of site clearance likely to make the site unviable.
FP6: Cyma Service Station, 201A Seven Sisters Road, N4 3NG	374	Redevelopment of the site to provide office floorspace across the whole site.	Direct major road access (A503)	Overlooked from adjacent three storey development to the rear.	Vacant former petrol station (Sui Generis)	The site is in private ownership and cleared of buildings.	Site is small. Amenity issue of air and noise pollution from Seven Sisters Road.	Site is located in Finsbury Park town centre and the Primary Shopping Area.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site would be overlooked, have environmental amenity issues and is also in the Primary Shopping Area where it is necessary to retain ground floor retail.
FP7: Holloway Police Station, 284 Hornsey Road, N7 7QY	1,297	Redevelopment of the police station for residential-led mixed use development, with office/ workspace uses	Direct major road access (A103)	Some overlooking by adjacent flats to the east and south.	Police Station (sui generis)	The site is in public ownership and contains vacant buildings.	Amenity issue of air and noise pollution from Hornsey Road.			The level of flood risk is acceptable. See IIA for further information.	Exclude.  One scenario would be to use the car park for Gypsy and Traveller pitches and convert the existing building to residential. Potential pitches using the car park would be significantly overlooked both by the police station building and the adjacent buildings

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		on the ground floor.									<p>to the east and south and so is not considered acceptable.</p> <p>The second scenario would be to demolish the existing building and just accommodate Gypsy and Travellers on the whole site. This would be unviable.</p> <p>The third scenario would be redevelopment to accommodate conventional housing and gypsy and traveller pitches. It would be very challenging to accommodate a residential scheme which provided satisfactory amenity for a gypsy and traveller accommodation, alongside good quality conventional residential accommodation which also needs private outdoor space and to deliver the required proportion of affordable housing. To accommodate both uses, it would inevitably mean reducing the quantum of conventional housing capacity very significantly. Further, it is likely that trying to deliver both would jeopardise the development of the site completely and deliver neither, mothballing the site longer term.</p> <p>As a result this would significantly reduce (note the estimated housing capacity for the site is 45 units) the important contribution that this site makes towards meeting housing need in the borough. Therefore, this scenario has also been excluded.</p> <p>It should also be noted that the site forms part of the wider metropolitan police disposal programme of 16 sites expected to deliver capital receipts estimated at between £79.9 million and £102.7 million<sup>6</sup>.</p> <p>Overall the site is not considered deliverable.</p>
FP8: 113-119 Fonthill Road, N4 3HH	737sqm	Retention of retail floorspace and provision of a significant amount of	Direct minor road access	New build tall buildings overlooking to the east over car park. Mixed	Retail and office	The site is in private ownership and contains existing	Site sits within a Specialist Shopping Area and busy	Site is located in Finsbury Park	The site allocation identifies that the site offers	The level of flood risk is acceptable. See IIA for	<p>Exclude.</p> <p>The site would be overlooked and in the Primary Shopping Area where it is necessary to retain ground floor retail.</p>

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Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		business floorspace on upper floors.		use buildings to north also overlook.		buildings in established use which limits this sites availability.	pedestrian street.	town centre, the Primary Shopping Area and Specialist Shopping Area.	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.	further information.	
FP9: 233 Seven Sisters Road, N4 2DA	1,840 sqm	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.	Direct major road access	Significantly overlooked by adjacent tall building to the north.	Community use, retail and offices	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Adjacent to the railway line causing amenity impacts to north and air and noise pollution from Seven Sisters Road.	Site is located in Finsbury Park town centre, the Primary Shopping Area and Specialist Shopping Area.	The allocation identifies that the site offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) in height.	The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site would be significantly overlooked and also in the Primary Shopping Area where it is necessary to retain ground floor retail.
FP10: 139-149 Fonthill Road, N4 3HF  (formerly referenced FP11)	1261 sqm	Site has permission P2019/2563/FUL and is allocated for Commercial led mixed-use development, to include retail and office floorspace with an element of residential.	Direct minor road access	Significantly overlooked by adjacent tall building to the east and from future surrounding tall building site allocations.	Retail, financial/professional services, offices	The site is in private ownership, contains existing buildings in established use and has planning permission.		Site is located in Finsbury Park town centre, the Primary Shopping Area and Specialist		The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site is not considered deliverable as it has planning permission. The site would be significantly overlooked and also in the Primary Shopping Area where it is necessary to retain ground floor retail.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
								Shopping Area.			
FP11: 179-199 Hornsey Road, N7 9RA  (formerly referenced FP12)	1130 sqm	Residential-led development including with an element community use.	Direct road access	Site is overlooked to the west from rear of terrace.	Vacant but most recently used for construction skills training	The site is in private ownership, contains existing buildings in established use and has planning permission.			Site has some character and interest.	The level of flood risk is acceptable. See IIA for further information.	Exclude.  The development is underway and it is unrealistic to consider a further change would take place on this site. It is therefore not considered deliverable.
FP12: Tesco, 103-115 Stroud Green Road, N4 3PX  (formerly referenced FP13)	3,541	Re-provision of retail floorspace and health facility uses with scope for residential development above.	Direct major road access	Overlooked on two sides and less so on a third side by residential, terrace and a block of flats.	Retail	The site is in private ownership, contains existing buildings in established use which limits this sites availability.	The site is next to a busy road and retaining the retail use would be expected.	Site is within Finsbury Park Town Centre		The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site would be overlooked and re-provision of retail floorspace is expected by the site allocation.
FP13: Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7  (formerly referenced FP14)	1049 73sq m	Redevelopment for residential uses (including family housing), retail, business and community floorspace including affordable workspace. Public realm improvements should also be provided.	Access from major and minor roads	The surrounding residential terraces and blocks have varying degrees of overlooking some minor across streets and some significant where its adjacent. Development on the site would be significantly overlooked on most sides by the existing blocks.	Residential, garages, estate parking and estate open spaces	The site is owned by the council, contains existing buildings in established use which has planning permission and has started construction.	The site is an existing densely developed estate. Policy constraint of development of open space. Amenity issue of air and noise pollution from Seven Sisters Road			The level of flood risk is acceptable. See IIA for further information.	Exclude.  The development is underway and it is unrealistic to consider a further change would take place on this site. It is therefore not considered deliverable.
FP14: 216-220 Seven	499sqm	Office/business-led development	Major road access	More overlooking to the rear of the	Temporary storage	The site is in private ownership and	Site is a small corner site which suffers	Site is located in		The level of flood risk is acceptable.	Exclude.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
Sisters Road, N4 3NX  (formerly referenced FP15)		with retail at ground floor level.		site by adjacent terraced houses to the west and to south west across the street.		is cleared and used for temporary storage.	from amenity issue of air and noise pollution from Seven Sisters Road.	Finsbury Park town centre and the Primary Shopping Area.		See IIA for further information.	The site would be overlooked and have environmental amenity issues. To mitigate the increased overlooking at the rear of the site the pitches would need to be adjacent to the busy major road and related noise and air pollution which would impact amenity. Less flexibility on layout because of the small site size. Also the site is in the Primary Shopping Area where it is necessary to retain ground floor retail.

Table 1.6: Site Allocations: Archway

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
ARCH1: Vorley Road/ Archway Bus Station, N19	2,632	Residential led development with social and community infrastructure uses. There may also be potential for an element of business floorspace including affordable workspace and space suitable for SMEs	Minor road access	Significant overlooking from the east from the hotel, a tall building.	Bus station (Sui Generis)	The site is council owned and former bus station which is cleared for development.		Site is located in Archway town centre and a small part is in the Primary Shopping Area.	The allocation identifies that the site has potential to accommodate a local landmark building of up to 15 storeys (46m).	The level of flood risk is acceptable . See IIA for further information.	Exclude.  A large portion of the site would be significantly overlooked with no possible mitigation. A small portion of the site adjacent to the leisure centre is not overlooked however exposure from public footpath would be difficult to create acceptable privacy in a town centre location. The site is also identified as a location for a tall building and the quantum of development will make an important contribution to meeting housing needs in the borough. A planning application has been submitted for residential development with social and community infrastructure.
ARCH2: 4-10 Junction Road (buildings adjacent to Archway Underground Station), N19 5RQ	663sqm	Intensification of business use with retail on the ground floor	Direct major road access	Significant overlooking from adjacent tall building to west and building to north.	Retail and office	The site is in public ownership and contains existing buildings in established use which limits this sites availability.	Site is located in the retail core of Archway Town Centre. Amenity issue of air and noise pollution from Junction Road.	Site is located in Archway town centre and the Primary Shopping Area.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be significantly overlooked and in the Primary Shopping Area where it is necessary to retain ground floor retail.
ARCH3: Archway Central Methodist Hall, Archway Close, N19 3TD	782	Refurbishment/ redevelopment to provide a mixed use development including offices and retail.	No clearly available access off major road.	Significant overlooking to the west from adjacent rear of terraces in mixed residential and commercial use.	Methodist church hall, vacant	The site is in various private and public ownership and contains existing buildings which are vacant.	Site does not have a clearly available access from the road, a red route. Site also suffers from amenity issue of air and noise pollution from surrounding road junction.		Locally listed building. Conservation Area. Site is located in Archway town centre and the Primary Shopping Area.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site has no clearly available access to road and also in the Primary Shopping Area where ground floor retail uses are acceptable. Site is also a locally listed building and identified for sensitive restoration and refurbishment so is not considered deliverable. Also would be significantly overlooked.
ARCH4: Whittington Hospital Ancillary Buildings, N19	11,628	Provision of health uses with an element of residential development.	Direct minor road access	Significant overlooking from adjacent hospital buildings to the south and a	Hospital ancillary buildings plus staff accommodation	The site is in various public ownership and contains existing buildings in	Replacement social and community floorspace would need to be considered.		Grade II listed building on the site.	The level of flood risk is acceptable . See IIA for further	Exclude.  There are a number of reasons. Two parts of the site are being developed and therefore not considered deliverable. The Grade II listed building on the site restricts

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
				small part of the north of the site overlooked by residential. Existing staff accommodation on site also overlooks.		established use which limits this sites availability. Two parts of site are under construction for new hospital buildings and a temporary training facility therefore these parts are not considered deliverable.				information.	development of that portion. The rest of site is overlooked by existing staff accommodation and the rest of hospital to the south. The site is also a strategic allocation which makes a significant contribution towards meeting health needs.
ARCH5: Archway Campus, Highgate Hill, N19	14,702	Residential-led development, with some commercial and community and social infrastructure uses. Active frontages are sought on the southern part of the site and elsewhere, where appropriate, where it can make a contribution to the public realm.	Direct major road access	Overlooked from some of the north of site by adjacent residential. Internally there is significant overlooking within the site with retention of the locally listed building.	Site currently vacant, formerly used by University College London/Whittington Health NHS Trust	The site is in public ownership and contains existing buildings which are vacant.	Bounded by two major roads, environmental amenity would need to be considered.		Locally listed building.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The locally listed building would be retained and this restricts development of a significant portion of the land, in particular to the south of the site. The retention of the locally listed buildings means that significant overlooking would exist across much of rest of site. Most of the site would be overlooked by the existing building of heritage value which is quite substantial in height. Placing Gypsy and Traveller accommodation in the north west corner where it is anticipated the existing building would be demolished, would still have significant overlooking by existing buildings north of the site boundary as well as new housing within the site boundary. Gypsy and Traveller accommodation could not be located to the southern part of the site because it is anticipated that the southern part of the site which is adjacent to the town centre would accommodate a large quantum of additional accommodation in high density development. The site is a strategic allocation which makes a significant contribution towards meeting the housing needs in the borough (note the estimated housing capacity for the site is 320 units).
ARCH6: Job Centre, 1 Elthorne Road, N19 4AL	3,340	Mixed-use development, including provision of SME workspace, and residential use	Minor road access	Overlooked by adjacent residential and commercial buildings to the north, east and west.	Job Centre (now vacant)	The site is in private ownership and contains existing buildings which are vacant.		Site is located in Archway town centre.		The level of flood risk is acceptable . See IIA for further	Exclude.  One scenario would be to create pitches at the back of the existing building, but it would not be possible to create adequate access to

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
										information.	<p>this area, which is also overlooked. This scenario was dismissed.</p> <p>The second scenario would be to demolish the site and accommodate Gypsy and Travellers on the whole site; the cost of demolition and site clearance in this scenario would be unviable.</p> <p>The third scenario would be redevelopment to accommodate conventional housing, business space and gypsy and traveller pitches. It would be very challenging to accommodate a residential scheme which provided satisfactory amenity for a gypsy and traveller accommodation, alongside good quality conventional residential accommodation and business space which also needs private outdoor space and to deliver the required proportion of affordable housing. The site constraints mean that there would be overlooking from the east and west along the site boundaries, which would be difficult to mitigate whilst also making efficient use of the site to provide for business/residential use, whilst to the north of the site access would be an issue. It is likely that such a scheme would not be deliverable.</p> <p>(Note the estimated capacity for this town centre site is 30 homes and 1800 sqm of business floorspace)</p> <p>Overall the site is not considered deliverable.</p>
ARCH7: 207A Junction Road, N19 5QA  (New reference GT1)	1,028	Residential development with potential to re-provide the existing D2 use.	Major Road access	Overlooked by residential on the north-west side and to a much lesser degree from the north.	Martial arts centre (D2)	The site is in public ownership and contains existing buildings which are in established use as a community facility. The landowner has made clear their support for the	Replacement social and community floorspace would need to be considered. Bounded by railway, environmental amenity would need to be considered.			The level of flood risk is acceptable. See IIA for further information.	<p>Take forward.</p> <p>On balance the site should be considered further. Whilst there is overlooking there is sufficient space on site to create separation and screening for gypsy and traveller use. Also site is allocated for residential use, modification to the allocation would mean a different type of housing. The scenario of accommodating both the current use and Gypsy and Traveller accommodation on site was discounted due to the difficulties of creating separate access, and the shared</p>



Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
						allocation for the redevelopment of the site for housing and approach for re-provision of the community use. Current lease expires in 2026.					access is considered not appropriate due to the conflicts this would create between users of the site. The existing community use will need to be re-provided within the local area.
ARCH7: Brookstone House, 4-6 Elthorne Road, N19 4AJ  (formerly referenced ARCH8)	2,520	Provision/intensification of business floorspace through the reconfiguration of existing buildings and/or the construction of new buildings/extensions to accommodate additional business floorspace.	Minor road access	Significantly overlooked to the south from rear of residential terrace and overlooked to the west by commercial.	Office and warehouse	The site is in private ownership and contains existing buildings which are in established use which limits this sites availability. Car park is available for development.		Site is located in Archway town centre.	Locally listed.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The deliverable part of the site, the car park, would be significantly overlooked with no possible mitigation given the existing building on the site and the adjacent block of flats on St John's Villas.
ARCH8: 724 Holloway Road, N19 3JD  (formerly referenced ARCH9)	774sqm	Office led development with main town centre uses at ground floor level.	Minor road access	Because of shape of site would be significantly overlooked by adjacent residential to the west and north.	Offices and warehousing	The site is in private ownership and contains existing buildings in established use which have planning permission.		Site is located in Archway town centre.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The development is underway and it is unrealistic to consider a further change would take place on this site. It is therefore not considered deliverable. Site is also significantly overlooked.
ARCH9: Elthorne Estate, Archway, N19 4AG  (formerly referenced ARCH10)	1764sqm	Residential development and new community centre with associated public realm improvements.	Minor road access	Southern site significantly overlooked on three sides by adjacent residential and school top the north. Northern site less overlooked by residential and	Sports pitch, community facility	The site is owned by the council and contains existing buildings in established use which have planning permission and	Replacement social and community floorspace would need to be considered.			The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is being developed and therefore not considered deliverable.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
				screened by foliage.		are under construction.					
ARCH10: Dwell House, 619-639 Holloway Road, N19 5SS  (formerly referenced ARCH11)	2578 sqm	Mixed-use residential/busin ess/retail uses.	Major road access	Significant overlooking on three sides including eight storey block to south.	Retail, residential, education (vacant language school), car parking	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from Holloway Road.	Site is within Archwa y Town Centre		The level of flood risk is acceptable . See IIA for further informatio n.	Exclude.  The cost of demolition and site clearance likely to make site unviable. The opportunity on the existing car parking to the rear of the site would be significantly overlooked with no possibility of mitigation.
ARCH11: 798-804 Holloway Road, N19 3JH  (formerly referenced ARCH12)	451s qm	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.	Major road access	Significantly overlooked from west and north by residential.	Retail	The site is in private ownership and contains existing buildings in established use which have planning permission and are under construction.	The site is a corner site and suffers from noise and pollution from Holloway Road.	Site is located in Archwa y town centre and the Primary Shoppin g Area.		The level of flood risk is acceptable . See IIA for further informatio n.	Exclude.  The site is being developed and therefore not considered deliverable.

Table 1.7: Site Allocations: Highbury Corner and Lower Holloway

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
HC1: 12, 16-18 and 24 Highbury Corner, N5 1RA	714sqm	Commercial-led development with re-provision of a music venue; the re-provided 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.	Major or minor road access	Minor overlooking from existing mixed use residential terrace five storey across Holloway Road.	Restaurant, the Garage music venue and disused Highbury & Islington Station entrance	The site is in both public and private ownership and contains existing buildings partly in established use. Includes disused Highbury and Islington station entrance which would need to be retained to deliver step-free access.	High levels of air and noise pollution from Holloway Road. Replacement social and community floorspace would need to be provided in line with policy for existing music venue.	Site is within a Priority Employment Location.	Very busy pedestrian area and part of Lower Holloway Local Shopping Area.	The level of flood risk is acceptable. See IIA for further information.	Exclude.  Various reasons; it is not possible to demolish the former ticket hall which would constrain the site to use of the music venue which would need replacement. Also location has high levels of air and noise pollution from Holloway Road and a busy pedestrian area so privacy and amenity also an issue.
HC2: Spring House, 6-38 Holloway Road, N7 8JL	2258	Intensification for commercial/higher education uses.	Access off major road, no existing access. Red route may have restrictions.	Some overlooking from rear of existing residential terraces to the east.	Education	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Replacement social and community floorspace would need to be provided in line with policy. Site is adjacent to major road experiencing high levels of noise and air pollution.	Site is within a Priority Employment Location.	In close proximity to Conservation Areas and listed buildings.	The level of flood risk is acceptable. See IIA for further information.	Exclude.  Various reasons. The site allocation is for intensification rather than redevelopment so is considered not deliverable, location has high levels of air and noise pollution from Holloway Road and a busy pedestrian area so privacy also an issue.
HC3: Highbury and Islington Station, Holloway Road, N5 1RA	1879 3sqm	Redevelopment of existing buildings, with potential to deck over the existing railway lines and build above the tracks. See allocation for further info	Major and minor road access	Some overlooking from existing residential to north.	Predominantly vacant land adjacent to and over the railway. Highbury and Islington station, retail and leisure uses including public house	The site is in public ownership and is in current active use as strategic infrastructure use as a station.	Development of decking would require high value land use.	Site is part within a Priority Employment Location.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  The existing use of site as transport infrastructure rules site out, also decking over existing railway would require higher value land use and site is a designated PEL where business uses are the priority.
HC4: Dixon Clark Court, Canonbury Road, N1 2UR	5076 sqm	Additional housing, community space and	Minor road access	Significant overlooking from existing tall building on the site.	Residential, with associated amenity and car parking space	The site is owned by the council and contains existing	Amenity issue of air and noise pollution from Highbury Corner junction.			The level of flood risk is acceptable. See IIA	Exclude.  The site is being developed and therefore not considered deliverable.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		public realm improvements.				buildings in established use which has planning permission and has started construction.				for further information.	
HC5: 2 Holloway Road, N7 8JL and 4 Highbury Crescent, London, N5 1RN	986	Mixed use commercial and residential redevelopment. Retail frontage onto Holloway to be retained. Any proposal should include business floorspace.	Major and minor road access	Site is significantly overlooked by adjacent six storey residential block to the west.	Retail and residential	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	High levels of noise and air pollution from Holloway Road.	Site is within a Priority Employment Location.	Part of Lower Holloway Local Shopping Area.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is in a designated PEL where business uses are the priority. Would also be significantly overlooked.
HC6: Land adjacent to 40-44 Holloway Road, N7 8JL	250	Business-led development in line with Priority Employment Location designation.	Existing major road access	Site is overlooked to the rear by adjacent building.	Vacant land	The site is in private ownership and is a cleared and vacant plot.	Site is small and with environmental issues given proximity to Holloway Road.	Site within a Priority Employment Location.	Grade II listed buildings to rear of site.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  A number of factors combine to exclude the site. The site is in a designated PEL where business uses are the priority. To mitigate environmental amenity the site accommodation would need to be to the rear where it would be more overlooked by the adjacent building. The site size prevents an alternative layout.

Table 1.8: Site Allocations: Other important sites

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
OIS1: Leroy House, 436 Essex Road, N1 3QP	1,776	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.	Direct major road	Significantly overlooked by the residential building to the south of the site.	Offices, studios, workshops, meeting/ event space.	The site is in private ownership, contains existing buildings in established use and has planning permission.	Site has planning permission which accords with the area's priority employment designation. Amenity issue of air and noise pollution from Balls Pond Road.	Site is within a Priority Employment Location (PEL).		The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site has planning permission to extend to accommodate additional office, workshop and studio space so is not considered deliverable. The site would also be significantly overlooked on one side.
OIS2: The Ivories, 6-8 Northampton Street, N1 2HY	1,556	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.	Direct minor road	Significant overlooking by residential buildings adjacent to the site on two sides.	Offices/studios	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Site is in established business use in a location where employment uses are prioritised.	Site is within a Priority Employment Location (PEL).		The level of flood risk is acceptable. See IIA for further information.	Exclude.  Site is a designated PEL where business uses are the priority so should be excluded. The site would be significantly overlooked on more than one side. Site is also identified for refurbishment and intensification of the existing use so is therefore not considered deliverable.
OIS3: Belgravia Workshops, 157-163 Marlborough Road, N19 4NF	1,943	Refurbishment of business space for small/medium sized enterprises. There may be some scope for intensification of business space, to provide	Direct minor	Site overlooked on three sides, significantly to the south and east.	Studios/ workshops	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Site is in established business use in a location where employment uses are prioritised.	Site is within a Priority Employment Location (PEL).		The level of flood risk is acceptable. See IIA for further information.	Exclude.  Site is a designated PEL where business uses are the priority so should be excluded. The site would be significantly overlooked on more than one side. Site is also identified for refurbishment and intensification of existing use so is therefore not considered deliverable.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		improved quality and quantity of spaces for small/medium sized enterprises.									
OIS4: The BT Telephone Exchange, Kingsland Green	3,783	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.	Direct minor	Site overlooked on all sides, with houses to the north of the site boundary in particularly close proximity to the existing building on the site.	Some of the building is in use as a telephone exchange, with the rest vacant.	The site is in private ownership. Although some of the existing building on the site is vacant, the rest continues to be used as a telephone exchange.		Site is within a Priority Employment Location (PEL).		The level of flood risk is acceptable. See IIA for further information.	Exclude.  Site is a designated PEL where business uses are the priority so should be excluded. The site would be significantly overlooked on more than one side.
OIS5: Bush Industrial Estate, Station Road, N19 5UN	33,907	Retention and intensification for industrial uses. Co-location of office and/or research and development uses will be permitted where there is an intensification of industrial use on the site and it can be demonstrated that the continued industrial function of the LSIS would remain.	Direct minor	As only a portion of the site would be needed, development may be overlooked by industrial buildings on the site. Also, the adjacent ten storey student accommodation would overlook any development in that portion of the site.	Warehousing.	In private ownership. The site is in established industrial use which limits this sites availability.	Site is large so only a portion would be needed. Depending on the location within the LSIS and adjacent to the railway lines would need to consider amenity of any future residential occupiers in terms of amenity both from the railway and the existing users of the site.	Site is within the designated Station Road Locally Significant Industrial Site.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  On basis that the site is designated Locally Significant Industrial Site and this land use is a priority land use which cannot be mitigated through provision elsewhere in the borough. As a designated industrial site residential use can compromise their operation and viability and create implications for industrial users of the LSIS through the agent of change principle. The compatibility of residential uses in industrial areas is also a consideration in relation to amenity, for example noise and transport related impacts of industrial operations.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		Proposals should be in line with policies B2-B4 and SP3.									
OIS6: 100 Hornsey Road, N7 7NG	1,586	Residential redevelopment with open space and public realm improvements.	Direct major	The site is significantly overlooked by adjacent high and low rise residential blocks.	The site was formerly a children's nursery.	Site owned by a housing association and is a cleared and vacant plot. A planning application for 30 flats on the site has been approved by the planning committee.				The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site has planning permission for additional housing so is not deliverable. Also would be significantly overlooked on more than one side and by tower blocks.
OIS7: Highbury Delivery Office, 2 Hamilton Lane, N5 1SW	1,447	Retention and re-provision of business floorspace, an element of residential use may be acceptable.	Direct minor	The site is overlooked and surrounded by largely adjacent residential development.	Vacant Sui Generis delivery office.	The site is in private ownership, former commercial building (albeit currently vacant) and allocated for business uses.			Conservation Area	The level of flood risk is acceptable. See IIA for further information.	Exclude.  In scenario one the use of the car park for pitches would not be suitable as the site would be overlooked on multiple sides with little existing vegetation available to screen. Residential terraces surround the site and the existing yard space is more overlooked than other parts of the site. The yard space is not considered suitable for pitches. This scenario was therefore discounted.  A second scenario with the demolition of the current buildings on the site and the sole use of the site for Gypsy and Traveller accommodation would not be viable.  In a third scenario enabling development would be required on the existing car park to take forward any development of this site. Demolition of the existing building would be necessary and placing gypsy and traveller pitches where the existing building is would still be overlooked, to a lesser extent. Mixed use development on this tight backland site would need to share the same access to the site and there would be too much conflict which could not be resolved. Overall given a combination of factors, such as overlooking and difficulties of shared access for a mixed use development this option has also been excluded.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
											Overall the site is not considered deliverable.
OIS8: Legard Works, 17a Legard Road, N5 1DE	909	Retention and re-provision of business floorspace, and potential for limited intensification of business use.	Direct minor road access which appears considerably constrained and would need to be resolved to be suitable.	The site is surrounded by largely adjacent residential development resulting in significant overlooking.	Workshop, offices and storage	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	This is a constrained site where access would be an issue.			The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be significantly overlooked on more than one side and has constrained access. Site may also deliver intensification rather than development.
OIS9: Highbury Quadrant Congregational Church	2,764	Re-provision of the Church and community space alongside residential development, including affordable housing. Landscaping and public realm improvements should be provided. Improvements to pedestrian access to the site are also important given its 'island' location.	Direct minor	Given its island location, the site is not significantly overlooked.	Place of worship and community space	The site is in private ownership and has planning permission for the development of a new church and community space and 39 residential units.	The site has an established use and planning permission to effect improvements that will secure the continuation of that use. The site allocation requires the reprovision of social and community infrastructure.			The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site has planning permission for additional housing floorspace and replacement social infrastructure so is not deliverable.
OIS10: 500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH	1,950	Mixed use office and residential development.	Direct minor	Part of the site is significantly overlooked by adjacent low rise commercial and residential buildings.	Light industrial	The site is in private ownership and has planning permission for the development of 16 dwellings and 2,215sqm	Amenity issue of air and noise pollution from Hornsey Road.	The site is within a Priority Employment Location.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site has planning permission for additional housing and business floorspace so is not deliverable. Site would be overlooked on one side.



Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
						commercial floorspace.					
OIS11: Park View Estate, Collins Road, N5	17,795	Residential development including the provision/improvement of residential amenity space, community floorspace; and public realm improvements.	Direct minor	Any development on the site would be significantly overlooked by the existing residential blocks.	Housing estate, Sui Generis (pram sheds and garages)	Site owned by the council and has planning permission for the development of new homes which is under construction.	Policy constraint of development of open space on housing estates.			The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site is being developed and therefore not considered deliverable.
OIS12: New Orleans Estate	24,058	Additional residential development including the provision of genuinely affordable housing. Relocation and re-provision of the existing multi-use games area and community building. Improvements to play space, amenity space and landscaping across the estate.	Direct minor road	Development on the site would be significantly overlooked on all sides by the estate's existing residential blocks and the residential blocks of Hornsey Rise Estate.	Housing estate	Site owned by the council and contains existing buildings in established use, housing estate open space which limits this sites availability.	Policy constraint on development of open space on housing estates and play facilities. Amenity issue of air and noise pollution from Hornsey Rise.		Re-provision of MUGA and community building identified in the site allocation	The level of flood risk is acceptable. See IIA for further information.	Exclude.  Any development on the site would be significantly overlooked and subject to policy constraint of development of open space on housing estates. The large area of open space has constricted access and is overlooked significantly on at least one side. The MUGA adjacent to Hornsey Rise would require replacement in line with social and community infrastructure policy.
OIS13: Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB  NEW SITE REF: GT3	1,874 (GT3 1,162)	Re-provision of the community centre. Residential development may be acceptable on the Ronalds Road frontage.	Direct minor	Whilst the rear of this site where the new community centre is located is significantly overlooked by adjacent houses and low-rise blocks of flats on two sides the front part of the site	Community centre use to the rear of the site (now completed).	The site is owned by the council and part of the site to the rear has already been developed to provide a new community centre. The Ronalds Road frontage is a car park. Two portacabins in the car park are	The Ronalds Road frontage is overlooked on one side. The air quality from the railway need to be considered.			The level of flood risk is acceptable. See IIA for further information.	Take forward.  The site is overlooked on one side from residential properties. The implementation of the community centre access road would move the boundary of the gypsy and traveller site further away from the residential properties to the east from which there is overlooking reducing the overlooking. The front part of the site is available and could be combined with the additional adjacent vacant land to create a more flexible site.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
				is only overlooked on one side from the rear of terraced houses. The other side of the front part of the site is adjacent to open space SINC and a piece of vacant land and not overlooked.		currently used for a food bank. Adjacent to the site at the front is further cleared and vacant land.					
OIS13: 17-23 Beaumont Rise, N19 3AA	1,609	New housing including supported living accommodation with provision of staff facilities, private and communal amenity space and communal rooms.	Direct minor	Low rise single storey buildings to the rear resulting in no overlooking.	Vacant council building	Site owned by the council and has planning permission for the development of new homes including supported living accommodation which is under construction.				The level of flood risk is acceptable . Please see IIA for further information.	Exclude.  The site is being developed and therefore not considered deliverable.
OIS14: Athenaeum Court, 94 Highbury New Park, N5 2DN  (formerly referenced OIS15)	1,070	Infill residential development.	Direct minor	Any development on the site would be significantly overlooked by the existing residential blocks.	Housing estate	Site owned by the council and contains existing buildings in established use, housing estate open space which limits this sites availability.	Policy constraint of development of open space on housing estates.			The level of flood risk is acceptable . Please see IIA for further information.	Exclude.  The site would be significantly overlooked on more than one side and opportunities are restricted on parts of the site by policy constraint of development of open space on housing estates.  More detailed opportunities analysed on this estate - see table 1.10 and references SS11, SS21 and SS30.
OIS15: Harvist Estate Car Park, N7 7NJ  (formerly referenced OIS16)	31,879	Residential development with associated amenity space and improvements to the public realm.	Direct major	Any development on the site would be significantly overlooked by the existing medium and high-rise residential blocks on the estate.	Housing estate	Site owned by the council and contains existing buildings in established use and has planning permission for the construction of 24 new dwellings.				The level of flood risk is acceptable . Please see IIA for further information.	Exclude.  The site has planning permission for additional housing so is not deliverable.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
OIS16: Hathersage and Besant Courts, Newington Green, N1 4RF  (formerly referenced OIS17)	6,942	New housing, play space, open space and improvements to communal facilities and landscaping.	Direct major	Any development on the site would be significantly overlooked by the existing residential blocks on the estate.	Housing estate	Site owned by the council and contains existing buildings in established use and has planning permission for the construction of 45 new dwellings. Amenity issue of air and noise pollution from Newington Green Road.				The level of flood risk is acceptable . Please see IIA for further information.	Exclude.  The site has planning permission for additional housing so is not deliverable. Also would be significantly overlooked by the existing residential blocks on the estate
OIS17: Wedmore Estate Car Park, N19 4NU  (formerly referenced OIS18)	8,296	Residential development.	Direct minor	Any development on the site would be significantly overlooked by the existing residential blocks on the estate.	Housing estate	Site owned by the council and contains existing buildings in established use and has planning permission for the development of 19 new dwellings. This construction is underway.				The level of flood risk is acceptable . Please see IIA for further information.	Exclude.  The site is being developed and therefore not considered deliverable.
OIS18: 25-27 Horsell Road, N5 1XL  (formerly referenced OIS19)	814	The site has planning permission for mixed use development including residential uses and reconfigured office use. Should the site be subject to further amendments or new applications, intensification of	None	The site is significantly overlooked to the rear and abuts a row of houses on Horsell Road.	Office floorspace	The site is in private ownership. Site contains existing buildings in established use. It has planning permission to convert some of the building into residential use with office use retained at basement, ground and first floor levels.	This is a constrained site that does not appear to be accessible to cars or larger vehicles.			The level of flood risk is acceptable . Please see IIA for further information.	Exclude.  The site currently has no direct access to the site. The site is not deliverable as it has planning permission for additional residential and business floorspace.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		business floorspace should be prioritised.									
OIS19: Vernon Square, Penton Rise, WC1X 9EW  (formerly referenced OIS20)	3,840	Refurbishment/ redevelopment for business-led development. Loss of social infrastructure subject to Policy SC1.	Direct major	There are a number of buildings in close proximity to the existing buildings on the site with significant overlooking from the north and east.	Formerly used by SOAS, currently accommodating the Courtauld Institute of Art.	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	The site contains existing buildings in established use and is in a designated priority employment location. Replacement social and community floorspace would need to be considered.	The site is in the CAZ and a Priority Employment Location (PEL).		The level of flood risk is acceptable . Please see IIA for further information.	Exclude.  Site is located in the CAZ and a Priority Employment Location (PEL) where business uses are priority. Site would also be significantly overlooked on more than one side.
OIS20: Former railway sidings adjacent to and potentially including Caledonian Road Station  (formerly referenced OIS21)	1103	Residential-led, mixed use development including the introduction of retail uses at ground level. The station must be retained and protected.	No direct access, the level change to the undeveloped part of the site maybe problematic.	Part of the site is railway sidings, whilst the Caledonian Road Station part of the site abuts the student accommodation at 465-465a Caledonian Road. There is a mid-rise building opposite the site on Caledonian Road but the overlooking is lessened by the road. The SINC part of the site would be overlooked by any future tall building built above the station.	London Underground Station and former railway sidings	The site is owned by London Underground Ltd and is in use as strategic infrastructure.	Part of the site is designated SINC borough grade I. The impact of the railway lines and air and noise pollution from Caledonian Road would need to be considered. Access issues would need to be overcome.	Partially within the Caledonian Road (Cottage Road) Local Shopping Area	Caledonian Road Station is Grade II listed and any development on the site must consider the potential heritage impacts. The site allocation suggests that air rights above the Grade II listed station could be utilised to accommodate a special local	The level of flood risk is acceptable . Please see IIA for further information.	Exclude.  The station is in active use and a listed building so is excluded. The adjacent land should also be excluded because it has no existing direct access from the road. Although there may be potential be create site access the adjacent land is also a designated SINC borough grade I and would be significantly overlooked by any future tall building built over the station.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
									landmark building up to a height of 12 storeys (37m).		
OIS21: 114 Balls Pond Road and 1 King Henry's Walk, N1 4NL  (formerly referenced OIS22)	3048	Residential development.	Direct minor	There is more significant overlooking to the northern portion of the site from adjacent low rise residential blocks of flats. The southern portion of the site is less overlooked.	Electricity substation	The site is owned by UK Power Networks. The northern portion of the site is used for storage and the southern portion is used for electricity infrastructure. Development would be subject to the owner determining that the existing use was surplus to requirements.	The southern portion of the site is uncertain over retention of the infrastructure.			The level of flood risk is acceptable . Please see IIA for further information.	Exclude.  The site is overlooked and in use as infrastructure with uncertainty over retention of infrastructure so not considered deliverable.
OIS22: 1 Lowther Road, N7 8US  (formerly referenced OIS23)	1,101	Protection of the existing healthcare use of the site. Intensification/ consolidation of healthcare/ social and community infrastructure uses is encouraged.	Direct minor.	There are some residential properties directly adjacent to the site and across Lowther Road, so there is some overlooking.	Healthcare	Camden and Islington NHS Trust own the site and the site has planning permission for the demolition of the existing community mental health centre and the erection of a new mental health outpatient facility. Construction is underway.	Given the existing use there is a need for replacement social and community floorspace to be considered.			The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is being developed and therefore not considered deliverable.
OIS23: Pentonville Prison, Caledonian	41,660	Subject to justifying the loss of social infrastructure, a	Direct major	Any development on the site is likely to be	Prison	The Ministry of Justice (MoJ) owns the site. The prison			Grade II listed building and locally	The level of flood risk is acceptable	Exclude.  The site is a strategic allocation which will make a significant contribution towards

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
Road, N7 8TT  (formerly referenced OIS24)		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.		significantly overlooked by the existing Grade II listed prison building, which it is anticipated would form part of any future development given the allocation for a heritage-led scheme.		continues to be operational, with no immediate plans by the MoJ to dispose of the buildings.			listed buildings	. See IIA for further information.	meeting housing needs in the borough. The allocation is for a heritage led scheme retaining the listed buildings and this will create significant overlooking within the site.
OIS24: Charles Simmons House, 3 Margery Street, WC1X 0HP  (formerly referenced OIS25)	408	Residential development with some community floorspace and retail uses.	Direct minor	The site is within close proximity of a mix of residential and commercial properties and directly adjacent to Riceyman House (residential). Any development on the site would be overlooked.	Housing estate.	The site is council owned. The site has planning permission for the development of 25 residential units. Construction is underway.	The site is small.	The site is in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is being developed and therefore not considered deliverable. Also the site would be overlooked on more than one side.
OIS25: Amwell Street Water Pumping Station, Clerkenwell, EC1R  (formerly referenced OIS26)	2,921	Conservation of heritage assets and sensitive re-use of existing buildings for residential or office use.	Direct minor	The site is overlooked by Charles Allen House on one side and the Hydra Building on the other.	Operational water infrastructure.	The site is owned by Thames Water and contains existing buildings in established use which limits this sites availability.	Site constraints would hinder deliverability. If the site came forward for development the allocation requires the existing buildings, which are Grade II listed, to be retained.	Site is in the CAZ	Grade II listed, and a Conservation Area.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is a heritage asset and retention of existing structures would mean site would be constrained for use for a site for Gypsy and Travellers. There is also overlooking of the site. Overall the site is not considered deliverable.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
OIS26: York Way Estate  (formerly referenced OIS27)	19,109	Additional genuinely affordable housing can be accommodated on new blocks within the estate, improved play space provision, improvements to communal facilities and enhanced landscaping	Direct major	Development on the site would be significantly overlooked by the existing residential blocks.	Housing estate	The site is owned by the City of London Corporation and has planning permission for the development of 91 new residential units.	Amenity issue of air and noise pollution from York Way.			The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site would be significantly overlooked and site is not deliverable as it has planning permission for additional housing.
OIS27: Barnsbury Estate  (formerly referenced OIS28)	55,764	Refurbishment of Old Barnsbury Estate and redevelopment of New Barnsbury Estate for residential use, including the provision of additional new homes and genuinely affordable housing. Improvements to existing estate open spaces including the creation of a park on Pultney Street, and the provision of a new park on Carnegie Street with a community centre, play and exercise equipment and ball court. Improvements	Direct minor road	Surrounding residential terraces and blocks have minor overlooking across streets to the new Barnsbury part of the estate. More overlooking on old Barnsbury part of estate from primary school. Development on the site would be significantly overlooked on all sides by the existing blocks.	Housing estate	Site owned by housing association and contains existing buildings in established use which limits this sites availability. Plans are at an advanced stage and extensive engagement with the community has been undertaken including a successful ballot process.	Policy constraint of development of open space on housing estates.			The level of flood risk is acceptable. See IIA for further information.	Exclude.  Any development on the site would be significantly overlooked on all sides by the existing blocks on the site. The Old Barnsbury estate is not deliverable as it is not being redeveloped. Development of New Barnsbury needs to re-provide existing housing which constrains opportunity, also opportunities are restricted by policy constraint of development of open space on housing estates. Overall site not deliverable because of advanced plans for redevelopment including grant funding commitments and the site is a strategic allocation which will make a significant contribution towards meeting housing needs in the borough.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		to landscaping, planting, lighting and security measures, play spaces, seating and bin and cycle storage across the estate.									
OIS28: Cluse Court Estate  (formerly referenced OIS30)	12,031	Additional residential development, including the provision of genuinely affordable housing. Improvements to play space, amenity space and landscaping across the estate.	Direct minor road	Some overlooking from all sides from surrounding residential terraces across streets, in particular to south from commercial and north from residential. Development on the site would be significantly overlooked all sides by the existing blocks.	Housing estate	Site owned by the council and contains existing buildings in established use which limits this sites availability.	Policy constraint of development of open space on housing estates.			The level of flood risk is acceptable . See IIA for further information.	Exclude.  Any development on the site would be significantly overlooked and opportunities are restricted by policy constraint of development of open space on housing estates.
OIS29: Hillside Estate  (formerly referenced OIS31)	36,508	Subject to justifying any loss of social infrastructure, additional residential development including the provision of genuinely affordable housing. Improvements to play space, amenity space and landscaping across the estate.	Direct minor road	Significant overlooking from adjacent residential buildings to the north and west of site. Development on the site would be significantly overlooked all sides by the existing blocks.	Housing estate	Site owned by the council and contains existing buildings in established use, housing estate open space and car parking which limits this sites availability.	Policy constraint of development of open space on housing estates.			The level of flood risk is acceptable . See IIA for further information.	Exclude.  Any development on the site would be significantly overlooked and opportunities are restricted by policy constraint of development open space on housing estates.



Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
OIS30: Kerridge Court  (formerly referenced OIS34)	13,496	Additional residential development including the provision of genuinely affordable housing. Re-provision of the existing multi-use games area within a new, centrally located public space. Improvements to play space, amenity space and landscaping across the estate.	Direct minor road	Significant overlooking from adjacent residential buildings to the east and west of site. Development on the site would be significantly overlooked on all sides by the existing blocks.	Housing estate	Site owned by the council and contains existing buildings in established use, housing estate open space, car parking and play facilities which limits this sites availability.	Policy constraint of development of open space on housing estates and play facilities.		Re-provision of MUGA identified in the site allocation	The level of flood risk is acceptable . See IIA for further information.	Exclude.  Any development on the site would be significantly overlooked and opportunities are restricted by policy constraint of development of open space on housing estates.
OIS31: Drakeley Court and Aubert Court  (formerly referenced OIS33)	18,542	Additional residential development including the provision of genuinely affordable housing.	Direct minor road	Significant overlooking from adjacent residential buildings to the north and rear of terraces on Highbury Hill. Development on the site would be significantly overlooked by Aubert Court block along the west of the site and to a lesser extent by Drakeley Court.	Housing estate	Site owned by the council and contains existing buildings in established use, housing estate open space and car parking which limits this sites availability.	Policy constraint of development of open space on housing estates.		Adjacent to the Grade II listed Highbury Stadium	The level of flood risk is acceptable . See IIA for further information.	Exclude.  Locating a gypsy and traveller site in the open space would be significantly overlooked by the existing blocks which cannot be resolved. Given the height of the existing buildings there is significant overlooking over much of the estate, where this is less significant adjacent to Aubert Park any development would result in a significant reduction in open space used by residents from two estates and a significant loss of mature trees. In addition there are constraints around the location of the ball court.

Table 1.9: Bunhill and Clerkenwell Area Action Plan site allocations

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
BC1: City Barbican Thistle Hotel, Central Street	3,944	Refurbishment or redevelopment of the existing buildings for office-led mixed use development. Re-provision of a hotel may be suitable given the existing hotel use on site	Direct major road	Overlooked by residential on four sides across streets.	Hotel	The site is in private ownership and contains existing buildings in established use which limits this sites availability.		Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be overlooked, is located in the CAZ and identified for office led mixed use development which is the priority in this location. Site may also deliver refurbishment rather than development. Overall site is not considered deliverable.
BC2: City Forum, 250 City Road	19,016	Hybrid planning permission for the development of four blocks ranging in height from 7 to 42 storeys to provide up to 995 residential units, 7,600sqm of B1 floorspace and a mix of other uses	Direct major road	Buildings are residential uses on four sides across streets and would be overlooked. Existing tall buildings to north.	Light industrial (now demolished)	The site is in private ownership and consented development is under construction.	Amenity issue of air and noise pollution from City Road although size of site enables locating away from road.	Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  Site has planning permission and development is underway so is not deliverable. Also significant overlooking.
BC3: Islington Boat Club, 16-34 Graham Street	547	Refurbishment of boat club facilities and provision of residential units	Indirect minor road	Residential buildings overlooking on one side.	Boat club	The site is in public ownership and contains existing buildings in established use which limits this sites availability .	Direct access not possible. Replacement social and community floorspace would need to be considered.	Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  Direct access is not possible and some overlooking. Also replacement social and community infrastructure requires the canalside frontage.
BC4: Finsbury Leisure Centre	8,686	Redevelopment of the existing site to provide new high quality leisure facilities and meet increased demand, as well	Direct minor road	Significant overlooking from adjacent residential buildings on one side. Park to one side and other sides	Leisure facilities and open space	Site owned by the council and contains existing buildings in established use which limits this sites availability.	Replacement social and community floorspace would need to be considered.	Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  For various reasons. Because the site is a strategic allocation which makes a significant contribution towards meeting both leisure needs and housing needs in the borough. In addition the scale of replacement floorspace required would not be possible in this area.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		as a nursery, energy centre, housing (including a significant amount of genuinely affordable housing) and public open space.		overlooked across streets.							The site would also be significantly overlooked on one side.
BC5: London College of Fashion, Golden Lane	1,444	Refurbishment of existing building for office use, subject to justifying the loss of social infrastructure in line with relevant Local Plan policies.	Direct minor road	Overlooking to south and new build residential and school. All other sides have various commercial and residential overlooking across streets.	Further education	The site is in private ownership and contains existing buildings in established use which limits this sites availability.		Site is located in the CAZ.	Replacement social and community floorspace.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be overlooked. Allocation identifies refurbishment therefore is not considered deliverable.
BC6: Redbrick Estate: Vibast Centre, garages and car park, Old Street	5,155	Residential development	Direct minor road	Significant overlooking on two sides from existing residential.	Community centre, retail units, health facility, amenity space, car parking and garages	Council ownership, site has planning permission which is under construction.	Amenity issue of air and noise pollution from Old Street.	Site is located in the CAZ.	Replacement social and community floorspace.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  Development is underway and it is unrealistic to consider a further change would take place. It is therefore not considered deliverable. Also significant overlooking.
BC7: 198-208 Old Street (petrol station)	699	Redevelopment of the petrol station to provide a new building comprising retail/leisure uses at ground floor level with office uses above	Direct major road	Significant overlooking from adjacent commercial. Also tall buildings on two sides across streets.	Petrol station	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Site is small. Also, amenity issue of air and noise pollution from Old Street.	Site is located in the CAZ.	The allocation identifies that the site has potential to be redeveloped for a local landmark building of up to 11 commercial storeys (46m).	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be significantly overlooked and may have environmental amenity issues that cannot be mitigated because of size and shallow depth of site in relation to the road. Site is also located in the CAZ and identified for office led mixed use development which is the priority in this location. Overall not considered deliverable.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
BC8: Old Street roundabout area	4,308	Gyratory and public realm improvements, and provision of a significant new public open space,	Direct major road	Overlooking from adjacent commercial tall buildings on three sides.	Roadways, underground station and public space	The site is in public ownership and contains existing infrastructure in established use which limits this sites availability.	Amenity issue of air and noise pollution from Old Street roundabout.	Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be overlooked and have environmental amenity issues. The site is also a strategic allocation which creates a significant new public open space.
BC9: Inmarsat, 99 City Road	2,406	Refurbishment of the existing building for commercial offices, with an element of retail/leisure or other appropriate commercial uses which provide active frontages at ground floor	Direct major or minor road	Significant overlooking from adjacent residential and education use to the rear. Also commercial tall building nearby.	Offices	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from Old Street.	Site is located in the CAZ. Site is in established business use in a location where employment uses are prioritised.	The allocation identifies that there is potential to redevelop Inmarsat House as a district landmark building of up to 26 commercial storeys (106m).	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is identified for refurbishment and intensification of the existing use so is not considered deliverable. Site is also located in the CAZ and identified for office led mixed use development which is the priority in this location. The site would be significantly overlooked and have environmental amenity issues.
BC10: 254-262 Old Street (east of roundabout)	2,837	Office development with potential for retail, leisure or other active commercial uses at ground floor level	Direct major or minor road	Significant overlooking from adjacent commercial to south, adjacent commercial uses to the rear.	Car parking, offices and temporary uses	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from Old Street.	Site is located in the CAZ. Site is in established business use in a location where employment uses are prioritised.	The allocation identifies that Albert House has potential to be redeveloped for a local landmark building of up to 11 commercial storeys (46m).	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be significantly overlooked and have environmental amenity issues and is located in the CAZ and identified for office led mixed use development which is the priority in this location.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
BC11: Longbow House, 14-20 Chiswell Street	1,383	Redevelopment of the site to provide a new, high quality building incorporating commercial office uses.	Direct minor road	Overlooking from commercial tall building to south, and adjacent commercial uses on either side.	Offices and retail	The site is in private ownership and contains existing buildings in established use which limits this sites availability.		Site is located in the CAZ. Site is in established business use in a location where employment uses are prioritised.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be overlooked and is located in the CAZ and identified for office led development which is the priority in this location.
BC12: Cass Business School, 106 Bunhill Row	4,558	Limited intensification for education floorspace, including increased teaching facilities,	Direct minor road	Overlooking from commercial tall building to north, and other commercial uses on three sides. Car park to one side.	University teaching facilities	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Replacement social and community floorspace would need to be considered.	Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be significantly overlooked, allocation is for limited intensification and landowner seeking to bring forward educational floorspace on the site therefore not considered deliverable.
BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage	2,607	Mixed use development with residential and a significant amount of office floorspace. An element of hotel use is acceptable in principle.	Direct minor road	Significant overlooking from adjacent commercial uses, and residential on one side.	Car park	The site is in private ownership and contains existing buildings in established use which limits this sites availability.		Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be significantly overlooked and is located in the CAZ and identified for office led development which is the priority in this location.
BC14: Peabody Whitecross Estate, Roscoe Street	2,711	Improved public open space and design measures to improve the definition between public and private space, alongside some new	Direct minor road	Significant overlooking from adjacent residential uses including tower.	Public open space, semi-private amenity space, storage, car parking and roadways	The site is in private ownership and contains landscaping and car parking.	Site is devoid of buildings	Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be significantly overlooked from adjacent residential uses which it is not considered possible to be mitigate against. Also opportunities are restricted by policy constraint of open space on housing estates.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		housing.									
BC15: Richard Cloudesley School, 99 Golden Lane	3,632	Redevelopment of the former Richard Cloudesley school building to provide a new school, residential development (including a significant amount of genuinely affordable housing), play and sports facilities.	Direct minor road	Overlooking from residential uses and significant overlooking from adjacent social and community use and residential to the west.	Vacant school and car parking	The site is in public ownership and development is under construction.		Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is being developed and therefore not considered deliverable. The site is also a strategic allocation which makes a significant contribution towards meeting both leisure needs and housing needs in the borough and provides a new school and facilities. Site would also be significantly overlooked.
BC16: 36-43 Great Sutton Street (Berry Street)	1,638	Refurbishment/extension of the existing building to provide office development.	Direct minor road	Overlooking from adjacent commercial and residential uses.	Data centre	The site is in private ownership and contains existing buildings in established use which limits this sites availability.		Site is located in the CAZ. Site is in established business use in a location where employment uses are prioritised.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be overlooked and is also identified for refurbishment and extension of the existing use so is therefore not considered deliverable. Site is located in the CAZ and identified for office led development which is the priority in this location.
BC17: Caxton House, 2 Farringdon Road	2,846	Office development with ground floor active retail/leisure floorspace	Direct major road	Overlooking from adjacent commercial uses.	Formerly in office and retail use. Buildings were demolished to facilitate Elizabeth Line construction works	The site is in private ownership and development is under construction.		Site is located in the CAZ. Site is in established business use in a		The level of flood risk is acceptable . See IIA for further information.	Exclude.  Development is underway and it is unrealistic to consider a further change would take place and therefore not considered deliverable. Also site would be overlooked.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
								location where employment uses are prioritised.			
BC18: Cardinal Tower, 2A, 4-12 Farringdon Road and 48-50 Cowcross Street	4,290	Office development with ground floor active retail/leisure floorspace	Direct major road	Overlooking from adjacent commercial uses.	Formerly in office and retail use. Buildings were demolished to make way for Farringdon's new Elizabeth Line station.	The site is in private ownership and development is under construction.		Site is located in the CAZ. Site is in established business use in a location where employment uses are prioritised.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  Development is underway and it is unrealistic to consider a further change would take place and therefore not considered deliverable. Also site would be overlooked.
BC19: Farringdon Place, 20 Farringdon Road	3,705	Intensification of business use with improved pedestrian connections to Turnmill Street and Farringdon Station.	Potentially direct off major road but unclear where existing access is located.	Overlooking from adjacent commercial uses. Railway infrastructure and station to other side.	Offices	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Potential for access issues as unclear where existing access is located.	Site is located in the CAZ. Site is in established business use in a location where employment uses are prioritised.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site would be overlooked, with access issues. Site is located in the CAZ and identified for office intensification which is the priority in this location. Also site recently renovated so not considered available.
BC20: Lincoln Place, 50	1,568	Intensification of business use with improved	Direct major road	Overlooking from adjacent commercial	Offices	The site is in private ownership and	Potential for access issues and narrow site.	Site is located in the		The level of flood risk is	Exclude.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
Farringdon Road		pedestrian connections to Turnmill Street and Farringdon Station.		uses on one side. Railway infrastructure and station to other side.		contains existing buildings in established use which limits this sites availability.		CAZ. Site is in established business use in a location where employment uses are prioritised.		acceptable . See IIA for further information.	The site has a shallow depth, would be overlooked, with access issues. Site is located in the CAZ and identified for office intensification which is the priority in this location. Also site is recently renovated so not considered available.
BC21: 2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street	1,122	Office-led redevelopment with retail and leisure uses at ground floor fronting Clerkenwell Road and Goswell Road. Development should provide units suitable for SMEs.	Direct minor road	Overlooking from adjacent commercial uses on three sides	Offices	The site is in private ownership and development is under construction.	Amenity issue of air and noise pollution from Clerkenwell Road.	Site is located in the CAZ. Site is in established business use in a location where employment uses are prioritised.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The development is underway and it is unrealistic to consider a further change would take place. Also site would be overlooked and have environmental amenity issues.
BC22: Vine Street Bridge	488	Conversion of Vine Street Bridge to public open space	Direct minor road	Overlooking from commercial uses on all sides	Bridge over railway cutting	The site is in public ownership.	Development of the site would run counter to the purpose of the allocation to improve permeability and create more valuable open space within an area deficient in public space. Amenity issue	Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  Development of site would reduce permeability, decrease potential public open space contrary to policy and site would have environmental amenity issues.



Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
							of air and noise pollution from Farringdon Road and railway lines.				
BC23: Sycamore House, 5 Sycamore Street	340	Intensification of office use.		Overlooking from commercial uses on three sides and residential on other.	Offices	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Site is small.	Site is located in the CAZ. Site is in established business use in a location where employment uses are prioritised.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be significantly overlooked and the site is located in the CAZ and identified for office intensification which is the priority in this location.
BC24: Clerkenwell Fire Station, 42-44 Rosebery Avenue	1,297	Residential-led development. Active frontages at the ground floor for commercial, a small element of social infrastructure, or community use are encouraged.	Direct major road	Significant overlooking from adjacent commercial and residential uses to rear.	Former fire station with ancillary parking/storage/operational uses	The site is in public ownership and contains existing buildings which are vacant.		Site is located in the CAZ.	Grade II listed building		Exclude.  Grade II listed building part of site would not be deliverable and excluded. Any development on the non heritage rear would be significantly overlooked.
BC25: Mount Pleasant Post Office, 45 Rosebery Avenue	35,777	The site has an implemented planning permission for 336 residential units, 4,260sqm of office floorspace and 1,428sqm of flexible retail and community floorspace.	Direct major road	Overlooking from commercial uses including hotel, existing depot. Size of site means overlooking would vary depending on which part of site is used.	Sorting office, car park and servicing areas. Site includes the Mail Rail attraction, a subterranean visitor attraction linked to the Postal Museum	The site is in private ownership with planning permission which is under construction.		Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  Development is underway and it is unrealistic to consider a further change would take place on this site and therefore not considered deliverable/available. The site is also a strategic allocation which makes a significant contribution towards meeting housing needs in the borough

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
BC26: 68-86 Farringdon Road (NCP carpark)	1,938	The site has planning permission for the demolition of the existing building and redevelopment to provide 4,242sqm of office floorspace (B1), a hotel (C1) with up to 171 bedrooms and 527sqm retail floorspace.	Direct major road	Significant overlooking from adjacent residential to one side. Commercial uses on other sides and across Farringdon Road.	Multi-storey car park	The site is in private ownership and has planning permission which is under construction.		Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The development is underway and it is unrealistic to consider a further change would take place on this site and therefore not considered deliverable.
BC27: Finsbury Health Centre and Pine Street Day Centre	2,743	Refurbishment of the Finsbury Health Centre for healthcare. The Michael Palin Centre for Stammering may be suitable for redevelopment for community/social infrastructure uses.	Direct minor road	Significant overlooking from adjacent building to north.	Healthcare and community uses	The site in public ownership and contains existing buildings in established use which limits this sites availability.	Replacement social and community floorspace would need to be considered.	Site is located in the CAZ.	Grade I listed building.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The Grade I listed building part of site is not deliverable. Exclude the rest of site because it would be significantly overlooked by adjacent building to north.
BC28: Angel Gate, Goswell Road	6,904	Redevelopment of the site to provide office-led development, with a significant intensification of office floorspace alongside active frontages for commercial uses fronting Goswell Road	Direct major road	Significantly overlooked on one side by adjacent residential. On south side overlooked by residential tall building.	Offices	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from City Road.	Site is located in the CAZ. Site is in established business use in a location where employment uses are		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is located in the CAZ and identified for office intensification which is the priority in this location. The site is a strategic allocation which makes a significant contribution towards meeting future business floorspace needs in the borough and is therefore not considered deliverable.  Site would also be significantly overlooked and have environmental amenity issues.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
								prioritised.			
BC29: Taylor House, 88 Rosebery Avenue	2,179	Redevelopment for office use, subject to justifying the loss of social infrastructure in line with relevant Local Plan policies. Mixed-use office social or community use development may also be acceptable where retention of social infrastructure is required on site.	Direct major road	Significantly overlooked on one side by adjacent residential and student accommodation. Residential on all other sides across street.	Tribunal hearing centre	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Replacement social and community floorspace would need to be considered.	Site is located in the CAZ.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site is located in the CAZ and identified for office intensification which is the priority in this location. Site would also be significantly overlooked.
BC30: Telfer House, 27 Lever Street	1,106	Residential development with landscaping and associated works	Direct minor road	Significantly overlooked on three sides by adjacent residential. Park on other side across street.	Housing estate	The site is in public ownership and contains existing buildings in established use which limits this sites availability.		Site is located in the CAZ.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site would be significantly overlooked. Cost of demolition and site clearance also likely to make site unviable.
BC31: Travis Perkins, 7 Garrett Street	1,029	Intensification of business use, particularly industrial uses such as B1(c). Proposals must ensure at least no net loss of existing industrial use.	Direct minor road	Significantly overlooked on three sides by adjacent residential and commercial.	Builders merchant (Sui Generis industrial use)	The site is in private ownership and contains existing buildings in established use which limits this sites availability.		Site is located in the CAZ.	Grade II listed building.	The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site has a listed building and would not be deliverable. Would be significantly overlooked.
BC32: Monmouth House, 58-64 City Road	1,365	Intensification of business uses	Direct minor road	Significantly overlooked to rear by adjacent residential block. Overlooked on	Offices	The site is in private ownership and has planning permission and development is	Amenity issue of air and noise pollution from City Road.	Site is located in the CAZ. Site is in		The level of flood risk is acceptable. See IIA for further	Exclude.  The development is underway and it is unrealistic to consider a further change would take place on this site and therefore not considered deliverable.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
				two other sides by residential and commercial across streets.		under construction.		established business use in a location where employment uses are prioritised.		information.	
BC33: Oliver House, 51-53 City Road	359	Refurbishment/intensification of office use. and commercial uses which provide active frontage on the ground floor.		Overlooked on one side by adjacent social infrastructure. Overlooked by commercial across Oliver's Yard.	Offices	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Amenity issue of air and noise pollution from City Road.	Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is identified for refurbishment and intensification of the existing use so is therefore not considered deliverable. Site is located in the CAZ and identified for office intensification which is the priority in this location. There are also environmental issues with the location and would be overlooked.
BC34: 20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street	3,333	Planning permission P2017/3103/FUL (granted 2018) The site has permission for a 27-storey building providing over 63,000 square metres of office floorspace.	Direct major road	Significantly overlooked on two sides by adjacent commercial. Tall building on one side.	Offices (B1) and financial and professional services	The site is in private ownership and has planning permission and is under construction.	Amenity issue of air and noise pollution from Moorgate.	Site is located in the CAZ. Site is in established business use in a location where employment uses are prioritised.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  Development is underway and it is unrealistic to consider a further change would take place on this site and the site and therefore not considered deliverable. Site is significantly overlooked. Also exclude because the site is a strategic allocation which makes a significant contribution towards meeting future business floorspace needs in the borough and is therefore not considered deliverable.
BC35: Finsbury Tower, 103-105 Bunhill Row	5,042	Planning permission P2016/3939/FUL The site has permission for a 28 storey tower	Direct minor road	Significantly overlooked on one side by adjacent residential. Overlooked on all other sides	Offices	The site is in private ownership and has planning permission which is under construction.		Site is located in the CAZ. Site is in establis		The level of flood risk is acceptable . See IIA for further	Exclude.  The development is underway and it is unrealistic to consider a further change would take place on this site. Also the site is a strategic allocation which makes a significant contribution towards meeting

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
		(a 12 storey extension to the existing 16 storey building), which is under construction.		across street by various other uses including education and commercial.				hed business use in a location where employment uses are prioritised.		informatio n.	future business floorspace needs in the borough. Overall it is not considered deliverable.
BC36: London Metropolitan Archives and Finsbury Business Centre, 40 Bowling Green Lane	3,440	Intensification of business use at the Finsbury Business Centre and expansion of the existing cultural uses linked to the operation of the at the London Metropolitan Archives.	Direct minor road	Significantly overlooked on one side by adjacent residential and commercial and part social infrastructure. Not overlooked on other two sides because of park.	Office and light industrial. Part of the site is used for the London Metropolitan Archives.	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Replacement of part of the sites social and community floorspace would need to be considered.	Site is located in the CAZ. Part of site is in established business use in a location where employment uses are prioritised.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is located in the CAZ and part of the site is identified for office intensification which is the priority in this location. Site would be significantly overlooked on one side and cost of demolition and site clearance also likely to make site unviable.
BC37: Triangle Estate, Goswell Road/Compton Street/Cyrus Street	7,064	Residential development and re-provision of retail floorspace	Direct minor road	Overlooked on three sides by residential and one side by commercial all across streets which form boundary of site. Development on the site would be significant overlooked by existing residential on the site.	Housing estate	The site is in council ownership, has planning permission and contains existing buildings in established use which limits this sites availability.		Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site has planning permission so is therefore not considered deliverable and would be significantly overlooked.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
BC38: Moorfields Eye Hospital	10,015	Site to deliver a very substantial quantum of B1 floorspace. An element of social infrastructure will also be required	Direct major and minor road	Large site with varying degrees of overlooking. Significant overlooking on City Road frontage from two residential tower blocks. Also significant overlooking from south side of Bath Street from residential tower. Less significant overlooking along Cayton Street from existing social infrastructure. Overlooked by student accommodation on Bath Street.	Hospital and education use	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Replacement social and community floorspace would need to be considered.	Site is located in the CAZ.	The allocation identifies that the site is acceptable in principle, for tall building(s) over 30m with two locations identified.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is located in the CAZ and identified for office intensification which is the priority in this location. The site is a strategic allocation which makes a significant contribution towards meeting future business floorspace needs in the borough and is therefore not considered deliverable..
BC39: Laser House, 132-140 Goswell Road	2,027	Intensification of business use.	Direct major and minor road	Significantly overlooked by residential across Pear Tree Street and adjacent student accommodation to rear..	Office	The site is in private ownership and contains existing buildings in established use which limits this sites availability.		Site is located in the CAZ. Site is in established business use in a location where employment uses are prioritised.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is located in the CAZ and identified for office intensification which is the priority in this location. Also would be significantly overlooked.
BC40: The Pentagon, 48 Chiswell Street	2617	Intensification of office floorspace	Direct minor road	Significantly overlooked on three sides by adjacent residential and	Offices	The site is in private ownership and contains existing		Site is located in the CAZ. Site is		The level of flood risk is acceptable . See IIA	Exclude.  The site is located in the CAZ and identified for office intensification which is the priority in

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
				commercial. Residential tower block opposite.		buildings in established use.		in established business use in a location where employment uses are prioritised.		for further information.	this location. Also would be significantly overlooked.
BC41: Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 & 21-23 Leonard Street	6,716	Improved education and sports facilities with the provision of office floorspace	Direct minor road	Significantly overlooked on one side by adjacent residential. Also overlooked by commercial uses on other sides including from tower block across street.	Education use	The site is in private ownership and has planning permission which is under construction.			The site contains two Grade II listed buildings	The level of flood risk is acceptable. See IIA for further information.	Exclude.  The site is being developed and therefore not considered deliverable, also the site would be significantly overlooked and contains listed buildings.
BC42: Site of electricity substation opposite 15-27 Gee Street and car park spaces at 90-98 Goswell Road	653	Development for office use with retail at ground floor level	Direct minor road	Significantly overlooked on two sides by adjacent commercial and other sides by residential including tower block.	Car park with substation	The site is a car park so cleared which is in private ownership and has planning permission.	Site is small.	Site is located in the CAZ.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  Site is located in the CAZ and identified for office intensification which is the priority in this location. The site would be significantly overlooked and the site is not considered deliverable as it has planning permission.
BC43: Easy Hotel, 80-86 Old Street	739	Refurbishment of the existing hotel and office floorspace, with potential for some intensification of office floorspace.	Direct major road	Significantly overlooked on three sides by adjacent commercial.	Hotel, office	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Site is small. Amenity issue of air and noise pollution from Old Street.	Site is located in the CAZ.		The level of flood risk is acceptable. See IIA for further information.	Exclude.  Site is located in the CAZ and identified for office intensification which is the priority in this location. The site would be significantly overlooked and site is also identified for refurbishment and intensification of the existing use so is therefore not considered deliverable.
BC44: Crown House, 108 Aldersgate Street	149	Intensification of office floorspace	Direct major road	Significantly overlooked on two sides by adjacent	Office	The site is in private ownership and contains	Site is small	Site is located in the CAZ.		The level of flood risk is acceptable	Exclude.  Site is located in the CAZ and identified for office intensification which is the priority in

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
				commercial and residential opposite side of Glasshouse Yard.		existing buildings in established use which limits this sites availability.		Site is in established business use in a location where employment uses are prioritised.		. See IIA for further information.	this location and the site would be significantly overlooked.
BC45: 27 Goswell Road	906	Refurbishment and intensification of office floorspace	Direct major road	Significantly overlooked by adjacent residential and commercial to rear.	Office	The site is in private ownership and contains existing buildings in established use..	Site is small	Site is located in the CAZ. Site is in established business use in a location where employment uses are prioritised.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  Site is located in the CAZ and identified for office intensification which is the priority in this location, the site would be significantly overlooked and the site is also identified for refurbishment and intensification of the existing use so is therefore not considered deliverable.
BC46: City, University of London, 10 Northampton Square	12,160	Refurbishment and redevelopment of buildings to provide improved education floorspace, teaching facilities and uses ancillary to teaching.	Direct major road	Site is large with potential on-site overlooking. Surrounding buildings all separated by roads and Northampton Square.	University teaching facilities and ancillary uses	The site is in public ownership, contains existing buildings in established use and has planning permission.		Site is located in the CAZ.	Replacement education use.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would be overlooked and site is also identified for refurbishment and intensification of the existing use so is therefore not considered deliverable.
BC47: Braithwaite House and	1,308	Residential development.	Direct minor road	Significantly overlooked on one side by	Housing estate	The site is in private ownership	Policy constraint of development of	Site is located		The level of flood risk is	Exclude.



Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
Quaker Court, Bunhill Row				adjacent residential. Also on site residential tower block would significantly overlook.		contains existing buildings in established use which limits this sites availability.	open space on housing estates.	in the CAZ.		acceptable . See IIA for further information.	The site would be significantly overlooked and also restricted by policy constraint of development of open space on housing estates.
BC48: Castle House, 37-45 Paul Street; and Fitzroy House, 13-17 Epworth Street and 1-15 Clere street	4,734	Intensification of office use	Direct minor road	Significantly overlooked on one side by adjacent commercial. Surrounding commercial buildings on other side of street would also overlook to some extent.	Offices	The site is in private ownership and contains existing buildings in established use..		Site is located in the CAZ. Site is in established business use in a location where employment uses are prioritised.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  Site is located in the CAZ and identified for office intensification which is the priority in this location and the site would be significantly overlooked.
BC49: Building adjacent to railway lines and opposite 18-20 Farringdon Lane	385	Intensification for business use, particularly B1(c) industrial uses	Direct minor road	Would be overlooked by commercial buildings on Farringdon Lane.	Former escalator workshop, currently the Vine Street electrical substation.	The site is in public ownership contains existing buildings in established use which limits this sites availability.	Site is small and subject to amenity issue of air and noise pollution from railway lines..	Site is located in the CAZ.	Electricity sub-station would need relocating.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site would require re-location of electricity sub-station so is unlikely to be deliverable. Site would also be overlooked.
BC50: Queen Mary University, Charterhouse Square Campus	18,637	Higher education and medical and research uses, alongside improvements to increase permeability through the site.	Direct major and minor road	Large site with multiple adjacent buildings in residential and commercial uses that would create significant overlooking.	Education, medical research facilities, student accommodation	The site is in public ownership and contains existing buildings in established use which limits this sites availability.		Site is located in the CAZ.	Some of the buildings are grade II listed. Replacement social and community floorspace would be necessary.	The level of flood risk is acceptable . See IIA for further information.	Exclude.  The site is in established education use, contains listed buildings with overlooking issues.

Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
BC51: Italia Conti School, 23 Goswell Road	429	Office use	Direct major	Significantly overlooked on three sides by adjacent buildings in student use, hotel and commercial use.	Vacant	The site is in private ownership and contains existing buildings in established use which limits this sites availability.	Site is small. Amenity issue of air and noise pollution from Goswell Road.	Site is located in the CAZ.		The level of flood risk is acceptable . See IIA for further information.	Exclude.  Site is located in the CAZ and identified for office intensification which is the priority in this location and the site would be significantly overlooked.

**Table 1.10: Sites considered as part of Islington's New Build Programme**

Please note that maps of these sites are provided in appendix 1.

Site ref /	Name	Postcode	Area estimate (m2)	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Other factors	Flood risk	Overall Conclusion
SS1	The Precinct	N5 1UP	590	No direct access	Significantly overlooked on two sides by adjacent four storey terraces.	Residential	The site is in council ownership and contains existing buildings in established residential use which will require replacement.	Site is small and shape is narrow. Residential use would require replacement floorspace.	Conservation Area	Site is not located in CDA or LFRZ. Site includes no EA RoFSW Risk Areas.	Exclude because of significant overlooking on two sides with no possible mitigation given site shape. No direct access.
SS2	Newington Green Rd	N1 4RG	100	Direct onto major road	Significantly overlooked by adjacent student accommodation.	Unused access	The site is in council ownership and currently an unused access so is clear and ready for development.	Site is small and shape is narrow situated between two terraces. Amenity issue of air and noise pollution from Green Lanes.	Conservation Area	Site is not located in CDA or LFRZ. Site includes EA RoFSW Low Risk Area.	Exclude because of size and shape which is too narrow and small. Also significant overlooking which cannot be mitigated.
SS3	Holly Hall	N4 4EU	1,170	Direct onto minor road	Overlooking to rear of site from adjacent two storey houses. Mitigation of overlooking through site design and layout may be feasible with less overlooking adjacent to Blythwood Road. Pitches adjacent to Blythwood Road would be subject to some overlooking across the road although screening and using existing boundary trees at the front of site could mitigate this.	Community hall	The site is in council ownership and contains existing buildings in community use which are currently closed. The site is allocated as a project <sup>7</sup> to improve community infrastructure so is therefore not considered deliverable.	Replacement social and community floorspace would need to be considered.		Site is located in CDA. Site includes no EA RoFSW Risk Areas.	Exclude because site is not deliverable with capital funding identified for the site to improve community infrastructure.
SS4	Gambier House,	EC1V 8EH	120	Direct onto minor road	Significantly overlooked by adjacent tower block to north and residential to south across street.	Community hall	The site is in council ownership and contains existing buildings in	Replacement social and community floorspace would need to be considered.		Site is not located in CDA or LFRZ. Site includes no	Exclude because of significant overlooking from tall building with no possible mitigation.

<sup>7</sup> Corporate budget 2022/23 [Islington Council - Democracy](#) Appendix E Capital Programme

Site ref /	Name	Postcode	Area estimate (m2)	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Other factors	Flood risk	Overall Conclusion
							community use which are currently closed.			EA RoFSW Risk Areas.	
SS5	Tudor Court	N1 4NT	2,080	Direct onto minor road	Significantly overlooked on two sides by adjacent four storey block of flats and south from adjacent alms houses. Other side is adventure playground with no overlooking to this portion.	Social services	The site is in council ownership and contains existing buildings in operational use for provision of council services which will require replacement.	Replacement social and community floorspace would need to be considered.	Adjacent to listed buildings (alms houses)	Site is not located in CDA or LFRZ. Site includes RoFSW Low Risk Areas and very small RoFSW Medium Risk Area. Site is adjacent to EA RoFSW High and Medium Risk Areas.	Exclude.  Significant overlooking to part of the site adjacent to the Tudor Court estate. Size of site means there is no overlooking to front of site adjacent to King Henrys Walk opposite the adventure playground. However this portion contains existing buildings which are all in operational use for provision of council services and not available.
SS6	Crouch Hall Court	N19 4EP	350	Direct onto minor road	Corner site overlooked on one side by adjacent four storey block of flats. Minor overlooking from two other sides across roads.	Residential	The site is in council ownership and contains existing building in residential use as accessible units which will require replacement.	Residential use would require replacement floorspace		Site is located in CDA. Site includes no EA RoFSW Risk Areas.	Exclude because the need to ensure replacement of the residential accommodation which provides accessible units makes it undeliverable and overlooked on one side which can't be mitigated.
SS7	Burton Bank	N1 3EP	1,010	Narrow entrance direct onto minor road	Significantly overlooked by block of flats at one end and to lesser extent by adjacent backs of terraces .	Garages	The site is in mixed/private ownership			Site is not located in CDA or LFRZ. Site includes no EA RoFSW Risk Areas.	Exclude. The most significant overlooking is from the block of flats. To mitigate this the pitches would need to be moved further away from block of flats along the narrow strip of land that runs parallel with the terraced housing. This portion of the site is still overlooked, some existing vegetation mitigates this however further screening mitigation would be necessary. The narrow site dimensions mean that a satisfactory site layout is not considered possible because of the mitigation required to address overlooking constraints would

Site ref /	Name	Postcode	Area estimate (m2)	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Other factors	Flood risk	Overall Conclusion
											result in an inaccessible site. Overall the site is not considered to be deliverable.
SS8	Beech Croft Court	N5 1AG	790	Direct onto minor road	Overlooked on two sides by adjacent block of flats. Moderate overlooking on other side by terrace.	Estate car park	The site is in council ownership as an estate car park and has no significant delivery issues.		Conservation Area	Site is located in CDA. Site includes Low and Medium EA RoFSW Risk Areas, although no RoFSW Risk Areas on part of site where infill building proposed.	Exclude because of overlooking with no scope to mitigate because of site size. The most significant overlooking is to the north and the west. To help mitigate against this any pitches would need to be moved further away from the adjacent blocks of flats. This would also have the benefit of excluding the open space on housing estate from the site which is a policy constraint that also restricts opportunities. This mitigation would reduce the site size. Also, to maintain mitigation on the northern boundary an alternative access off Roseleigh Avenue would be necessary, which would reduce site size further. Overall it is considered that the site constraints are such that mitigation would not be possible and that the site is not deliverable.
SS9	Loraine Estate	N7 9SA	510	Direct onto major road	Significantly overlooked on two sides by adjacent six storey blocks of flats.	Community centre	The site is in council ownership and contains existing buildings in established use which would be likely to require replacement social and community floorspace.	Access may be a restricted onto a red route. Amenity issue of air and noise pollution from Holloway Road. Replacement social and community floorspace would need to be considered.		Site is located in CDA. Site includes EA RoFSW Low and Medium Risk Areas. EA RoFSW High Risk Area on northern boundary of site. Small EA RoFSW High Risk Area around community centre.	Exclude because of significant overlooking by adjacent blocks of flats with no possible mitigation and environmental amenity.
SS10	Loraine Estate	N7 9SA	400	Direct onto major road	Significantly overlooked on two sides by adjacent six storey blocks of flats.	Housing estate open space	Site is in council ownership and is housing estate open space. There are no practical delivery issues.	Access may be a restricted onto a red route. Policy constraint of development of open space. Amenity issue of air and noise		Site is located in CDA. Site includes EA RoFSW Low and Medium Risk Areas. EA RoFSW High Risk	Exclude because of significant overlooking with no possible mitigation, environmental amenity issues and also restricted by policy constraint of open space on housing estates.

Site ref /	Name	Postcode	Area estimate (m2)	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Other factors	Flood risk	Overall Conclusion
								pollution from Holloway Road.		Area on northern boundary of site.	
SS11	Athenaeum Court	N5 2DN	260	No direct access	Significantly overlooked to rear by four storey block of flats.	Housing estate open space	The site is in council ownership and is housing estate open space. There are no practical delivery issues.	Access would need to be created which would impact street trees. Policy constraint of development of open space.		Site is not located in CDA or LFRZ. Site includes very small EA RoFSW Low Risk Area.	Exclude because of overlooking, lack of direct access and also restricted by policy constraint of open space on housing estates Also environmental amenity.
SS12	Tudor Court	N1 4NT	230	Direct onto minor road	Significantly overlooked on three sides by adjacent four storey blocks of flats.	Housing estate open space	The site is in council ownership and is housing estate open space. There are no practical delivery issues.	Policy constraint of development of open space.		The site are not located in CDA or LFRZ. Site include small EA RoFSW Low Risk Areas. Site adjacent to EA RoFSW High and Medium Risk areas.	Exclude because of significant overlooking with no possible mitigation. Also restricted by policy constraint of open space on housing estates.
SS13	Lexfield	N5 2EY	100	Direct onto minor road	Significantly overlooked on two sides by adjacent four storey blocks of flats and three storey terrace house.	Housing estate open space	The site is in council ownership and the only access route to an estate car park, with no alternative so is not deliverable.	Site is small.	Conservation area	Site is not located in CDA or LFRZ. Site of proposed house includes substantial EA RoFSW High and Medium Risk Areas.	Exclude because the site is small, would be significantly overlooked with mitigation not possible because of site size and is not deliverable because it removes the only access route to existing estate car park.
SS14	Masefield Court	N5 2SJ	70	Direct onto minor road	Minor overlooking from front across the street from three storey terrace. Oblique overlooking to rear from four storey block of flats.	Entrance to courtyard and residential unit.	The site is in council ownership and contains existing building in residential use which will require replacement.	Site is small.		Site is not located in CDA or LFRZ. Site includes no EA RoFSW Risk Areas.	Exclude because of site size.

Site ref /	Name	Postcode	Area estimate (m2)	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Other factors	Flood risk	Overall Conclusion
SS15	Northampton Park/St Paul's Rd	N1 2PP	330	Direct onto minor road	Overlooked to rear on one side by three storey terrace.	Public open space	The site is in council ownership and is designated open space. There are no practical delivery issues.	Corner site with public path surrounding site on all sides. Policy constraint of development of designated public open space.	Conservation Area.  Mature trees and nearby Tree Preservation Orders.	Site is not located in CDA or LFRZ. Site includes no EA RoFSW Risk Areas.	Exclude because of cumulative issues; policy designation for public open space, overlooking from existing residential and maintaining existing public access to open space.
SS16	Queen Margaret's Court	N1 4QB	140	Direct onto minor road	Modertate overlooking from front across road and from terrace to rear.	Entrance to rear estate open space and parking	The site is two separate sites at either end of block of flats in council ownership and is estate car parking with no practical delivery issues. Potential need to move electricity sub-station.	Two separate sites at either end of block, both are small. Any use of amenity space behind linear block of flats would be significantly overlooked so unrealistic to consider.	Conservation Area.	Sites are not located in CDA or LFRZ. Western site includes very small EA RoFSW Low Risk Area on north western boundary.	Exclude because of site size with two separate sites at either end of block.
SS17	Nelson Place	N1 8DQ	900	Direct onto minor road	Significantly overlooked on three sides by adjacent four storey blocks and two storey terraces.	Part back gardens and access road	The site is in council ownership and is part build over and part development of access road.	Part build over opportunity so should be excluded.		Site is not located in CDA or LFRZ. Majority of infill site is EA RoFSW Low Risk Area.	Exclude part of the opportunity because it would involve demolition of existing buildings. Rest of site would be significantly overlooked. Overall not considered deliverable.
SS18	Christie Court	N19 4HS	200	Direct onto minor road	Significantly overlooked on three sides by adjacent four storey blocks.	Car park	The site is in council ownership and is estate car parking with no practical delivery issues.			Site is located in CDA. Site includes no EA RoFSW Risk Areas.	Exclude because of significant overlooking with no possible mitigation.
SS19	Elizabeth Kenny House	N1 2LU	320	Direct onto minor road	Significantly overlooked on three sides by adjacent four storey blocks.	Car park and amenity space	The site is in council ownership and is estate car parking with no practical delivery issues.		Conservation Area. Potential need to move electricity sub-station.	Site is not located in CDA or LFRZ. Site includes no EA RoFSW Risk Areas.	Exclude because of significant overlooking with no possible mitigation.
SS20	Blackstock Estate	N5 1EB	220	Direct onto minor road	Significant overlooking on one side by five storey block. Oblique overlooking from	Housing estate open space and playground	The site is in council ownership and is housing	Policy constraint of development of open space.		Site is located in a CDA and a LFRZ.	Exclude because of significant overlooking and reduced opportunity from policy constraint of development of open space on housing estates.

Site ref /	Name	Postcode	Area estimate (m2)	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Other factors	Flood risk	Overall Conclusion
					adjacent five storey block.		estate open space, no practical delivery issues.			Entirety of site is EA RoFSW Medium Risk Area. EA RoFSW High Risk Area adjacent to site to north.	
SS21	Athenaeum Court	N5 2DN	630	Direct onto minor road	Southern car park significantly overlooked on two sides by adjacent four storey blocks and less so on another side by a third block. Northern car park more significantly overlooked on two sides with closer four storey blocks.	Car park areas	The site is in council ownership and is estate car parking with no practical delivery issues.			Sites are not located in CDA or LFRZ. Sites include EA RoFSW Low and Medium Risk Areas. EA RoFSW High Risk Area adjacent to northern site.	Exclude because of significant overlooking with buildings surrounding the southern car park on three sides with no room for mitigation. The northern car park is immediately adjacent to a block of flats so significantly overlooked on that side, moving towards the school boundary would reduce this overlooking but not considered sufficient to mitigate the overlooking.
SS22	John Kennedy Court	N1 4QS	150	Direct onto minor road	Significantly overlooked on two sides by adjacent four storey council blocks and new build mews development.	Car park	The site is in council ownership and is estate car parking with no practical delivery issues.			Site is not located in CDA or LFRZ. Site includes no EA RoFSW Areas. EA RoFSW High Risk Area on nearby Newington Green Road but not directly adjacent to site.	Exclude because of significant overlooking with no possible mitigation.
SS23	John Kennedy Court	N1 4QS	160	Direct onto minor road	Significantly overlooked on one side by adjacent three storey mews terrace from balconies and windows. Site also enclosed on two sides with adjacent blank wall on one side and glazed stairwell and wall on	Car park	The site is in council ownership and is estate car parking with no practical delivery issues.	Amenity issue of air and noise pollution from Newington Green Road.		Site is not located in CDA or LFRZ. Site includes no EA RoFSW Areas. EA RoFSW Low Risk Area on	Exclude because of significant overlooking which cannot be mitigated because of the site size and environmental amenity issues which limits layout of site with larger portion of site more suitable for pitches adjacent to Newington Green Road and amenity issues identified there.



Site ref /	Name	Postcode	Area estimate (m2)	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Other factors	Flood risk	Overall Conclusion
					other side, which also provides further overlooking.					boundary of site.	
SS24	Masefield Court	N5 2SJ	60	Direct onto minor road	No direct overlooking.	Access road to estate car park.	The site is in council ownership and not deliverable as site is access route to car park, with no alternative.	Site is small.		Site is not located in CDA or LFRZ. Site includes no EA RoFSW Areas.	Site is small and not deliverable as removes only access to estate car park. Any use of the car park would be significantly overlooked.
SS25	Northampton Park/St Paul's Rd (infill)	N1 2PP	640	Direct onto minor road	Significantly overlooked on one side by adjacent four storey terrace.	Estate car park	The site is in council ownership and is estate car parking with no practical delivery issues.	Site is a linear shape car park which would not be possible to deliver. Would need to retain access to adjacent park and playground.		Site is not located in CDA or LFRZ. Site includes small EA RoFSW Low and Medium Risk Areas.	Exclude because site shape severely restricts development and need to maintain public access to existing playground.
SS26	Haslam Close	N1 1SU	860	Direct onto minor road	Significantly overlooked on one side by adjacent five storey block of flats. Also overlooked by end terrace properties. Minor overlooking from existing estate four storey blocks depending on location of site.	Estate open space and ball court.	Site is in council ownership and is housing estate open space. Multi-use games area (MUGA) would need to be re-provided and playground also potentially affected if site were larger or were positioned differently to mitigate affects of overlooking. MUGA recently refurbished in 2020.	Size of site provides some scope to mitigate overlooking on two sides but would lead to affects on playground and re-provision of ball court. Policy constraint of development of open space on housing estates.	Trees including one TPO. Closest adjacent building is listed. Part of site is in Conservation Area. Minor factor might be need to move electricity sub-station although unlikely to be affected.	Site is not located in CDA or LFRZ. Site includes no EA RoFSW Areas.	Exclude because of a number of constraints including overlooking, affect on playground and refurbished ball court and opportunity also restricted by policy constraint of development of open space on housing estates. Also protected tree and other trees on the site. Site layout mitigation to reduce overlooking is not possible because of the constraints.
SS27	Royley House/Whitcross estate	EC1V 9BB	1,470	Direct onto minor road	Significantly overlooked on one side by tower block. On other sides overlooked by five storey block, three storey block plus commercial use.	Estate car park and housing estate open space	The site is in council ownership and is mainly estate car parking with some housing estate open	Policy constraint of development of open space on housing estates.		The two blocks are located in a CDA. Sites include no EA RoFSW Areas.	Exclude because of significant overlooking and also restricted opportunity by policy constraint of development of open space on housing estates.

Site ref /	Name	Postcode	Area estimate (m2)	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Other factors	Flood risk	Overall Conclusion
							space, no practical delivery issues.				
SS28	Elizabeth Kenny House	N1 2LU	70	Direct onto minor road	Significantly overlooked on one side by four storey block.	Housing estate open space	The site is in council ownership and is housing estate open space, no practical delivery issues.	Corner plot which is too small. Amenity issue of air and noise pollution from Balls Pond Road. Policy constraint of development of open space.	Conservation Area.	Site is not located in CDA or LFRZ. Site includes small EA RoFSW Low Risk Area.	Exclude because of site size, significant overlooking, and restricted opportunity by policy constraint of development of open space on housing estates. Site also has some environmental amenity issues.
SS29	Blackstock Estate (Hurlock Street)	N5 1EB	670	Direct onto minor road	Significantly overlooked on three sides by five storey blocks.	Housing estate open space and playground	The site is in council ownership and is housing estate open space. There are no practical delivery issues.	Policy constraint of development of open space on housing estates and playground.		Site is located in CDA. On boundary of LFRZ located to north of site. Site includes EA RoFSW Low and Medium Risk Areas.	Exclude because of significant overlooking with no possible mitigation. Also opportunities are restricted by policy constraint of open space on housing estates.
SS30	Athenaeum Court	N5 2DN	160	Direct onto minor road	Significant overlooking on one side by five storey block.	Housing estate open space and stair well	The site is in council ownership and part of the site is redevelopment of the existing stair well/lift and adjacent amenity space at block end which is a significant deliverability issue. The other part of the site is housing estate open space with no practical delivery issues.	Small site. Policy constraint of development of open space.		Sites are not located in CDA or LFRZ. Sites includes EA RoFSW Low Risk Area. Northern site includes RoFSW Medium Risk Area on boundary and is adjacent to RoFSW High Risk Area.	Exclude because of deliverability issue and significant overlooking and reduced opportunity from policy constraint of development of open space on housing estates.
SS31	Wells Court	N1 4QA	70	Direct onto minor road	Significant overlooking on three sides by adjacent block and	Housing estate open space	The site is in council ownership and	Small site. Policy constraint	Conservation Area and	Site is not located in CDA or	Exclude because of significant overlooking and reduced opportunity

Site ref /	Name	Postcode	Area estimate (m2)	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Other factors	Flood risk	Overall Conclusion
					detached house and also from rear of terraced housing.		is housing estate open space, no practical delivery issues.	of development of open space.	proximate to TPO	LFRZ. Site includes no EA RoFSW Areas.	from policy constraint of development of open space on housing estates.
SS32	Tawney Court	N5 1AS	170	Direct onto minor road	Significant overlooking at an oblique angle of rear of site on two sides by adjacent council block and terraces.	Housing estate open space	The site is in council ownership and is housing estate open space, no practical delivery issues.	Small site. Site removes access to amenity space at rear, although alternative access available.		Site is located in a CDA. Site includes no EA RoFSW Areas.	A number of factors combine to exclude the site. To mitigate more significant overlooking, the site accommodation would need to be adjacent to the access at the front of the site adjacent to Aubert Park which because of site size would prevent suitable access.
SS33	Seaforth Crescent	N5 2BY	390	No direct access. Access would need to be created off a minor road.	Significant overlooking to one side from adjacent block.	Ball court	The site is in council ownership and is housing estate ball court, no significant delivery issues.	Small site. Policy constraint of development of play space/ball court which would require replacement.	Conservation Area	Sites are not located in CDA or LFRZ. EA RoFSW Medium Risk Area on majority of site. Very small areas of EA RoFSW Low and Medium Risk Areas on boundary. To north east of site includes EA RoFSW Medium and High Risk Areas. To south of the site includes EA RoFSW Low and Medium Risk Areas and is adjacent to a EA RoFSW High Risk Area.	A number of factors combine to exclude the site. Creating the access would need to address level change, removal of trees and maintaining emergency vehicle access. Also overlooking and addressing loss of play space.
SS34	Tufnell Park	N7 0DP	270	Direct onto minor road	Significantly overlooked on two sides by four storey blocks and from	Two existing ball courts and	The site is in council ownership and	Policy constraint of development of open space.		Site is located in a CDA. Part	Exclude because of significant overlooking, loss of play space and reduced opportunity from policy

Site ref /	Name	Postcode	Area estimate (m2)	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Other factors	Flood risk	Overall Conclusion
					rear of four storey terrace.	amenity space.	is housing estate ball court and open space, no significant delivery issues.			EA RoFSW Medium Risk Area over majority of site and EA RoFSW Low Risk Area and small Medium Risk Area.	constraint of development of open space on housing estates.
SS35	Stafford Cripps	EC1V 3RP	440	Direct onto minor road	Significantly overlooked by adjacent tower blocks.	Housing estate open space	The site is in council ownership and is housing estate open space, no practical delivery issues.	Policy constraint of development of open space.		Site is located in a CDA. Includes very small EA RoFSW Low Risk Area and very small EA RoFSW Low Risk Area. EA RoFSW High Risk Area adjacent to south.	Exclude because of significant overlooking, loss of play space and reduced opportunity from policy constraint of open space on housing estates.

Table 1.11: Opportunities identified on the commercial market

Reference	Area (m2)	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Local plan designations	Other factors	Flood Risk	Overall Conclusion
One Pear Tree Street, London, EC1V 3SC	Estimate 1,200	Direct minor road	The site is significantly overlooked on two sides by adjacent residential. To the north is a playground and further residential with oblique overlooking.	Car park	The site is in private ownership and available. The site has planning permission for commercial use.		Site is in the CAZ		Site is not located in CDA or LFRZ. Site includes small EA RoFSW Low Risk Area.	Exclude.  The site would be significantly overlooked and the site is not considered deliverable as it has planning permission.
Former Archway Methodist Church, Archway, London N19 3TD										Exclude.  The site is identified as a site allocation - see the assessment in table 1.6 site allocation reference ARCH3. The overall conclusion of the assessment states:  The site would be significantly overlooked, has no clearly available access to road and in the town centre where office use is the priority and also in the Primary Shopping Area where ground floor retail is acceptable. Site is also a locally listed building and identified for sensitive restoration and refurbishment so is not considered deliverable.
2 Melody Lane, Highbury, N5 2BQ	Estimate 1,800	Direct minor road	The site is significantly overlooked on one side by adjacent residential.	Warehouse	The site is in private ownership and available. The site has planning permission for mixed use commercial/residential development.		Locally Significant Industrial Site		Site is not located in CDA or LFRZ. Site includes small EA RoFSW Low Risk Area.	Exclude.  The site is significantly overlooked and is not deliverable as it has planning permission. The site is within a designated Locally Significant Industrial Site and this land use is a priority land use which cannot be mitigated through provision elsewhere in the borough. As a designated industrial site it is unsuitable for residential use for amenity reasons and introducing residential land use would create implications for the industrial users of the LSIS through the agent of change principle.

Table 1.12: Opportunities on other sites



Reference	Area (m2)	Allocation	Highways Access	Overlooking	Existing use	Availability and deliverability	Wider environmental factors	Other factors	Flood Risk	Overall Conclusion
154 Junction Road	272	Gypsy and Traveller site for provision 1 permanent pitch to meet identified Gypsy and Traveller need	Direct major road	There was previously one adjacent residential unit with minor overlooking. This house has now been demolished.	Former mini cab office (sui generis), now vacant.	The site is in private ownership and is vacant.	Site is small. The amenity impact of Junction Road needs to be considered	Two trees with Tree Preservation Orders.	The site does not include any areas of EA RoFSW flood risk. Northern boundary adjacent to RoFSW Medium Risk Area along railway line.	The site has no overlooking and is vacant. The site is very close to site GT1 (about 100 metres). This proximity is considered to provide the opportunity for related families to live in close proximity. The only limitation is the Tree Preservation Orders on site boundary which with careful design can be overcome.

## Conclusion

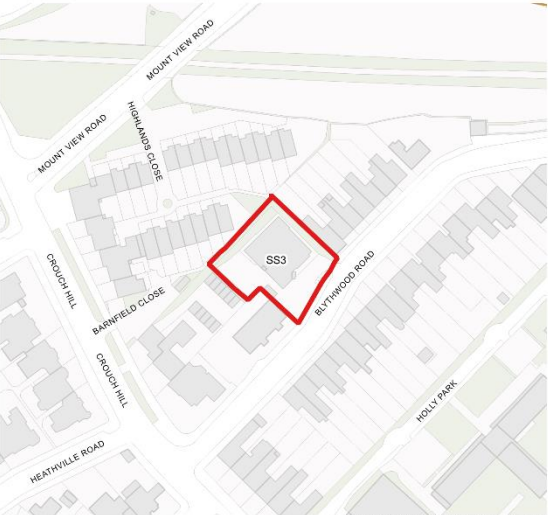

The assessments contained in the tables identifies three sites to take forward. Whilst there are some constraints with these three sites, it is considered that these constraints can be addressed and mitigated. The conclusions of the assessment of these sites are provided below:

- 71 Ronalds Road
  - The site provides direct access off a minor road. The site is owned by the council and the front part of the site is a car park with cleared and vacant land adjacent to this. The Ronalds Road frontage is overlooked to one side, whilst there is overlooking it is not considered significant. The site size and shape is suitably flexible to deliver a number of pitches. There is sufficient space on the site to create separation and screening for gypsy and traveller use. The access to the new Highbury Roundhouse Community Centre also helps to provide separation from overlooking to the east. The width of the site provides flexibility over the eventual layout.
  - Therefore the overall conclusion is that whilst there are still challenges it is considered that good quality gypsy and traveller accommodation can be delivered on this site. It is also considered that this site is deliverable.
- 154 Junction Road
  - The site is on the main road and therefore direct access can be created. The site is owned by Network Rail and is currently vacant, it was previously occupied by a mini-cab office. The site is not affected by overlooking. There are two protected trees on the site boundary. The amenity impact of Junction Road can be mitigated by locating living accommodation to the rear away from the road. Although small in size it is considered that with careful design it is sufficient to accommodate one pitch. It is also noted that the location of the site in proximity to 207a Junction Road site also provides the opportunity for related families to live in close proximity.
  - Therefore the overall conclusion is that there are no significant constraints on this site to provide good quality gypsy and traveller accommodation. It is also considered that this site is deliverable.
- 207a Junction Road
  - The site has direct access off a main road. The site has a martial arts club operating from the buildings on-site, the land is owned by Transport for London. Whilst there is overlooking there is sufficient space on site to create separation and screening for gypsy and traveller use to mitigate the overlooking from the flats to the north-west. There is vegetation on the eastern boundary which also provides some screening on that side. Suitable screening from the railway would also be necessary. Re-locating the martial arts club in the local area will be necessary. The council will work with the current occupiers of the site to help find a suitable alternative site. Some potential opportunities exist, and it is considered that a site can be found within the timescales identified.
  - The overall conclusion is that delivering this site will be challenging and complex, including providing suitable alternative location for the martial arts club. However, it is considered that the constraints can be overcome and good quality gypsy and traveller accommodation can be delivered on this site. It is noted that the previous draft of the allocation for conventional housing would have required relocation of the martial arts club, at least on a temporary basis. It is also considered that this site is deliverable.

# Appendix 1: Maps of sites considered as part of New Build programme

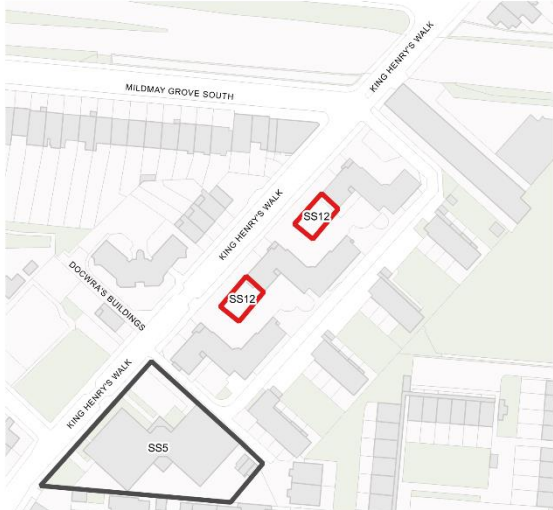


Site ref /	Name	Map
SS1	The Precinct	<p data-bbox="660 421 759 434">SS1 The Precinct</p>  <p data-bbox="991 958 1214 972">Contains OS data © Crown copyright and database right 2022</p>
SS2	Newington Green Rd	<p data-bbox="647 1014 804 1028">SS2 Newington Green Road</p>  <p data-bbox="978 1554 1201 1568">Contains OS data © Crown copyright and database right 2022</p>



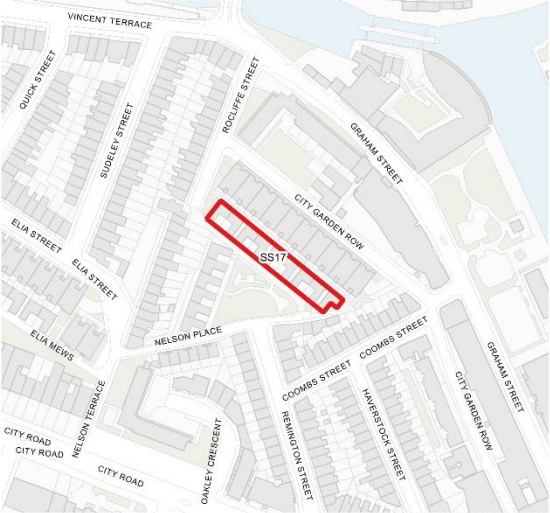



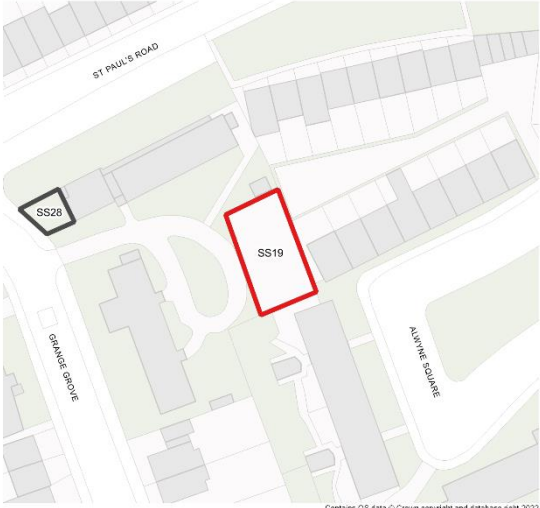
Site ref /	Name	Map
SS3	Holly Hall	<p data-bbox="651 203 834 219">SS3 Holly Hall Community Centre</p>  <p data-bbox="979 745 1201 757">Contains OS data © Crown copyright and database right 2022</p>
SS4	Gambier House,	<p data-bbox="651 790 767 806">SS4 Gambier House</p>  <p data-bbox="979 1337 1201 1348">Contains OS data © Crown copyright and database right 2022</p>
SS5	Tudor Court	<p data-bbox="651 1402 871 1417">SS5 Tudor Court support services centre</p>  <p data-bbox="979 1948 1201 1960">Contains OS data © Crown copyright and database right 2022</p>

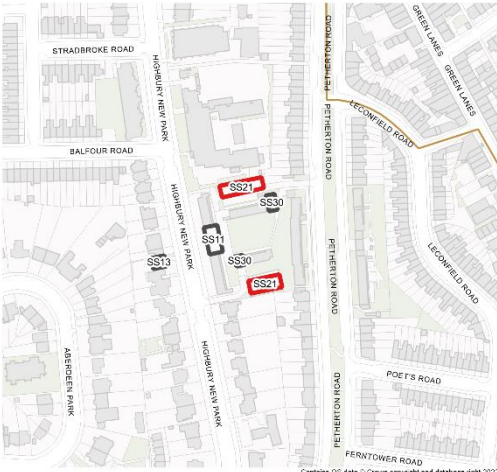

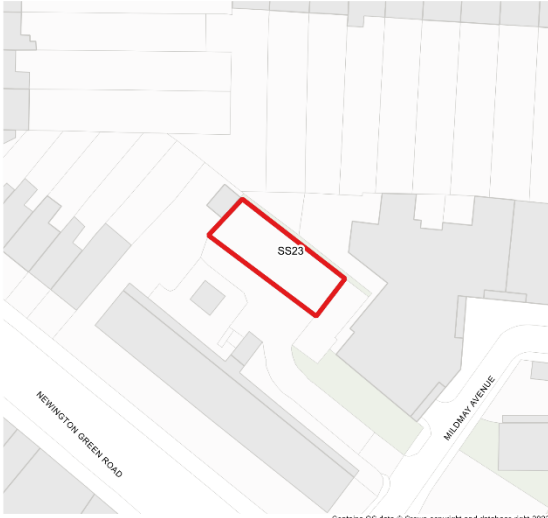
Site ref /	Name	Map
SS6	Crouch Hall Court	<p data-bbox="655 203 786 224">SS6 Crouch Hall Court</p>  <p data-bbox="986 748 1209 761">Contains OS data © Crown copyright and database right 2022</p>
SS7	Burton Bank	<p data-bbox="644 804 743 824">SS7 Burton Bank</p>  <p data-bbox="975 1348 1198 1361">Contains OS data © Crown copyright and database right 2022</p>
SS8	Beech Croft Court	<p data-bbox="649 1397 772 1417">SS8 Beechcroft Court</p>  <p data-bbox="979 1942 1203 1955">Contains OS data © Crown copyright and database right 2022</p>


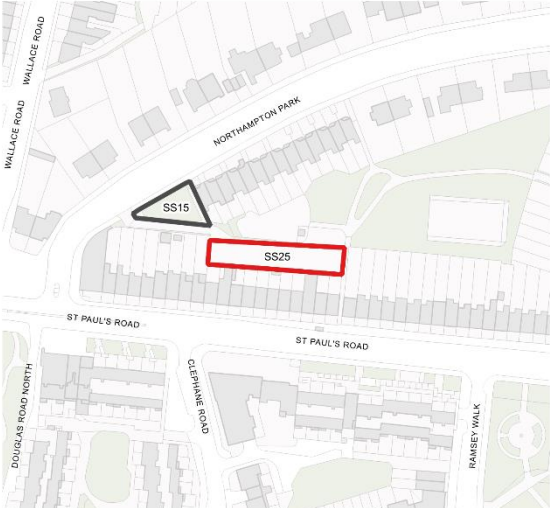

Site ref /	Name	Map
SS9	Lorraine Estate	 <p>SS9 Loraine Estate</p> <p>SS10</p> <p>HOLLOWAY ROAD</p> <p>HOLLOWAY ROAD</p> <p>HOLLOWAY ROAD</p> <p>HOLLOWAY ROAD</p> <p>BIDDESTONE ROAD</p> <p>LOWMAN ROAD</p> <p>SS9</p> <p>Contains OS data © Crown copyright and database right 2022</p>
SS10	Lorraine Estate	 <p>SS9 Loraine Estate</p> <p>SS10</p> <p>HOLLOWAY ROAD</p> <p>HOLLOWAY ROAD</p> <p>HOLLOWAY ROAD</p> <p>HOLLOWAY ROAD</p> <p>BIDDESTONE ROAD</p> <p>LOWMAN ROAD</p> <p>SS9</p> <p>Contains OS data © Crown copyright and database right 2022</p>
SS11	Athenaeum Court	 <p>SS11 Athenaeum Court</p> <p>SS13</p> <p>SS21</p> <p>SS30</p> <p>SS30</p> <p>SS21</p> <p>HIGHGATE PARK</p> <p>SS11</p> <p>Contains OS data © Crown copyright and database right 2022</p>

Site ref /	Name	Map
SS12	Tudor Court	<p data-bbox="651 192 756 210">SS12 Tudor Court</p>  <p data-bbox="983 734 1206 748">Contains OS data © Crown copyright and database right 2022</p>
SS13	Lexfield	<p data-bbox="651 775 730 792">SS13 Lexfield</p>  <p data-bbox="983 1317 1206 1330">Contains OS data © Crown copyright and database right 2022</p>
SS14	Masefield Court	<p data-bbox="651 1386 780 1404">SS14 Masefield Court</p>  <p data-bbox="983 1928 1206 1942">Contains OS data © Crown copyright and database right 2022</p> <p data-bbox="624 1966 639 1989">E</p>

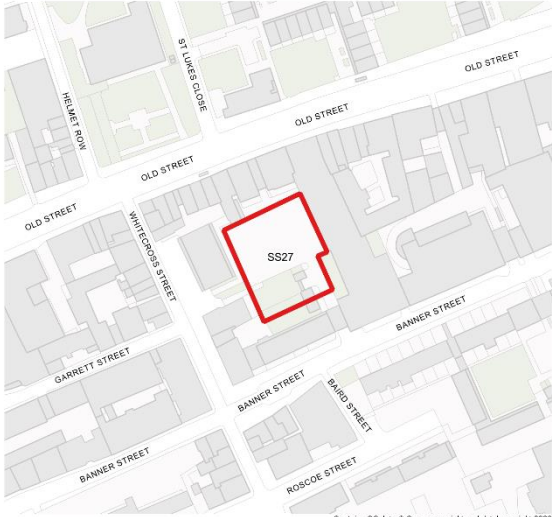

Site ref /	Name	Map
SS15	Northampton Park/St Paul's Rd	<p data-bbox="651 197 785 215">SS15 Northampton Park</p>  <p data-bbox="979 734 1203 748">Contains OS data © Crown copyright and database right 2022</p>
SS16	Queen Margaret's Court	<p data-bbox="644 784 810 801">SS16 Queen Margaret's Court</p>  <p data-bbox="973 1321 1197 1335">Contains OS data © Crown copyright and database right 2022</p>
SS17	Nelson Place	<p data-bbox="651 1379 759 1397">SS17 Nelson Place</p>  <p data-bbox="979 1921 1203 1935">Contains OS data © Crown copyright and database right 2022</p>


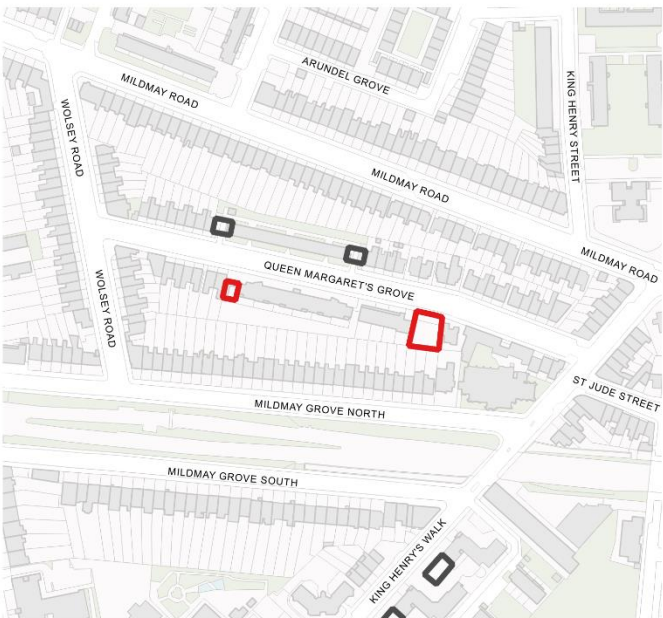
Site ref /	Name	Map
SS18	Christie Court	<p data-bbox="662 197 774 212">SS18 Christie Court</p>  <p data-bbox="991 734 1216 752">Contains OS data © Crown copyright and database right 2022</p>
SS19	Elizabeth Kenny House	<p data-bbox="639 779 837 795">SS19 Elizabeth Kenny House Estate</p>  <p data-bbox="962 1314 1181 1332">Contains OS data © Crown copyright and database right 2022</p>
SS20	Blackstock Estate (Hurlock Street )	<p data-bbox="643 1422 774 1438">SS29 Blackstock Estate</p>  <p data-bbox="970 1957 1193 1975">Contains OS data © Crown copyright and database right 2022</p>



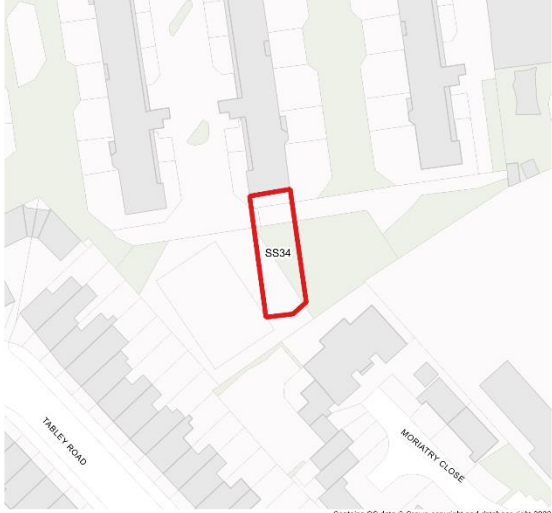
Site ref /	Name	Map
SS21	Athenaeum Court	<p data-bbox="662 192 783 210">SS21 Athenaeum Court</p>  <p data-bbox="962 685 1161 696">Contains OS data © Crown copyright and database right 2022</p>
SS22	John Kennedy Court	<p data-bbox="667 786 802 804">SS22 John Kennedy Court</p>  <p data-bbox="962 1261 1161 1272">Contains OS data © Crown copyright and database right 2022</p>
SS23	John Kennedy Court	<p data-bbox="643 1361 794 1379">SS23 John Kennedy Court</p>  <p data-bbox="970 1906 1193 1917">Contains OS data © Crown copyright and database right 2022</p>

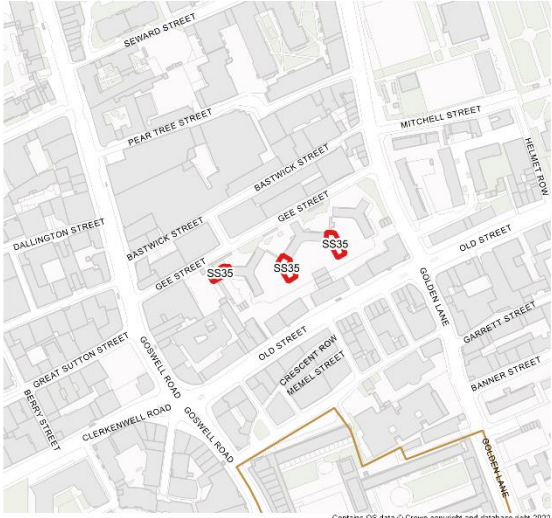
Site ref /	Name	Map
SS24	Masefield Court	<p data-bbox="667 197 826 215">SS24 Masefield Court Estate</p>  <p data-bbox="995 734 1219 752">Contains OS data © Crown copyright and database right 2022</p>
SS25	Northampton Park/St Paul's Rd (infill)	<p data-bbox="641 786 817 804">SS25 Northampton Park Estate</p>  <p data-bbox="970 1323 1193 1341">Contains OS data © Crown copyright and database right 2022</p>
SS26	Haslam Close	<p data-bbox="657 1379 769 1397">SS26 Haslam Close</p>  <p data-bbox="986 1917 1209 1935">Contains OS data © Crown copyright and database right 2022</p>



Site ref /	Name	Map
SS27	Royley House/Whitecross estate	<p>SS27 Royley House, Whitecross Estate</p>  <p>Contains OS data © Crown copyright and database right 2022</p>
SS28	Elizabeth Kenny House	<p>SS28 Elizabeth Kenny House Estate</p>  <p>Contains OS data © Crown copyright and database right 2022</p>
SS29	Blackstock Estate	<p>SS29 Blackstock Estate</p>  <p>Contains OS data © Crown copyright and database right 2022</p>

Site ref /	Name	Map
SS30	Athenaeum Court	<p data-bbox="635 192 769 215">SS30 Athenaeum Court</p>  <p data-bbox="965 728 1181 739">Contains OS data © Crown copyright and database right 2022</p>
SS31	Wells Court	<p data-bbox="571 835 689 857">SS31 Wells Court</p>  <p data-bbox="965 1489 1236 1500">Contains OS data © Crown copyright and database right 2022</p>

Site ref /	Name	Map
SS32	Tawney Court	<p data-bbox="644 197 756 215">SS32 Tawney Court</p>  <p data-bbox="975 734 1198 752">Contains OS data © Crown copyright and database right 2022</p>
SS33	Seaforth Crescent	<p data-bbox="660 813 836 831">SS33 Seaforth Crescent Estate</p>  <p data-bbox="991 1346 1214 1364">Contains OS data © Crown copyright and database right 2022</p>
SS34	Tufnell Park	<p data-bbox="644 1429 788 1447">SS34 Tufnell Park Estate</p>  <p data-bbox="975 1962 1198 1980">Contains OS data © Crown copyright and database right 2022</p>

Site ref /	Name	Map
SS35	Stafford Cripps	<p data-bbox="644 197 767 215">SS35 Stafford Cripps</p>  <p data-bbox="975 734 1198 752">Contains OS data © Crown copyright and database right 2022</p>