

# Islington Local Plan Bunhill and Clerkenwell area action plan

September 2019



Islington Council  
Local Plan: Bunhill and Clerkenwell Area Action Plan - Regulation 19 draft, September 2019

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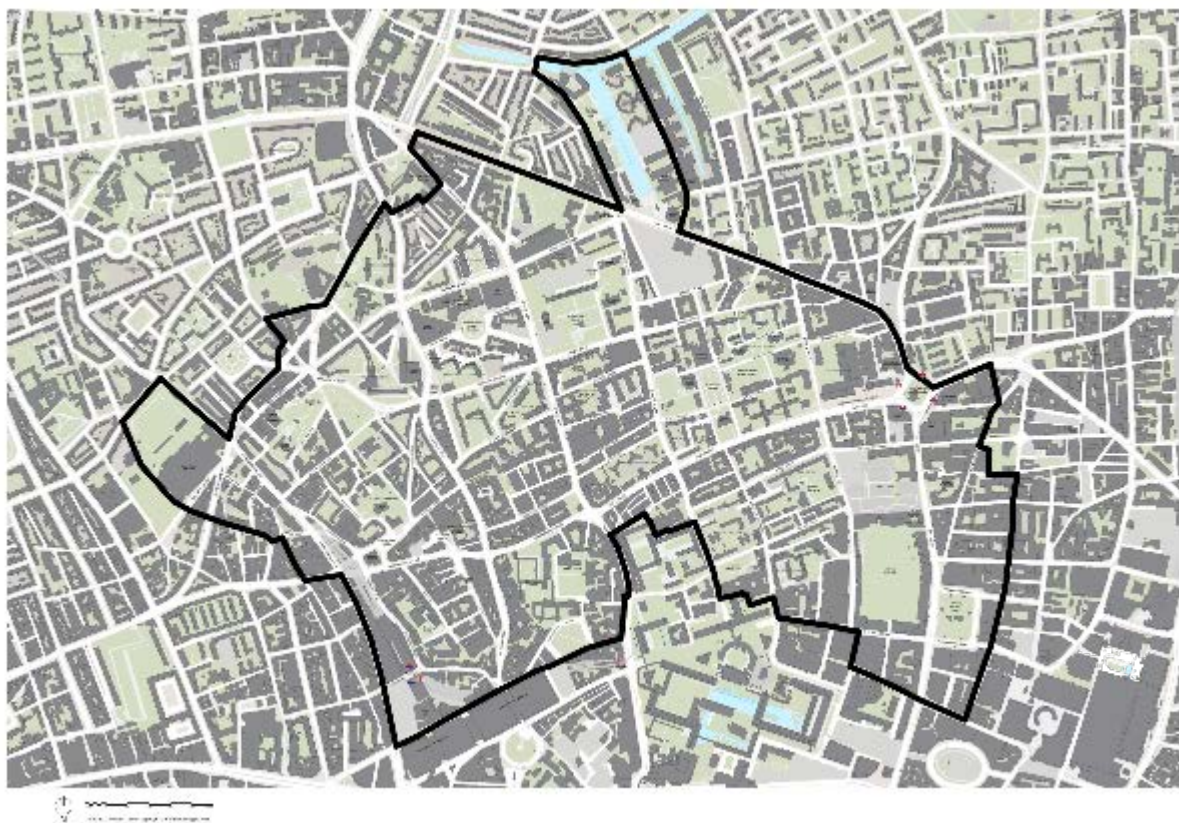
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# 1 Bunhill and Clerkenwell in context

## Introduction

- 1.1 The Bunhill and Clerkenwell Area Action Plan (AAP) covers the majority of the Bunhill and Clerkenwell wards of Islington. The plan area lies within the Central Activities Zone (CAZ) of London and comprises almost all of Islington's portion of this area. The AAP area lies at the north-eastern edge of Central London, occupying a key location between King's Cross, Angel, Shoreditch, Moorgate, the Barbican, Smithfield and Holborn. The area borders the local administrative areas of the City of London and the London Boroughs of Hackney and Camden.

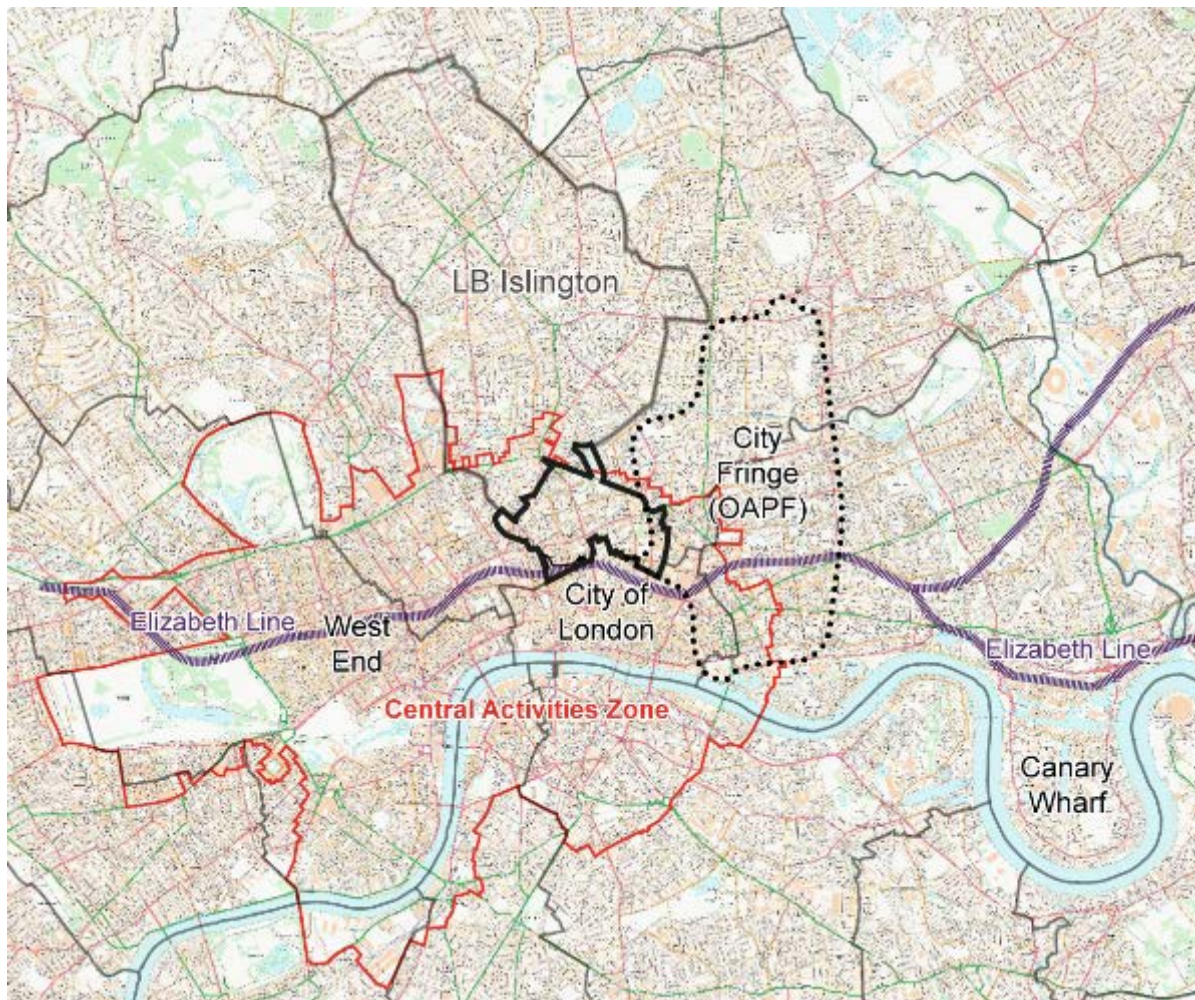
**Figure 1.1: Bunhill and Clerkenwell AAP area boundary**



- 1.2 The area is the key commercial and employment centre in Islington, and is also home to a variety of education, cultural, and medical uses. It is a focus for creative and tech clusters including Tech City. Bunhill and Clerkenwell has a rich variety of entertainment and leisure uses, restaurants, bars, pubs, and cafes. The area is also home to a significant residential population.

- 1.3 The area plays a critical role for London as a World City. The area is very well connected to Central London and to the wider South East and this will be further improved upon completion of the Elizabeth Line (formerly known as Crossrail). Land values are high and different uses compete fiercely for space in the area. Figure 1.2 shows where the area sits within the wider Central and Inner London context.

**Figure 1.2: Context**



- 1.4 Bunhill and Clerkenwell is expected to experience significant growth in the coming years, primarily for commercial, cultural, and entertainment uses. The AAP aims to ensure that this growth is managed to secure a high quality and sustainable urban environment, to promote economic growth and employment, and also to address the deep challenges including deprivation, social mobility and environmental problems. Bunhill and Clerkenwell contains areas with high levels of deprivation and there is a great disparity between the opportunities of the richest and poorest in the area. There are also environmental challenges, such as the need to minimise emissions of greenhouse gases, and also local environmental problems, like poor air quality, traffic noise and congestion. There is a need for more green space and green infrastructure like green walls and roofs.
- 1.5 This is the second AAP for this area; it replaces the first version (known as the Finsbury Local Plan) which was adopted in 2013. The purpose of this plan is to set out a vision for the area and to proactively plan and manage change.

- 1.6 The Bunhill and Clerkenwell AAP is a Development Plan Document (DPD) which forms part of Islington's Local Plan. The majority of planning policies are set out in the Local Plan – Strategic and Development Management Policies document; the AAP adds further planning policy that is specific to the AAP area. Planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise. What does and does not constitute a material consideration is determined on a case-by-case basis, as is the weight to be given to any such considerations.
- 1.7 The plan is consistent with other parts of Islington's Local Plan, the London Plan (and relevant supporting guidance) and national planning policy and guidance. The AAP covers the period 2020/21 to 2035/36 ("the plan period").

**Figure 1.3: Islington Planning Framework**



- 1.8 The Local Plan vision, which underpins all Local Plan documents and supporting guidance, is to make Islington fairer and create a place where everyone, whatever their background, has the same opportunity to reach their potential and enjoy a good quality of life.
- 1.9 There are seven objectives which underpin the vision and the policies of the Local Plan; these objectives are set out in the Strategic and Development Management policies DPD and repeated below. In order to deliver these objectives holistically, the policies in the Local Plan must be implemented collectively. Each and every development in the borough, from small roof extensions and street furniture to major employment sites, must contribute to delivery of the Council's objectives.
  - Objective 1: Homes - Delivering decent and genuinely affordable homes for all
  - Objective 2: Jobs and money - Delivering an inclusive economy, supporting people into work and helping them with the cost of living
  - Objective 3: Safety - Creating a safe and cohesive borough for all



- Objective 4: Children and Young People - Making Islington the best place for all young people to grow up
- Objective 5: Place and environment - Making Islington a welcoming and attractive borough and creating a healthier environment for all
- Objective 6: Health and independence - Ensuring our residents can lead healthy and independent lives
- Objective 7: Well run Council - Continuing to be a well-run Council and making a difference despite reduced resources

1.10 The AAP contains policies which apply to the whole plan area (Chapter 2), Spatial Strategy policies covering different areas within the AAP boundary (Chapter 3) and Site Allocations (Chapter 4).

## Strategic and non-strategic policies and site allocations

1.11 Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities (LPAs) to identify the strategic priorities for the development and use of land in the authority’s area. Policies to address those priorities must be set out in the LPA’s development plan documents (taken as a whole). The NPPF elaborates on the legislative requirement, making clear that Local Plans should identify strategic policies, clearly distinguishing from other policies which are considered non-strategic.

1.12 Table 1.1 sets out the strategic and non-strategic policies and site allocations of the Bunhill and Clerkenwell AAP.

1.13 Strategic policies should set out an overall strategy for the pattern, scale and quality of development including housing and employment uses. Non-strategic policies should be used to set out more detailed policies for specific areas, neighbourhoods or types of development.

1.14 A strategic allocation is one which, by virtue of its scale, nature and/or through its cumulative contribution towards delivering the Local Plan priorities and objectives, is significant in terms of meeting specific development needs.

**Table 1.1: List of strategic and non-strategic policies and allocations**

Bunhill and Clerkenwell Area Action Plan	
Strategic policies	Non-strategic policies
Policy BC1: Prioritising office use	None
Policy BC2: Culture, retail and leisure uses	
Policy BC3: City Fringe Opportunity Area	
Policy BC4: City Road	
Policy BC5: Farringdon	
Policy BC6: Mount Pleasant and Exmouth Market	

Policy BC7: Central Finsbury	
Policy BC8: Historic Clerkenwell	
Policy AAP1: Delivering development priorities	
<b>Strategic allocations</b>	<b>Non-strategic allocations</b>
BC2: City Forum, 250 City Road	BC1: City Barbican Thistle Hotel, Central Street
BC4: Finsbury Leisure Centre	BC3: Islington Boat Club, 16-34 Graham Street
BC8: Old Street roundabout area	BC5: London College of Fashion, Golden Lane
BC15: Richard Cloudesley School, 99 Golden Lane	BC6: Redbrick Estate: Vibast Centre, garages and car park, Old Street
BC25: Land adjacent to the Mount Pleasant Sorting Office	BC7: 198-208 Old Street (petrol station)
BC28: Angel Gate, Goswell Road	BC9: Inmarsat, 99 City Road
BC34: 20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street	BC10: 254-262 Old Street (east of roundabout)
BC35: Finsbury Tower, 103-105 Bunhill Row	BC11: Longbow House, 14-20 Chiswell Street
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	<p>BC48: Castle House, 37-45 Paul Street; and Fitzroy House, 13-17 Epworth Street and 1-15 Clere street</p> <p>BC49: Building adjacent to railway lines and opposite 18-20 Farringdon Lane</p> <p>BC50: Queen Mary University, Charterhouse Square Campus</p> <p>BC51: Italia Conti School, 23 Goswell Road</p>
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## Area profile

### History

- 1.15 The area originally developed as an adjunct to the Roman City, hosting a range of activities that were not permitted within the City walls (e.g. livestock markets, metalworks, breweries, and monasteries).
- 1.16 Urbanisation started in the 18th century. Wealthy landowners laid out two planned residential estates focused on King Square and Northampton Square; however, most construction was piecemeal, and the area continued to play host to London's less desirable institutions (for example, three prisons were constructed in the area during this time).
- 1.17 The area has long been associated with innovation and industriousness: for example, by the mid-19th century over a third of London's watchmakers were living in the area. Such manufacturing was mainly undertaken by sole traders, either in small workshops in backyards, or in the houses themselves; so, while the area appeared residential, its economic output was considerable. However, with economic expansion and the advent of the railways, warehouses and factories gradually began to replace housing in the area.
- 1.18 The area also has a long association with radical gatherings, political movements and social reform, from the Peasants' Revolt of 1381 and Chartist meetings at Clerkenwell Green, to the Finsbury Plan of the 20th Century. Many of these movements had their roots in urban poverty and overcrowding. The significant economic growth of the 19th Century fuelled rapid population growth, with over 127,000 people living in the area by 1861. This growth caused rents to rise, increased poverty and worsened overcrowding: by the end of the century there were around nine people to every house. The Metropolitan Borough of Finsbury was formed at the start of the 20<sup>th</sup> Century and covered the majority of the AAP area. The remainder of the area was covered by the Metropolitan Borough of Islington. The two Metropolitan Boroughs were merged in 1965 to form the London Borough of Islington.
- 1.19 Large scale damage and destruction during the Blitz in the Second World War rendered over 90% of homes uninhabitable or destroyed. This resulted in Finsbury Council undertaking one of the country's most ambitious rebuilding programmes. New industrial and commerce areas were created and business rates generated from these areas financed the construction of thousands of new homes. Residents of the area had access to innovative public facilities such as the Ironmonger Row Baths and the Finsbury Health Centre, which opened prior to the war in 1938.

- 1.20 Post-war redevelopment in the area saw large-scale slum clearance and development of Council housing. Some of these developments are significant architecturally and historically, such as the Grade II\* listed Spa Green Estate. The mix of pre-war terraced housing and modernist post war development is characteristic of the area.
- 1.21 The area suffered particularly badly from the deindustrialisation of the British economy, with a 50% loss in manufacturing jobs between 1961 and 1975. The shift to a service-based economy (notably banking and finance) during the 1980s made it difficult for local residents to access employment, and by 1991 only 45% of the population were economically active.
- 1.22 Industrial decline led to an out-migration of adults of working age, which had the knock-on effect of leaving behind a community increasingly composed of the elderly and those not in employment. This in turn affected the provision of local services, with the closure of local shops, markets and schools.
- 1.23 By the 1990s the picture was changing. Despite continued decline in manufacturing, there was a relative increase in skilled, technical or managerial employment. Nevertheless, by the turn of the millennium the area remained one of the most deprived in the country, with 21% of the population unemployed. The extent of deprivation in the area provided the rationale for the creation of EC1 New Deal for Communities, which heralded a ten-year programme of investment in the area, including significant public realm improvements.

## Demographics

### Population

- 1.24 Islington has an estimated population of 235,370<sup>1</sup>. Bunhill and Clerkenwell wards, which largely align with the plan area, have a population of 30,310<sup>2</sup> (13% of the borough's population). Islington has the highest population density of any Local Authority in England with 15,849 people per square kilometre. The AAP area has a higher population density than the rest of the borough (18,106 people per square kilometre).

### Ethnicity

- 1.25 Bunhill and Clerkenwell wards have a slightly higher proportion of white British people than the remainder of Islington (69% compared to 68%). The area also has a higher proportion of Asian/Asian British people than the remainder of Islington (12% compared to 9%) but a lower proportion of Black/African/Caribbean/Black British people (10% compared to 13%). There is also a slightly lower proportion of people identifying as mixed/multiple ethnic group (5% compared to 7%)<sup>3</sup>.

### Age

- 1.26 Bunhill and Clerkenwell has a much greater proportion of people between the ages of 21 to 30 than the Islington average. as well as a greater proportion of younger people between the ages of 11 to 20. There is a lower proportion of people aged 50 and above generally in the area, but this trend is stronger for women, with lower

<sup>1</sup> GLA population projections, Housing-led projections 2016-based

<sup>2</sup> GLA population projections, Ward population projections 2016-based

<sup>3</sup> 2011 Census, LC2101EW - Ethnic group by sex by age

proportions of women in all age groups above 30. The area also has a smaller proportion of children (ages 0 to 10).

## **Deprivation**

- 1.27 Bunhill and Clerkenwell is a place with a great disparity between income and opportunity. While it is a place with high incomes and high land values, it is also a place with significant deprivation.
- 1.28 The area has three Lower Super Output Areas<sup>4</sup> (LSOAs) in the 20% most deprived LSOAs in England and Wales, based on the 2015 Indices of Multiple Deprivation (IMD). These LSOAs include a number of Council housing estates.

## **Employment**

- 1.29 Islington is a major centre of employment; figures with 226,200 jobs based in the borough<sup>5</sup>. Approximately 70%<sup>6</sup> of jobs in the borough are based in Bunhill and Clerkenwell, which would equate to approximately 160,000 jobs; this is despite the area covering only 11% of the borough in terms of area and containing only 13% of the population. Employment growth in Islington has been rapid in recent years, with almost 30,000 jobs added between 2005 and 2015.
- 1.30 To put this into context, Bunhill and Clerkenwell would rank 28<sup>th</sup> out of the 348 local authorities for total number of jobs; this is more jobs than Oxford, York, or Cambridge.
- 1.31 The CAZ area is expected to remain a highly attractive location for the professional, scientific and technical services activities which have been expanding rapidly in London, and which are projected to experience further substantial growth over the period to 2036<sup>7</sup>.
- 1.32 The AAP area benefits from its 'City Fringe' location, in close proximity to the City of London, one of the most significant employment locations in the world. Islington ranks as the 7<sup>th</sup> most productive locality in the UK<sup>8</sup>; the AAP area is the most significant contributor to the boroughs overall competitiveness.

## **Green infrastructure**

- 1.33 The Islington Open Space, Sport, and Recreation Study assessed provision of open space in the borough. The Bunhill and Clerkenwell area includes the open spaces of Spa Fields, Bunhill Fields Burial Ground, Finsbury Square, King Square, St Luke's Gardens, and a number of smaller spaces. These spaces are well used and relatively well distributed around the area. However, the wards of Bunhill and Clerkenwell are identified as priority areas for increasing the quality and functionality of small parks and gardens (due to the lack of strategic or major parks) and increasing provision of natural or semi natural spaces. The AAP area also includes a number of Sites of Importance for Nature Conservation (SINCs) and historic green spaces.

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<sup>4</sup> A Lower Super Output Area is a small geographic area for use with statistics from the Office of National Statistics.

<sup>5</sup> Office for National Statistics, Business Register and Employment Survey (BRES) 2017 provisional figures, September 2018.

<sup>6</sup> Islington Employment Land Study 2016

<sup>7</sup> Ibid

<sup>8</sup> Ibid

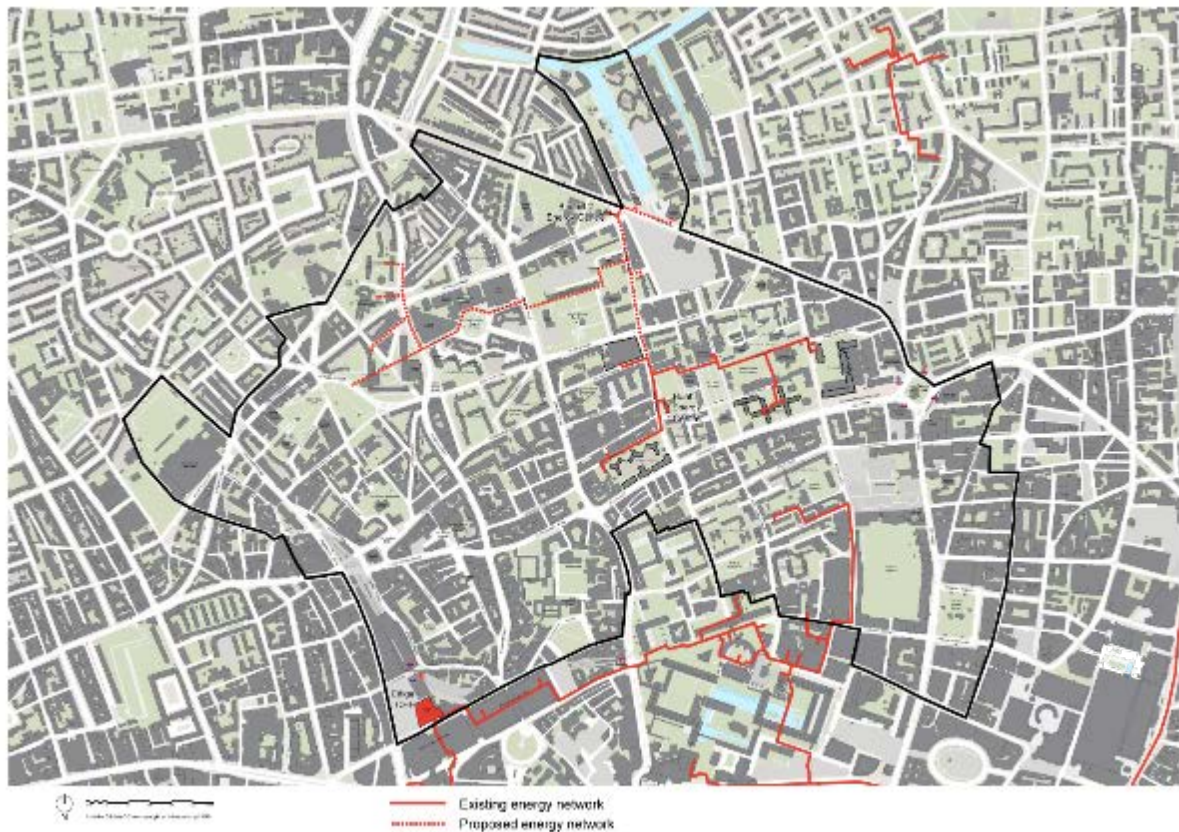
**Figure 1.4: Open Space map**



## Heat networks

1.34 Bunhill and Clerkenwell (along with the rest of the borough) is designated as a Heat Network Priority Area in the London Plan. The area has the best opportunities for connection to heat networks in the borough, with two existing energy networks in the area or in close proximity (Citigen and Bunhill). There are three energy centres which power these networks. The current extent of the existing and proposed network is shown on Figure 1.5 below. These networks cover large parts of the AAP area and there are excellent opportunities for new developments to connect to these networks. The Council supports the expansion of heat networks in the borough.

**Figure 1.5: Heat networks map**



## **Air pollution**

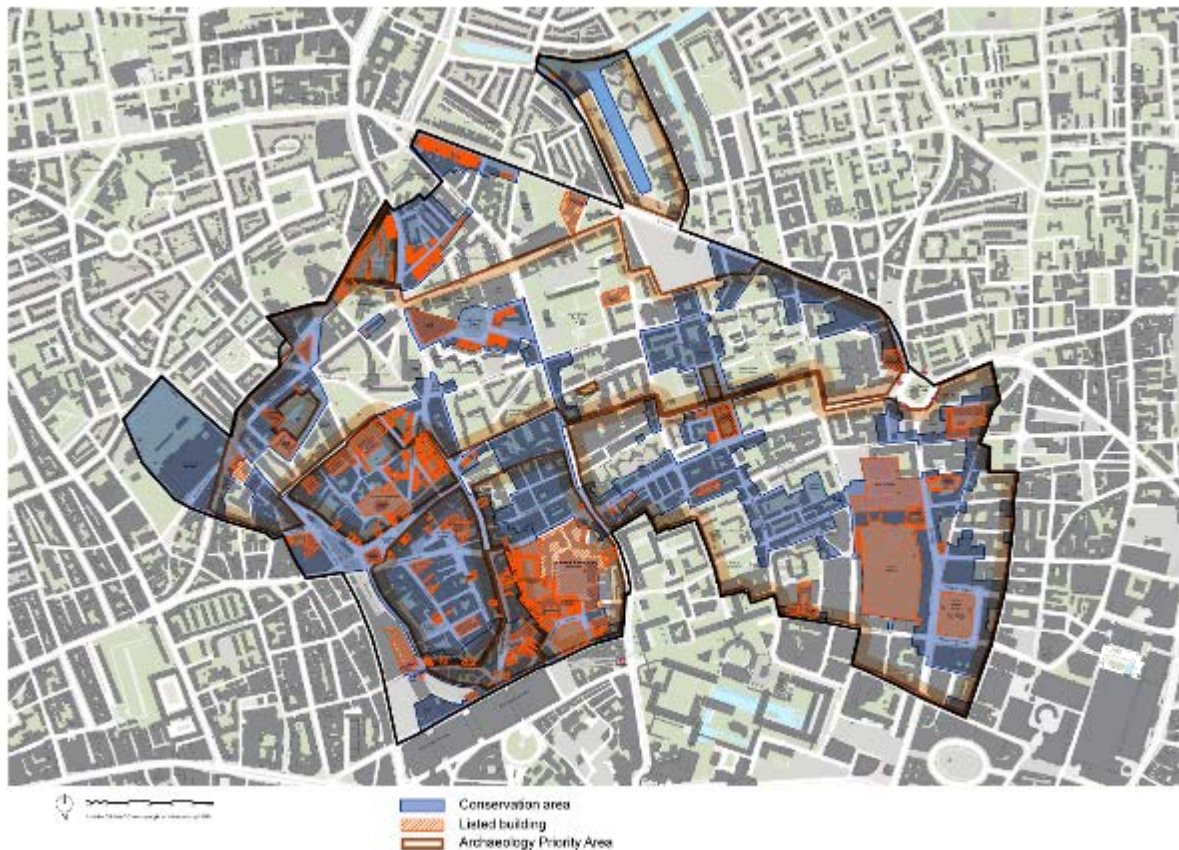
1.35 Poor air quality is a major issue for London, impacting on the health and quality of life of people who live, work and visit here. London regularly exceeds legally binding limits set by the EU on air pollution. The major source of air pollution in London is from motor vehicle emissions, especially diesel vehicles. Bunhill and Clerkenwell is no exception to this, with busy arterial roads crossing through the area meaning that it experiences some of the poorest air quality in the borough; City Road, Old Street, and Goswell Road experience particularly bad air quality. The London Plan puts in place Air Quality Focus Areas for areas that not only exceed the EU annual limit for nitrogen dioxide (NO<sub>2</sub>) but also locations with high human exposure. One of these areas covers the area around Old Street.

## **Historic environment**

1.36 There are 11 conservation areas either fully or partially within the AAP area, covering 50% of the area. Each of these conservation areas have detailed management plans to guide development. The area is also home to 382 listed buildings and 259 locally listed buildings and structures, as well as a number of Archaeological Priority Areas. These heritage designations are shown on Figure 1.6.



**Figure 1.6: Historic environment map**



## Planning context

1.37 The Local Plan – Strategic and Development Management Policies DPD sets out the overarching legislative framework within which the Local Plan operates. This section highlights the specific planning context which is particularly relevant for the AAP, although other considerations will also apply.

### London Plan

1.38 Most of Islington's part of the CAZ is located in the Bunhill and Clerkenwell Area. The London Plan highlights the unique international, national and London-wide roles of the CAZ, based on an agglomeration and rich mix of strategic functions as well as local uses. The CAZ is identified as a primary location for commercial activity, particularly for new offices which are vital to ensuring London's economic success.

1.39 The CAZ also has a number of other strategic functions, which play a supporting role to the principal office function. This includes a vibrant, successful and diverse culture, retail and leisure offer. Barbican/Smithfield/Farringdon is designated by the London Plan as a specialist arts, cultural and creative cluster. Adjacent to the AAP area, the City of London have identified the Culture Mile area as an area to prioritise investment.

1.40 Residential uses are not a CAZ strategic function as set out in the London Plan

### City Fringe Opportunity Area

- 1.41 The City Fringe Opportunity Area refers to the area of the borough adjoining the City of London's financial district, at the eastern edge of the AAP area stretching roughly from Moorfields Eye Hospital to the City of London/Islington boundary at Moorgate. It is among the most important areas of employment growth in the capital.
- 1.42 The area contains significant development capacity to support the financial and business services but also the cluster of digital and creative industries as part of Tech City. This growth is strategically important to London and the UK. The Greater London Authority (GLA) has prepared the City Fringe Opportunity Area Planning Framework(OAPF), working with the three City Fringe boroughs – Islington, Tower Hamlets and Hackney. The OAPF's key aim is to promote new business floorspace to facilitate the significant projected jobs growth in the area; provision of affordable business space is particularly important. A mix of supporting uses including retail, food, drink, and entertainment uses are also encouraged.

### **The Elizabeth Line**

- 1.43 The Elizabeth line (formerly called Crossrail) is a new suburban rail service for London and the South-East, which will, for the first time, deliver a direct connection between all of London's main employment centres; linking Heathrow with Paddington, the West End, the City and Canary Wharf.
- 1.44 Islington has an Elizabeth Line station at Farringdon, while Liverpool Street Elizabeth line station (in the City of London) is also easily accessible from parts of the borough. The Elizabeth line will make Farringdon one of the biggest transport interchanges in Britain, with 140 trains per hour and the potential to handle over 100,000 passengers per day (on average) by 2026. Farringdon will be the only station from which passengers will be able to access The Elizabeth line, Thameslink, and the London Underground.

## **Challenges**

- 1.45 The following section sets out some specific planning challenges for the area (although it is not an exhaustive list, with a number of significant borough-wide challenges identified in other Local Plan documents). The Council's overall vision and objectives are set out in the Islington Local Plan – Strategic and Development Management Policies DPD. These challenges are not unique to Bunhill and Clerkenwell, but they are particularly acute in this area, given its dense urban form, mix of uses and historic character.

### **Inequality and deprivation**

- 1.46 Islington is a very unequal place with wealthy and deprived areas located in close proximity to one another throughout the borough. Islington is one of the most expensive places to live in London yet it is the fifth most deprived borough in London and the thirteenth most deprived overall in England. In terms of the income deprivation index, Islington ranks tenth out of all English local authorities, meaning that a significant proportion of residents are experiencing deprivation due to low incomes.
- 1.47 The AAP area has pockets of serious deprivation, with some parts within the 20% most deprived in England.
- 1.48 There is a need to reduce income inequality and the negative consequences of relative poverty to ensure that the borough's diverse communities benefit from

Islington's success so that everyone, regardless of background, has the opportunity to reach their potential.

- 1.49 Islington is also a place of health inequality and deprivation. According to the 2011 census, the borough has the highest percentage of people reporting they are in bad or very bad health, relative to other London boroughs and higher than both London and England averages. Deprivation is the main risk factor for early death and poor health in Islington. Islington has the fourth highest levels of limiting long term illness/disability in London, and ranks bottom of all London boroughs in self-reported happiness levels. Levels of childhood obesity are also high, and life expectancy for men has consistently been below the London average in recent years.
- 1.50 The prevalence of mental health conditions is significantly higher in the most deprived areas, and people – especially men – from black communities are significantly represented among people with serious mental illness diagnoses.
- 1.51 Given the prevalence of deprived areas within the wider AAP area, these issues related to inequality and deprivation are considered particularly relevant for this document.

### **Shortage of developable land**

- 1.52 Bunhill and Clerkenwell is a densely built up urban area with many areas of important local character and historical or cultural value. Population growth, combined with the area's central London location, results in significant demand for all types of development. Few underutilised or large sites remain.
- 1.53 Islington has a strong economy, and employment projections suggest that, by 2036, 50,500 additional jobs will be created in the borough, with the majority of this increase within sectors that will require office accommodation. Seventy percent of the borough's employment is concentrated in the AAP area. Despite the strong economy, the borough has experienced a significant loss of business floorspace to other uses, primarily residential. This has created a supply-demand imbalance, where demand greatly exceeds supply. Much of the recent losses were primarily caused by losses from office to residential permitted development (which does not apply in the CAZ); however, by prioritising office development as part of new development in the AAP area, this will increase supply and help to compensate for losses elsewhere in the borough.
- 1.54 The borough benefits from a generally sustainable pattern of development with high densities and a mix of uses. However, the constrained land supply and associated rising land values places pressure on the quality of the built environment and local character; the ability to provide for the different development needs of the area; and ultimately the quality of life of those who live and work in the borough. There is a need to improve quality of life for residents by creating safe and pleasant environments with a strong sense of place.

### **High population density and projected growth**

- 1.55 The need to manage growth is a key issue for the borough, but especially within the AAP area. Islington is the third smallest local authority (by land area) and the most densely populated local authority area in the UK. The AAP area has a higher population density than the borough overall, and a higher density of development. The borough has experienced significant population growth in recent years, outpacing that of London, and the population is projected to continue to grow. As well as being a

significant issue in itself, the high level of projected growth is likely to exacerbate or increase the significance of other issues identified.

- 1.56 This growth increases demand for services. To ensure that Islington's diverse communities benefit from the high level of predicted growth, it is essential that this growth is supported by the necessary infrastructure and services. While Islington has an active voluntary and community sector and a relatively even spatial distribution of social infrastructure within accessible locations, certain types of provision are not evenly spread.

### **Unemployment and skills gap**

- 1.57 Islington has a large number of jobs, the majority of which are located within the AAP area, which also accommodates 13% of the borough's resident population. Islington has high levels of economic inactivity and many jobs in the borough are filled by people living outside Islington. Although the number of young people not in education, employment or training (NEETs) has been decreasing, the figure is still higher than the Inner London average, as is Islington's unemployment rate; nearly a quarter of the population aged 16-64 is classed as economically inactive. More than half of lone parents were not in employment in 2011, notably higher compared to the rates for London as a whole.
- 1.58 The majority of jobs growth in Islington has been in knowledge-intensive industries which have high educational and skills barriers to entry. While Islington has higher than average levels of qualifications, there is also a significant proportion of the population that have poor literacy and numeracy skills. Working age residents without qualifications are four times more likely to be workless than those with a degree level qualification. There is a need to increase the opportunities for local residents to access the potential benefits of good work and reduce the number of residents with no qualification.

### **Limited employment floorspace**

- 1.59 Demand for employment floorspace is projected to far exceed supply; this would restrict economic growth and employment opportunities which could help address some of the challenges identified above. Islington's current office stock is around 1.5 Million sqm. Local evidence forecasts demand for approximately 400,000sqm of additional office floorspace by 2036, in order to meet projected jobs growth. Islington's pipeline of business floorspace has consistently shown a net loss in recent years, which suggests that protection of existing business floorspace and provision of new business floorspace will need to be a high priority if the jobs projections are to be realised.
- 1.60 The biggest threat to the supply of employment land is likely to be from restricted supply caused by a lack of sites as they are outbid by residential developments and high value commercial developments, particularly hotels.
- 1.61 The London Plan highlights that cumulatively, the loss of office stock within the CAZ to residential development has the potential to undermine the strategic functions of the CAZ and its offer as a competitive national and global business location. The lack of business floorspace will also inflate prices and make space for SMEs and start-ups less affordable. This in turn could reduce the competitiveness of Islington and the Tech City, which needs small businesses to drive innovation.

## **Shopping, leisure, and culture**

- 1.62 The Bunhill and Clerkenwell area has a strong offer of shopping, leisure, and cultural uses which support the overarching office function of the area and make the area an attractive and vibrant place to live, work, and visit. There are a large number of restaurants and cafes, pubs and bars, particularly clustered around Farringdon and Smithfield, Exmouth Market, and Whitecross Street.
- 1.63 The challenge is to support the existing shopping, leisure, and cultural uses and to encourage development of new premises at a level that continues to support (and does not undermine) the area's office function, while safeguarding the amenity of the area for residents and businesses. This will ensure that these uses do not lead to adverse impacts, for example anti-social behaviour linked to licensed premises.

## **Sustainable transport**

- 1.64 Despite Islington having the second-lowest rate of car ownership in London, the borough's roads are very congested, with significant flows of through traffic. Road traffic is one of the main causes of poor air quality and noise pollution.
- 1.65 The borough has high levels of journeys by foot, bike and public transport; however, many parts of the area lack safe and attractive routes for pedestrians and cyclists. A more complete network of safe and direct routes is required to increase the proportion of trips by sustainable means of transport, in particular walking and cycling.
- 1.66 Although the borough has generally high PTAL levels, there are some areas (including within the AAP area) with poor local permeability. Overcrowding on public transport during peak times is commonplace. Research from TfL suggests that although many journeys in Islington are made on foot, there is potential to encourage further growth in short walking trips.

## **Poor air quality**

- 1.67 Poor air quality affects people who live, work, and visit the area. The entirety of the borough has been designated an Air Quality Management Area (AQMA) since 2003. The London Plan identifies Old Street as an Air Quality Focus Area, where air quality issues are particularly acute. Islington had the fourth highest proportion of deaths attributable to fine particulate air pollution in London in 2013, and the majority of Islington's primary and secondary schools recorded concentrations of NO<sub>x</sub> that exceeded EU limits in 2015.
- 1.68 Vehicles are responsible for a significant amount of emissions which cause air pollution, mainly through traffic congestion and the use of diesel powered engines. Islington is used as a traffic through-route to central London, which results in the highest concentrations of air pollution being located along the main arterial roads that dissect the borough. Pentonville Road/City Road represent the congestion charge zone boundary and are particularly heavily trafficked. This presents a challenge to the borough as it limits the scope of influence at the local level.

## **Climate change**

- 1.69 Carbon emissions in Islington have been reducing over time, but remain above the London average. With a significant proportion of carbon emissions coming from the built environment, there is a need to improve the energy performance of buildings in a way that doesn't decrease air quality. 75% of the existing building stock is expected to

be standing in 2050; therefore, delivering improvements to the energy efficiency of the existing building stock as well as improving the performance of new developments is critical to reducing carbon emissions.

- 1.70 Energy security is an issue particularly for central London, and with the high heat profiles of buildings in these locations, the opportunities for the development of heat networks are considerable.
- 1.71 Predictions are that climate change will result in an increase in extreme weather events such as heat waves and floods; this creates a need to address climate vulnerability by increasing resilience to the impacts of climate change. Islington is at particular risk from surface water flooding, primarily caused by urbanisation and the capacity of existing sewer networks. Modelling of surface water has identified three critical drainage areas in Islington, two of which cross into the AAP area, and all of which cross borough boundaries.
- 1.72 Due to the urban heat island effect, central London can have temperatures up to 10 degrees warmer than in the outskirts of the city. Islington's central location means the rising heat island effect will continue to have impacts, particularly in the densely developed Bunhill and Clerkenwell area. Impacts of high temperatures on Islington are exacerbated by the borough's dense urban character with limited areas of open space. There are also health impacts associated with heat stress, particularly for vulnerable groups such as the elderly. Measures such as new and improved green infrastructure can help mitigate impacts, but there needs to be consistent implementation of these and other measures in order to limit significant impacts.

#### **Open space, green infrastructure, and biodiversity**

- 1.73 Islington has a comparative lack of open space per head of population; this will be amplified as Islington's population continues to rise, increasing the pressure and demand on existing provision. Areas with biodiversity value in the AAP area are limited, and the ability to provide new space with biodiversity value is likely to be highly constrained. The built environment itself is becoming an increasingly important habitat, underscoring the need to promote a green infrastructure approach – for example maximising green roofs and vertical greening - in new development.
- 1.74 Green infrastructure has many benefits such as pollution abatement, urban cooling and climate change adaptation; it is vital for healthy and prosperous communities. Although the borough's open spaces and green infrastructure is diverse, it is generally small and fragmented. Alongside maximising the functionality of existing open spaces it is vital that all opportunities for increasing green infrastructure are fully explored.

## 2 Area-wide policies

- 2.1 This chapter of the AAP sets out two bespoke area-wide policies for the AAP area, further to policies set out in the Local Plan – Strategic and Development Management Policies DPD, which will also apply where relevant. Further specific AAP Spatial Strategy policies and site allocations are set out in chapters 3 and 4 respectively.

### Policy BC1: Prioritising office use

- A. Due to the significant evidenced need to provide office floorspace to cater for projected jobs increases and secure inclusive economic growth, office floorspace is the clear priority land use across the entire Bunhill and Clerkenwell AAP area.
- B. All development proposals providing 500sqm or more net increase in floorspace (within any use class) must comprise at least:
  - (i) 90% office floorspace (as a proportion of the total net additional floorspace proposed) in the City Fringe Opportunity Area; or
  - (ii) 80% office floorspace (as a proportion of the total net additional floorspace proposed) in any other part of the Bunhill and Clerkenwell AAP area.
- C. Development proposals under the threshold set out in Part B must be office-led, meaning that the majority of floorspace (as a proportion of the total net additional floorspace proposed) must be office floorspace.
- D. In limited circumstances, the Council may determine that Parts B and C do not apply, although office floorspace must still be maximised as far as possible where this is the case. These circumstances are:
  - (i) where an existing use, which is protected by another Local Plan policy or allocation, is expected to be the predominant use to be re-provided on site;
  - (ii) where a particular site is considered more suitable for other types of business floorspace such as B1(c) space. In such cases, the relevant percentage/requirement set out in Part B or C would apply to total business floorspace rather than office;
  - (iii) where a proposal is publicly funded or serves a public service, such as educational, medical, or research institutions;
  - (iv) development which is proposed in wholly residential parts of the AAP area, such as housing estates; or
  - (v) proposals for small-scale extensions to existing residential buildings where it is not practical or reasonable to introduce office uses.

- 2.2 Bunhill and Clerkenwell has a large and successful economy, with a large proportion of jobs within the knowledge economy, in particular information and communication,

professional, scientific and technical jobs, as well as finance and insurance. These jobs are primarily office-based.

- 2.3 The location of Bunhill and Clerkenwell is particularly suited to development of business uses. The area has easy access to the major centres of business and employment of the West End, City of London, and Canary Wharf (all in the CAZ), as well as the emerging and supporting clusters of the City Fringe, Tech City, and King's Cross and the Knowledge Quarter.
- 2.4 Bunhill and Clerkenwell comprises the majority of Islington's CAZ. The CAZ has a unique international, national, and London wide role, as recognised in the London Plan. The London Plan also states that the central London office market supports unique agglomerations and dynamic clusters of world city businesses and other specialist functions, and that these roles must be developed and promoted.
- 2.5 Local and regional evidence is clear that the CAZ is the location with the most demand for Grade A office space. Given the economic importance of the area, increasing the supply of business floorspace in the Bunhill and Clerkenwell area is essential to maintaining and developing business and job growth. Conversely, a shortage of business space is the major threat to business and job growth in Bunhill and Clerkenwell, Islington and London as a whole. Local evidence states that demand for business floorspace is projected to far exceed supply, restricting economic growth and employment in the borough<sup>9</sup>.
- 2.6 Islington has a forecast need for approximately 400,000sqm of additional office floorspace by 2036, to accommodate the projected increase in jobs. Based on the existing pipeline of new office proposals, it is clear that delivering this level of floorspace will be a major challenge which needs to be addressed by this AAP.
- 2.7 The Local Plan – Strategic and Development Management Policies DPD sets out policies to protect and promote business uses across the borough, including in the AAP area; and also sets a requirement for affordable workspace which will apply to all relevant schemes in the AAP area.
- 2.8 Considering this context, the key objective for the Bunhill and Clerkenwell AAP is to protect the predominant business role of the area by affording strong protection to existing business floorspace and prioritising growth in new business floorspace – particularly B1(a) floorspace – across the area. The AAP provides further detail to heighten the priority for business uses in the area.
- 2.9 Development of B1(a) uses in the AAP area is also essential to contribute to the unique agglomeration of business and supporting uses of the CAZ, Tech City, and the City Fringe Opportunity Area, contributing to London's role as a world city and maximising the competitiveness of the economy of the borough.
- 2.10 There may be limited circumstances where the Council will prioritise uses other than B1(a) office in the AAP area, as set out in policy BC1 Part D. This may include locations where other typologies of business space are preferable to meet specific demand, such as B1(c) light industrial and/or hybrid space.
- 2.11 It may not be practical or reasonable to require proposals for minor extensions to existing residential buildings to meet Part B or C. This will be determined on a case-by-case basis but could include issues relating to the design and layout of the building,

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<sup>9</sup> Ibid



particularly where new office use may cause potential amenity impacts (assessed against other Local Plan policies). This exception only applies to small-scale extensions rather than any larger extensions or partial/full redevelopment.

- 2.12 The Bunhill and Clerkenwell area is home to a large number of housing estates, which are entirely residential in character and function. To provide much needed genuinely affordable housing and to preserve the residential character and amenity of these housing estates the Council will not seek significant office development for any schemes on housing estates, although some small scale office (particularly affordable workspace and SME space) may be required on a case-by-case basis.

## **Policy BC2: Culture, retail and leisure uses**

- A. The Council encourages development of retail and leisure uses in predominantly commercial areas, including the four Local Shopping Areas.
- B. The Clerkenwell/Farringdon Cultural Quarter is the focus for cultural uses. Such uses may also be suitable in other predominantly commercial areas, pending assessment of sequentially preferable sites within the cultural quarter.
- C. Areas which are predominantly residential will be considered less appropriate locations for retail, food and drink, cultural, leisure, and entertainment uses.
- D. Where suitable in line with Parts A and/or B, proposals involving new retail, food, drink, entertainment and/or cultural uses in the AAP area will be permitted where:
  - (i) they would not individually or cumulatively harm the vitality, viability, character, function or amenity of the area, in particular residential amenity or the primary office function;
  - (ii) they would not result in a harmful concentration of night time economy uses, particularly premises licensed to sell alcohol; and
  - (iii) the operation of the use does not impact affect use of the public realm by other users, particularly more vulnerable users.
- E. Active frontages must be provided for proposals for culture, retail and leisure uses.

- 2.13 Culture, retail and leisure uses<sup>10</sup> are important for the functioning of the AAP area. They are employment generating and contribute to economic growth, although in the context of the area, they are considered to be supporting uses for the primary office function.

- 2.14 Provision of a range of retail and leisure uses adds significant value to the attractiveness and vibrancy of an area. Bunhill and Clerkenwell's qualities as a dynamic and attractive place is in part due to the number and quality of its cultural offer, cafes and restaurants, bars and pubs, and entertainment venues. The night time

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<sup>10</sup>See policies R1 and R10 of the Local Plan - Strategic and Development Management Policies DPD for information on identifying what constitutes a cultural use. Retail and leisure uses fall within the A1-A5 and D2 Use Classes, and some Sui Generis uses akin to these uses, such as nightclubs and theatres.

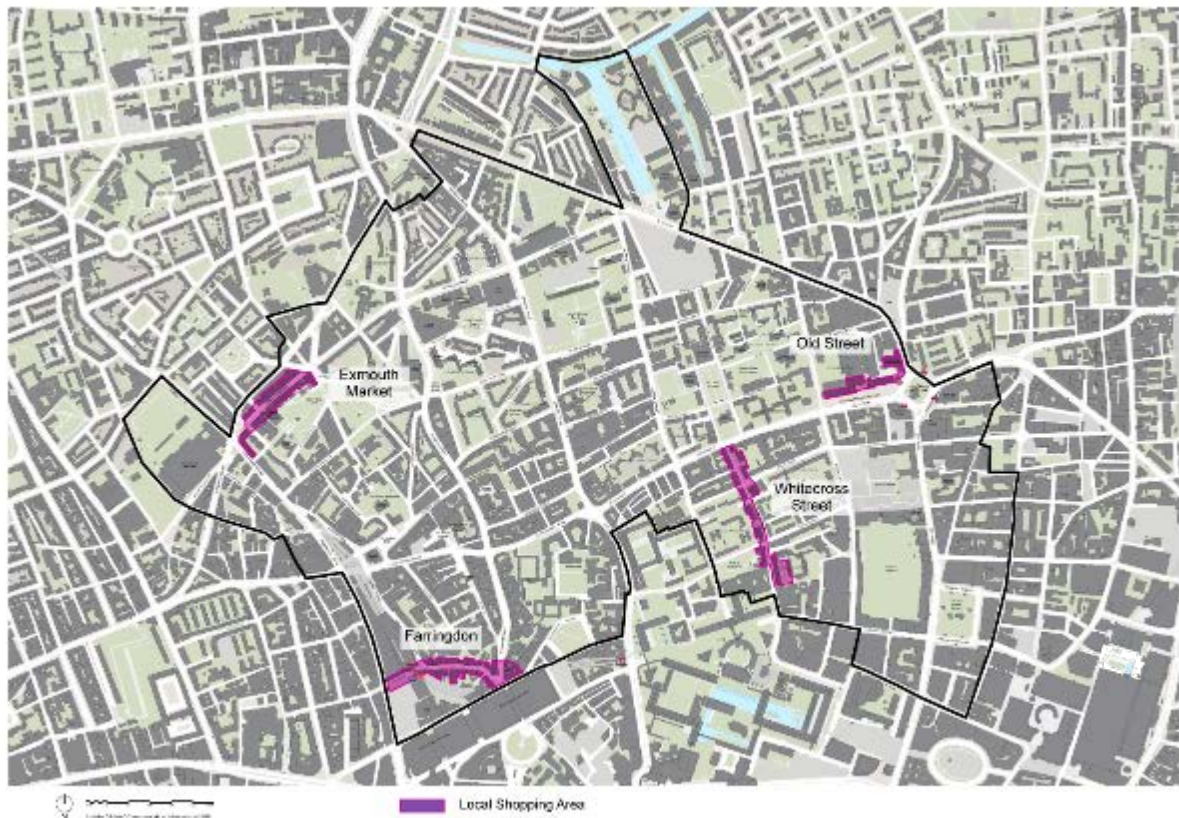
economy is very important to London's economy and is a key component in London's attractiveness and competitive edge as a world city. Farringdon/Smithfield/Barbican is identified in the London Plan as home to a strategic cluster of arts, culture and creative sectors. Farringdon is also identified in the London Plan as an area of sub-regional significance for the night time economy.

2.15 The Council has designated four local shopping areas in Bunhill and Clerkenwell:

- Exmouth Market
- Farringdon
- Old Street
- Whitecross Street

2.16 These areas are shown on Figure 2.1 below. Bunhill and Clerkenwell is also home to a number of retail and other high street type uses in smaller clusters throughout the area. The Local Shopping Areas (and to a lesser extent the clusters) are a focus for retail activity to serve both residents and those working in the area. These areas can also provide leisure and service uses. Policy R4 of the Strategic and Development Management Policies DPD provides further requirements with regard to Local Shopping Areas.

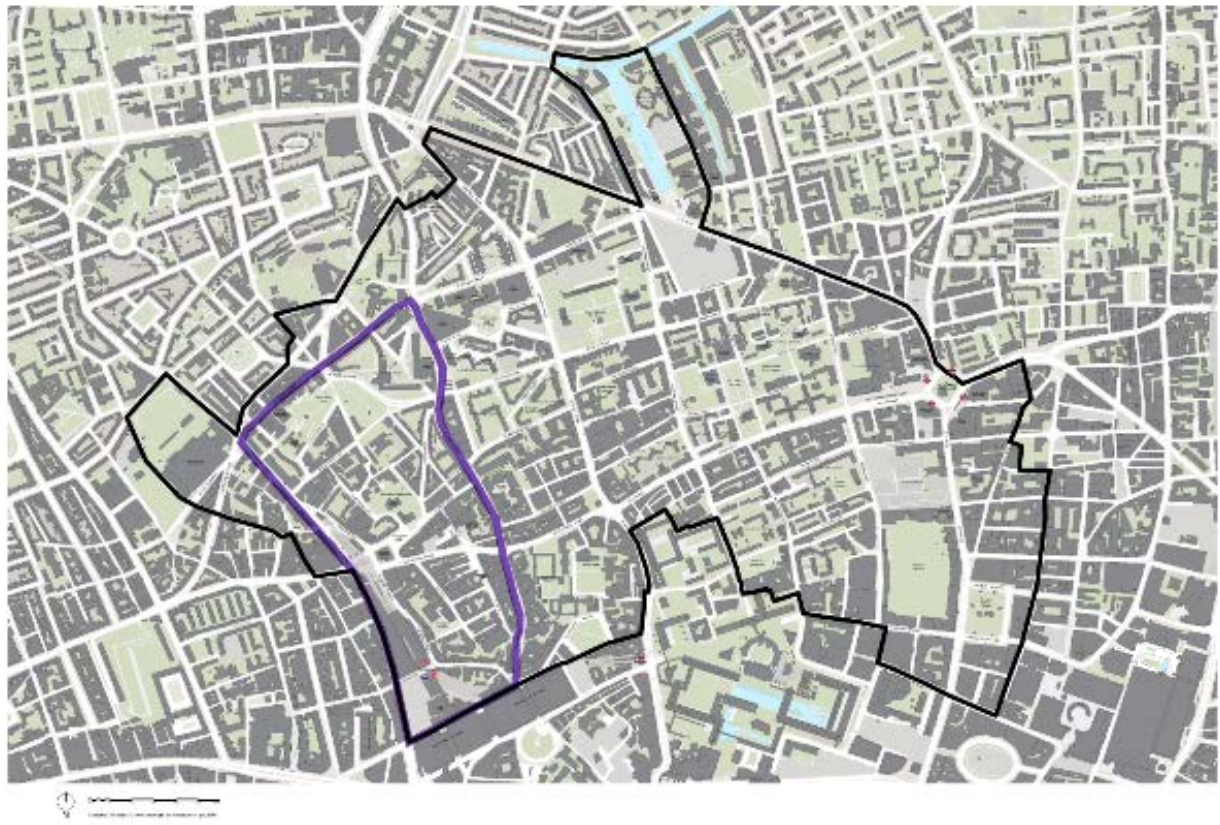
**Figure 2.1: Local Shopping Areas within Bunhill and Clerkenwell AAP area**



- 2.17 Islington's Local Plan promotes cultural and night time economy activities in the CAZ and Town Centres, particularly in designated Cultural Quarters. The Bunhill and Clerkenwell area is home to a number of cultural attractions and institutions. The designated Clerkenwell/Farringdon Cultural Quarter (see Figure 2.2 below) is the primary location where enhancement of the cultural offer is encouraged.
- 2.18 Proposals for cultural use outside the cultural quarter will need to be sequentially justified; applicants must provide detailed evidence to demonstrate that there are no sequentially preferable locations within the cultural quarter that could accommodate the proposal. Relevant guidance on the application of the sequential test must be used to inform any evidence provided, particularly national Planning Practice Guidance (PPG)<sup>11</sup>.

<sup>11</sup> Guidance on the sequential test is available from: <https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres>. PPG applies the sequential test in relation to Town Centres. For the purposes of addressing policy BC2 Part B, the cultural quarter is considered to be synonymous with Town Centres with regard to PPG sequential test guidance.

**Figure 2.2: Clerkenwell/Farringdon Cultural Quarter**



- 2.19 Where a cultural/creative use is proposed outside the cultural quarter, the Council must be satisfied that suitable and available sites within the cultural quarter have been considered first. This will ensure that there are no preferable sites available here which would contribute to the further enhancement of the cultural quarter. The sequential consideration of preferable sites must assess both availability of sites and suitability of sites for the intended cultural use. The sequential consideration should be proportionate to the scale and type of cultural use. If it can be demonstrated there are no suitable and available sites within the cultural quarter, cultural use is acceptable in principle across the AAP area, although suitability will be assessed against relevant policy – such as policies to protect residential amenity and promote office development – on a case-by-case basis.
- 2.20 The AAP area borders the City of London’s Culture Mile to the south, which is developing as a major destination for culture and creativity in the Square Mile and stretches from Farringdon to Moorgate. The area will be host to a programme of events and installations and will also benefit from further investment including public realm improvements. Significant changes are anticipated as part of the Culture Mile project, including the relocation of the Museum of London to Smithfield; the potential development of a new Centre for Music on the site of the existing Museum of London, and the moving of Smithfield Meat Market from its current location. These changes will likely result in increased pedestrian activity and footfall in the area.
- 2.21 Amenity considerations are important when determining all culture, retail and leisure uses. While the night time economy is valuable, it can lead to particular amenity impacts such as anti-social behaviour, crime and fear of crime, noise, congestion and disturbance. Due to the borough’s densely developed mixed use nature conflicts can

arise when night-time activity occurs close to places where people live. Policies PLAN1 and DH5 of the Local Plan – Strategic and Development Management Policies DPD will be important considerations in this regard. In addition, large numbers of night time economy uses can change the character of the area in which they are located and reduce its range of shops or the quality of the shopping environment. Conflicts can be made worse where a particular location becomes a focus for late night activity.

- 2.22 Bunhill and Clerkenwell is home to a large number of pubs, many with historic and architectural interest and significance. Pubs are an essential part of the character, identity, and function of the area. In line with Local Plan policy R11, the Council will resist the loss of pubs where they have community or social value, contribute to the cultural fabric of the borough, or provide an important contribution to the economy in particular the night-time economy.

# 3 Area Spatial Strategies

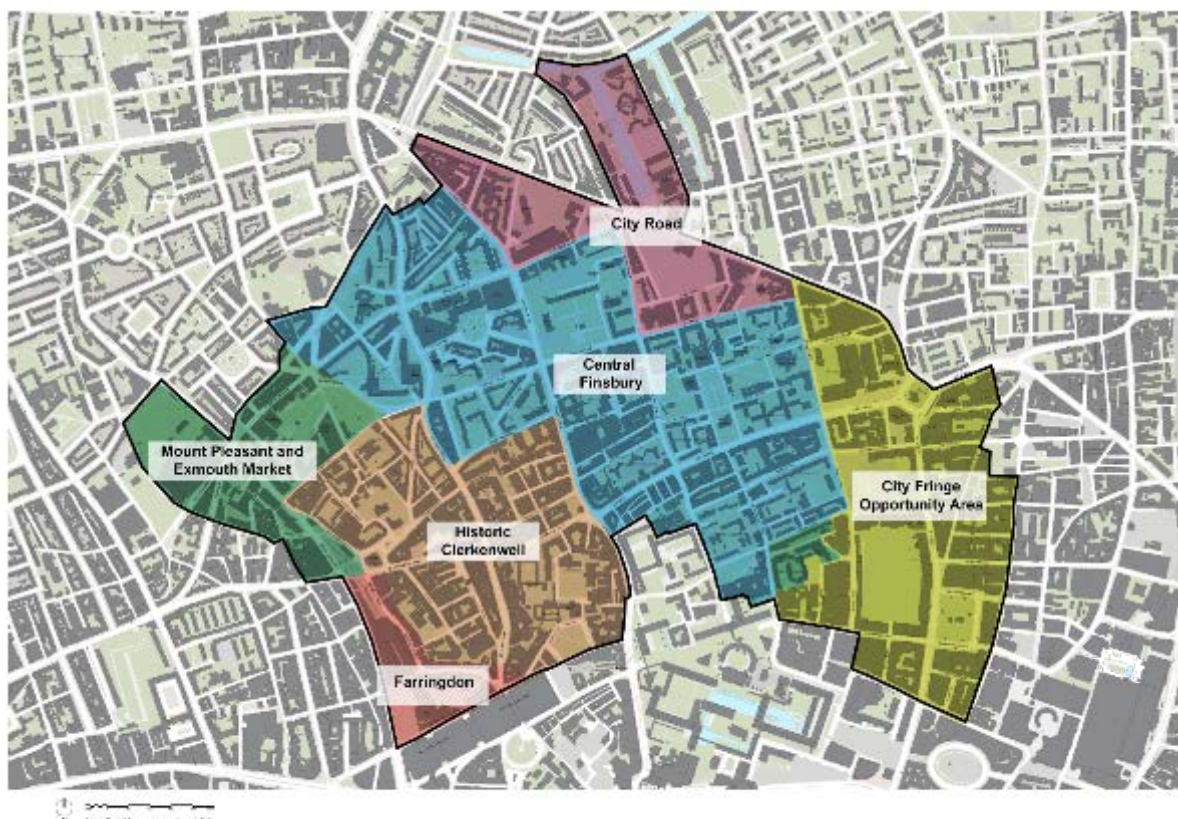
3.1 The AAP is split into the following Spatial Strategy areas – shown on Figure 3.1 - which collectively cover the whole AAP area:

- City Fringe Opportunity Area
- City Road
- Farringdon
- Mount Pleasant and Exmouth Market
- Central Finsbury
- Historic Clerkenwell

3.2 Each Spatial Strategy area has a specific policy which sets out the key strategic considerations for each area. These areas have been defined by their scope for development opportunities to meet key needs (in particular office use) and distinctive characteristics that must be maintained and enhanced.

3.3 This chapter contains detailed policies which add to the policies of the Local Plan – Strategic and Development Management Policies DPD and the area wide policies in chapter 2 of this document. All these policies must be considered together.

**Figure 3.1: Bunhill and Clerkenwell AAP Spatial Strategy Areas**



## Policy BC3: City Fringe Opportunity Area

- A. This part of Old Street and City Road is Islington's part of the City Fringe Opportunity Area, a designated area with a specific focus for the tech sector and related businesses which extends into the London Boroughs of Hackney and Tower Hamlets. The Council will support the development of this tech sector cluster.
- B. The Moorfields Eye Hospital site represents a unique opportunity to create a new high quality business quarter. The site will play a key role in the consolidation and expansion of the business cluster in the wider Old Street area and will deliver a very significant quantum of additional business floorspace over the plan period, and a substantial amount of affordable workspace. In addition, necessary social infrastructure, and active uses on the ground floor will be delivered.
- C. Proposals must maximise business floorspace provision, specifically office floorspace, as far as possible in line with the Council's priority for the City Fringe Opportunity Area and other policies in the AAP, particularly Policy BC1.
- D. The City Fringe Opportunity Area is suitable for a range of typologies from small stand-alone offices and workspaces to large floorplate Grade A offices. Where demand for a certain typology becomes evident during the plan period, the Council may look to prioritise such typologies on a case-by-case basis where appropriate and supported by evidence.
- E. Old Street Local Shopping Area is located within the area. Retail and leisure uses should be focused here, although retail, leisure and cultural uses may also be appropriate at ground floor level and any lower ground floors as part of new development in other parts of the area, particularly where a site is within or adjacent to existing frontages of similar uses.
- F. The environmental quality of Old Street roundabout will be transformed through removal of the gyratory and creation of a high quality, functional new public space, accessible at-grade from the surrounding streets; and other public realm improvements, including a new at-grade entrance to the station, works to reduce traffic impacts, and improvements to the interchange between bus, train and tube. The Council will also explore ways to improve the busy Old Street and Clerkenwell Road for pedestrians and cyclists. Existing retail provision within Old Street Station should be enhanced as part of the roundabout improvement works.
- G. Any development in the centre of the roundabout would reduce the quantum and functionality of potential new open space as part of the new public realm, and will therefore be resisted as part of any redevelopment proposals (except for very small scale commercial development such as retail/leisure kiosks, where appropriate).
- H. New buildings surrounding and fronting Old Street Roundabout must explore opportunities to provide direct basement access to and from the underground station (subject to agreement with London Underground Ltd).
- I. Development proposals should enhance permeability across the area and with adjacent areas; and ensure ease of access via walking and cycling.

- J. The Council supports the enhancement of the public open space at Finsbury Square. Small scale commercial uses may be suitable on existing built-on areas of the square, but only where the functionality of the space is not adversely affected. Reconfiguration of the existing open space may be acceptable where functionality of the open space is improved and there is no net loss of public open space. Change to the use of the underground car park is supported in principle where it would be replaced by commercial uses, particularly business floorspace.
- K. Development proposals must contribute positively to the character of the area and demonstrate a scale and massing that responds to adjacent public spaces and street widths. Street level views of recognised and historic landmarks in the area should be enhanced as part of proposals.
- L. Four sites in the Spatial Strategy area have been identified as potentially suitable for tall buildings over 30 metres.
- M. Development proposals must preserve or enhance heritage assets, including those in neighbouring boroughs where impacted. This includes (but is not limited to) Bunhill Fields, Wesley's Chapel, the Honourable Artillery Company grounds and the area's three protected local landmarks identified in policy DH2 of the Local Plan.

- 3.4 Old Street roundabout occupies a strategic location near to the City of London with its concentration of financial service industries. The area around Old Street roundabout forms the core part of the agglomeration of digital/creative businesses known as Tech City, and continues to develop as a distinctive, high quality, diverse and vibrant commercial destination within central London.
- 3.5 This Spatial Strategy area is coterminous with Islington's part of the City Fringe Opportunity Area<sup>12</sup>, as defined on the Policies Map and shown on Figure 3.2 below. The City Fringe Opportunity Area also covers parts of Hackney and Tower Hamlets. The aim of the Opportunity Area is to consolidate Tech City's position (and the position of London as a whole) as the tech capital of Europe.
- 3.6 The City Fringe Opportunity Area features a significant concentration of business uses which contribute to the economic success of the borough and provide substantial direct and indirect employment opportunities. The prioritisation of office uses is of particular importance in this area due to the international significance of the cluster within the City Fringe Opportunity Area. The Council expects all developments proposals to be business-led, with specific requirements for certain sized proposals as set out in policy BC1.
- 3.7 There is also a strong presumption against the loss of any existing business floorspace, in line with Local Plan policy B2.
- 3.8 The area also has a residential population, including the St Luke's Estate located to the north west of the Old Street Roundabout. Development in this area needs to protect the amenity of residential uses.

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<sup>12</sup> The Council collaborated with the Mayor of London and other City Fringe local authorities on the production of the City Fringe Opportunity Area Planning Framework, which was adopted in 2015. This document may be a material consideration in the determination of planning applications.



- 3.9 Moorfields Eye Hospital (NHS Foundation Trust) and the Institute of Ophthalmology (University College London) provide specialist eye health services and research education programmes in the field of ophthalmology. The two institutions also play an important role in Islington's economy as a whole, and contribute significantly to the borough's economic diversity. They are located on City Road and together they occupy a number of both separate and connected buildings on what is referred to as the 'Moorfields site' in this document. The two institutions are looking to relocate to an alternative site north of King's Cross. They are working together and aim to sell the Moorfields Site, but will continue to operate from their current location until the new facilities are completed, which is expected to be around 2022/2023.
- 3.10 The Moorfields site falls within the CAZ as well as the City Fringe Opportunity Area and within the Tech City area. As such it is one of the most important employment locations in the borough. A thorough assessment of the Old Street/City Fringe area and its current and future economic role has been undertaken as part of Islington's Employment Land Study (2016), which included an assessment of the Moorfields site.
- 3.11 Given its location, and given the limited number of potential large development sites in the area, the Moorfields site represents a unique opportunity to provide a large quantum of additional B-use floorspace, which would enable the expansion of this internationally important business location. The Council's ambition for the Moorfields site is to create a new business quarter, with a diverse range of business premises and a high quality public realm, in line with key principles set out in Site Allocation BC38.
- 3.12 Old Street station is located beneath the roundabout and is one of London's busiest underground stations, accommodating around 18 million passengers annually. The station suffers congestion control issues at during the morning and evening peaks, and both the station and public realm around it suffer from a poor layout where pedestrians must navigate a confusing layout designed around the roundabout. The planned redevelopment of Old Street roundabout offers an unrivalled opportunity to improve the public transport experience and environmental quality of the area; and to deliver public realm of exceptional quality and accessibility which will benefit the wider area.
- 3.13 The proposal to redevelop the roundabout involves the removal of the one-way system, and re-introduction of two-way traffic. As a result of the works, the north-western arm of the roundabout will be closed to traffic and a peninsula will be created around an upgraded Old Street station entrance. This will allow at-grade access, without the need to cross a highway from the Promenade of Light on Old Street, to a new tube station entrance and public space. There will also be a new high quality new public space at the roundabout that reinforces the role of the area as a central London hub and provides an improved environment for public transport users, particularly those interchanging between bus and rail.
- 3.14 In December 2017, Islington Council, together with the Mayor of London, Transport for London (TfL) and Hackney Council, issued an 'Open Call for Design Ideas' to create an iconic gateway at Old Street. The purpose of this was to seek creative and innovative design ideas from a range of disciplines and partnerships, including design, architecture, art, planning, and technology in the redesign of this space.
- 3.15 New buildings should explore opportunities to provide direct basement access to and from the underground station (subject to agreement with London Underground Ltd).
- 3.16 Development in the Old Street area must be of the highest design quality in line with the Islington Local Plan policies on design. For sites surrounding and fronting onto the

Old Street roundabout new buildings must be of outstanding architectural quality, reflecting the gateway location.

- 3.17 The Islington Tall Buildings study (2018) thoroughly assessed the borough's potential to accommodate the development of new tall buildings. Policy DH3 of the Local Plan – Strategic and Development Management Policies DPD has been informed by the Islington Tall Buildings study (2018) and must be read alongside this Spatial Strategy policy. The Spatial Strategy diagram (Figure 3.2) identifies the following four sites<sup>13</sup> where tall buildings (30 metres and above) may be appropriate in the City Fringe Opportunity Area Spatial Strategy area:
- Southeast corner Old Street City Road junction – Inmarsat House (site G1 from the study).
  - Shell Station site on Old Street (site G2 from the study).
  - Albert House on Old Street (site G3 from the study).
  - Moorfields Eye Hospital site: Peerless Street, north of the junction with Baldwin Street (site G4 from the study)
  - Moorfields Eye Hospital site: North West corner of the site, corner of Cayton St/Bath Street (site G5 from the study).
- 3.18 Any proposal for tall buildings on these sites must be fully consistent with policy DH3 and all other relevant policies and Site Allocations.
- 3.19 Development in the Old Street Area must conserve and enhance heritage assets and their settings in line with Islington Local Plan policies DH1 and DH2. Particular attention must be paid to the part of the area lies within the Bunhill Fields and Finsbury Square Conservation Area, which English Heritage identifies as being at risk. The area is also home to the Moorfields Conservation Area which contains the Moorfields Eye Hospital (part of which is locally listed) and The Leysian Mission (Imperial Hall), a local landmark.
- 3.20 Retail and leisure uses should be provided on frontages to Old Street, City Road, and also within the station in order to create activity, vibrancy, and to support the surrounding commercial uses.
- 3.21 Bunhill Fields Burial Ground is an existing SINC and is a Grade I Registered Park/Garden. The main part of the cemetery is formed of narrow walkways through densely planted graveyards, while the northern part is an open space that is used by local residents, workers and visitors. New buildings adjacent to the Grade I listed Bunhill Fields Cemetery must exhibit a scale, massing and design which conserves or enhances its heritage value, and must also incorporate design measures that enhance the biodiversity value of adjacent areas. Incremental improvements to Bunhill Fields itself are supported, in line with any relevant management plan.
- 3.22 Finsbury Square is one of the largest publicly accessible open spaces in the south of the borough. It is a popular, heavily used space, especially as a lunchtime congregation point for people employed in surrounding businesses, but also by local residents for relaxation and activities such as lawn bowls; hence there is a significant opportunity for the creation of a high quality, multi-functional space. The square is currently not utilising its full potential, especially in terms of the quality of the open space. Given the importance of the square to the surrounding Conservation Area, enhancing its setting is an important consideration. Improvements to the quality of the

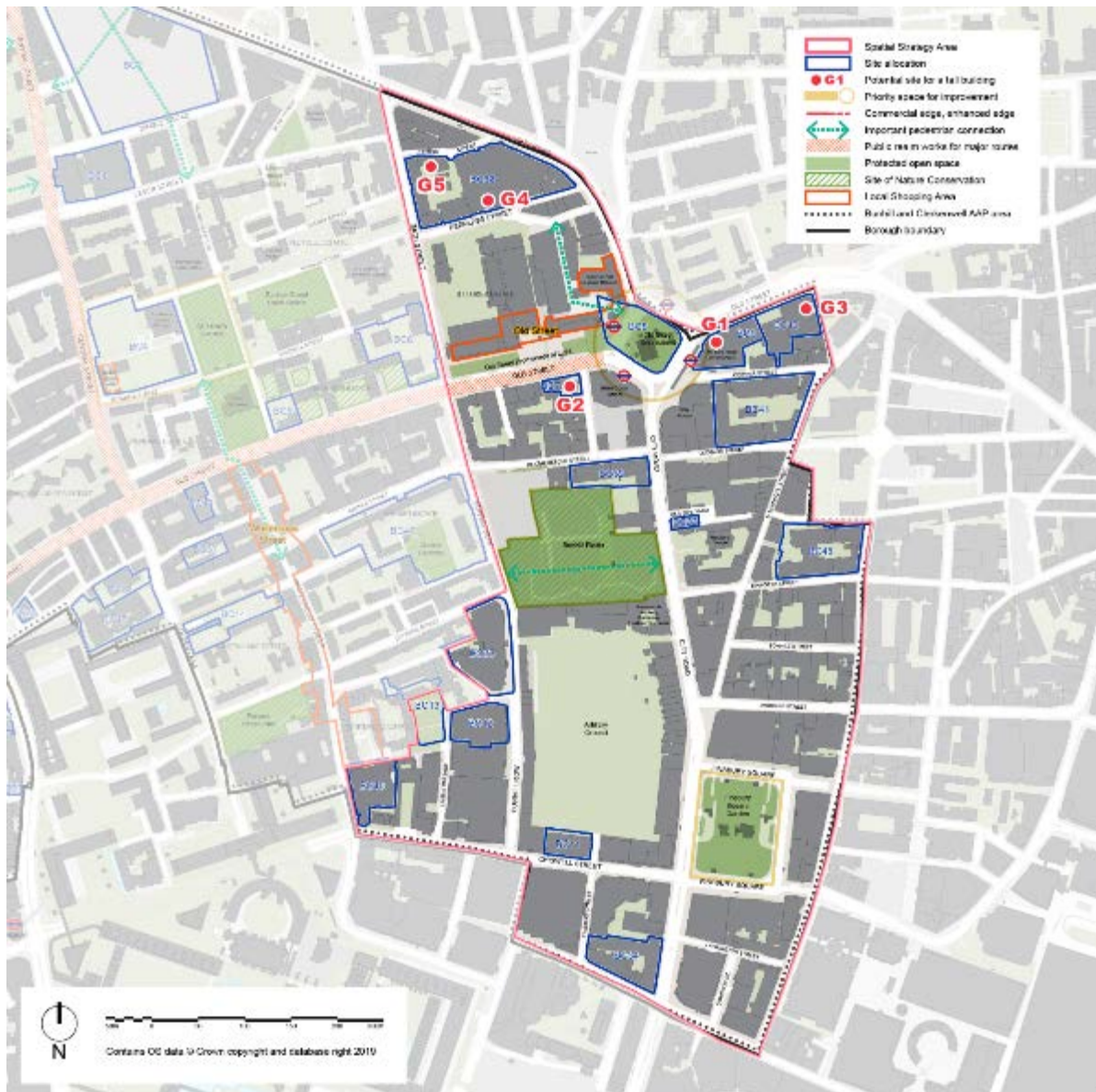
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<sup>13</sup> Moorfields Eye Hospital counts as one site but there are two potential tall building locations within the site.

public realm and further greening of the space, including trees, planted areas and more appropriate treatment/siting of historical features is supported. Such improvements should be accompanied by improved access to Finsbury Square from local streets for all users, including those with mobility and other impairments.

- 3.23 Small scale commercial uses may be suitable on the site of the existing buildings (which could be demolished and rebuilt). Use of potentially available redundant space - including the old filling stations and blocked-off car-park entrances and fire escapes - for additional open space and/or commercial uses should be investigated. Temporary use of the square for commercial and leisure activities may be acceptable where it is demonstrated that there are no adverse impacts on the square's functionality, including its green infrastructure function, and where such temporary uses do not detract from the main role as publicly accessible open space.
- 3.24 There are opportunities to introduce new green infrastructure in the area, including street trees along City Road and Old Street east of the station.
- 3.25 The Council is developing proposals to improve the Old Street and Clerkenwell Road corridor with a focus on improving the route for cyclists which is part of the Central London cycling network.
- 3.26 The overall aim is to develop a design for the Old Street and Clerkenwell Road corridor (part of Cycle Route Quietway 13) according to the Mayor's Healthy Streets for London principles, to improve this key corridor for walking, cycling and public transport. The traffic management strategy and subsequent design work will be subject to mayoral and local political support. The aspirations for this development is also subject to the confirmation of funding. The proposals for the Old Street and Clerkenwell Road corridor should be coordinated with the redesign of the Old Street roundabout.

Figure 3.2: City Fringe Opportunity Area Spatial Strategy diagram



## Policy BC4: City Road

- A. The City Road area is a linear route with significant concentrations of business uses at either end. There are significant opportunities for enhancement of business uses along City Road, connecting with Pentonville Road to create a commercial corridor and realise their full potential in terms of growth in business floorspace and meeting jobs projections. This would create links between the two important business nodes at King's Cross and the City Fringe Opportunity Area.
- B. Proposals for the redevelopment/intensification of sites with existing business floorspace must look to increase business floorspace provision as far as possible, in line with the Council's priority for the City Road commercial corridor.
- C. Development proposals must be clearly business-led. Any proposals involving a net loss of business floorspace – including lower specification, secondary office space - will be resisted.
- D. City Road is generally considered suitable for a range of typologies from small stand-alone offices and workspaces to large floorplate Grade A offices. However, the southern part of City Road, between Bath Street and the City Road Basin, is considered particularly suitable for Grade A office floorspace, and the Council will encourage opportunities for site assembly in this area to facilitate development of a greater quantum and efficiency of business floorspace. The northern part of City Road, north of the City Road Basin up to the AAP boundary near to the Goswell Road/City Road junction, is considered a more suitable location for smaller offices.
- E. The City Road Basin area has undergone comprehensive redevelopment in recent years, with several major residential-led developments recently completed or due to complete within the next five years. Opportunities for further significant development in this part of the Spatial Strategy area are likely to be limited. The focus in this area should be on an improved public realm, enhancing the area's function as a place of recreation and relaxation.
- F. The basin itself is important in terms of biodiversity value and for sporting activity related to the Islington Boat Club. Development proposals in the area must prevent any adverse impacts on the function of the basin, including Graham Street Gardens which has significant environmental and amenity value.
- G. The Council supports greater public access around the basin with a wider ambition to link into the Regent's Canal pathways. Proposals for residential moorings, including those which meet an identified housing need for boat dwellers, will only be permitted where:
  - (i) supporting uses and facilities are in place from the first use of the mooring;
  - (ii) public access to and along the towpath is not impeded;
  - (iii) they do not hinder navigation along the waterway;
  - (iv) there is no impact on leisure provision; and
  - (v) there is no detrimental impact on air quality, nature conservation/biodiversity or the character of the waterway.

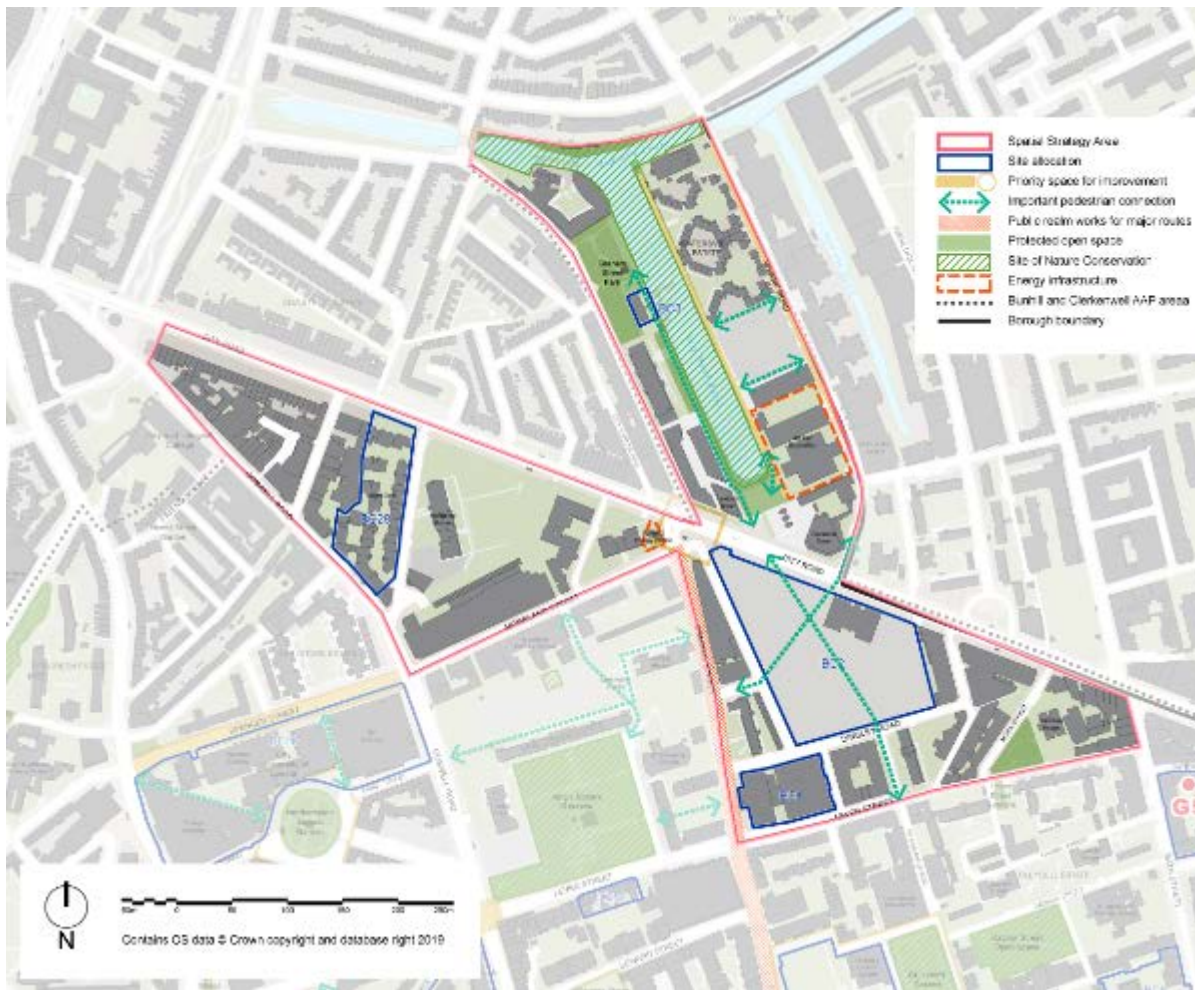
- H. The Spatial Strategy area is a key location for the expansion of Islington's Heat Network, with the delivery of Bunhill Phase 2 at the City Road/Central Street junction; and a potential new energy centre powered by a water source heat pump - Bunhill Phase 3 - at the City Road Basin. Any location proposed for a new energy centre must ensure that any potential amenity impacts on nearby residents and businesses arising from the operation of an energy centre, for example noise and vibration impacts, are fully mitigated/prevented.
- I. An improved public realm along City Road is important to help realise the Council's strategic aims for the City Road/Pentonville Road commercial corridor. All relevant development proposals along City Road must enhance the public realm, provide active frontages and contribute to an improved transport experience via sustainable modes of transport, in particular ensuring safe, convenient pedestrian access free from clutter. New street furniture is encouraged to support this, where sited to avoid adverse impacts. Improvements to pedestrian crossings and north/south permeability will be a priority alongside tree planting and new paved surfaces. New pedestrian crossings should be in line with pedestrian desire lines.
- J. Improvements to links across City Road (including to areas within the London Borough of Hackney) will help to improve permeability with areas further south, particularly via Central Street.
- K. The continued operational use of the City Road substation and National Grid 400kV network must be safeguarded.

- 3.27 City Road is a major road connecting King's Cross to Old Street and is home to significant residential and commercial development; it provides the most direct link between Kings Cross and the City Fringe opportunity area and beyond that the City of London. The Spatial Strategy covers the stretch of City Road from the Bath Street junction to the Goswell Road junction (shown on Figure 3.3 below). It links directly with Pentonville Road in the west; there is significant potential for a commercial corridor along City Road/Pentonville Road to support the City Fringe Opportunity Area and the major commercial development at King's Cross which are located at each end of the corridor.
- 3.28 City Road will be a key road for commercial development, particular office development. A range of office typologies are suitable along City Road, although some parts may be more conducive to particular typologies. Where demand for a certain typology becomes evident during the plan period, the Council may look to prioritise such typologies on a case-by-case basis where appropriate and supported by evidence.
- 3.29 Development on City Road must provide active frontages and contribute to a high quality public realm that encourages walking, cycling and public transport and which has been enhanced with street trees and other greening.
- 3.30 The cluster of tall buildings at City Road Basin will be enhanced with an improved public realm and complementary supporting development.
- 3.31 City Road Basin and Graham Street Park are places of recreation and relaxation, and should be enhanced by ensuring pedestrian access is provided on all sides of the basin. The Council values the City Road Basin as an area of open stretch of water, a place with scenic and biodiversity value, and as a place for recreation and leisure. The

basin is currently used for recreation and leisure, particularly by the Islington Boat Club, a charity that has been teaching younger people to sail for over 25 years. The Council will retain the City Road Basin as an open stretch of water. Residential moorings will be permitted where potential amenity impacts can be mitigated/prevented.

- 3.32 The development of the Council's heat network is an important priority across the borough. There are opportunities for a new energy centre within the Spatial Strategy area. Expansion of the heat network has in principle support, but siting and design of future energy centres must be carefully considered, to avoid adverse impacts for residents and businesses,
- 3.33 The City Road substation is an essential part of the transmission network and has an important role to play in maintaining the supply of electricity to the local distribution network operator, and to homes and businesses throughout London and the wider area. Development must safeguard the continued operational use of the City Road substation and National Grid 400kV network.

**Figure 3.3: City Road Spatial Strategy diagram**





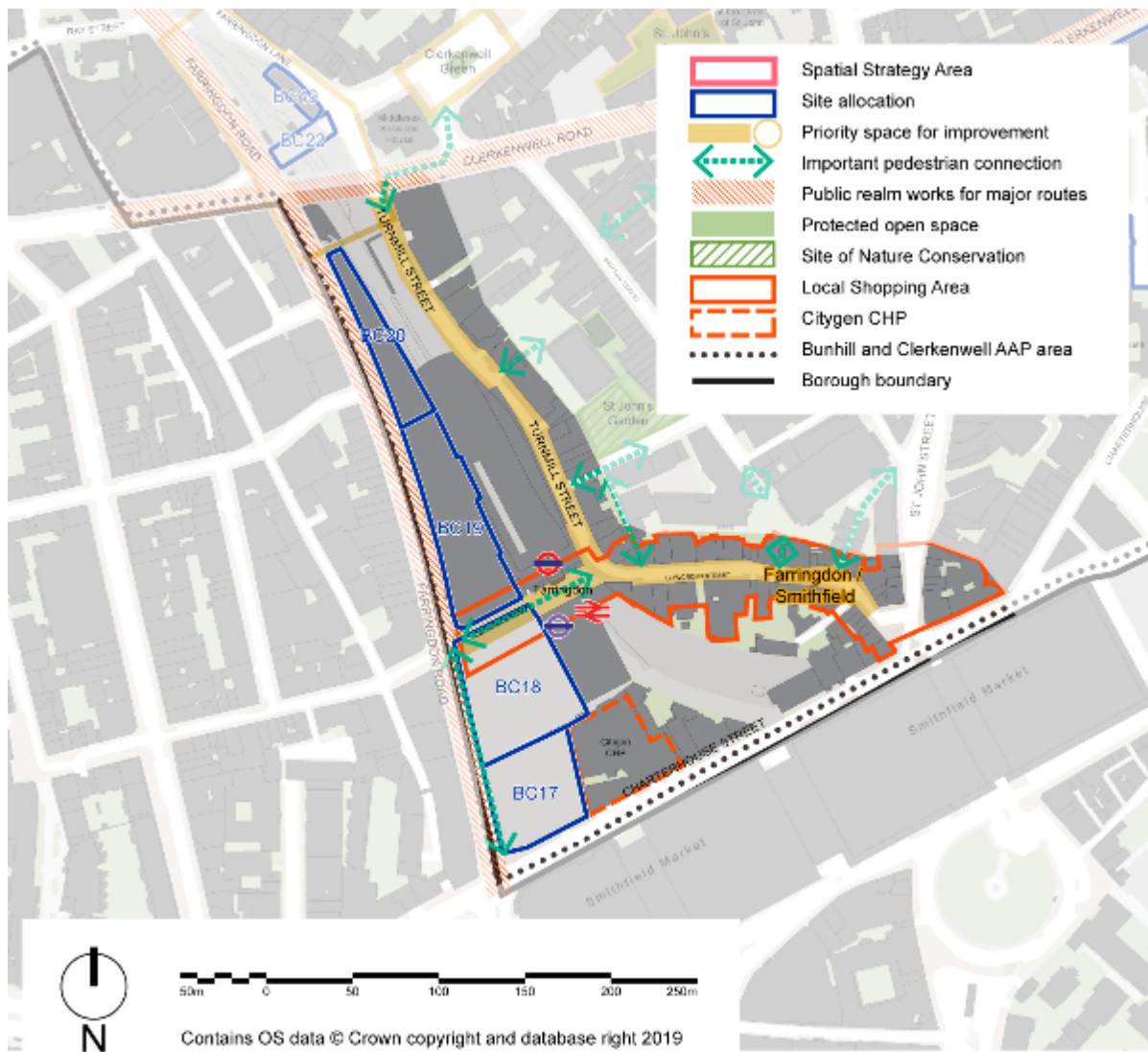
## Policy BC5: Farringdon

- A. The Council's vision for the Farringdon Station area is for a world class transport interchange within a high quality environment that complements and enhances the wider area's history and heritage.
- B. The Council will ensure that new development and investment in Farringdon reflects its role as a major transport interchange whilst retaining those elements of its character that make it special and distinctive. All development proposals should contribute to an enhanced public realm that prioritises pedestrian circulation and provides good access between the station and other sustainable transport modes. Proposals must promote a "single station environment" across Cowcross Street through the provision of high quality, permeable station frontages, and a unified public realm between National Rail and Underground stations.
- C. On sites adjacent to and above Farringdon station, development proposals must be predominantly offices and associated business uses.
- D. In the Farringdon Local Shopping Area, covering Cowcross Street (which connects Farringdon Station to Smithfield Market), development of retail, food, drink, and entertainment uses and other town centre uses is supported at ground floor level and below. Supporting retail and leisure uses is encouraged at street level fronting onto Farringdon Road, Charterhouse Street, and Turnmill Street, to create vibrancy and interest.
- E. The Farringdon area features several cultural and night-time economy uses, and the area is within the Clerkenwell/Farringdon Cultural Quarter. Development of cultural and night-time economy uses is supported, where adverse amenity impacts can be mitigated/prevented. The specific types of cultural uses must complement the Cultural Quarter.
- F. Measures to facilitate ease of movement and modal interchange, including secure cycle parking, cycle hire docking stations, cycle lanes along Charterhouse Street, taxi ranks, improved bus provision, pedestrian signage, and restrictions on delivery and servicing during daytime hours. Servicing must be located to remove conflicts and maximise efficiency of space and use. Shared service bays, basements and access/egress with neighbouring buildings must achieve the most efficient use of space and must not be located in a prominent location which affects promotion of sustainable travel modes.
- G. An improved public realm which promotes pedestrian circulation and which results in a series of integrated, linked and high quality public spaces, including neighbouring spaces such as Clerkenwell Green.
- H. The railway cuttings should be retained as predominantly open spaces. Enhancements to the cuttings that conserve and enhance their heritage value, and provide improved pedestrian access across the space between Turnmill Street and Farringdon Road, are encouraged. The disused underground railway line between Farringdon and Barbican will be safeguarded to allow for its future reuse for transport purposes.

- 3.34 The Spatial Strategy area covered by Policy BC5 (shown on Figure 3.4) consists of two large impermeable city blocks dominated by large scale infrastructure and located within a wider area of significant historic character. The Council's objectives for the area include enhancing design quality, pedestrian circulation, interchange, legibility and permeability.
- 3.35 This area is based around the major transport hub of Farringdon Station. The station will provide a fully accessible interchange between Thameslink, the Elizabeth line and the London Underground, as well as high quality passenger facilities. When the Elizabeth line opens Farringdon station will be one of the busiest in the UK. It will provide links with outer London, the Home Counties, the City, Canary Wharf, and three of London's five airports.
- 3.36 The increased capacity at Farringdon means a significant increase in passenger numbers. This significantly greater level of pedestrian movement must be managed safely and comfortably, by ensuring that new buildings and spaces are designed in a manner that promotes interchange between sustainable transport modes and pedestrian movement, for example through widening of footways on key routes to and from the station. Measures to facilitate ease of movement and modal interchange, include secure cycle parking, cycle hire docking stations, cycle lanes along Charterhouse Street, improved bus provision, pedestrian signage, and restrictions on delivery and servicing during daytime hours. Servicing must be located to remove conflicts and maximise efficiency of space and use. Shared service bays, basements and access/egress with neighbouring buildings must achieve the most efficient use of space and support sustainable modes of transport.
- 3.37 An improved, high quality public realm should create a series of integrated, linked and high quality public spaces, including neighbouring spaces such as Clerkenwell Green. The provision of adequate facilities for passengers is also important, including a need for publicly accessible toilets.
- 3.38 In 2016, Farringdon and Clerkenwell Business Improvement District (BID) was created to deliver improvements to the trading and commercial environment, particularly the creative/design cluster evident in Clerkenwell. The BID boundary crosses three Spatial Strategy areas: Farringdon, Historic Clerkenwell and Mount Pleasant and Exmouth Market.
- 3.39 The Farringdon station area has significant historic links with Smithfield Market and Hatton Garden, both of which are designated conservation areas. Hatton Garden (located in the London Borough of Camden) is home to a nationally and internationally important cluster of jewellery manufacture and trading. The busy, historic Smithfield Market is located immediately to the south in the City of London. Smithfield Market is home to a wholesale meat market with a history dating back to the 10<sup>th</sup> century and is housed in a Victorian-era Grade II listed building. The area also has a particularly strong relationship with neighbouring Historic Clerkenwell Spatial Strategy area (see policy BC8). To ensure coherent development, and to conserve and enhance heritage assets, proposals in the Farringdon station area will need to have regard to the principles established through Policy BC8 and related Conservation Area Design Guidelines, as well as relevant policies of the City of London and London Borough of Camden.
- 3.40 Development proposals must retain the railway cuttings as predominantly open spaces. The Council will support improved pedestrian access across the railway cuttings between Turnmill Street and Farringdon Road, to enhance pedestrian permeability and provide new open space where possible.

3.41 Buildings adjacent to the Citigen plant must be designed in a manner to ensure its effective continued functioning.

Figure 3.4: Farringdon Spatial Strategy diagram



## Policy BC6: Mount Pleasant and Exmouth Market

- A. The Mount Pleasant Sorting Office site is a major redevelopment site which spans the Camden/Islington borough boundary. The site has planning permission for a major residential led mixed use scheme.
- B. The Council will preserve and enhance Exmouth Market Local Shopping Area as a destination for food, drink, retail and entertainment uses. The mix of uses must be managed to support the vitality and viability of the centre, while not harming local character or amenity.
- C. Public realm improvements at Exmouth Market should further improve pedestrian priority of the street, including consistent paving, further pedestrianisation at the western end of Exmouth Market and junction improvements at the eastern end of Exmouth Market (Skinner Street/Tysoe Street junction).
- D. The disused Clerkenwell Fire Station, a Grade II Listed Building, offers an important development opportunity in a very prominent location. The site should be brought back into use as soon as possible. Any development on this site must preserve and enhance the listed building and contribute towards meeting the Council's key objectives, such as maximising the provision of genuinely affordable housing.
- E. Farringdon Road and Rosebery Avenue are key routes for sustainable transport. The Council supports enhancements to the public realm and road network to improve conditions for walking, cycling, and public transport, including improvements to the route toward Farringdon Station. Improvements should also include provision of green infrastructure including planting, and must ensure active frontages are provided where development proposals come forward.
- F. Spa Fields is a prominent, historic green space in the area, and one of the largest green spaces in the entire south of the borough. Proposals in proximity to Spa Fields must ensure avoid adverse impacts on this important green space, and must maximise opportunities to enhance its multifunctional role, including through improvement to routes leading to Spa Fields.

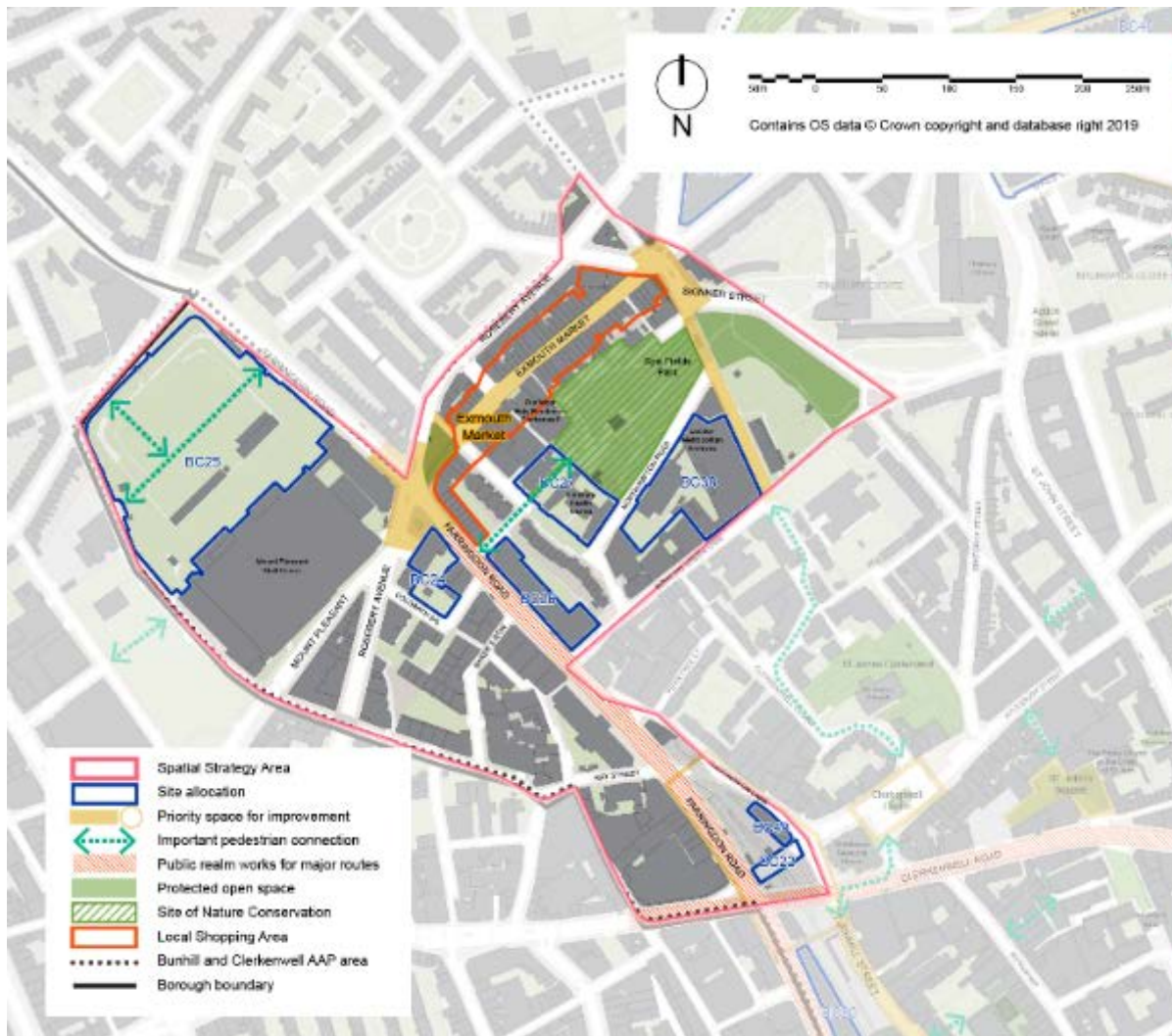
3.42 The Spatial Strategy area (shown in Figure 3.5) is currently undergoing a major redevelopment. The Mount Pleasant Sorting Office has an implemented planning permission for comprehensive redevelopment of the site to provide over 300 homes (on Islington's part of the site) with office, retail and community floorspace. The site retains the Royal Mail operations, part of which is screened behind an acoustic deck to separate the operation from new homes. The site allocation for this site provides detail on the Council's priorities in circumstances where further permissions are sought on site, including scheme amendments and full new applications.

3.43 Exmouth Market is a retail, food, drink, and entertainment destination with a range of shops, cafes and restaurants. It is home to a popular street market with a history dating back to the 1840s. The street provides a high quality pedestrianised environment, with a large number of active frontages including street dining. Many of the buildings fronting Exmouth Market are late 18th and early 19th century houses with historic shopfronts still in place. Exmouth Market should be supported and enhanced

by improving the public realm and managing the mix of uses to support the vitality and viability of the area, while not harming local character or amenity.

- 3.44 The Rosebery Avenue Conservation Area includes heritage assets such as the Clerkenwell Fire Station, the Church of the Holy Redeemer, and various shopfronts on Exmouth Market, Rosebery Avenue and elsewhere. The area also includes the Finsbury Health Centre, one of the first purpose-built primary health facilities in the country.
- 3.45 The area is also home to the London Metropolitan Archives, an important cultural asset which attracts a large number of visitors each year.
- 3.46 Clerkenwell Fire Station was one of the first purpose-built fire stations in London and is of significant historical interest. The station was decommissioned in early 2014 and has been vacant ever since. A Grade II listed building, it lies within the Rosebery Avenue Conservation Area and adjacent to the Grade II listed 40 Rosebery Avenue. This site offers an important development opportunity in a very prominent location.
- 3.47 The Council is keen to see this site brought back into use as soon as possible, and is working with partners to facilitate this process. Any development on this site must preserve and enhance the listed building and must contribute towards meeting the Council's key objectives such as maximising genuinely affordable housing.
- 3.48 The busy Farringdon Road and Rosebery Avenue cross through this area. The junction of these two roads is located near Exmouth Market and there is an opportunity to improve this area for pedestrians and cyclists. Active ground floor uses must be provided fronting Farringdon Road, Rosebery Avenue and other areas of high pedestrian activity, including existing and new public spaces.
- 3.49 Public realm improvements within the Spatial Strategy area should prioritise access by sustainable modes and should promote planting as part of widened footways or as build outs in the carriageway. The public realm along Farringdon Road should be improved to facilitate better connections and ease of access to Farringdon Station. Public realm improvements which visually delineate the route of the River Fleet, which runs underneath the Spatial Strategy area, are encouraged where appropriate.
- 3.50 Spa Fields plays an important role in the Spatial Strategy area and in the wider context, providing recreational space as well as being locally significant in terms of its biodiversity. The multifunctional role of Spa Fields will be protected and opportunities to enhance this important space should be prioritised as part of development proposals in the area.
- 3.51 In 2016, Farringdon and Clerkenwell Business Improvement District (BID) was created to deliver improvements to the trading and commercial environment, particularly the creative/design cluster evident in Clerkenwell. The BID boundary crosses three Spatial Strategy areas: Farringdon, Historic Clerkenwell and Mount Pleasant and Exmouth Market.

Figure 3.5: Mount Pleasant and Exmouth Market Spatial Strategy diagram



## Policy BC7: Central Finsbury

- A. The Central Finsbury Spatial Strategy area incorporates a mix of land uses. The key aim for the Spatial Strategy area is to balance protection of this mixed use character with high quality new development, and to ensure that the area is permeable and well connected with an accessible, high quality public realm.
- B. Housing estates are a key factor of the areas character. There a number of estates dispersed across the Spatial Strategy area, including the Grade II\* listed Spa Green Estate. The Council is undertaking an ambitious programme of Council house-building across the borough, including infill development at estates in the AAP area.
- C. Old Street and Goswell Road are the principal commercial streets in the area. These streets feature a range of employment uses, from large floorplate offices to smaller SME spaces and refurbished older buildings.
- D. There is a significant opportunity to enhance the office function of this area, principally along the main commercial corridors. The provision of workspaces suitable for SME businesses to link with the creative cluster identified in the Historic Clerkenwell Spatial Strategy (see policy BC8) is supported. There is also scope to promote supporting uses such as retail and leisure uses at ground floor locations, where appropriate.
- E. Whitecross Street is a designated Local Shopping Area. It is an important retail destination within the south of Islington, with the food market in particular acting as a unique draw. Achieving a balance between the 'bricks-and-mortar' and market roles is an important consideration in order to ensure that each function is able to operate effectively in the future. Retail uses may be appropriate at ground floor level and any lower ground floors across the area as part of new development, particularly where a site is within or adjacent to existing frontages of similar uses.
- F. The area features two significant sports and leisure uses: Ironmonger Row Baths and Finsbury Leisure Centre. The Council plans to redevelop the Finsbury Leisure Centre to provide Council homes, a new leisure centre, healthcare, childcare and energy facilities into one new exemplary civic development.
- G. City, University of London on Northampton Square is an important education establishment. Further refurbishment and/or new development should provide a range of accessible and efficient higher education facilities, including teaching space, laboratories, learning resource areas, support offices, social facilities, and facilities which would maximise community access to education.
- H. Public realm improvements should facilitate easy pedestrian and cyclist access through and within the area, in line with pedestrian and cycle desire lines.

3.52 The Central Finsbury Spatial Strategy area (shown on Figure 3.6) is characterised by a variety of building types and urban form. The area was heavily damaged in the Second World War and was subsequently redeveloped, with a large number of housing estates. Mixed between these estates are a variety of older buildings and newer infill developments. The area is crossed by the busy Old Street, which is an important commercial corridor.



- 3.53 The northwest part of the area has a long association with water, education, industry, innovation, learning and culture, which continues to the present day. City, University of London occupies large sites around Northampton Square, whilst immediately adjacent to the area are institutions such as the Finsbury Library and Islington Museum, Sadler's Wells Theatre, City and Islington College, and the Finsbury Health Centre. Providing a contrast to these institutional and cultural uses, but reflecting its tradition of innovation, are housing estates such as the Brunswick and Finsbury Estates. While these juxtapositions create diversity and interest, the area can be difficult to understand for people unfamiliar with the neighbourhood.
- 3.54 The area has a distinct commercial focus, particularly on the key routes along Old Street (west of the City Fringe Opportunity Area, see policy BC3) and Goswell Road. These streets have a broader range of business uses, including a range of different typologies of space. This diversity must be protected and enhanced as part of new development proposals.
- 3.55 Whitecross Street Local Shopping Area is an important retail and leisure destination within the Spatial Strategy area. The popular street food market is a key feature of the area, serving local communities, workers and functioning as a tourist attraction in its own right. The Local Shopping Area (particularly the bricks and mortar units) and market should continue to operate harmoniously for mutual benefit, e.g. linked trips, increased footfall.
- 3.56 Islington Council plans to redevelop the Finsbury Leisure Centre site. Following a design competition for the site, the Council has appointed architects to begin developing detailed designs for the redevelopment, which will include new indoor leisure facilities and outdoor sports pitches, new Council and private homes, a GP surgery, a nursery and the Bunhill Energy Centre. The development will also provide an enhanced public realm, including improvements to the surrounding streets and spaces particularly for pedestrian and cycling connections. The Council has adopted a planning brief for the site that sets out the Council's requirements for the site<sup>14</sup>.
- 3.57 City, University of London occupies a large site around Northampton Square. The university has undertaken an ambitious development programme which involved significant redevelopment and refurbishment for buildings at the campus providing new education floorspace and activities ancillary to education, with facilities that are accessible to the local community.
- 3.58 In 2009, the university in partnership with the London Borough of Islington developed the City University Northampton Square Campus Planning Brief<sup>15</sup>. The brief aims to redevelop and remodel the University's main campus so it can operate to its full potential. This guidance advocates redevelopment or refurbishment of the existing buildings to:
- Maximise site use with buildings which provide high quality teaching and learning,
  - Improve accessibility both within the campus and connect it to the surrounding area,

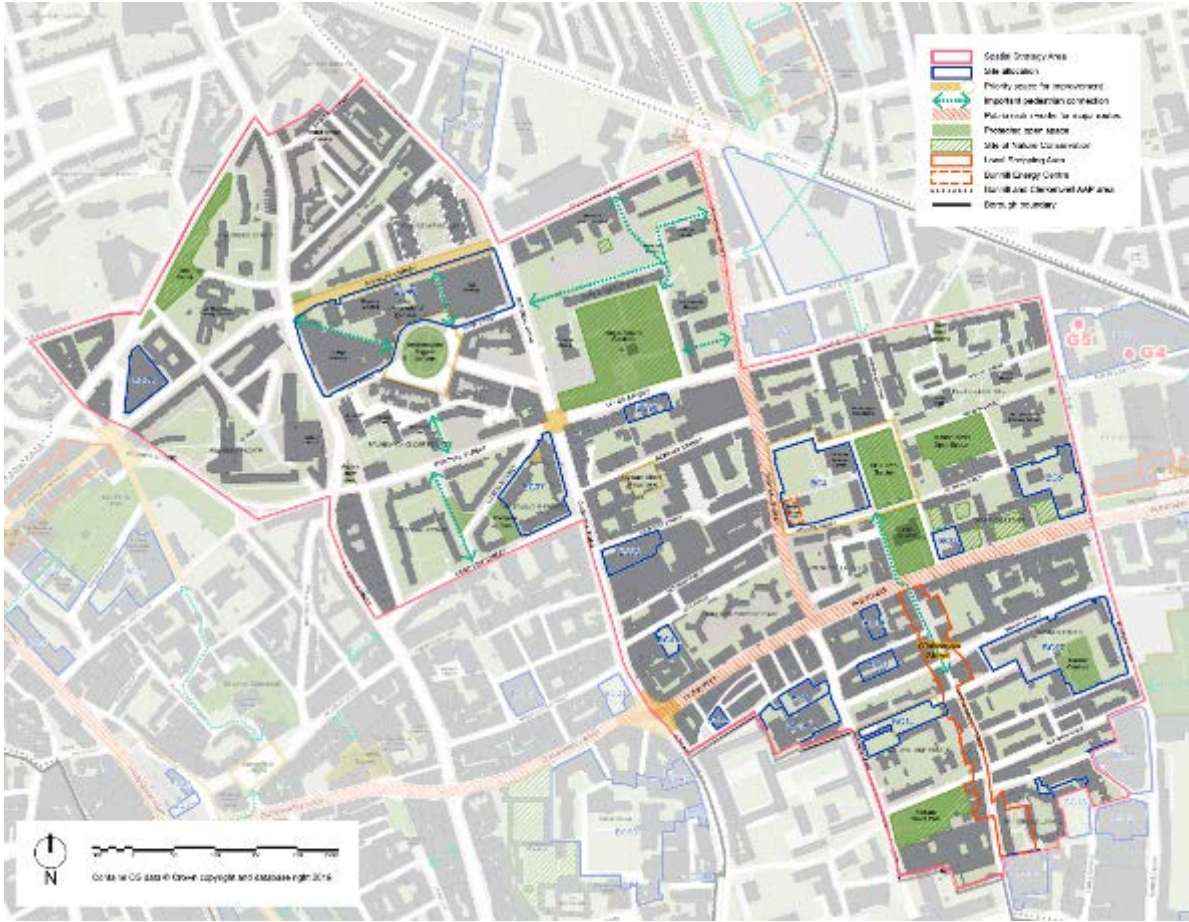
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<sup>14</sup> Available from: <https://www.islington.gov.uk/~media/sharepoint-lists/public-records/planningandbuildingcontrol/publicity/publicnotices/20142015/20141029stlukesareaplanningbrief.pdf>

<sup>15</sup> Available from: <https://www.islington.gov.uk/~media/sharepoint-lists/public-records/environmentalprotection/businessplanning/policies/20112012/20120303northamptonsquarecampusplanningbrief.pdf>

- Enhance and improve the campus visual identity and presence, to respond to the surrounding residential neighbourhood and Conservation Area, and
  - Develop environmentally sustainable buildings and enhance biodiversity where possible.
- 3.59 The university has recently completed large projects from this masterplan. The Council supports the continued implementation of the Northampton Square Campus Planning Brief, pending detailed considerations at planning application stage.
- 3.60 Central Street runs between Old Street and City Road. Over the years it has experienced incremental, uncoordinated development, which has undermined its importance as a neighbourhood centre. Development along Central Street should improve the relationship between buildings and spaces along Central Street.
- 3.61 Despite being a very densely developed part of London there are a number of green spaces, including Radnor Street Gardens, King Square Gardens and Fortune Street Gardens, as well as other informal green spaces on housing estates. Opportunities to improve and better connect these green spaces should be pursued where feasible.
- 3.62 The design of new development across the area must respond to local context. Development proposals (including the redevelopment of existing buildings) must:
- be based on a human scale and reflect the predominant building height;
  - enhance definition between public and private spaces and provide improved access and permeability;
  - where appropriate, provide and enhance definition, enclosure and active edges to Central Street, Central Square, Goswell Road, Moreland Street and other important pedestrian routes; and
  - re-establish traditional building lines.
- 3.63 Development proposals should contribute to an enhanced public realm, including through:
- extension, retention or re-provision of existing green spaces and provision of new green and/or open spaces such as pocket parks;
  - incorporation of significant tree planting along key routes to reinforce their primacy in the street hierarchy; and
  - improvements to pedestrian and cycling connections,
- 3.64 The Council will implement further improvements to the public realm in the area. The Clerkenwell Road/Goswell Road junction is a potential location for public realm improvement, through redesign of the junction to enhance priority and safety to pedestrians and cyclists, and associated tree planting and paving.

Figure 3.6: Central Finsbury Spatial Strategy diagram



## Policy BC8: Historic Clerkenwell

- A. The Council will preserve and enhance the special historic character and appearance of the Historic Clerkenwell area, which reinforces its uniqueness, integrity and socio-cultural value. Limited commercial development, particularly business workspaces suitable for SMEs and/or specialist industries, and small-scale retail and leisure uses, may be acceptable where it is contextual and of a high quality.
- B. The Clerkenwell/Farringdon Cultural Quarter protects and promotes the unique concentration of cultural uses and heritage assets in this area, and reflects the concentration of related creative industries.
- C. Development proposals should positively reinforce the character of a street and/or space, and contribute to an enhanced public realm that respects and enhances the historic environment and its setting, and increases permeability and connectivity across the area. Where development is proposed, active uses must be provided at ground floor level.
- D. New buildings must be of high architectural quality and be locally distinctive, of a height, scale and massing that respects and enhances the immediate and wider context, consistent with the predominant building height. New development should reflect long established building lines, street frontages and plot widths. Roof extensions, plant rooms and lift overruns should conform to prevailing building heights and should not harm the character and appearance of the existing and neighbouring buildings as seen from streets and public open spaces.
- E. Heritage assets and townscape attributes, including Conservation Areas, Scheduled Ancient Monuments, listed buildings, historic shopfronts, strategic and local views to St. Paul's Cathedral, and local landmarks must be protected and enhanced. The Spatial Strategy area is covered by a Tier 1 Archaeological Priority Area<sup>16</sup>, reflecting the area's great time-depth and the significant potential for archaeological discoveries of national and regional significance. In addition, there are a number of buildings and features of local importance which must also be protected and enhanced; these Historic Clerkenwell heritage sites are identified in Appendix 1. New development should respect historic building footprints, and should not result in the demolition or amalgamation of buildings with existing character value. Buildings that frame strategic and local views of landmarks should enhance the quality of the view, in particular components within the view that are of heritage value.

3.65 The Historic Clerkenwell Spatial Strategy area (shown on Figure 3.7) has the longest history of any part of the borough. Its urban fabric derives from incremental development from Norman times to the present day, with surviving examples of buildings from nine different centuries, including monastic precincts. It exhibits a particularly strong relationship with neighbouring Smithfield, and has a special character and appearance which stems from its mix of uses, its architecture and its

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<sup>16</sup> Policy DH2 of the Strategic and Development Management Policies DPD details the requirements for development proposals within designated APAs.

history. The Spatial Strategy area includes the Grade I listed Clerk's Well at 16 Farringdon Lane, from which Clerkenwell gets its name.

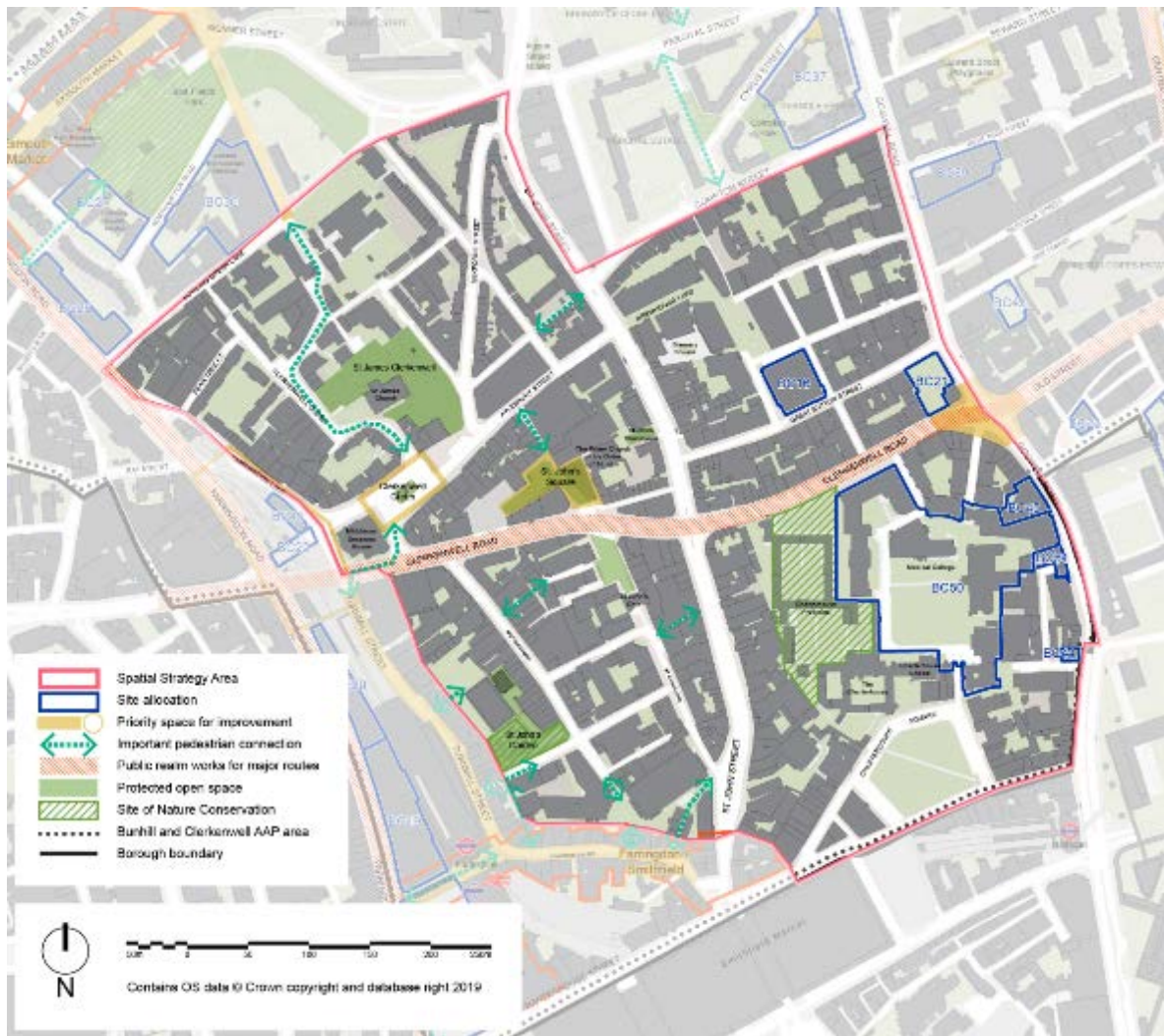
- 3.66 The area includes a number of Conservation Areas, and listed buildings and two Scheduled Monuments (the Nunnery of St. Mary de Fonte and St. John's Gate, as shown on the Policies Map). Its significant historic value (which is acknowledged to be of London-wide importance) is well recognised, but is undermined in some places by the poor quality of the public realm and dominance of vehicular traffic. Development which comes forward within the Spatial Strategy area should, as a starting point, be based on the principle of conserving heritage assets, i.e. historic buildings, structures or places). Heritage assets can add to the economic viability of development and improve the cultural offer to both local residents and visitors. Policy DH2 of the Strategic and Development Management Policies DPD requires submission of a heritage statement as part of planning applications.
- 3.67 The piecemeal development of Clerkenwell has resulted in the survival of a largely medieval street pattern, which includes narrow side streets, courtyards and pedestrian alleyways. The typically narrow frontages of its buildings have created a varied and small scale built form. An essential part of the area's character lies in its set piece spaces; including Clerkenwell Green, the interface with Smithfield market on Charterhouse Street, the spaces associated with the original valley of the Fleet River, and St. John Square. These spaces each exhibit a special character, reflecting their social history, built character value, the way in which they frame key landmarks, and their importance as open spaces (forming a counterpoint to narrow streets and alleys), amongst other matters.
- 3.68 Commercial uses, particularly small scale employment uses (e.g. design and light manufacturing) are an intrinsic part of the unique character of the area. Protection of these uses is therefore important to protect local character and ensure that the area's diverse commercial role is supported and retained. Office/business uses, especially those which complement the existing commercial uses, must be maximised where development does come forward. A range of business activities (including smaller workspaces for creative and specialist industries, which are under pressure from increased land values) are encouraged as well as active ground floor uses fronting major roads and key streets, to provide diversity and interest.
- 3.69 The area has a significant cultural role, due to the concentration of unique commercial uses and a variety of leisure uses, including restaurants. Clerkenwell is an internationally significant location for design and creative businesses. This is exemplified by the annual Clerkenwell Design Week, a festival which showcases these companies via a series of showroom events, exhibitions and special installations held across the area. Policy BC2 of the AAP and policy R10 of the Strategic and Development Management Policies document identifies how cultural use will be strongly protected and enhanced, through the Clerkenwell/Farringdon Cultural Quarter designation.
- 3.70 In 2016, Farringdon and Clerkenwell Business Improvement District (BID) was created to deliver improvements to the trading and commercial environment, particularly the creative/design cluster evident in Clerkenwell. The BID boundary crosses three Spatial Strategy areas: Farringdon, Historic Clerkenwell and Mount Pleasant and Exmouth Market.
- 3.71 Development in Historic Clerkenwell must conserve and enhance heritage assets and their settings in line with Islington Local Plan Policy DH1. Clerkenwell Green, Charterhouse Square, and Hat and Feathers Conservation Areas are located in this

area. Islington's three Tier 1 Archaeological Priority Areas are all located in the Historic Clerkenwell Spatial Strategy area. Tier 1 areas are known or strongly suspected to contain a heritage asset of national importance (a Scheduled Monument or equivalent) or are otherwise of very high archaeological sensitivity.

- 3.72 Appendix 1 identifies important historic built elements of the built environment that contribute to the character of the three Conservation Areas, which must be conserved and enhanced. Particular attention will need to be paid to roofscapes for sites that frame, or form part of, important local views. This is particularly the case for street blocks adjacent to the Smithfield area (for example, at the north-east corner of St. John Street and Charterhouse Street), where proposals must seek to enhance the magnificent street-level views of St. Paul's Cathedral, including through modest reductions in height if any suitable opportunity occurs.
- 3.73 The area has high levels of connectivity and amenity and is walkable with a human scale of development. Development proposals in the Historic Clerkenwell area must enhance this connectivity and be of the highest design quality in line with the Islington Local Plan policies on design and heritage, and should reflect (where appropriate) long established building lines, street frontages, plot widths, and historic building footprints. There is potential for significant connectivity improvements at St. John's Square, by reconnecting the square itself with the south side of Clerkenwell Road through a variety of public realm interventions including the introduction of a wide pedestrian crossing, the removal of parking and a focus on high quality design and materials.
- 3.74 Development in this area must use high quality, complementary materials within new or refurbished buildings. Development must retain the existing Yorkstone paving, granite and wooden setts and kerbstones, traditional cast-iron bollards, cast-iron coal hole covers, old street signs, parish boundary plaques, railings, and drinking troughs.
- 3.75 There is very little public open space within the area, particularly green space. Some streets and spaces present opportunities for creating additional public space by transferring underused roads and parking areas into pedestrian use. Public realm and street improvements are encouraged to:
- that enhance the area's historic character;
  - promote pedestrian and cyclist movement and safety;
  - create outdoor amenity, entertainment and leisure space;
  - increase biodiversity and green coverage; and
  - improve public appreciation of historic sites (e.g. through plaques, markers and public art).
- 3.76 Public realm enhancements should improve the quality of spaces and local views, by transferring underused road and car parking spaces to pedestrian use and removing unnecessary visual clutter (e.g. posts, walls and railings). The provision of permanent or temporary public toilet facilities will be supported where these are well integrated into the public realm, do not inhibit pedestrian movement and do not result in unacceptable visual impacts.
- 3.77 The Council is developing and consulting on proposals to turn Clerkenwell Green into a high-quality public space, by reducing road space and removing parking, which will also make the area more pleasant to walk through. The Clerkenwell Road/Goswell

Road junction is another potential location for public realm improvement, through redesign of the junction to enhance priority and safety to pedestrians and cyclists, and associated tree planting and paving.

**Figure 3.7: Historic Clerkenwell Spatial Strategy diagram**





# 4 Site Allocations

- 4.1 The Bunhill and Clerkenwell AAP provides an integrated policy and delivery framework to manage the amount of growth and change expected in the area. It is therefore considered the best place to identify site allocations and to set out site specific policy.
- 4.2 The area will be the focus for business development in the borough, as well as supporting uses, including retail, food, drink, culture, and entertainment.
- 4.3 Chapter 1 of the Site Allocations DPD sets out background information, including the process for selecting sites; this also applies to the sites identified in the AAP.

## Policy AAP1: Delivering development priorities

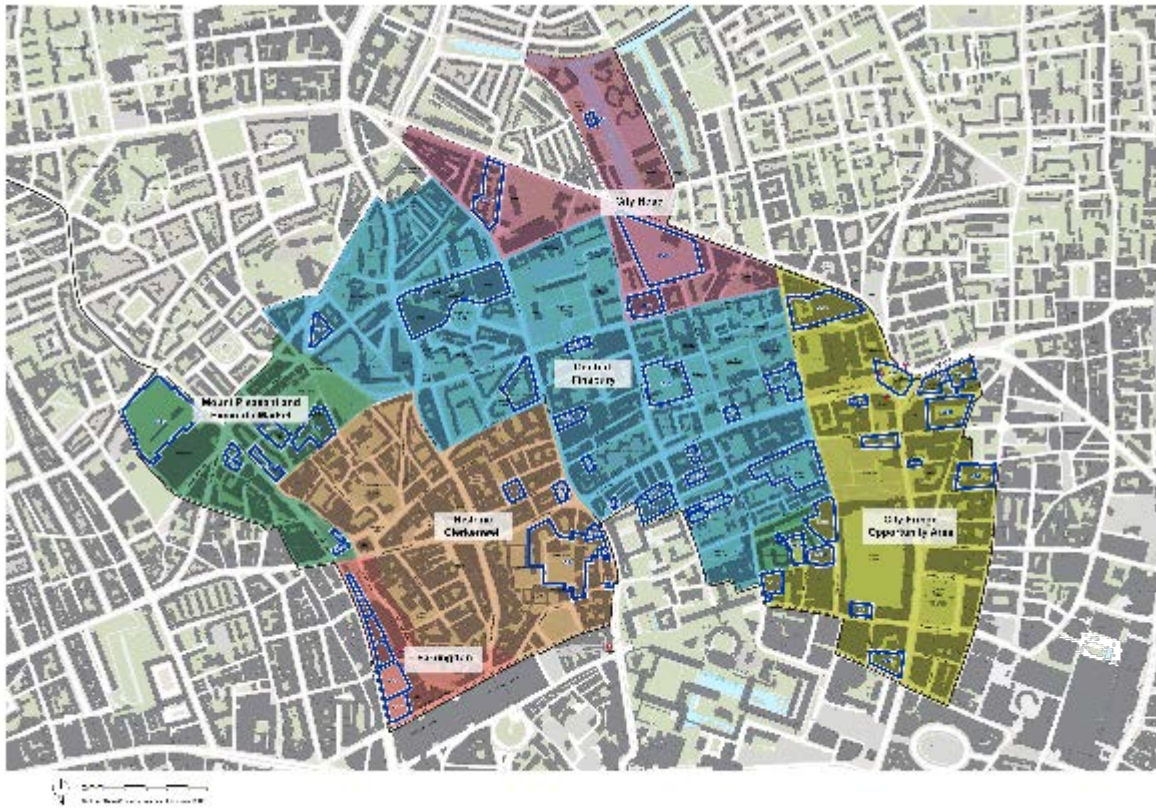
- A. The Local Plan will deliver its objectives and priorities by ensuring that sites allocated for specific uses actually deliver particular types of development in line with the allocations. Proposals comprising uses which are not specified in the allocations will be inconsistent with the allocation and will not be permitted.
- B. Where the site allocations are expressed more broadly in terms of use class, there may be some flexibility regarding a range of acceptable uses, subject to compliance with all relevant Local Plan policies.

- 4.4 In order for the Local Plan to deliver its objectives and priorities, and given the shortage of available land in the borough, it is necessary to ensure that sites allocated for specific uses actually deliver particular types of development in line with the allocations. Therefore, on the majority of sites the allocations explicitly identify which uses are required, e.g. offices, residential. These uses have been established through consideration of priority development needs and the context of each site; proposals comprising uses which are not specified in the allocations will be inconsistent with the allocation and will not be permitted.
- 4.5 In a small number of cases, the site allocations are less specific, e.g. they allocate for “commercial uses”, which allows some flexibility regarding acceptable uses, subject to compliance with all relevant Local Plan policies.

## The sites

- 4.6 Figure 4.1 below shows the location of the site allocations included in this document, in relation to the Spatial Strategy areas.

**Figure 4.1: Bunhill and Clerkenwell AAP site allocations (with Spatial Strategy areas identified for reference)**



4.7 The following information is provided for each site allocation:

- The site location and address, and an outline of the site boundary (based on available information).
- Information on how the site was identified and any relevant planning history.
- The approximate size of the site.
- Site ownership details.
- Proposed uses for the site.
- Development considerations and key planning designations and constraints which affect the future use and development of the site<sup>17</sup>.
- Estimated future timescales for delivery or development.

4.8 The site allocations in this chapter (listed in Table 4.1 below) have been identified as locations within the AAP area where development may come forward over the plan period. These sites can contribute towards delivering the key spatial objectives of the AAP and the objectives of the Local Plan in general.

4.9 The total number of new homes and amount of office floorspace expected to be delivered by the sites within the AAP area is identified in Table 4.2.

**Table 4.1: Bunhill and Clerkenwell site allocations**

Site reference	Site name
BC1	City Barbican Thistle Hotel, Central Street, EC1V 8DS
BC2	City Forum, 250 City Road, EC1V 2PU
BC3	Islington Boat Club, 16-34 Graham Street, N1 8JX
BC4	Finsbury Leisure Centre, EC1V 3PU
BC5	London College of Fashion, Golden Lane, EC1Y 0UU
BC6	Redbrick Estate: Vibast Centre, garages and car park, Old Street, EC1V 9NH
BC7	198-208 Old Street (petrol station), EC1V 9FR
BC8	Old Street roundabout area, EC1V 9NR
BC9	Inmarsat, 99 City Road (east of roundabout), EC1Y 1BJ
BC10	254-262 Old Street (east of roundabout), EC1Y
BC11	Longbow House, 14-20 Chiswell Street, EC1Y 4TW
BC12	Cass Business School, 106 Bunhill Row, EC1Y 8TZ
BC13	Car park at 11 Shire House, Whitbread Centre, Lamb's Passage, EC1Y 8TE
BC14	Peabody Whitecross Estate, Roscoe Street, EC1Y 8SX
BC15	Richard Cloudesley School, Golden Lane, EC1Y 0TJ
BC16	36-43 Great Sutton Street (Berry Street), EC1V 0AB
BC17	Caxton House, 2 Farringdon Road, EC1M 3HN

<sup>17</sup> Designations and constraints identified may not be exhaustive.

BC18	Cardinal Tower/2A, 41-12 Farringdon Road and 48-50 Cowcross Street, EC1M 3HP
BC19	Farringdon Place, 20 Farringdon Road, EC1M 3NH
BC20	50 Farringdon Road, EC1M 3NH
BC21	2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street, Islington, London EC1M 5PQ
BC22	Vine Street Bridge, EC1R 3AU
BC23	Sycamore House, 5 Sycamore Street, EC1Y 0SR
BC24	Clerkenwell Fire Station, 42-44 Rosebery Avenue, EC1R 4RN
BC25	Land adjacent to the Mount Pleasant Sorting Office, EC1R 4TN
BC26	68-86 Farringdon Road (NCP carpark), EC1R 0BD
BC27	Finsbury Health Centre, EC1R 0LP; and the Michael Palin Centre for Stammering, EC1R 0JG
BC28	Angel Gate, Goswell Road, EC1V 2PT
BC29	Taylor House, 88 Rosebery Avenue, EC1R 4QU
BC30	Telfer House, 27 Lever Street, EC1V 3QX
BC31	Travis Perkins, 7 Garrett Street, EC1Y 0TY
BC32	Monmouth House, 58-64 City Road, EC1Y 2AE
BC33	Oliver House, 51-53 City Road, EC1Y 1AU
BC34	20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street, EC2Y 9AR
BC35	Finsbury Tower, 103-105 Bunhill Row, EC1Y 8LZ
BC36	London Metropolitan Archives, EC1R 0HB; Finsbury Business Centre, 40 Bowling Green Lane, EC1R 0NE
BC37	Triangle Estate, Goswell Road/Compton Street/Cyrus Street, EC1
BC38	Moorfields Eye Hospital, City Road, EC1V 2PD
BC39	Laser House, 132-140 Goswell Road, EC1V 7DY
BC40	The Pentagon, 48 Chiswell Street, EC1Y 4XX
BC41	Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 & 21-23 Leonard Street, EC2
BC42	Site of electricity substation opposite 15-27 Gee Street and car park spaces at 90-98 Goswell Road, EC1
BC43	easyHotel, 80-86 Old Street, EC1V 9AZ
BC44	Crown House, 108 Aldersgate Street, EC1A 4JN
BC45	27 Goswell Road, EC1M 7AJ
BC46	City, University of London, 10 Northampton Square, EC1V 0HB
BC47	Braithwaite House and Quaker Court, Bunhill Row, EC1Y 8NE
BC48	Castle House, 37-45 Paul Street, EC2A 4JU; and Fitzroy House, 13-17 Epworth Street, EC2A 4DL and 1-15 Clere street, EC2A 4UY

BC49	Building adjacent to railway lines and opposite 18-20 Farringdon Lane, EC1R
BC50	Queen Mary University, Charterhouse Square Campus, EC1M 6BQ
BC51	Italia Conti School, 23 Goswell Road, EC1M 7AJ

## Site capacity assumptions

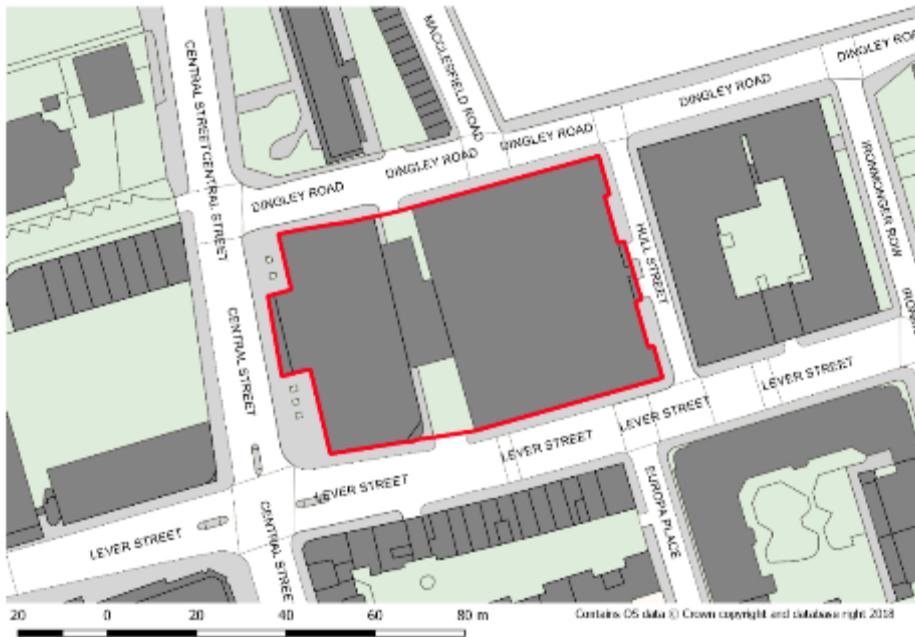
- 4.10 To estimate the indicative site capacity for development, each site allocation has been appraised according to site size, allocated uses and site constraints. This provided assumed net additional floorspace figures (in GIA) which could then be translated into broad figures for net additional residential units and office floorspace, which are the two priority development needs identified in the Local Plan.
- 4.11 The number of residential units is derived by calculating the available residential floorspace on a site based on a proportion of the total available GIA floorspace (which reflects the allocated uses), then dividing this by an average unit size informed by minimum space standards set out in the London Plan. Where the site was identified in the SHLAA or is included in the Council's most up-to-date housing trajectory, this figure has been used as a starting point. Where the site has permission the quantum of development in the permission have been used, except where the permission clearly departs from local policy.
- 4.12 The quantum of office floorspace is derived by calculating the available office floorspace on a site based on a proportion of the total available GIA floorspace (which reflects the allocated uses). Where the site has permission the quanta of development in the permission have been used, except where the permission clearly departs from local policy.
- 4.13 The capacity figures are indicative and should not be considered to be the exact quantum sought. However, they are a reasonable approximation of the scale of development of these uses that is expected from the allocated sites. If a proposal for significantly more or less new homes or office floorspace comes forward on a site, this may be considered unacceptable; this is particularly the case where less development is proposed, as given the scarcity of suitable development sites in the borough, significant under delivery against site capacity estimates is not likely to constitute best use of land.
- 4.14 Where site capacity assumptions presume introduction of new uses on a site and/or loss of existing uses, this does not predetermine any future planning determinations against relevant planning policies. The capacity assumptions are not in themselves a justification that a particular use is suitable or that loss of an existing use is justified.
- 4.15 Table 4.2 sets out the assumed net additional delivery of new homes (total number) and office development (in sqm) from the site allocations set out in this document<sup>18</sup>. The assumptions are set out for each of the AAP Spatial Strategy areas and are split across three phases: Years 1-5 (2021/22-2025/26); Years 6-10 (2026/27-3030/31); and Years 11-15 (2031/32-2035/36)

<sup>18</sup> Total homes are rounded to the nearest 10 homes and total office development is rounded to the nearest 100sqm. These capacity assumptions do not include capacity for sites outside the Bunhill and Clerkenwell AAP area.

**Table 4.2: Site capacity assumptions**

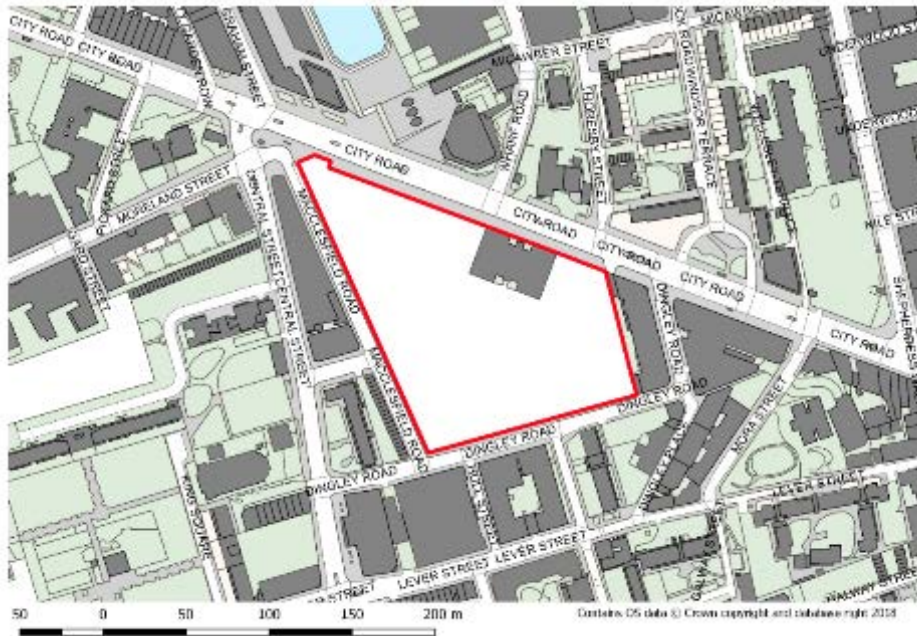
	Years 1-5		Years 6-10		Years 11-15		Total	
	Homes (no.)	Offices (sqm)	Homes (no.)	Offices (sqm)	Homes (no.)	Offices (sqm)	Homes (no.)	Offices (sqm)
B & C: City Fringe Opportunity Area	60	63,100	0	61,600	0	18,500	60	143,200
B & C: City Road	340	21,500	0	500	0	0	340	22,000
B & C: Farringdon	0	13,300	0	0	0	1,000	0	14,300
B & C: Mount Pleasant and Exmouth Market	190	7,300	0	1,600	0	0	190	8,900
B & C: Central Finsbury	250	6,100	0	1,500	0	0	250	7,600
B & C: Historic Clerkenwell	0	4,500	0	900	0	0	0	5,400
<b>Total</b>	<b>840</b>	<b>115,800</b>	<b>0</b>	<b>66,100</b>	<b>0</b>	<b>19,500</b>	<b>840</b>	<b>201,400</b>

## BC1: City Barbican Thistle Hotel, Central Street



Address	City Barbican Thistle Hotel, Central Street, EC1V 8DS
Ownership	Topland Delta Limited
Approximate size of site	3,944sqm
Current/previous use	Hotel
How the site was identified and relevant planning history	2013 Site Allocation (BC5) - allocation revised to reflect changing land use requirements of the area
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Road Spatial Strategy area (Policy BC2)</li> <li>• Adjacent to the St. Luke's Conservation Area</li> <li>• There is a locally listed building opposite the site at 87 Lever Street</li> <li>• Site is located within a groundwater Source Protection Zone</li> <li>• Archaeological Priority Area: Civil War Defences (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• A substantially improved streetscape should be created by providing active uses at ground level, particularly fronting Central Street, which complements and reinforces the neighbouring Central Square shopping area.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2026/27-2030/31

## BC2: City Forum, 250 City Road



Address	City Forum, 250 City Road, EC1V 2PU
Ownership	BH (City Forum) Limited
Approximate size of site	19,017sqm
Current/previous use	Light industrial use (now demolished). Planning permission P2013/1089/FUL has been implemented
How the site was identified and relevant planning history	2013 Site Allocation (BC6) and planning permission P2013/1089/FUL
Allocation and justification	The site has 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. Should the site be subject to further amendments or new applications, the Council will seek to maximise provision of genuinely affordable housing and affordable workspace.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Road Spatial Strategy area (Policy BC2)</li> <li>• Adjacent to the Moorfields and St. Luke's Conservation Areas and in close proximity to the Duncan Terrace/Colebrooke Row Conservation Area</li> <li>• Site is located within a groundwater Source Protection Zone</li> <li>• The site is opposite the City Road Basin open space and Regent's Canal East SINC</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Through-site pedestrian links should be improved, particularly north-south, as part of a high quality and clearly defined public realm which links with the wider public realm in the area.</li> <li>• The Canal and River Trust should be consulted at an early stage of the development of any further proposals for this site in order to</li> </ul>



	<p>avoid any adverse impact on their waterway and associated infrastructure.</p> <ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> <li>• Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.</li> </ul>
Estimated timescale	2021/22-2025/26

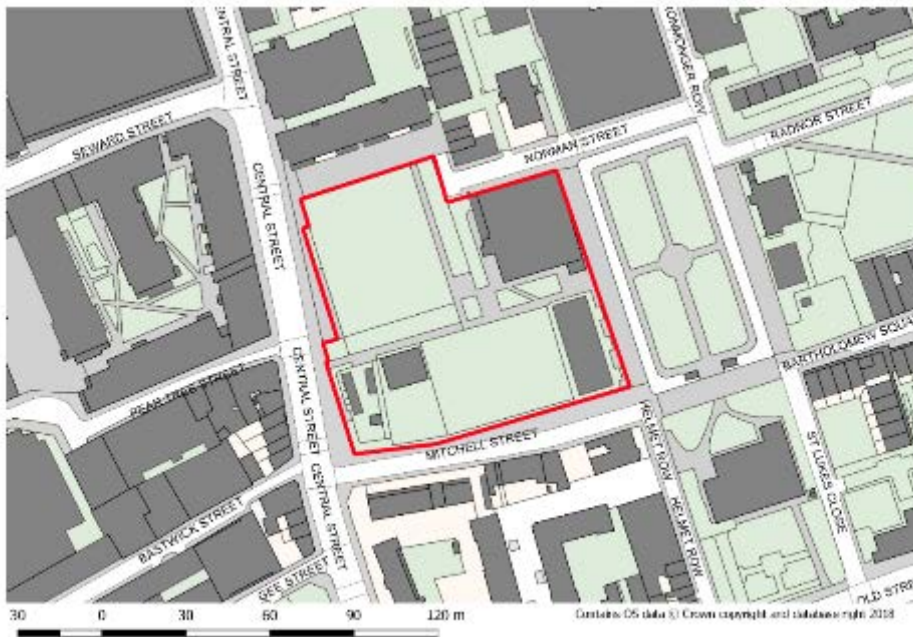
### BC3: Islington Boat Club, 16-34 Graham Street



Address	Islington Boat Club, 16-34 Graham Street, N1 8JX
Ownership	Canal & River Trust
Approximate size of site	548sqm
Current/previous use	Boat club
How the site was identified and relevant planning history	2013 Site Allocation (BC8) - allocation revised to reflect changing land use requirements of the area
Allocation and justification	Refurbishment of boat club facilities and provision of residential units.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Road Spatial Strategy area (Policy BC2)</li> <li>• Adjacent to the Duncan Terrace/Colebrooke Row Conservation Area and Regent's Canal (East) SINC</li> <li>• Adjacent to Graham Street open space</li> <li>• Site is located within a groundwater Source Protection Zone</li> <li>• Archaeological Priority Area: Regent's Canal, Basin and Wharves (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Improvements to the existing building should integrate with and complement the recent improvements to Graham Street Park, Linear Park extension and neighbouring play space. Public access between Graham Street and the canal basin should be improved.</li> <li>• Refurbishment should include reconfiguration of storage areas to create pedestrian access and unbroken sightlines along the canal towpath/linear park, and an improved interface with public areas.</li> <li>• Any development on this site must be informed by the recommendations of the Thames River Basin Management Plan in</li> </ul>

	<p>order to ensure the protection and improvement of the benefits provided by the water environment.</p> <ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> <li>• The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC4: Finsbury Leisure Centre



Address	Finsbury Leisure Centre, EC1V 3PU
Ownership	London Borough of Islington
Approximate size of site	8,686sqm
Current/previous use	Leisure facilities and open space
How the site was identified and relevant planning history	2013 Site Allocation (BC12) and pre-application discussions
Allocation and justification	Redevelopment of the existing site to provide new high quality leisure facilities and meet increased demand, as well as a nursery, energy centre, housing (including a significant amount of genuinely affordable housing) and public open space.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (Policy BC7)</li> <li>• Adjacent to the St. Luke's Conservation Area</li> <li>• In close proximity to Grade I listed St Luke's Church; Grade II listed railings at St Luke's Gardens listed at grade II and Grade II listed 12 Helmet Row</li> <li>• The site is also in close proximity to a local landmark - the St. Luke's Obelisk Spire, Old Street</li> <li>• Adjacent to St. Luke's Church Gardens open space and SINC</li> <li>• Archaeological Priority Area: Civil War Defences (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• A new, high quality leisure centre building should provide a positive frontage to Central Street. High quality frontages should also be provided onto Paton Street and St. Luke's Gardens.</li> <li>• There are several mature trees on site. Proposals must incorporate public open space and retain mature trees wherever possible.</li> </ul>

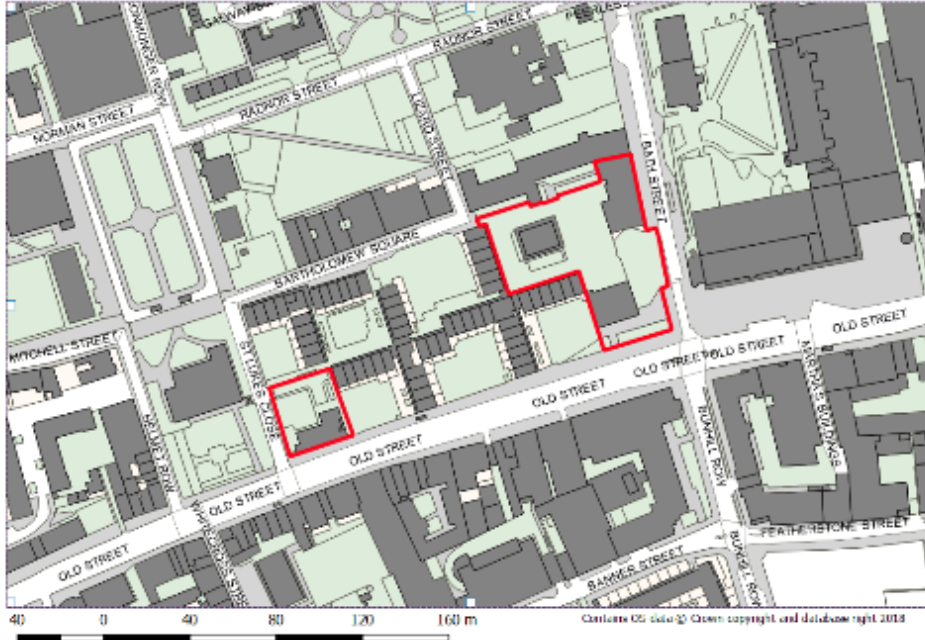
	<ul style="list-style-type: none"> <li>• Pedestrian permeability should be improved through the site, and legibility improved by realigning Paton Street with Norman Street.</li> <li>• The existing energy centre must be incorporated within the curtilage of the redeveloped leisure centre. Flues/thermal stores should be incorporated within the overall design of the building to minimise their visual impact.</li> <li>• The Planning Brief for St Lukes Area (September 2014) provides further detail and will inform the assessment of any development proposals at this site.</li> <li>• Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC5: London College of Fashion, Golden Lane



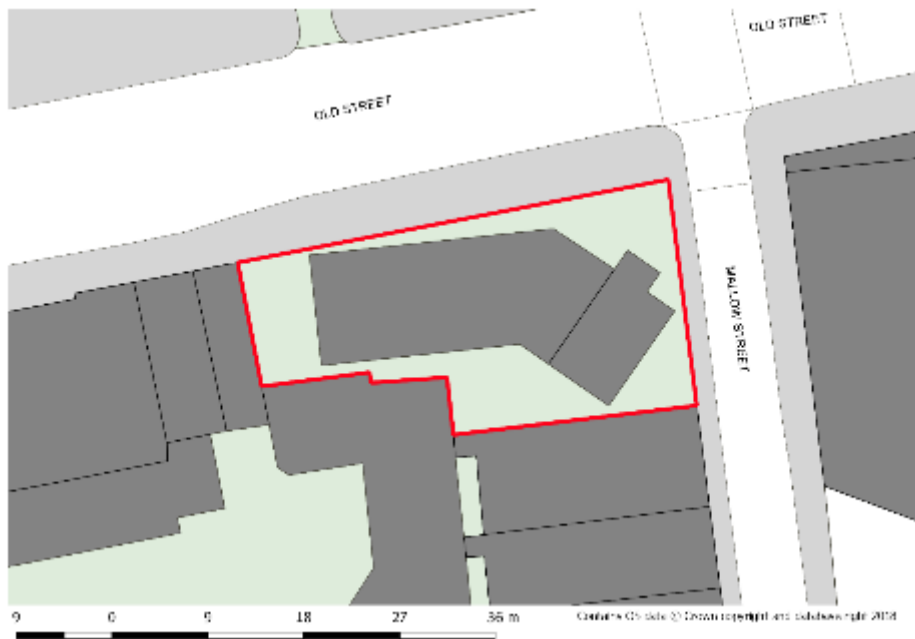
Address	London College of Fashion, Golden Lane, EC1Y 0UU
Ownership	University of the Arts London
Approximate size of site	1,444sqm
Current/previous use	Further education (D1)
How the site was identified and relevant planning history	Put forward in response to Local Plan (November 2018) consultation.
Allocation and justification	Refurbishment of existing building for office use, subject to justifying the loss of social infrastructure in line with relevant Local Plan policies. There may be potential for further intensification of office space through sensitive infill development on the undeveloped part of the site.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (Policy BC7)</li> <li>• St. Luke's Conservation Area</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• Locally listed building</li> <li>• In close proximity to Grade II listed building at 4 Garrett Street</li> <li>• Adjacent to locally listed building at 115 Golden Lane</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
Estimated timescale	2026/27-2030/31

## BC6: Redbrick Estate: Vibast Centre, garages and car park, Old Street



Address	Redbrick Estate: Vibast Centre, garages and car park, Old Street, EC1V 9NH
Ownership	London Borough of Islington
Approximate size of site	5,156sqm
Current/previous use	Community centre, retail units, health facility, amenity space, car parking and garages
How the site was identified and relevant planning history	2013 Site Allocation (BC18) and planning permission P2015/0709/FUL
Allocation and justification	Residential development
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (Policy BC7)</li> <li>• Adjacent to the St. Luke's Conservation Area</li> <li>• Opposite the Grade II listed St. Luke's Church and Gardens which contains the St. Luke's Obelisk Spire, a local landmark</li> <li>• The Redbrick Estate contains a number of SINC's</li> <li>• The site sits opposite the St. Luke's Church Gardens Open Space and the Toffee Park Adventure Playground</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC7: 198-208 Old Street (petrol station)



Address	198-208 Old Street (petrol station), EC1V 9FR
Ownership	Shell UK Limited
Approximate size of site	700sqm
Current/previous use	Petrol station
How the site was identified and relevant planning history	2013 Site Allocation (BC21)
Allocation and justification	Redevelopment of the petrol station to provide a new building comprising retail/leisure uses at ground floor level with office uses above.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (Policy BC3)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• Adjacent to the Bunhill Fields and Finsbury Square Conservation Area</li> <li>• The site is opposite the Old Street Promenade of Light Open Space</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• The Islington Tall Buildings Study suggests that this site has potential to be redeveloped for a local landmark building of up to 11 commercial storeys (46m). Any tall building must be clearly subordinate in height to the taller towers at the Old Street/City Road junction, visually mediating between these taller buildings and the medium rise height of the surrounding context, without over-dominating the street space.</li> <li>• The building should provide an active frontage on the ground floor.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative</li> </ul>



	impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
Estimated timescale	2021/22-2025/26

## BC8: Old Street roundabout area



Address	Old Street roundabout area, EC1V 9NR
Ownership	Transport for London
Approximate size of site	4,308sqm
Current/previous use	Roadways, underground station and public space
How the site was identified and relevant planning history	2013 Site Allocation (BC24)
Allocation and justification	Gyratory and public realm improvements, and provision of a significant new public open space, alongside improvements to station access and facilities including enhanced retail provision. Potential for some small-scale commercial use, where appropriate.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (Policy BC3)</li> <li>• In close proximity to a local landmark - the Leysian Mission Dome on City Road</li> <li>• The site is opposite the Old Street Promenade of Light Open Space</li> <li>• Archaeological Priority Area: Civil War Defences (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Reconfiguration of space above and below ground to provide improved step-free access to underground station, enhanced retail provision, improved public toilets and public open space (which incorporates green areas and tree planting).</li> <li>• Reconfiguration and redevelopment of the roundabout and station provides an opportunity to reduce traffic impacts.</li> <li>• Proposals should improve pedestrian permeability, legibility, circulation and accessibility, including for passengers interchanging between transport modes.</li> </ul>

	<ul style="list-style-type: none"><li>Proposals should aim to mark Old Street Station with a landmark station entrance and pursue integration of the public realm with St. Agnes' Well. Inventive solutions for integrating station facilities with retail units will be encouraged.</li></ul>
Estimated timescale	2021/22-2025/26

## BC9: Inmarsat, 99 City Road



Address	Inmarsat, 99 City Road (east of roundabout), EC1Y 1BJ
Ownership	LR (City Road) Limited
Approximate size of site	2,406sqm
Current/previous use	Offices
How the site was identified and relevant planning history	2013 Site Allocation (BC25)
Allocation and justification	<p>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.</p> <p>Redevelopment of the building for a new office development may be acceptable if it can be demonstrated that the existing building is no longer fit for purpose. Accommodation suitable for smaller businesses will be encouraged alongside large floorplate office uses.</p>
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (Policy BC3)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• Adjacent to the Bunhill Fields and Finsbury Square Conservation Area</li> <li>• Opposite Grade II listed buildings (15 Cowper Street and 19 Leonard Street)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• The Islington Tall Buildings Study suggests there is potential to redevelop Inmarsat House as a district landmark building of up to 26 commercial storeys (106m). Inmarsat House forms a central part of the Old Street Tech City Cluster. The height and form of any development must be calibrated to not encroach into and</li> </ul>

	<p>detract from the view onto Lowndes House from City Road; and must minimise overshadowing and other environmental impacts that could significantly undermine the quality of the public space at Old Street.</p> <ul style="list-style-type: none"> <li>• Refurbishment or redevelopment presents an opportunity to substantially improve the quality of the local environment, particularly in terms of public realm.</li> <li>• On schemes which substantially redevelop the site, applicants should engage with Transport for London at the earliest possible stage, to take advantage of any opportunities to integrate with Old Street London Underground station and provide capacity solutions to current crowding issues.</li> <li>• Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2031/32-2035/36

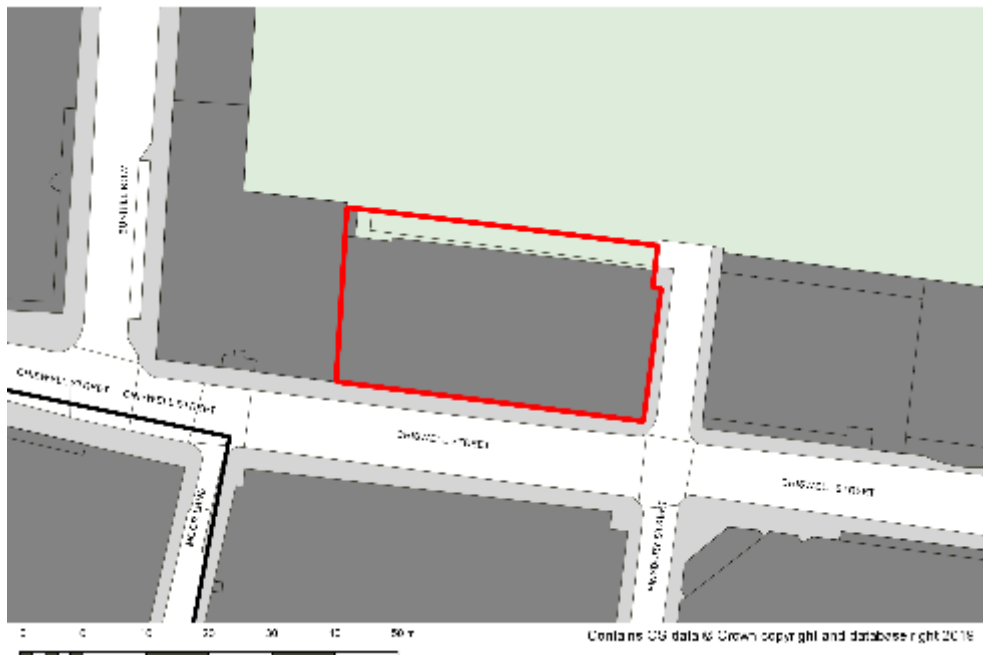
## BC10: 254-262 Old Street (east of roundabout)



Address	254-262 Old Street (east of roundabout), EC1Y, comprised of 250-254 Old Street; Albert House, 256 Old Street; and Golden Bee Bar, 262-264 Old Street), EC1Y 1BJ
Ownership	New Albert House Limited; Chandler Bar Groups Limited
Approximate size of site	2,838sqm
Current/previous use	Car parking, public house, offices and temporary uses
How the site was identified and relevant planning history	2013 Site Allocation (BC26)
Allocation and justification	Office development with potential for retail, leisure or other active commercial uses at ground floor level.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (Policy BC3)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• Adjacent to the Bunhill and Finsbury Square Conservation Area</li> <li>• There is a Grade II listed building to the rear of the site (15 Cowper Street)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Refurbishment or redevelopment presents an opportunity to substantially improve the quality of the local environment.</li> <li>• The Islington Tall Buildings Study suggests that Albert House has potential to be redeveloped for a local landmark building of up to 11 commercial storeys (46m). Any tall building must be clearly subordinate in height to the taller towers at the Old Street/City Road junction, visually mediating between these taller buildings and the medium rise height of the surrounding context, without over-dominating the street space.</li> </ul>

	<ul style="list-style-type: none"> <li>• Development should consider retention of the public house at 262 Old Street, on the corner of Old Street and Singer Street.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2026/27-2030/31

## BC11: Longbow House, 14-20 Chiswell Street



Address	Longbow House, 14-20 Chiswell Street, EC1Y 4TW
Ownership	The City of London
Approximate size of site	1,383sqm
Current/previous use	Offices and retail
How the site was identified and relevant planning history	2013 Site Allocation (BC29)
Allocation and justification	Redevelopment of the site to provide a new, high quality building incorporating commercial office uses.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (Policy BC3)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• Adjacent to the Bunhill Fields and Finsbury Square Conservation Area</li> <li>• Adjacent to significant private open space at the Honourable Artillery Company's training grounds</li> <li>• In close proximity to the Grade II* listed headquarters at Armoury House, 38 City Road</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Any new building should positively address both Chiswell Street and the Honourable Artillery Company's training grounds, exhibiting a scale and height that is consistent with neighbouring buildings and the immediate context.</li> <li>• The Honourable Artillery Company's training grounds are a feature of the Bunhill Fields and Finsbury Square Conservation Area and part of the setting of a Grade II listed feature. Any development should conserve and enhance this heritage setting.</li> </ul>



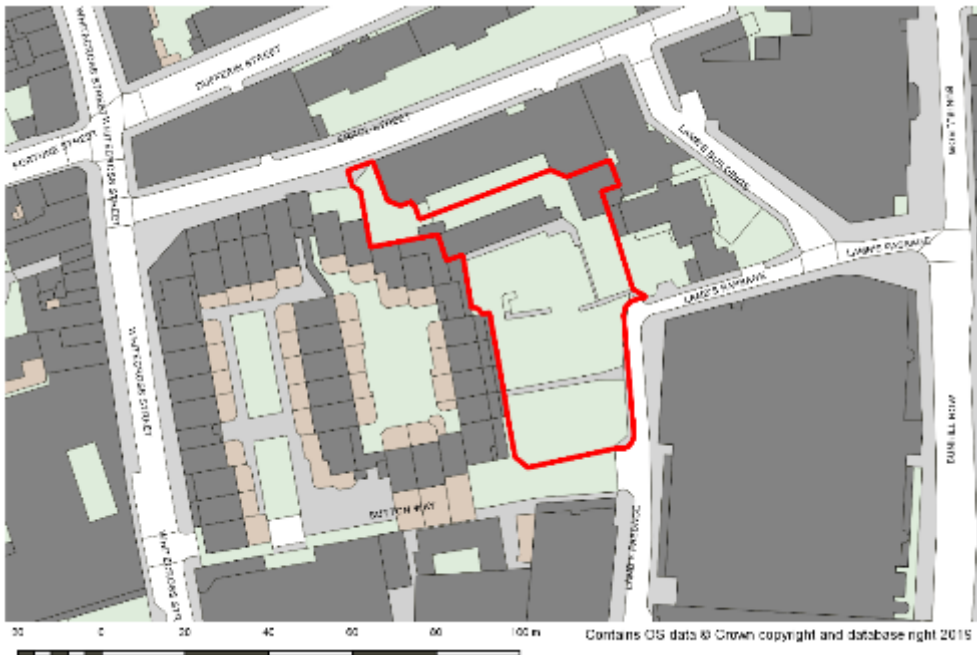
	<ul style="list-style-type: none"><li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li>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

## BC12: Cass Business School, 106 Bunhill Row



Address	Cass Business School, 106 Bunhill Row, EC1Y 8TZ
Ownership	City University London
Approximate size of site	4,558sqm
Current/previous use	University teaching facilities (D1)
How the site was identified and relevant planning history	2013 Site Allocation (BC30) and pre-application discussions
Allocation and justification	Limited intensification for education floorspace, including increased teaching facilities, may be suitable where they can be accommodated in line with other Local Plan policies.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (Policy BC3)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• In close proximity to the St. Luke's and Bunhill Fields and Finsbury Square Conservation Areas, and a number of Grade II listed buildings on Bunhill Row and Chiswell Street</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• No site specific considerations, relevant policies apply.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage



Address	Car park at 11 Shire House, Whitbread Centre, Lamb's Passage, EC1Y 8TE
Ownership	Lamb's Passage Real Estate Limited and London City Shopping Centre Limited
Approximate size of site	2,608sqm
Current/previous use	Car park
How the site was identified and relevant planning history	2013 Site Allocation (BC31) and planning permission P2016/0488/FUL
Allocation and justification	<p>The site has planning permission for the development of a 61-bedroom hotel, 35 residential units, 1,954sqm office (B1) floorspace, 80sqm retail (A1) floorspace, 1,536sqm restaurant (A3) floorspace and 263sqm leisure (D2) floorspace.</p> <p>Should the site be subject to further amendments or new applications, the Council will seek redevelopment to provide an office development including affordable workspace and small scale business uses.</p>
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (Policy BC3)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• Adjacent to the St. Luke's Conservation Area</li> <li>• In close proximity to a Grade II listed building (38 Chiswell Street) and a locally listed building (12 Errol Street).</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Any development should respect and, if possible, make use of the vaults under the southern part of the site.</li> </ul>

	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> <li>• Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC14: Peabody Whitecross Estate, Roscoe Street

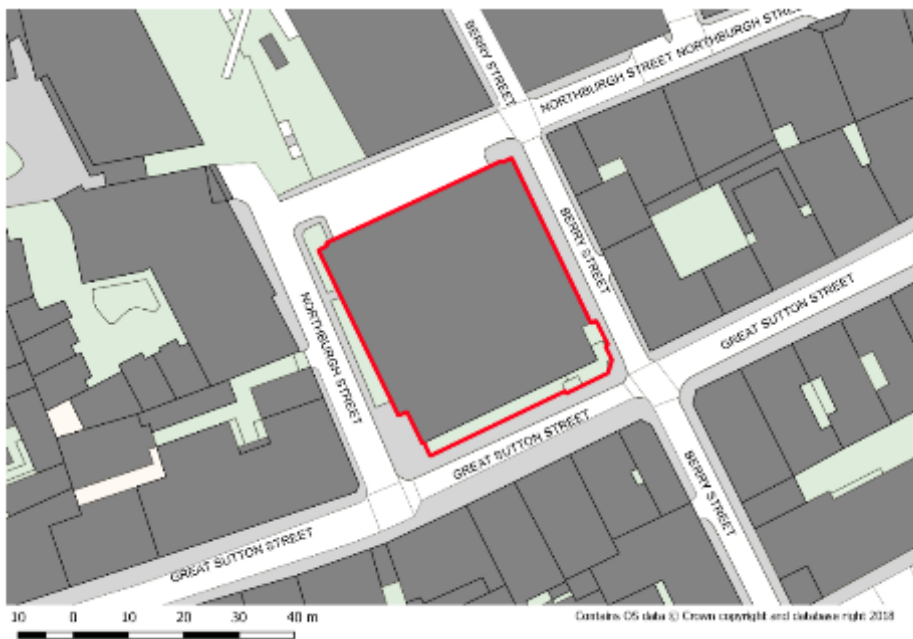


Address	Peabody Whitecross Estate, Roscoe Street, EC1Y 8SX
Ownership	Peabody Trust
Approximate size of site	2,711sqm
Current/previous use	Public open space, semi-private amenity space, storage, car parking and roadways
How the site was identified and relevant planning history	2013 Site Allocation (BC33)
Allocation and justification	Improved public open space and design measures to improve the definition between public and private space, alongside some new housing.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (Policy BC7)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• St. Luke's Conservation Area</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• The design should incorporate private space for ground floor residential units to better define the public realm, alongside improved amenity space for public use, enhanced east/west pedestrian access, and reduced visual clutter.</li> <li>• The relationship to existing buildings needs careful consideration, particularly 88 Golden Lane, Peabody Court and the northernmost Peabody Tower.</li> <li>• The pedestrian and cycle link between the two sides of Roscoe Street should be improved.</li> <li>• Greening of the site must be maximised as part of any development.</li> <li>• Existing storage provision and car parking should,be rationalised.</li> </ul>

	<ul style="list-style-type: none"> <li>• The introduction of additional housing may be appropriate where this would protect the amenity of existing homes (including privacy), improve legibility and reduce opportunities for crime.</li> <li>• There is an opportunity to formalise Roscoe Street as a public space.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
Estimated timescale	2021/22-2025/26



## BC16: 36-43 Great Sutton Street (Berry Street)

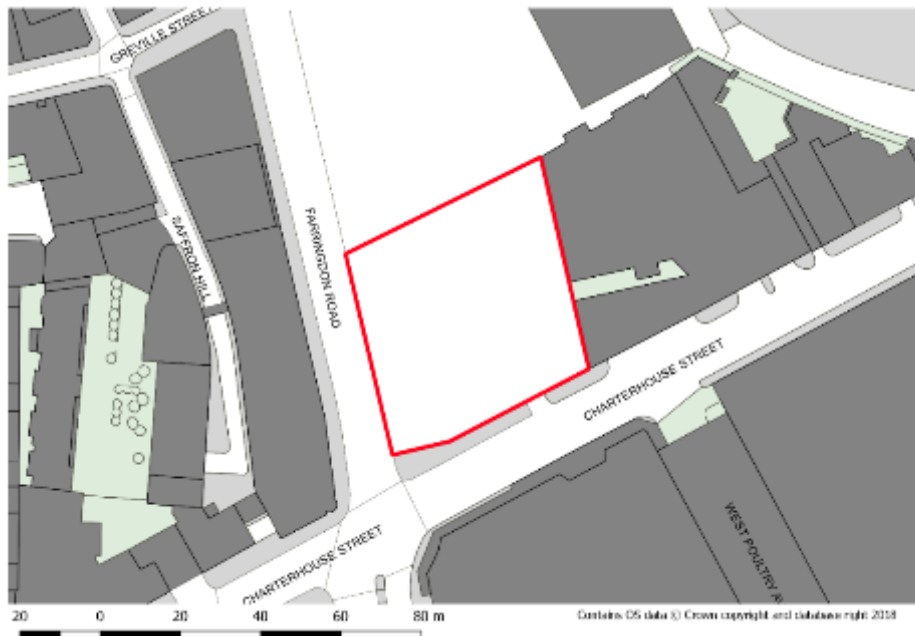


Address	36-43 Great Sutton Street (Berry Street), EC1V 0AB
Ownership	Blendnovel London Limited
Approximate size of site	1,638sqm
Current/previous use	Data Centre
How the site was identified and relevant planning history	2013 Site Allocation (BC35)
Allocation and justification	Refurbishment/extension of the existing building to provide office development.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Historic Clerkenwell Spatial Strategy area (policy BC8)</li> <li>• Within a protected viewing corridor</li> <li>• Archaeological Priority Area: The Charterhouse Carthusian Monastery (Tier 1)</li> <li>• Hat and Feathers Conservation Area</li> <li>• There is a locally listed building opposite the site at 16 Great Sutton Street</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Proposals should respond to the prevailing building line on Great Sutton Street.</li> <li>• A new building offers the opportunity to improve the frontages at the ground floor, including removing the garages on Northburgh Street.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the</li> </ul>



	earliest opportunity to determine whether wastewater capacity exists.
Estimated timescale	2026/27-2030/31

## BC17: Caxton House, 2 Farringdon Road



Address	Caxton House, 2 Farringdon Road, EC1M 3HN
Ownership	The City of London
Approximate size of site	2,846sqm
Current/previous use	Formerly in office and retail use. Buildings were demolished to facilitate Elizabeth Line construction works
How the site was identified and relevant planning history	2013 Site Allocation (BC36) and planning permission P120484
Allocation and justification	Office development with ground floor active retail/leisure floorspace
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Farringdon Spatial Strategy area (policy BC5)</li> <li>• Within a protected viewing corridor</li> <li>• Adjacent to the Charterhouse Square Conservation Area</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> <li>• Crossrail Rail Safeguarding Area.</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Active frontages with level street access are encouraged along Farringdon Road.</li> <li>• The site is located in the Clerkenwell/Farringdon Cultural Quarter area.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC18: Cardinal Tower, 2A, 4-12 Farrington Road and 48-50 Cowcross Street



Address	Cardinal Tower, 2A, 4-12 Farrington Road and 48-50 Cowcross Street, EC1M 3HP
Ownership	Transport for London; Cardinal Tower Limited
Approximate size of site	4,291sqm
Current/previous use	Formerly in office and retail use. Buildings were demolished to make way for Farrington's new Elizabeth Line station.
How the site was identified and relevant planning history	Planning permission P121162
Allocation and justification	Office development with ground floor active retail/leisure uses and office floorspace at upper levels.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Farrington Spatial Strategy area (policy BC5)</li> <li>• Within a protected viewing corridor</li> <li>• Adjacent to the Charterhouse Square Conservation Area</li> <li>• There is a Grade II listed building opposite the site at 36 Cowcross Street</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> <li>• Crossrail Rail Safeguarding Area.</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Careful consideration needs to be given to the frontages of this building on both Cowcross Street and Farrington Road. Active frontages should be provided, with visual mitigation of any vent shafts and emergency exits associated with the Elizabeth Line station.</li> </ul>

	<ul style="list-style-type: none"> <li>• The site is located in the Clerkenwell/Farringdon Cultural Quarter area.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC19: Farringdon Place, 20 Farringdon Road



Address	Farringdon Place, 20 Farringdon Road, EC1M 3NH
Ownership	Derwent London
Approximate size of site	3,706sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	2013 Site Allocation (BC38)
Allocation and justification	Intensification of business use with improved pedestrian connections to Turnmill Street and Farringdon Station.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Farringdon Spatial Strategy area (policy BC5)</li> <li>• Within a protected viewing corridor</li> <li>• Site is close proximity to the Charterhouse Square and Clerkenwell Green Conservation Areas</li> <li>• Adjacent to Grade II listed building at 36 Cowcross Street</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Improvements to the existing building should aim to improve its visual relationship with the Fleet Valley buildings.</li> <li>• Proposals should aim to mark the entrance to Farringdon station and ensure that the ground floor integrates with the adjacent public realm and transport interchange, including improved pedestrian connections through the north of the site to allow for direct access to Farringdon Road from the station.</li> <li>• There may be potential for reconfiguration and refurbishment of the existing building to improve its street frontage.</li> </ul>

	<ul style="list-style-type: none"><li>• The site is located in the Clerkenwell/Farringdon Cultural Quarter area.</li></ul>
Estimated timescale	2026/27-2030/31

## BC20: 50 Farringdon Road



Address	50 Farringdon Road, EC1M 3NH
Ownership	Network Rail Infrastructure Limited (freeholder); Picton Property Nominee (No.3) Limited and Picton Property Nominee (No.4) Limited (leaseholders)
Approximate size of site	1,568sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	2013 Site Allocation (BC39)
Allocation and justification	Intensification of business use with improved pedestrian connections to Turnmill Street and Farringdon Station.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Farringdon Spatial Strategy area (policy BC5)</li> <li>• Within a protected viewing corridor</li> <li>• In close proximity to the Charterhouse Square, Clerkenwell Green and Hatton Garden Conservation Areas</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Improvements to the existing building should improve its visual relationship with the Fleet Valley buildings.</li> <li>• Proposals should ensure that the ground floor integrates with the adjacent public realm and transport interchange.</li> <li>• The site is located in the Clerkenwell/Farringdon Cultural Quarter area.</li> </ul>
Estimated timescale	2026/27-2030/31

## BC21: 2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street



Address	2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street, Islington, London EC1M 5PQ
Ownership	Maurice Limited (freehold); Omenport Developments Limited (leasehold)
Approximate size of site	1,122sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Planning permission P112478 (now lapsed)
Allocation and justification	Office-led redevelopment with retail and leisure uses at ground floor fronting Clerkenwell Road and Goswell Road. Development should provide units suitable for SMEs.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Historic Clerkenwell Spatial Strategy area (policy BC8)</li> <li>• Adjacent to the Grade II listed Hat and Feathers public house</li> <li>• Archaeological Priority Area: The Charterhouse Carthusian Monastery (Tier 1)</li> <li>• Within the Hat and Feathers Conservation Area</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2021/22-2025/26



## BC22: Vine Street Bridge



Address	Vine Street Bridge, EC1R 3AU
Ownership	London Borough of Islington
Approximate size of site	488sqm
Current/previous use	Bridge over railway cutting
How the site was identified and relevant planning history	2013 Site Allocation (BC42)
Allocation and justification	Conversion of Vine Street Bridge to public open space.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6)</li> <li>• Within a protected viewing corridor</li> <li>• Clerkenwell Green Conservation Area</li> <li>• In close proximity to the Old Sessions House, a Grade II* listed building</li> <li>• Crossrail Rail Safeguarding Area</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• The wider railway cutting is a valuable open space within an area deficient in public space. Development proposals should result in improved permeability and provide useable public space that takes advantage of protected views to St. Paul's Cathedral.</li> <li>• Integration with improvements to Clerkenwell Green should be considered within the design.</li> <li>• The site is constrained by operational rail lines below the site.</li> <li>• The site is located in the Clerkenwell/Farringdon Cultural Quarter area.</li> </ul>
Estimated timescale	2031/32-2035/36

## BC23: Sycamore House, 5 Sycamore Street



Address	Sycamore House, 5 Sycamore Street, EC1Y 0SR
Ownership	Ndemi Investments Limited
Approximate size of site	341sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Planning permission P2016/4807/FUL
Allocation and justification	Intensification of office use.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (policy BC7)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• Within St. Luke's Conservation Area and adjacent to Hat and Feathers Conservation Area.</li> <li>• Opposite a Grade II listed building at 12 Old Street</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2021/22-2025/26

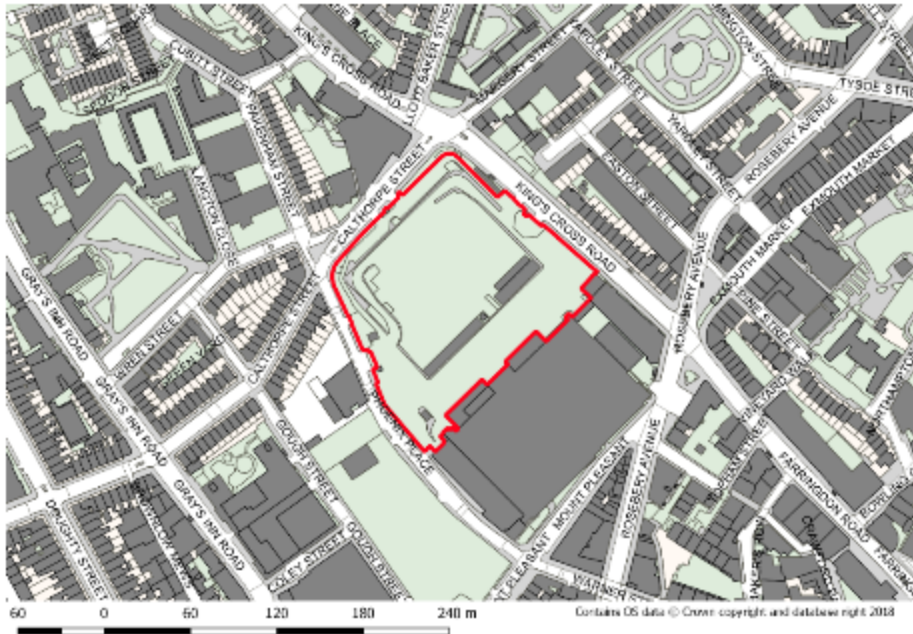
## BC24: Clerkenwell Fire Station, 42-44 Rosebery Avenue



Address	Clerkenwell Fire Station, 42-44 Rosebery Avenue, EC1R 4RN
Ownership	The London Fire and Emergency Planning Authority
Approximate size of site	1,298sqm
Current/previous use	Former fire station with ancillary parking/storage/operational uses
How the site was identified and relevant planning history	2013 Site Allocation (BC44)
Allocation and justification	Residential-led development to include some re-provision of social infrastructure/community use.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6)</li> <li>• Clerkenwell Fire Station is Grade II listed</li> <li>• The site is partially located within the Rosebery Avenue Conservation Area and is adjacent to the Clerkenwell Green Conservation Area</li> <li>• Within a protected viewing corridor</li> <li>• Archaeological Priority Area: Civil War Defences (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• The building is one of London's surviving original fire stations. It is Grade II listed and is adjacent to the Grade II listed 40 Rosebery Avenue. Proposals must conserve and enhance these heritage assets.</li> <li>• The conversion of parts of the Fire Station building to residential use may be appropriate where the architectural integrity of the listed building can be retained and where an adequate standard of amenity for occupants can be demonstrated.</li> </ul>

	<ul style="list-style-type: none"> <li>• Infill development must protect the amenity of existing residents, demonstrate an understanding of the local and historic context and respond positively to heritage assets and their significance.</li> <li>• The Planning Brief for Clerkenwell Fire Station (November 2014) provides further detail and will inform the assessment of any development proposals at this site.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
Estimated timescale	2026/27-2030/31

## BC25: Land adjacent to the Mount Pleasant Sorting Office



Address	Land adjacent to the Mount Pleasant Sorting Office, EC1R 4TN
Ownership	Royal Mail Estates Limited
Approximate size of site	35,778sqm
Current/previous use	Sorting office, car park and servicing areas. Site includes the Mail Rail attraction, a subterranean visitor attraction linked to the Postal Museum (located immediately to the south of the site in the London Borough of Camden).
How the site was identified and relevant planning history	2013 Site Allocation (BC45) and planning permission P2013/1423/FUL
Allocation and justification	<p>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.</p> <p>Should the site be subject to further amendments or new applications, the Council will seek a mixed use redevelopment of the site with priority for housing and office development, alongside a substantial amount of public open space. Genuinely affordable housing and affordable workspace will be a particular priority. The Council will also seek removal of car parking from the site to provide a car free scheme as part of redevelopment.</p>
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6)</li> <li>• Rosebery Avenue Conservation Area</li> </ul>

	<ul style="list-style-type: none"> <li>• There are Grade II listed buildings opposite the site at 40 and 42 Rosebery Avenue as well as a number of locally listed buildings on Mount Pleasant</li> <li>• Within protected viewing corridors</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• A significant amount of high quality open space, accessible to the public at all times, should be provided within the site and through-site pedestrian links should be created to break up the scale of the block.</li> <li>• The scheme should provide for accompanying public realm improvements to improve links between the site and its surroundings.</li> <li>• The residential element of any scheme must be designed to provide high standards of amenity, with appropriate mitigation from the adjacent Royal Mail site.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> <li>• Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC26: 68-86 Farringdon Road (NCP carpark)

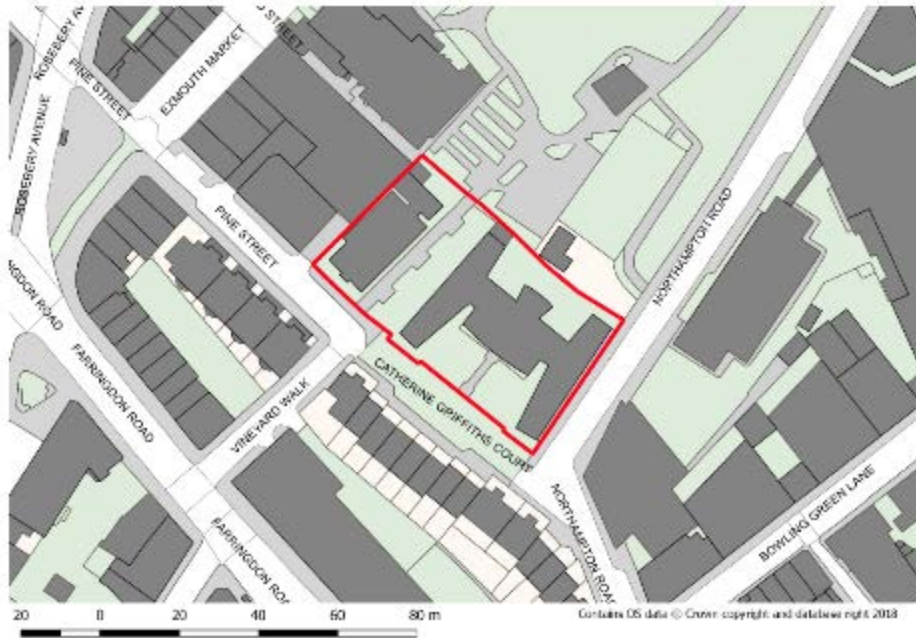


Address	68-86 Farringdon Road (NCP carpark), EC1R 0BD
Ownership	Whitbread Group PLC
Approximate size of site	1,938sqm
Current/previous use	Multi-storey car park
How the site was identified and relevant planning history	2013 Site Allocation (BC46) and planning permission P2015/1958/FUL (granted on appeal)
Allocation and justification	<p>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.</p> <p>Should the site be subject to further amendments or new applications, the Council will seek redevelopment of multi-storey car park to provide an office-led redevelopment scheme, with an element of other employment use(s).</p>
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6)</li> <li>• The site is adjacent to the Rosebery Avenue and Clerkenwell Green Conservation Areas</li> <li>• There are Grade II listed buildings in close proximity to the site on Rosebery Avenue and Bowling Green Lane and a locally listed building opposite the site at 159 Farringdon Road.</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> <li>• Within protected viewing corridors</li> </ul>

	<ul style="list-style-type: none"> <li>• Archaeological Priority Area: Civil War Defences (Tier 2)</li> <li>• The site is located in the Clerkenwell/Farringdon Cultural Quarter area.</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• The design of the building must respond positively to the change in topography and reflect the height of neighbouring buildings</li> <li>• Active ground floor uses must be provided to animate Farringdon Road and Bowling Green Lane.</li> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> <li>• Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.</li> </ul>
Estimated timescale	2021/22-2025/26



## BC27: Finsbury Health Centre and the Michael Palin Centre for Stammering



Address	Finsbury Health Centre, EC1R 0LP; and the Michael Palin Centre for Stammering, EC1R 0JG
Ownership	NHS Property Services Limited; The Association for Research into Stammering in Childhood
Approximate size of site	2,743sqm
Current/previous use	Healthcare and community uses (D1)
How the site was identified and relevant planning history	2013 Site Allocation (BC47)
Allocation and justification	Refurbishment of the Finsbury Health Centre for healthcare. The Michael Palin Centre for Stammering may be suitable for redevelopment for community/social infrastructure uses.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6)</li> <li>• Finsbury Health Centre is a Grade I listed building</li> <li>• Rosebery Avenue Conservation Area</li> <li>• Partially within the Spa Fields Garden Open Space and SINC</li> <li>• Within protected viewing corridors</li> <li>• Archaeological Priority Area: Post-medieval burial grounds (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• The Finsbury Health Centre is a Grade I listed building. Designed by Berthold Lubetkin and opened in 1938, it was the first healthcare centre of its kind and has been a focus of the local community for over 70 years. The character of the listed building is closely associated with its land use, and as such the retention of healthcare uses is sought within the building.</li> </ul>

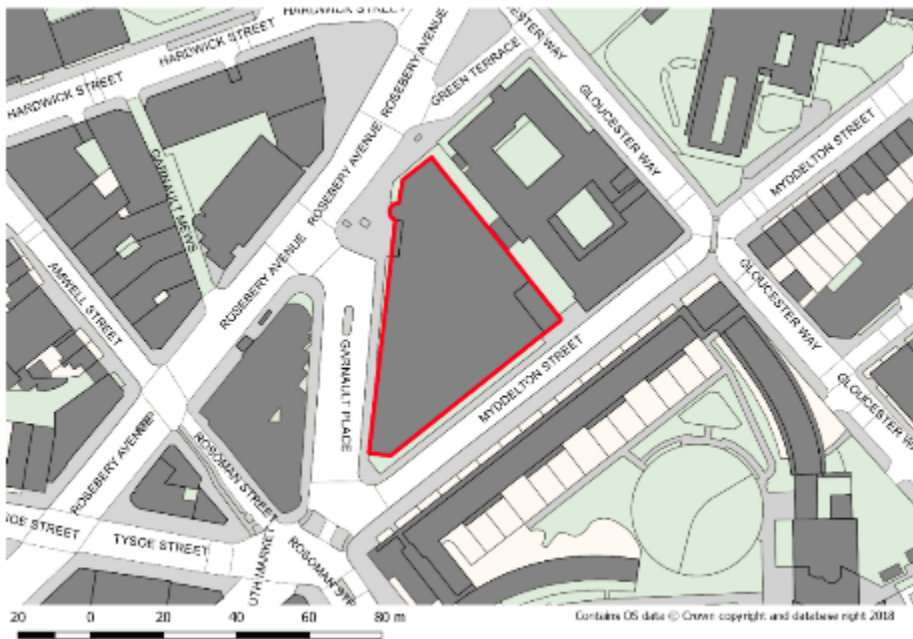
	<ul style="list-style-type: none"> <li>• Finsbury Health Centre is on Historic England's Heritage at Risk Register. Any refurbishment should seek opportunities to address the factors that contribute to this 'at risk' status.</li> <li>• Pedestrian access to Spa Fields must be retained, and if possible, enhanced.</li> <li>• The site is located in the Clerkenwell/Farringdon Cultural Quarter area.</li> </ul>
Estimated timescale	2031/32-2035/36

## BC28: Angel Gate, Goswell Road



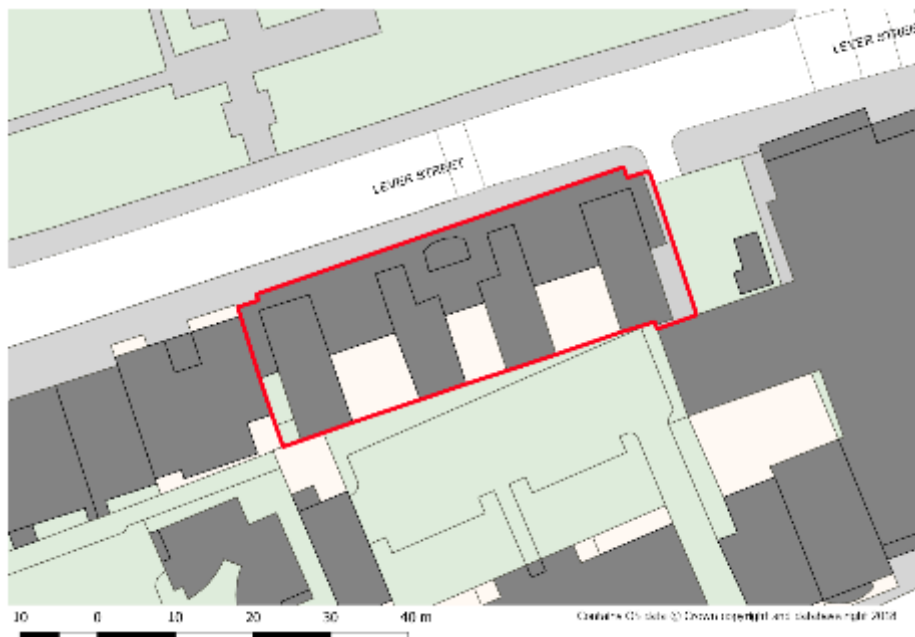
Address	Angel Gate, Goswell Road, EC1V 2PT
Ownership	Picton Property Nominee (No.3) Ltd and Picton Property Nominee (No.4) Ltd and Picton Property No.3 Ltd
Approximate size of site	6,904sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	2013 Site Allocation (BC48)
Allocation and justification	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.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Road Spatial Strategy area (policy BC4)</li> <li>• The site is partially within the Duncan Terrace/Colebrooke Row Conservation Area, and is in close proximity to the New River Conservation Area</li> <li>• There are Grade II listed buildings within the site boundary at 320 to 326 City Road, and a locally listed building in close proximity to the site at 14 Wakley Street</li> <li>• Site is located within a groundwater Source Protection Zone</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2026/27-2030/31

## BC29: Taylor House, 88 Rosebery Avenue



Address	Taylor House, 88 Rosebery Avenue, EC1R 4QU
Ownership	Derwent London
Approximate size of site	2,179sqm
Current/previous use	Tribunal hearing centre (D1)
How the site was identified and relevant planning history	Response to Direction of Travel consultation (2018)
Allocation and justification	Redevelopment for office use, subject to justifying the loss of social infrastructure in line with relevant Local Plan policies. Mixed-use office/D1 development may also be acceptable where retention of social infrastructure is required on site.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (policy BC7)</li> <li>• Within a protected viewing corridor</li> <li>• Adjacent to Rosebery Avenue Conservation Area</li> <li>• Adjacent to Grade II listed building at Garnault Place</li> <li>• Site is located within a groundwater Source Protection Zone</li> <li>• Archaeological Priority Area: Civil War Defences (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2026/27-2030/31

## BC30: Telfer House, 27 Lever Street



Address	Telfer House, 27 Lever Street, EC1V 3QX
Ownership	London Borough of Islington
Approximate size of site	1,106sqm
Current/previous use	Housing estate
How the site was identified and relevant planning history	Planning permissions P2013/2437/FUL.
Allocation and justification	Residential development with landscaping and associated works.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (policy BC7)</li> <li>• The site is in close proximity to the Hat and Feathers Conservation Area and some locally listed buildings (3 and 9 Lever Street)</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> <li>• The site is opposite King Square Open Space and SINC</li> <li>• Archaeological Priority Area: Civil War Defences (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC31: Travis Perkins, 7 Garrett Street



Address	Travis Perkins, 7 Garrett Street, EC1Y 0TY
Ownership	Travis Perkins (Properties) Limited
Approximate size of site	1,030sqm
Current/previous use	Builders merchant (Sui Generis industrial use)
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Intensification of business use, particularly industrial uses such as B1(c). Proposals must ensure at least no net loss of existing industrial use.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (policy BC7)</li> <li>• Grade II listed</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• St. Luke's Conservation Area</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• No site specific considerations, relevant policies apply.</li> </ul>
Estimated timescale	2026/27-2030/31

## BC32: Monmouth House, 58-64 City Road



Address	Monmouth House, 58-64 City Road, EC1Y 2AE
Ownership	LMS Offices Limited
Approximate size of site	1,365sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Planning permission P2015/3136/FUL
Allocation and justification	Intensification of business uses.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (policy BC3)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• In close proximity to the Bunhill Fields and Finsbury Square conservation areas</li> <li>• Opposite a locally listed building (The Angel Public House, 73 City Road)</li> <li>• The site is adjacent to the Grade II listed Bunhill Fields Burial Ground, which is also a designated open space, SINC and historic green space.</li> <li>• Opposite to the Wesley's Chapel complex, which contains both Grade I and II listed buildings.</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• No site specific development considerations, relevant policies apply.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC33: Oliver House, 51-53 City Road



Address	Oliver House, 51-53 City Road, EC1Y 1AU
Ownership	Oliver House Limited
Approximate size of site	360sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Refurbishment/intensification of office use.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (policy BC3)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• Bunhill Fields and Finsbury Square Conservation Area.</li> <li>• Adjacent to the Wesley's Chapel complex, which contains both Grade I and II listed buildings</li> <li>• The site is opposite to the Grade II listed Bunhill Fields Burial Ground, which is also a designated open space, SINC and historic green space</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• No site specific considerations, relevant policies apply.</li> </ul>
Estimated timescale	2021/22-2025/26

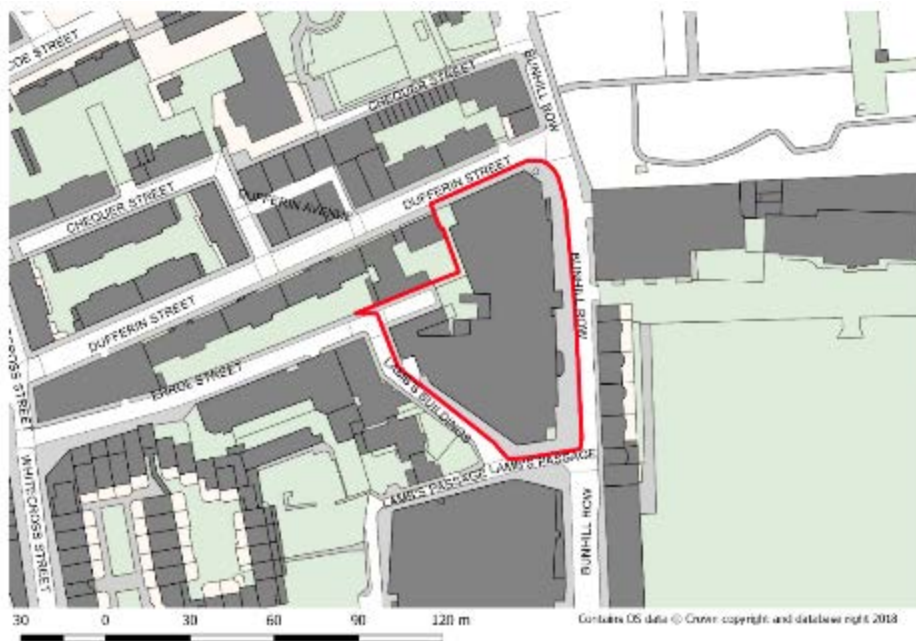


## BC34: 20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street



Address	20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street, EC2Y 9AR
Ownership	Great Elm Assets Limited
Approximate size of site	3,334sqm
Current/previous use	Offices (B1) and financial and professional services (A2)
How the site was identified and relevant planning history	Planning application P2017/3103/FUL
Allocation and justification	Office led mixed use development with a significant increase in office floorspace, provision of affordable workspace and active commercial uses at ground floor level.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (policy BC3)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• In close proximity to the Bunhill Fields and Finsbury Square Conservation Area.</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> <li>• Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.</li> </ul>
Estimated timescale	2021/22-2025/26

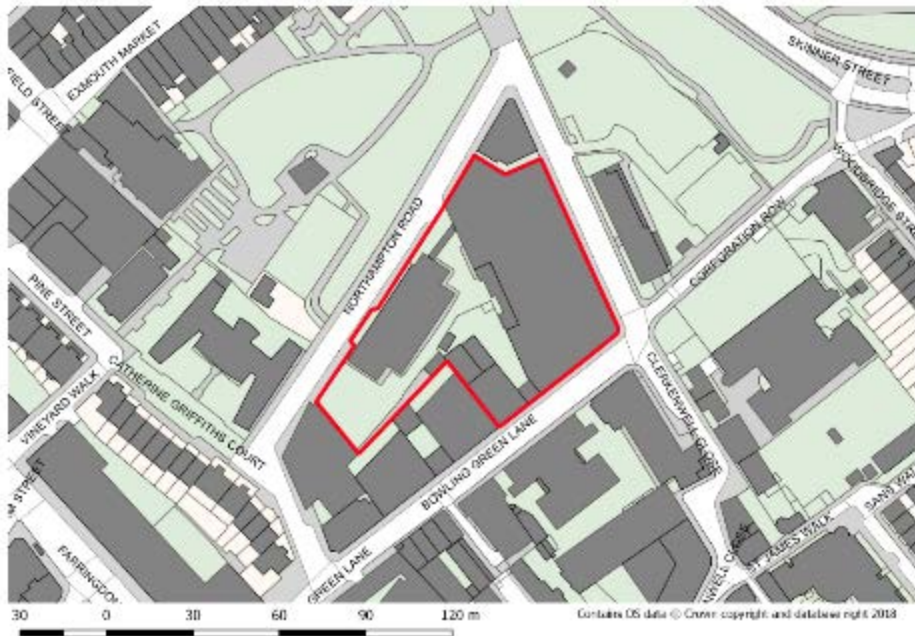
## BC35: Finsbury Tower, 103-105 Bunhill Row



Address	Finsbury Tower, 103-105 Bunhill Row, EC1Y 8LZ
Ownership	Finsbury Tower Estates Limited
Approximate size of site	5,043sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Planning permission P2016/3939/FUL
Allocation and justification	Intensification of office use.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (policy BC3)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• Adjacent to the St. Luke's and Bunhill Fields and Finsbury Square Conservation Areas</li> <li>• There are a number of Grade II listed buildings opposite the site at 20-29 Bunhill Row, as well as a locally listed building at 12 Errol Street</li> <li>• The site is opposite the Grade II listed Bunhill Fields Burial Ground, which is also a designated open space and a Borough Grade 2 SINC</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> <li>• Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on</li> </ul>

	<p>this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.</p> <ul style="list-style-type: none"><li>•</li></ul>
Estimated timescale	2021/22-2025/26

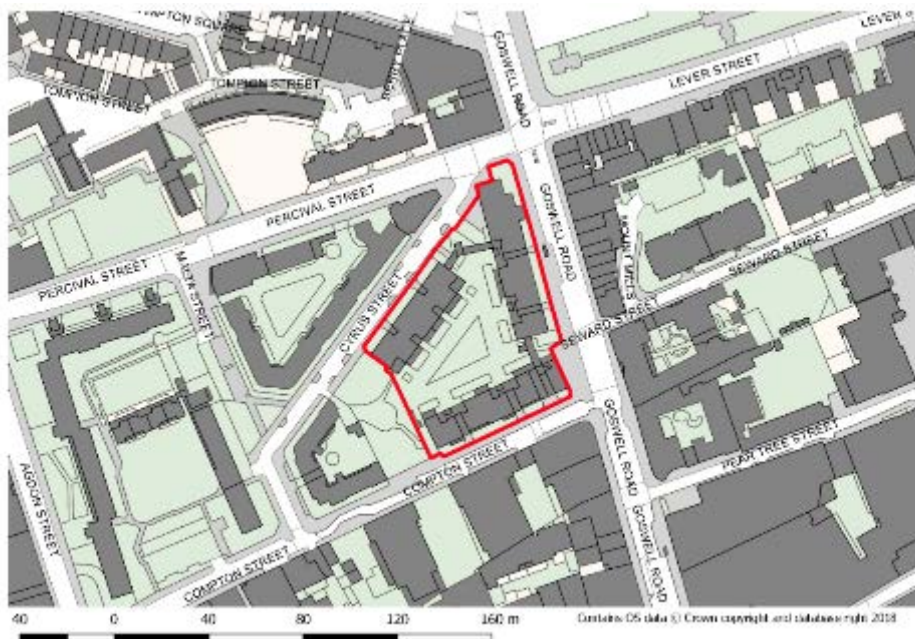
## BC36: London Metropolitan Archives and Finsbury Business Centre



Address	London Metropolitan Archives, EC1R 0HB; Finsbury Business Centre, 40 Bowling Green Lane, EC1R 0NE
Ownership	Rathbone Trust Company Limited
Approximate size of site	3,441sqm
Current/previous use	Office and light industrial (B1). Part of the site is used for the London Metropolitan Archives.
How the site was identified and relevant planning history	London Borough of Islington's Call for Sites
Allocation and justification	Intensification of business use and expansion of the existing cultural uses linked to the operation of the London Metropolitan Archives.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6)</li> <li>• Adjacent to the Clerkenwell Green and Rosebery Avenue Conservation Areas</li> <li>• There are Grade II listed buildings opposite the site on Bowling Green Lane and Kingsway Place.</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> <li>• Opposite the Three Corners Adventure Playground</li> <li>• In close proximity to Spa Fields Garden Open Space and SINC</li> <li>• Within protected viewing corridors</li> <li>• Archaeological Priority Area: Civil War Defences (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Development must ensure that the ongoing operation of the London Metropolitan Archives is not affected.</li> </ul>

	<ul style="list-style-type: none"><li>• The site is located in the Clerkenwell/Farringdon Cultural Quarter area.</li></ul>
Estimated timescale	2026/27-2030/31

## BC37: Triangle Estate, Goswell Road/Compton Street/Cyrus Street



Address	Triangle Estate, Goswell Road/Compton Street/Cyrus Street, EC1
Ownership	London Borough of Islington
Approximate size of site	7,065sqm
Current/previous use	Housing estate
How the site was identified and relevant planning history	Planning permission P2016/4634/FUL
Allocation and justification	Residential development and re-provision of retail floorspace.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (policy BC7)</li> <li>• The site is adjacent to the Hat and Feathers Conservation Area</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> <li>• The site includes Compton Park Open Space and is opposite King Square Open Space and SINC</li> <li>• Within a protected viewing corridor</li> <li>• Archaeological Priority Area: Civil War Defences (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
Estimated timescale	2021/22-2025/26



	<p>Active A1, A3 and/or A4 uses will be sought on the ground floor as part of any future development proposal.</p> <p>A substantial amount of affordable workspace at peppercorn rent must be delivered as part of the B1 floorspace, as well as a proportion of affordable retail units.</p>
<p>Site designations and constraints</p>	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (policy BC3)</li> <li>• Moorfields Conservation Area</li> <li>• The main eye hospital building and Kemp House are locally listed. The site is in close proximity to other locally listed buildings on Baldwin Street and City Road.</li> <li>• In close proximity to the Grade II listed former Leysian Mission on City Road. The Leysian Mission dome is a designated local landmark.</li> <li>• Archaeological Priority Area: Civil War Defences (Tier 2)</li> </ul>
<p>Development considerations</p>	<ul style="list-style-type: none"> <li>• Creation of a new high quality business quarter, following the key principles identified below.</li> <li>• Careful integration of the existing historic buildings and new buildings will be required, to create a high quality public realm to offer character and sense of place</li> <li>• A new north south internal link connecting Cayton Street and Peerless Street is required. Pedestrianised lanes must be provided between buildings</li> <li>• Historic buildings must be retained and refurbished. These buildings will be particularly suitable for conversion to office use.</li> <li>• Comprehensive development is suitable to the rear, potentially creating three new large floor plate office buildings</li> <li>• A new public space must be provided, as the focus of the development on Cayton Street</li> <li>• Active retail and leisure frontages should be provided at ground floor, to support the predominant office uses; such frontages are particularly around any new public space.</li> <li>• The Council will undertake additional work, including viability testing of a range of development scenarios, which will be used as a basis for setting specific requirements for the provision of affordable workspace to be secured from any future development proposal on this site.</li> <li>• The variety of heritage assets within and directly adjacent to the site contribute positively to the character of the conservation area. Any future development will be expected to protect and enhance the site's heritage assets.</li> <li>• The Islington Tall Buildings Study suggests that this site is acceptable, in principle, for a tall building(s) over 30m. Any proposal for a tall building over 30m must comply fully with the criteria set out in Policy DH3 of the Strategic and Development Management Policies DPD, including the maximum heights threshold. The northwest corner of the site (corner of Cayton St/Bath St) could potentially accommodate a building of up to 50 metres (approximately 12 commercial storeys). A tall building of up to 70 metres (approximately 17 commercial storeys) could be accommodated on Peerless Street, north of the junction with Baldwin St.</li> </ul>



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

## BC39: Laser House, 132-140 Goswell Road



Address	Laser House, 132-140 Goswell Road, EC1V 7DY
Ownership	Northern & Midland Holdings Limited
Approximate size of site	2,027sqm
Current/previous use	Office
How the site was identified and relevant planning history	Planning applications P2017/1103/FUL (refused) and P2018/1578/FUL (granted March 2019)
Allocation and justification	Intensification of business use.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (policy BC7)</li> <li>• Adjacent to the Hat and Feathers Conservation Area</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC40: The Pentagon, 48 Chiswell Street



Address	The Pentagon, 48 Chiswell Street, EC1Y 4XX
Ownership	Bay Shore Estates Limited
Approximate size of site	2,617sqm
Current/previous use	Offices
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Intensification of office floorspace
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (policy BC3)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• Partially within the Chiswell Street Conservation Area</li> <li>• There are a number of Grade II listed buildings adjacent to the site at 38 to 46 Chiswell Street</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2031/32-2035/36

**BC41: Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 & 21-23 Leonard Street**



Address	Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 & 21-23 Leonard Street, EC2
Ownership	The Central Foundation Schools of London
Approximate size of site	6,717sqm
Current/previous use	D1 education use
How the site was identified and relevant planning history	Planning permission P2017/1046/FUL
Allocation and justification	Improved education and sports facilities with the provision of office floorspace.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (policy BC3)</li> <li>• The site contains two Grade II listed buildings</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• Bunhill Fields and Finsbury Square Conservation Area</li> <li>• 55 Tabernacle Street, opposite the site, is a locally listed building</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2021/22-2025/26

**BC42: Site of electricity substation opposite 15-27 Gee Street and car park spaces at 90-98 Goswell Road**



Address	Site of electricity substation opposite 15-27 Gee Street and car park spaces at 90-98 Goswell Road, EC1
Ownership	Chait Investment Corporation Limited
Approximate size of site	654sqm
Current/previous use	Car park with substation
How the site was identified and relevant planning history	London Borough of Islington's Call for Sites/planning application P2017/3389/FUL (granted subject to completion of legal agreement, February 2018)
Allocation and justification	Development for office use with retail at ground floor level.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (policy BC7)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC43: easyHotel, 80-86 Old Street



Address	easyHotel, 80-86 Old Street, EC1V 9AZ
Ownership	easyHotel UK Limited
Approximate size of site	740sqm
Current/previous use	Hotel, office
How the site was identified and relevant planning history	Planning application P2015/2680/FUL (refused and dismissed on appeal)
Allocation and justification	Refurbishment of the existing hotel and office floorspace, with potential for some intensification of office floorspace. Any full scale redevelopment must be office led but may include re-provision of the existing quantum of hotel floorspace.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (policy BC7)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• St. Luke's Conservation Area</li> <li>• Grade II listed buildings in close proximity to the site at 11-15 Old Street</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC44: Crown House, 108 Aldersgate Street



Address	Crown House, 108 Aldersgate Street, EC1A 4JN
Ownership	Blanco Investments Limited
Approximate size of site	149sqm
Current/previous use	B1
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Intensification of office floorspace.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Historic Clerkenwell Spatial Strategy area (policy BC8)</li> <li>• Archaeological Priority Area: The Charterhouse Carthusian Monastery (Tier 1)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• No site specific considerations, relevant policies apply.</li> </ul>
Estimated timescale	2021/22-2025/26

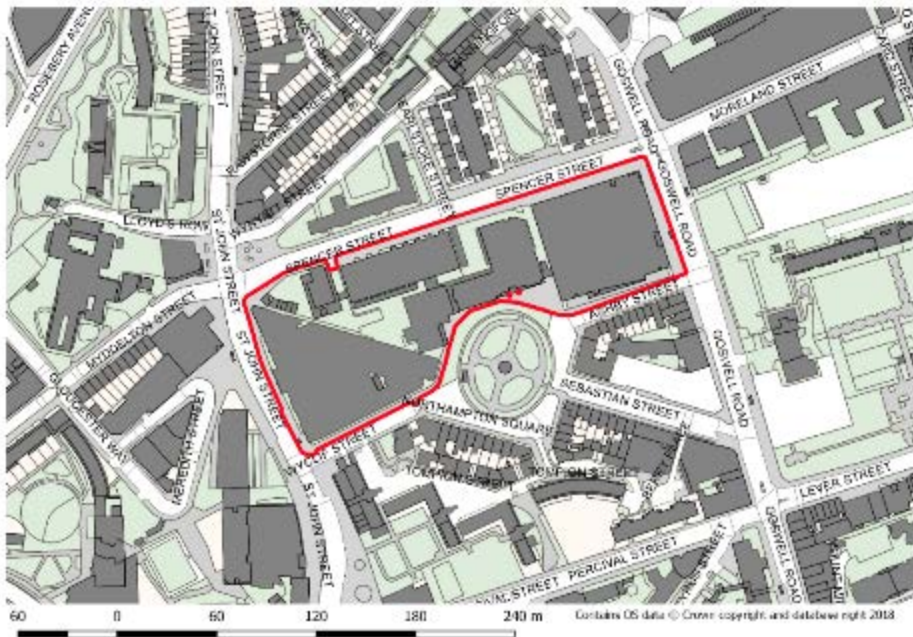
## BC45: 27 Goswell Road



Address	27 Goswell Road, EC1M 7AJ
Ownership	Throgmorton Securities Limited
Approximate size of site	906sqm
Current/previous use	Offices
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Refurbishment and intensification of office floorspace.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Historic Clerkenwell Spatial Strategy area (policy BC8)</li> <li>• Archaeological Priority Area: The Charterhouse Carthusian Monastery (Tier 1)</li> <li>• In close proximity to the Charterhouse Square and Hat and Feathers Conservation Areas</li> <li>• Adjacent to Grade II listed Queen Mary University Charterhouse Square Campus; and William Harvey Research Institute building at 25 Goswell Road</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• No site specific considerations, relevant policies apply.</li> </ul>
Estimated timescale	2031/32-2035/36

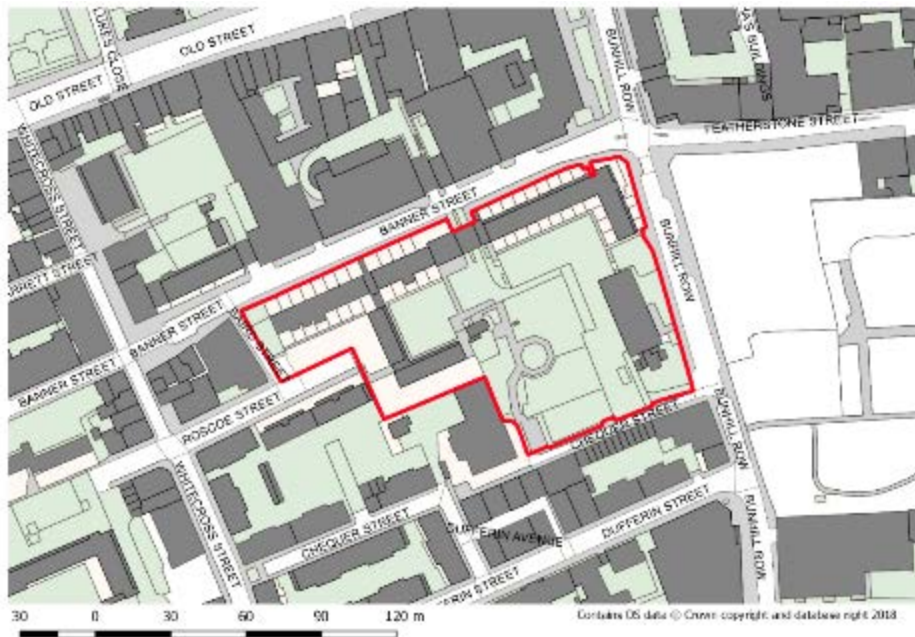


## BC46: City, University of London, 10 Northampton Square



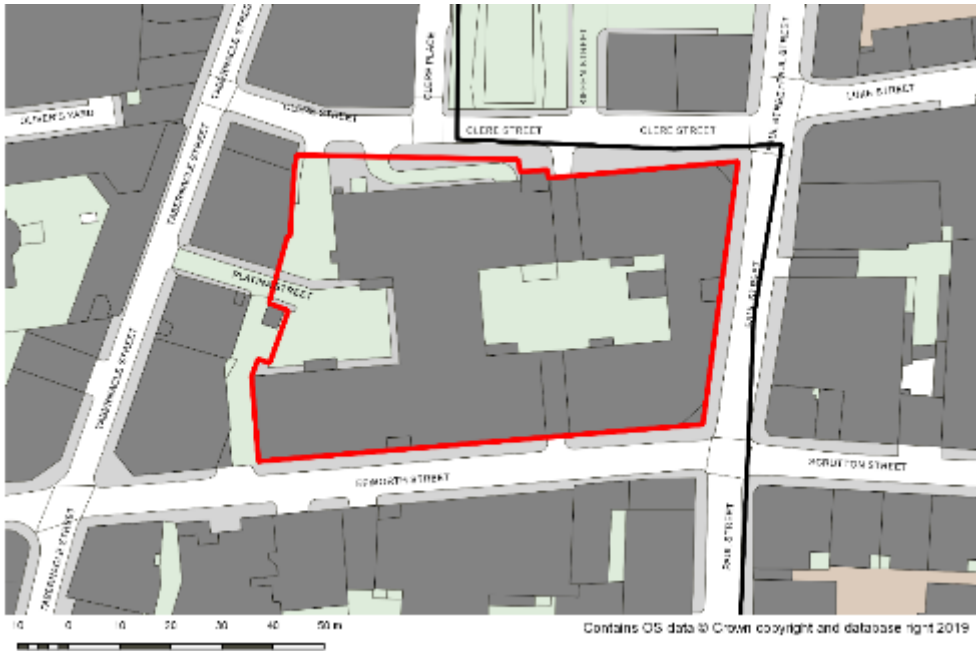
Address	City, University of London, 10 Northampton Square, EC1V 0HB
Ownership	City, University of London
Approximate size of site	12,160sqm
Current/previous use	University teaching facilities (D1) and ancillary uses
How the site was identified and relevant planning history	2013 Site Allocation (BC1) and response to Islington's Site Allocations Direction of Travel consultation (2018).
Allocation and justification	Refurbishment and redevelopment of buildings to provide improved education floorspace, teaching facilities and uses ancillary to teaching. Increased teaching facilities may be suitable where they can be accommodated in line with other Local Plan policies.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (policy BC7)</li> <li>• Site is located within a groundwater Source Protection Zone</li> <li>• Archaeological Priority Area: Civil War Defences (Tier 2)</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• The City University London Northampton Square Campus Planning Brief (September 2009) provides further detail regarding this site, and will inform the assessment of any development proposals which come forward. For avoidance of doubt, if there are inconsistencies between the brief and the Local Plan, the Local Plan takes precedence due to its up-to-date Development Plan status.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC47: Braithwaite House and Quaker Court, Bunhill Row



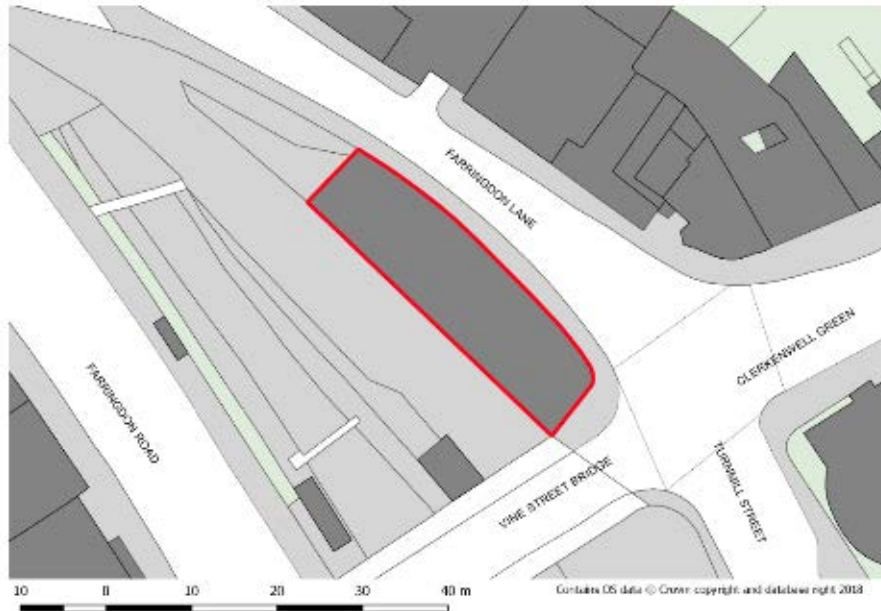
Address	Braithwaite House and Quaker Court, Bunhill Row, EC1Y 8NE
Ownership	London Borough of Islington
Approximate size of site	1,309sqm
Current/previous use	Housing estate
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Residential development. LBI's Housing Service are proposing to provide 38 new homes at the estate by demolishing and redeveloping the Braithwaite House podium and garages, adding two storeys to Quaker Court and constructing a new block adjacent to Braithwaite House. Possible landscaping improvements to Quaker Gardens.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Central Finsbury Spatial Strategy area (policy BC7)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• Partially within the St. Luke's Conservation Area.</li> <li>• The site is opposite the Grade II listed Bunhill Fields Burial Ground, which is also a designated open space, SINC and historic green space.</li> <li>• The site includes Quaker Garden Open Space.</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</li> </ul>
Estimated timescale	2021/22-2025/26

**BC48: Castle House, 37-45 Paul Street; and Fitzroy House, 13-17 Epworth Street and 1-15 Clere street**



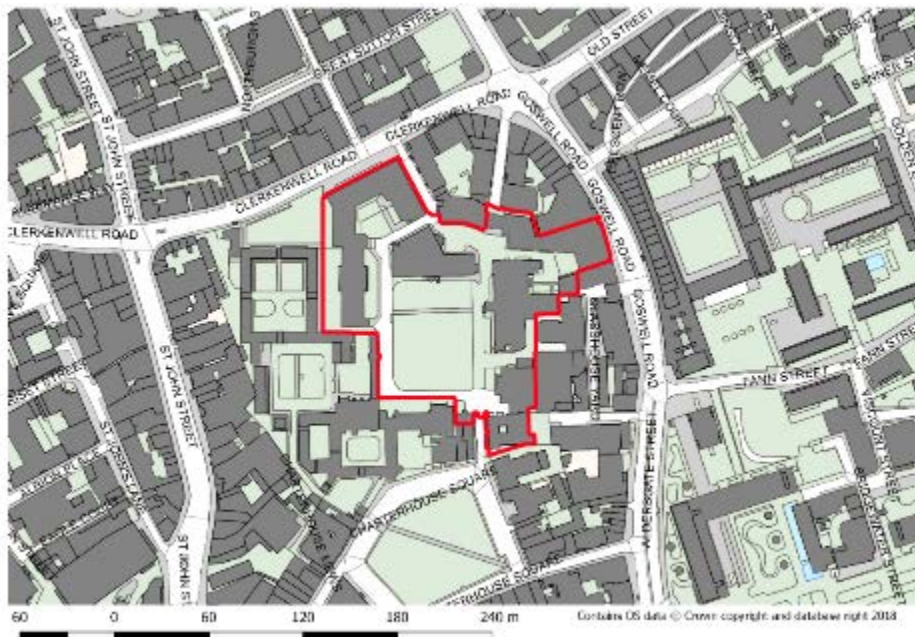
Address	Castle House, 37-45 Paul Street, EC2A 4JU; and Fitzroy House, 13-17 Epworth Street, EC2A 4DL and 1-15 Clere street, EC2A 4UY
Ownership	Fitzroy House Epworth Street Limited
Approximate size of site	4,734sqm
Current/previous use	Offices
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017; pre-application discussions
Allocation and justification	Intensification of office use.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• City Fringe Opportunity Area Spatial Strategy area (policy BC3)</li> <li>• Archaeological Priority Area: Moorfields (Tier 2)</li> <li>• Adjacent to the Bunhill Fields and Finsbury Square Conservation Area</li> <li>• Adjacent to locally listed buildings at 48-50 and 52-58 Tabernacle Street; and opposite locally listed buildings at 24 Epworth Street and 23 Paul Street</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• Any redevelopment must provide level access and active frontages to the street.</li> </ul>
Estimated timescale	2031/32-2035/36

## BC49: Building adjacent to railway lines and opposite 18-20 Farringdon Lane



Address	Building adjacent to railway lines and opposite 18-20 Farringdon Lane, EC1R
Ownership	London Underground Limited
Approximate size of site	386sqm
Current/previous use	Former escalator workshop
How the site was identified and relevant planning history	Site identified by Council officers working on projects in the Farringdon area
Allocation and justification	Intensification for business use, particularly B1(c) industrial uses.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6)</li> <li>• Within protected viewing corridors</li> <li>• Clerkenwell Green Conservation Area</li> <li>• Located in close proximity to a number of listed and locally listed buildings, including the Grade 1 listed Well Court, 14-16 Farringdon Lane which sits opposite the site</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• There is an opportunity to develop a new high quality building in this location. The design will need to respond to the long and narrow site and be designed and detailed to fit its prominent highly visible location.</li> <li>• Proposals must consider suitable mitigation of noise and vibration impacts from the adjacent rail line.</li> <li>• The site is located in the Clerkenwell/Farringdon Cultural Quarter area.</li> </ul>
Estimated timescale	2031/32-2035/36

## BC50: Queen Mary University, Charterhouse Square Campus



Address	Queen Mary University, Charterhouse Square Campus, EC1M 6BQ
Ownership	Farrer & Co Trust Corporation Limited
Approximate size of site	18,637sqm
Current/previous use	Education, medical research facilities, student accommodation
How the site was identified and relevant planning history	London Borough of Islington's Call for Sites
Allocation and justification	Higher education and medical and research uses, alongside improvements to increase permeability through the site. Development on the site may include some B1(a) office space and B1(b) research space linked to overarching higher education, medical, and/or research uses. The Council will resist development of additional student accommodation on the site; however, development which rearranges the existing quantum of provision of student accommodation may be acceptable.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Historic Clerkenwell Spatial Strategy area (policy BC8)</li> <li>• Grade II listed</li> <li>• Adjacent to the Grade I listed Charterhouse Square buildings, and the Grade II William Harvey Research Institute building at 25 Goswell Road</li> <li>• Archaeological Priority Area: The Charterhouse Carthusian Monastery (Tier 1)</li> <li>• Partially within the Charterhouse Square Conservation Area, and in close proximity to the Hat and Feathers Conservation Area</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site</li> </ul>

	<ul style="list-style-type: none"> <li>Partially within a protected viewing corridor</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>Development should prioritise a new pedestrian route through the site from Charterhouse Buildings to Rutland Place</li> <li>The site is likely to be particularly sensitive from an archaeological perspective. Pre-application consultation with the Greater London Archaeology Advisory Service is strongly encouraged.</li> </ul>
Estimated timescale	2021/22-2025/26

## BC51: Italia Conti School, 23 Goswell Road



Address	Italia Conti School, 23 Goswell Road, EC1M 7AJ
Ownership	The Italia Conti Academy of Theatre Arts Limited
Approximate size of site	430sqm
Current/previous use	D1
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Retention of D1 use unless the loss of D1 use can be robustly justified, in which case office development would be required in this location.
Site designations and constraints	<ul style="list-style-type: none"> <li>• Central Activities Zone (CAZ)</li> <li>• Historic Clerkenwell Spatial Strategy area (policy BC8)</li> <li>• Archaeological Priority Area: The Charterhouse Carthusian Monastery (Tier 1)</li> <li>• In close proximity to the Charterhouse Square and Hat and Feathers Conservation Areas</li> <li>• Adjacent to Grade II listed Queen Mary University Charterhouse Square Campus; and William Harvey Research Institute building at 25 Goswell Road</li> <li>• There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site, including the wall between 23 and 25 Goswell Road</li> </ul>
Development considerations	<ul style="list-style-type: none"> <li>• No site specific considerations, relevant policies apply.</li> </ul>
Estimated timescale	2026/27-2030/31

# 5 Monitoring

- 5.1 Monitoring of Local Plan policies is essential to determine the extent to which those policies are delivering the Local Plan vision and objectives.
- 5.2 The Authorities Monitoring Report (AMR) is the principal mechanism for monitoring the Local Plan. The AMR will report at least annually on a broad range of quantitative and qualitative indicators to enable a full assessment of how successfully the Local Plan is being implemented.
- 5.3 The AMR indicators are not fixed and may change over different iterations of the AMR. However, each AMR will include baseline quantitative indicators to identify completions across various use classes. This completion data will be assessed spatially with reference to relevant Local Plan policies and designations; this could include development located within or in proximity to a specific designation.
- 5.4 The AMR will include specific monitoring of the AAP, utilising all relevant quantitative and qualitative information, especially with regard to the Spatial Strategy areas (BC3 to BC8) and the AAP site allocations. This could include information on the progress of public realm schemes in a particular Spatial Strategy area; or information on the status of a particular site allocation, for example, whether a planning permission has been granted, implemented, completed or has lapsed; and (where relevant) the reasons why specific sites have not come forward in line with the estimated timescales within the allocation. It could also include data on how the quantum of development which is coming forward through applications compares to the site capacity assumptions identified in the Local Plan.
- 5.5 Further qualitative indicators will be set out where necessary; this may include indicators to monitor trends at a local, regional and/or national level which have the potential to impact on the delivery of the Local Plan.
- 5.6 The AMR will set out the up-to-date housing trajectory which identifies past housing completion figures and sets out Islington's five-year housing supply. The AMR will also set out an up-to-date pipeline for business floorspace, particularly offices.
- 5.7 The Council are required to review the Local Plan every five years from the date of adoption, to determine whether the Local Plan needs to be updated, e.g. in light of changing circumstances. The AMR will be a key consideration as part of any Local Plan review. Data and trends identified in the AMR may (individually or combined with other considerations) trigger a need for a partial or full update to the Local Plan.
- 5.8 In line with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), the AMR will also provide information on neighbourhood planning, what acts of co-operation and engagement have been carried out under the Duty to Co-operate, and CIL receipts and expenditure.



# 6 Appendices

## Appendix 1: Heritage assets in Historic Clerkenwell

Buildings and features that the Council considers to contribute to the special character of Historic Clerkenwell are listed in Table A1.1. As specified in Policy BC8 new development must protect and enhance these and other heritage assets.

**Table A1.1: Buildings and features to be conserved and enhanced in Historic Clerkenwell**

Street	Listed building or feature	Feature of local importance	Shopfronts of local importance
Agdon Street		1-3, 7-9, bollard	
Albemarle Way	2	1, 3, 4, 5, 6-7, 8	3, 4, 5, 6-7, 8
Albion Place		Rear of London Institute	
Aldersgate Street		124, 125, 126, 127, 128, 129	
Aylesbury Street		8-15, including chimney, 17b, 17c	
Bakers Row		20, 22-24	
Benjamin Street		2-4 (entrance to Faulkner's Alley), north-east wall to gardens	
Berry Street		4, 12-14	
Bowling Green Lane	10, 16 and 16a	11, 12, 13, 14, 15, 17, 20	
Briset Street		16, 17	16-17
Britton Street	27 and 28, 30, 31 and 32, 48, 54 and attached railings, 55, 56 and attached railings, 59 and attached railings	13-16, 19, bollards outside 20, 22, 24, 26, 50, 57, 60-61, 62	55
Carthusian Street		1, 2, 3, 4, 5, 6, 7-8	6
Charterhouse Buildings		4-10 (cons)	
Charterhouse Mews		Cobbled roadway, 22 and wall	
Charterhouse Square	The Charterhouse, 4 and 5 and attached railings, 6-9, 12-13 and attached railings, 12a and walls and railings, 14 and attached railings, 22 and attached railings, four lamp posts, four lamps in Preacher's Court, gates	2-3, 18-21, 22	

	at northwest corner, telephone kiosk on south side of square, lamp in master's court, lamp in pensioner's court, lamp south of master's court, 17 and attached railings, pensioner's court and stable court, pump in preacher's court, railings round new church have and gates on south side of square, six bollards on north and northwest side of square, setted street surface		
Charterhouse Street	51-53, 67-77, 79-83, 111, 115, 119	38, 47-49, 55, 57-59, 61, 63, 87, 89, 105, 109, 113, 121-123, entrance gates, railings, lampposts, bollards, roadway, telephone kiosk	38, 89, 105
Clerkenwell Close	6, 53, 54, 55, Church of St. James and attached railings, churchyard wall, railings and gates, three bollards south of church gates	7, 19-20, 23, 24, 25, 26, 27-31, 33, Blocks A, B, C, D, E, F, H, J, K and L Peabody Estate, 34, 35, 42-46, 47, 48	7, 24
Clerkenwell Green	12-14a, 29, 37a, 55, 120, 120a and 122, two telephone kiosks	10-11, 15, 16, 17, 20-21, 30-31, 32, 37-38, 39, 40, 41-42, 43, 44, Sessions House, drinking trough, wall and railings to churchyard, 49, post above public conveniences	30-31, 43
Clerkenwell Road	2, 49-53, 70 and 72, 120, telephone kiosk outside 120a and 122	1, 3, 5, 17, 19, 21, 23, 27, 31-33, 36-42, 37, 39-43, 44-48, 45-47, 50-54, 56-58, 60-62, 64, 66, 68, 76-78, 78a, 84, 86-88, 102-108, 110-114, wall to the Charterhouse	27, 48, 60-62
Compton Passage		Plaque	
Compton Street	68a-69, 72-77	37-42, St Peter and St Paul School and Keepers House, 54-56, 64, 65, 66, 67, 68, 70, 71	64, 65, 66, 67, 70
Corporation Row		Ex Hugh Myddelton School boundary walls, Kingsway Princeton College, Schoolkeepers houses	
Cowcross Street	9-13, 14-16, 26 and 27, 40-42, 94	1, 2, 3, 4, 5, 6, 7, 8, 17, 18, 30, 32-33, 34-35, 36-43, 61-63, 70-77, 90, 91, 92, 93	18, 34-35, 36, 37, 38, 41, 91, 92
Crawford Passage		1-6, bollard	
Dabb's Lane		Bollard	

Dallington Street		8, 9, 10, 4 bollards	
Eagle Court	10 (College for the Distributive Trades)		
Farringdon Lane	Clerk's Well and chamber/enclosure at 16; 18 and 20, 34, telephone kiosk outside 120a and 122 Clerkenwell Green	22-24, 28, 30-32	
Farringdon Road	94, 109 and 111, 113-117 and attached railings	54, 56, 58, 60, 99-101, 103, 105-107, 143-157, 159	99-101, 103, 105-107, 159
Faulkner's Alley		01-Apr	
Goswell Road	Wall to 25 (immediately west of 23)	41-45, 47-53, 55-63, 67-71, 68-70, 73-77, 74, 76-80, 83, 84, 86, 88, 89,101-105,137-157, 150-164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184-186,188,190,192,194, 4 bollards	74, 76-78, 101-105, 166, 184, 190
Great Sutton Street		15, 16, 17-18, 19-20, 30a-e, 44-45, 46-47, 48-49, bollard	16, 23-25, 26-27, 30a, 30b, 30c, 32, 33, 34-35
Greenhill's Rents		1, 11	
Hayward's Place		1-6, 7-9	
Herbal Hill	Bollard adjacent to 1	1, 2 and bollards	
Jerusalem Passage	8, 11, 12, bollard at south end of passage	1-2, 9, 10	
Lever Street		1, 3, 5, 7, 9, 11-15, 17-19	3a, 5, 9
Northburgh Street		5-7, 8, 10, 12, 13, 15, 17	
Old Street	2 and 4, 12, 20 to 24		1, 11, 12
Pear Tree Court		2	
Pear Tree Street		Bollard	
Percival Street		1a-6a	
Peter's Lane		13, 14, 2 bollards	
Ray Street	11	3-7, 24, 26-28 and bollards	26-28
Ray Street Bridge	Cattle trough		
Roberts Place		Steps	
Rutland Place	Wall on north side of anatomy building of medical college, former caretaker's lodge and		

	gatehouse, warden's house and gatehouse		
Sans Walk	Bollard near junction with Clerkenwell Close, Kingsway College Clerkenwell Centre, boundary wall of Kingsway College Clerkenwell Close, Cells in former House of Detention, Former cookery and laundry building, former special girl's school, outbuilding on south side of yard, part of former House of Detention, school keeper's house, two bollards near school keeper's house		
Sekforde Street	8 to 14 (cons) and attached railings; 17 and 18 and attached railings; 18 1/2; 19, 20 and 21 and attached railings; 22 and 23; 26a to 33 (cons) and attached railings, 34, 35 to 43 (cons) and attached railings	1-7, 24	49
Skinner Street	35-45, 49	1-33, 2-4	49
Sycamore Street		1-3, 5, 6, 7, 8	
St. James's Row		Wall to public gardens	
St. James's Walk	20 and attached railings, 22 and 24, 26-32 and attached railings, bollard on corner of Sekforde Street, bollard outside 20		
St. John Street	2-6, 3 and 5, 16, 18 and 20, 22, 24, 26, 34 and 36, 57; 69, 71 and 73; 72, 78, 80, 82 and 84, 86, 88, 148-154, 156-162, 187-191, 193, 238 and 240	1, 7-9, 37-41, 38-40, 42, 43-45, 44-46, 47-53, 55, 59, 61, 63, 75-77, 89, entrance and wall to Passing Alley, 90-92, 97, 99, 102-106, 105, 115-121 (Mallory Buildings), 116-118, 120, 122, 122a (Leo Yard), 126, 128, 130, 138, 144, gates and tombstones in garden adjacent 145, 146, 159-173, 175-179, 178, 180, 181, 182-204, 183, 185, 195-205, 214-222, 221, 223-227, 231-243, 246-252	1, 122, 128, 144, 178, 180, 185

St. John's Gate	St. John's Gate	Cobbled road and bollards under gate	
St. John's Lane		26, 27, walk to Passing Alley, 28-29, 30, 35, 36-37, 38-39, bollard at Albion Place	
St. John's Square	27, 36 and 36a, 47 and 48, 49 and 50, 52, telephone kiosk at Albermarle Way junction, Priory Church of St. John of Jerusalem	28-30, 33-35, 51, granite setts in Broadway	
Topham Street		5	
Turnmill Street	101 and 102	64, 65-66, 89-90, 91, 92, 93, 99-100, bollard at junction of Benjamin Street	
Warner Street	Rosebery Avenue Bridge Viaduct	43-49	
Woodbridge Street	Rear wall to 201 St. John Street, 11 and 13 and attached railings; 14 and 16 and attached railings; 30-36 and attached railings, 15 (Rosemary School)	7-9, 12, 18-28, Woodbridge Chapel	

### Scheduled Monuments

1. **St. John's Gate** (St. John's Square no. 25)
2. **Nunnery of St. Mary de Fonte** (Clerkenwell Close nos. 35-42, 44, 46-48, 53-55, St. James' Church and Garden, bollards; Clerkenwell Green nos. 43-47; St. James' Walk nos. 1 and 3; Sans Walk no. 3; Newcastle Row; Scotswood Street)

## Appendix 2: Policies superseded by Local Plan – Bunhill and Clerkenwell Area Action Plan

1. Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012 states that where a local plan contains a policy that is intended to supersede another policy in the adopted development plan, it must state that fact and identify the superseded policy.
2. The Bunhill and Clerkenwell Area Action Plan DPD wholly supersedes the Finsbury Local Plan DPD (adopted June 2013). Table A2.1 identifies the full list of policies in these documents which will be superseded.

**Table A2.1 – Policies superseded by Local Plan – Bunhill and Clerkenwell Area Action Plan DPD**

Policy document	Policy/allocation name
Finsbury Local Plan (June 2013)	BC1: King Square and St. Luke's
Finsbury Local Plan (June 2013)	BC2: City Road Basin area
Finsbury Local Plan (June 2013)	BC3: Old Street
Finsbury Local Plan (June 2013)	BC4: Northampton Square, Goswell Road and Spencer Street
Finsbury Local Plan (June 2013)	BC5: Farringdon station area
Finsbury Local Plan (June 2013)	BC6: North Clerkenwell and Mount Pleasant
Finsbury Local Plan (June 2013)	BC7: Historic Clerkenwell
Finsbury Local Plan (June 2013)	BC8: Achieving a balanced mix of uses
Finsbury Local Plan (June 2013)	BC9: Tall buildings and contextual considerations for building heights
Finsbury Local Plan (June 2013)	BC10: Implementation
Finsbury Local Plan (June 2013)	BC1: City University London, 10 Northampton Square, EC1V 0HB
Finsbury Local Plan (June 2013)	BC2: City University London, Sebastian Street EC1V 0HB
Finsbury Local Plan (June 2013)	BC3: Brunswick Estate lock-up garages, Tompion Street, EC1V 0ER
Finsbury Local Plan (June 2013)	BC4: Moreland Primary School and King Square Estate, EC1V 8BB
Finsbury Local Plan (June 2013)	BC5: City Barbican Thistle Hotel, Central Street, EC1V 8DS
Finsbury Local Plan (June 2013)	BC6: City Forum, 250 City Road, EC1V 2PU
Finsbury Local Plan (June 2013)	BC7: 261 City Road (City Road Basin), EC1V 1LE
Finsbury Local Plan (June 2013)	BC8: Islington Boat Club, 16-34 Graham Street
Finsbury Local Plan (June 2013)	BC9: Graham Street Park and Linear Park Extension, City Road Basin, N1 8GH
Finsbury Local Plan (June 2013)	BC10: 37-47 Wharf Road (City Road Basin), N1 7RJ
Finsbury Local Plan (June 2013)	BC11: Gambier House multi-storey car park and Betty Brunker Hall

Finsbury Local Plan (June 2013)	BC12: Finsbury Leisure Centre, EC1V 3PU
Finsbury Local Plan (June 2013)	BC13: St. Luke's Centre, 90 Central Street, EC1V 8AJ
Finsbury Local Plan (June 2013)	BC14: Storage facility, Europa Place, EC1V 8AJ
Finsbury Local Plan (June 2013)	BC15: Seward Street playground, EC1V 3RF
Finsbury Local Plan (June 2013)	BC16: 1 Pear Tree Street, EC1V 3SB
Finsbury Local Plan (June 2013)	BC17: Heyworth Halls, 15 Bastwick Street, EC1V 3PE
Finsbury Local Plan (June 2013)	BC18: Redbrick Estate: Vibast Centre, garages and car park, Old Street, EC1V 9NH
Finsbury Local Plan (June 2013)	BC19: 148 Old Street (Royal Mail Building), EC1V 9HQ
Finsbury Local Plan (June 2013)	BC20: Former Moorfields school, 40 Bunhill Row, EC1Y 8RX
Finsbury Local Plan (June 2013)	BC21: 198-208 Old Street (petrol station), EC1V 9FR
Finsbury Local Plan (June 2013)	BC22: Transworld, 70-100 City Road, EC1Y 2BP
Finsbury Local Plan (June 2013)	BC23: 207-211 Old Street (northwest corner of roundabout), EC1V 9NR
Finsbury Local Plan (June 2013)	BC24: Old Street roundabout area, EC1V 9NR
Finsbury Local Plan (June 2013)	BC25: Inmarsat, 99 City Road (east of roundabout), EC1Y 1BJ
Finsbury Local Plan (June 2013)	BC26: 262-254 Old Street (east of roundabout), EC1Y 1BJ
Finsbury Local Plan (June 2013)	BC27: Maple House, 37-45 City Road, EC1Y 1AT
Finsbury Local Plan (June 2013)	BC28: Royal London House, 22-25 Finsbury Square, W1G 0JB
Finsbury Local Plan (June 2013)	BC29: Longbow House, 14-20 Chiswell Street, EC1Y 4TW
Finsbury Local Plan (June 2013)	BC30: Cass Business School, 106 Bunhill Row, EC1Y 8TZ
Finsbury Local Plan (June 2013)	BC31: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage, EC1Y 8TE
Finsbury Local Plan (June 2013)	BC32: City YMCA, 8 Errol Street, EC2Y 8BR
Finsbury Local Plan (June 2013)	BC33: Peabody Whitecross Estate, Roscoe Street, EC1Y 8SX
Finsbury Local Plan (June 2013)	BC34: Richard Cloudesley School, Golden Lane, EC1Y 0TJ
Finsbury Local Plan (June 2013)	BC35: 36-43 Great Sutton Street (Berry Street), EC1V 0AB
Finsbury Local Plan (June 2013)	BC36: Caxton House, 2 Farringdon Road, EC1M 3HN
Finsbury Local Plan (June 2013)	BC37: Cardinal Tower/Crossrail over-site development, EC1M 3HS
Finsbury Local Plan (June 2013)	BC38: Farringdon Place, 20 Farringdon Road, EC1M 3NH

Finsbury Local Plan (June 2013)	BC39: Lincoln Place, 50 Farringdon Road, EC1M 3NH
Finsbury Local Plan (June 2013)	BC40: The Turnmill, 63 Clerkenwell Road, EC1M 5NP
Finsbury Local Plan (June 2013)	BC41: Former Petrol Station, 96-100 Clerkenwell Road, EC1M 5RJ
Finsbury Local Plan (June 2013)	BC42: Vine Street Bridge, EC1R 3AU
Finsbury Local Plan (June 2013)	BC43: Guardian Building, 119 Farringdon Road, EC1R 3ER
Finsbury Local Plan (June 2013)	BC44: Clerkenwell Fire Station, 42-44 Rosebery Avenue, EC1R 4RN
Finsbury Local Plan (June 2013)	BC45: Mount Pleasant Post Office, 45 Rosebery Avenue, EC1R 4TN
Finsbury Local Plan (June 2013)	BC46: 68-86 Farringdon Road (NCP carpark), EC1R 0BD
Finsbury Local Plan (June 2013)	BC47: Finsbury Health Centre and Pine Street Day Centre, EC1
Finsbury Local Plan (June 2013)	BC48: Angel Gate, Goswell Road, EC1V 2PT



## Appendix 3: Glossary and abbreviations

### Glossary

Term	Definition
Active frontages	A building accommodating uses on the ground floor which generate passing trade and provide a shop-type window display providing visual interest for pedestrians.
Affordable workspace	Business floorspace/workspace which is leased to the Council at a peppercorn rate for a specified period and managed by a Council approved operator. Affordable workspace should be let to end occupiers at rents significantly below the prevailing market rent for the specific sector and/or location. Actual rental values will be considered on a case-by-case basis through the Council's Affordable Workspace Commissioning Process.
Agent-of-change	The principle that the person or organisation responsible for change – e.g. a planning applicant who proposes new residential units near an existing cultural use – is responsible for managing the impact of that change. This includes impacts from noise, vibration and lighting.
Amenity	Amenity is a qualitative measure that relates to the character, sense of wellbeing and enjoyment of an area. It can be influenced by a number of factors, both individually and cumulatively.
Ancillary use	An ancillary use supports or is closely associated with the primary use/function of a building/unit/land. A use would only be considered ancillary if its scale and/or function does not detract from the primary purpose of the building/unit/land.
Archaeological priority areas	Areas suspected to contain archaeological remains and for which a survey is required.
Area Action Plan	A Development Plan Document that provides a planning framework for an area of significant change and/or conservation.
Article 4 Direction	A statutory mechanism to remove some or all permitted development rights that apply to a particular site or area.

Brownfield land/previously developed land	As defined in the NPPF, land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
Business floorspace/buildings/development/uses	Activities or uses that fall within the B-use class. Sui generis uses which are akin to business floorspace, such as depots or builders merchants, can be classed as business floorspace for the purposes of the Local Plan.
Business Improvement District	An area where businesses agree to pay additional rates to fund improvements to the local general environment, with the aim of encouraging local economic development.
Business-led development	Development where the majority of floorspace is for business uses.
Central Activities Zone	The Central Activities Zone is the area of central London where planning policy promotes the development of offices and a broad range of other uses such as retail and cultural uses and activities.
Change of Use	A type of development that requires planning permission if it is judged to be 'material'. However, this excludes any change between uses which are within the same Use Class as defined in the Use Classes Order. It also excludes changes of use that are Permitted Development as defined in the General Permitted Development Order.
Character	Individual distinctiveness created from a combination of natural and built elements with historic, socio-economic and other factors.
City Fringe Opportunity Area	Opportunity Areas are capable of accommodating substantial new jobs or homes. The City Fringe Opportunity Areas include parts of Islington, City of London,

	Hackney, and Tower Hamlets. It is an important area for employment growth in particular and includes the Tech City cluster of digital and creative industries.
Combined Heat and Power	The combined production of heat and power, where the heat emitted as a by-product of energy generation is captured for useful purposes.
Commercial floorspace/buildings/development/uses	Activities or uses which involve business activities and/or the sale of good or services. For the purposes of the Local Plan, this is broad term which encompasses business and retail uses.
Commercial storey	Floor to floor height of commercial buildings, typically in the range of 4m to 4.5m.
Commercial-led development	Development where the majority of floorspace/uses is commercial.
Comparison goods retailers	Shops that sell items where some comparison is likely to be made before purchasing goods (e.g. clothing, carpets, electrical goods).
Conservation areas	An area of special architectural or historic interest whose character or appearance is protected. Conservation area guidelines have been produced to guide development decisions in each area.
Convenience goods retailers	Shops that sell everyday items such as food, drink and newspapers.
Co-working space	Workspace utilised by people who are self-employed or working for different employers. Co-working spaces are inclusive of costs such as internet access and often include use of facilities such as meeting rooms. They are occupied on an ad hoc, membership basis, including on a per desk basis.
Creative industries	Activities which have their origin in individual creativity, skill and talent, and which have their potential for wealth and job creation through the generation and exploitation of intellectual property.
Cultural Quarter	Areas where cultural provision should be expanded, and/or where there is already a broader level of cultural activity which should be retained and enhanced.
Cultural uses	Cultural uses are unique assets which add significant value to the social fabric and economy of Islington. Such uses often have distinct social and economic benefits, although cannot be specifically defined (in terms of planning use classes). Cultural facilities evident in Islington includes music and other entertainment

	venues, cinemas, artist studios and galleries, theatres, pubs, museums and the Emirates Stadium, working men's clubs, arts and crafts spaces, bingo halls, community centres, in addition to a number of heritage assets.
Cumulative impact	In terms of the 2003 Licensing Act, "cumulative impact" means the potential impact on the promotion of the licensing objectives of a significant number of licensed premises concentrated in one area.
Decentralised Energy Network	An existing or proposed district heating/electricity/cooling network to which a building or buildings can connect.
Density	The amount of development proportionate to a building or site. High density development refers to a high proportion of development on site or within a building, which does not necessarily mean tall or taller buildings.
Design and access statement	A document submitted as part of a planning application which explains how a proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users. Specific requirements for design and access statements are set out in legislation.
Development	The carrying out of building, engineering, mining or other operations in, on, over or under the land; or the making of any material change in the use of any buildings or other land, as defined in the Town and Country Planning Act 1990 as amended. Unless it is defined under the Act as 'permitted development', planning permission is required for the carrying out of any development of land.
Development Management	Development Management is a positive and proactive approach to shaping, considering, determining and delivering development proposals. It is led by the local planning authority, working closely with those proposing developments and other stakeholders. It is undertaken in the spirit of partnership and inclusiveness, and supports the delivery of key priorities and outcomes.
Development Plan	The Development Plan sets out the local planning authority's policies and proposals for the development and use of land. The Development Plan for Islington consists of the London Plan and Development Plan

	Documents. Planning applications are determined in accordance with the plan unless material considerations indicate otherwise
Development Plan Documents	Statutory planning documents, produced by a planning authority, that form part of the Development Plan. This includes the Local Plan and the London Plan.
Employment floorspace/development/uses	Activities or uses that generate employment.
Employment-led development	Development where the majority of floorspace is for employment uses.
Entertainment uses	Entertainment uses generally fall within the A3, A4 and A5 uses; live music and dance venues (D2 use); and nightclubs, casinos and amusement arcades (Sui Generis uses), as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. Depending on their impact, other uses may also be considered to fall within this definition, such as private members' clubs, restaurants and casinos in hotels, and premises that contain a mix of retail and entertainment (Sui Generis uses).
Essential services	Certain types of shops, commonly small and independent shops, that perform an essential service and should be easily accessible to all residents. These essential services include butchers, bakers, greengrocers, grocers, fishmongers, chemists, post offices, newsagents, dry cleaners and laundrettes.
Function	In relation to a specific area, function is defined as that areas predominant role, although some areas can have supporting functions. For example, Islington's town centres all have an overtly A1 retail function but some also have a distinct cultural or night-time economy element. The introduction of certain uses can undermine the function of an area and cause harmful impacts either individually or cumulatively.

Genuinely affordable housing	Genuinely affordable housing is primarily considered to be social rented accommodation. Intermediate housing, in particular London Living Rent, which is demonstrably affordable to those on low to moderate incomes such as key workers in the borough, could fall within the definition of 'genuinely affordable'. Shared ownership housing is, in the majority of circumstances, not affordable to those on low to moderate incomes and therefore in most cases would not constitute 'genuinely affordable housing'; however, it may be classed as an acceptable 'genuinely affordable' intermediate tenure on a case-by-case basis, depending on the size of units and location within the borough, and where the total monthly costs including the rental element are demonstrably affordable. In such circumstances, the rental element must be secured at an affordable level through legal agreement.
Grade A offices	New or significantly refurbished office with high specification, which attracts higher rental values. Grade A office space tends to be located in central commercial locations.
Green infrastructure	The network of green spaces, street trees, green roofs, and other assets such as natural drainage features, which together provide multiple benefits for people and wildlife.
Greening/urban greening	Greening is the improvement of the appearance, function and wildlife value of the urban environment through soft landscaping. Urban greening describes the green infrastructure elements that are most applicable in central London and London's town centres. Due to the morphology and density of the built environment in these areas, green roofs, street trees, and techniques such as soft landscaping, are often the most appropriate elements of green infrastructure.
Gross External Area	A method of measuring the area of a building which includes walls, plant rooms and outbuildings, but excludes external space such as balconies and terraces. The calculation of Gross External Area, including what parts of a building are included within the calculation, should

	adhere to guidance produced by the Royal Institute of Chartered Surveyors (RICS).
Gross Internal Area	A method of measuring the area of a building which refers to the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation (e.g. toilets). The calculation of Gross Internal Area, including what parts of a building are included within the calculation, should adhere to guidance produced by the Royal Institute of Chartered Surveyors (RICS).
Gyratory	A type of road junction at which traffic enters a one-way stream around a central island.
Health and wellbeing	Ensuring health and wellbeing means creating a healthy environment whilst not contributing to negative health outcomes and further widening health inequalities.
Heat network/District Heating Network	A heat network (sometimes called a district heating network) is a distribution system of insulated pipes carrying hot water or steam, usually underground, that takes heat generated in a central source and delivers it to a number of residential and commercial buildings to meet their heating requirements. They can range from several metres to several kilometres in length. The heat source can be a facility with heat production equipment that provides a dedicated supply to the heat network, such as a combined heat and power (CHP) plant, or heat recovered from secondary heat sources. In the context of the Islington Local Plan, a heat network includes a local existing or planned area-wide network to which a building or buildings can connect.
Heritage	Inherited resources, artefacts or intangible attributes that are valued by individuals or communities for their cultural or natural characteristics.
Heritage Assets	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (e.g. listed buildings) and non-designated assets identified by the local planning authority during the process of decision-making or through the plan-making process (e.g. locally listed buildings). A

	heritage asset holds meaning for society over and above its functional utility. It is this heritage significance that justifies a degree of protection in planning decisions.
Heritage-led development	Development which, as a starting point, is based on the principle of conserving heritage assets (i.e. historic buildings, structures or places), but also increases their economic viability, and improves the cultural offer to both local residents and visitors.
Historic green spaces	Spaces listed on Historic England's Register of Parks and Gardens; squares protected by the London Squares Preservation Act 1931; and areas listed on the London Garden's Trust Inventory of Historic Green Spaces.
Hybrid space	The main feature of hybrid space is that it straddles different B-use classes. It is often created in older industrial building stock which has been repurposed for more modern industrial uses, but can also be provided in newly developed space. Hybrid space is space suitable for industrial activities/occupiers that 'serve the services', meaning that they provide services which support the expanding central London business market, and the wider London economy. Hybrid space must have a predominantly industrial function, which could combine features of light industrial, studio and production space, as well as storage and logistics; however, it can include supporting/complementary elements of office provided they are ancillary. As such, hybrid space is likely to be considered a Sui Generis use. Fundamentally, hybrid space must be conducive to occupation by a range of industrial and light industrial users due to its flexible design.
Inclusive design	An approach to the design and management of the built environment and open spaces that takes personal and cultural differences into account to ensure parity of experience; it goes beyond a basic requirement for physical accessibility (as required by Building Regulations) to focus on the quality of individual experience.
Independent retailer/service	Generally defined as a single retail/service outlet, or a chain of two or three stores, managed by either a sole trader or a family firm.



Industrial floorspace/buildings/development/uses/land	Activities or uses that fall within light industrial (B1c), general industry (B2) and storage and distribution (B8) uses, and some sui generis akin to industrial uses such as depots and builder's merchants.
Infrastructure	Infrastructure includes the roads, transport (including walking and cycling routes), public utilities, buildings or facilities and the services provided by them which are used both by residents and those who come to work, study in, or visit the borough. Infrastructure can be split into two areas, strategic and social. Development of infrastructure can often be a statutory duty undertaken by government departments and other statutory bodies and similar organisations.
Landmark	A building or site which is a prominent identifying feature in a landscape, usually with historical or architectural significance. This includes designated local landmarks.
Legibility	The degree to which a place and its layout can be easily read, understood and navigated, by all people including those with sensory and or cognitive impairments.
Licensed premises	Any premises containing uses that require a license from the local authority to operate (e.g. pubs, clubs and restaurants).
Listed building	A building of special architectural or historic interest, as listed under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Buildings are graded under the English Heritage classification to show their relative importance, with Grade I buildings being of exceptional interest, Grade II* being particularly important buildings of more than special interest, and Grade II buildings being of special interest. The setting of a listed building can also be an important consideration, dependent on the contribution it makes to the significance of the listed building or its appreciation. A development may affect the setting of a listed building where it has a visual, historic or associational relationship with the listed building.
Local Plan	A Development Plan Document or collection of Development Plan Documents which is used to guide future development of a local area. A Local Plan can consist of either strategic or non-

	strategic policies, or a combination of the two.
Local Shopping Area	Retail areas that provide local services, particularly essential convenience retailing which caters for daily shopping needs. Some Local Shopping Areas also have a more diverse mix of commercial uses, particularly leisure uses, which can help to sustain the vibrancy of these areas. Local Shopping Areas complement the more significant retail offer in designated Town Centres.
Locally listed building	A building, structure or feature of local importance due to its architectural, historical or environmental significance. Buildings are added to the local list in recognition of their value as historic assets which contribute to the quality of the local environment by enhancing the street scene and sustaining a sense of distinctiveness. Groups of buildings that contribute significantly to the appearance of a street are also eligible for inclusion on the local list.
London Plan	The spatial development strategy for the whole of Greater London produced by the Mayor of London. The London Plan forms part of Islington's Development Plan.
Main Town Centre uses	As set out in the NPPF, main town centre uses include retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Major development	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development, it means additional floorspace of 1,000sqm or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Micro enterprises	A micro enterprise is a business or organisation with no more than 10 employees (as defined by European

	Commission Recommendation 2003/361/EC). Micro floorspace/workspace/units would therefore be space which can accommodate micro enterprises and enable their effective operation.
Microclimate	A local atmospheric zone where the climate differs from the surrounding area.
Minor development	Development which is not a major development as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015, i.e. for housing, development where between 1 to 9 will be provided, or the site has an area of less than 0.5 hectares. For non-residential development, it means additional floorspace of less than 1,000sqm or a site of less than 1 hectare, or any other development which does not meet the definition of major development set out in the legislation.
Mixed-use development	Development involving a mix of complementary uses.
National Planning Policy Framework	A document which sets out the government's position on planning in England.
Net Internal Area	A method of measuring the area of a building which includes entrance halls, kitchens and cleaners' cupboards, but excludes corridors, internal walls, stairwells, lifts, WCs and other communal areas. It is also referred to as 'net lettable' or 'usable' area for offices and retail units. The calculation of Net Internal Area, including what parts of a building are included within the calculation, should adhere to guidance produced by the Royal Institute of Chartered Surveyors (RICS).
Night-time economy	All economic activity taking place between the hours of 6pm and 6am. Activities associated with the night- time economy are varied and include eating, drinking, entertainment, shopping but also include cleaning, hospitality, logistics and distribution, transport and medical services which employ a large number of night- time workers.
Non-strategic policies	Detailed policies for specific areas, neighbourhoods or types of development
Office-led development	Development where the majority of floorspace/uses is office within use class B1(a)

Open space	All space of public value (public or private), including public landscaped areas, parks and playing fields. Areas of water such as rivers, lakes and reservoirs are also classed as open space. Open spaces are predominantly undeveloped but can include buildings or structures that are ancillary to the open space use.
Permeability	The degree to which people can easily move through a place.
Permitted development	Development set out in the Town and Country Planning (General Permitted Development) (England) Order, which can be undertaken without needing to apply for planning permission. Some permitted development requires prior approval of certain details before work can be carried out.
Planning brief	A document prepared by the local authority in advance of a planning application being made, which explains which planning policies will be relevant to a particular site.
Planning Obligations	Planning obligations are contributions from developers, either in the form of physical works and/or financial payments to fulfil a range of functions, including to mitigate the impact of a development and to make development acceptable in planning terms. Planning obligations may be agreed through a unilateral agreement or legal agreement, under Section 106 of the Town and Country Planning Act 1990.
Planning Practice Guidance	Web based guidance which provides further detail on national planning policy.
Policies Map	The Policies Map illustrates various policy designations identified in the Local Plan.
Private open space	Land within the curtilage of an existing property, including private gardens and amenity space. Private Open Space does not include privately-owned space that is wholly or partly publicly-accessible - this is included within the definition of open space.
Protected views	Protected views include strategic and local views, and views of local landmarks within and across Islington. These views provide a view of St. Paul's and/or a unique panoramic view of Islington and other parts of London, or, in the case of local landmarks, provide a view of the landmark as part of the broader townscape (particularly street level views).

Public House	An establishment generally featuring a bar and/or other public rooms licensed for the sale and consumption of alcohol on the premises, which caters for a wide range of people within local communities and beyond.
Public open space	Public open space is open space which is wholly or partly publicly-accessible but can include privately-owned spaces to which the public have some level/degree of access, including un-adopted civic spaces and roads.
Public realm	The space between, around and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.
Regeneration	The economic, social and environmental renewal and improvement of a site or area.
Residential storey	Floor to floor height of residential buildings, typically 3m.
Retail floorspace/buildings/development/uses	Activities or uses that fall within the A1 use class.
Scheduled Monument	A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.
Section 106 Agreements	Planning obligations are legally binding agreements typically negotiated between local authorities and developers in the context of planning applications. They are a mechanism by which measures are secured to make acceptable development which would otherwise be unacceptable in planning terms.
Shared Heat Network	A heat network created as part of a new development which includes the connection of neighbouring buildings (see also Decentralised Energy Network).
Site allocation	As specified in the Town and Country Planning (Local Planning) (England) Regulations 2012, a site allocation policy is 'a policy which allocates a site for a particular use or development'. Site specific policies are set out for land and buildings on sites which are likely to be subject to development proposals during the lifetime of the plan, to help secure specific land uses, meet identified development needs and/or ensure the

	infrastructure required to support growth is in place.
Site of Importance for Nature Conservation	Sites of Importance for Nature Conservation (SINCs) are areas designated for their importance for wildlife, biodiversity and access to nature. SINCs are graded in terms of importance, with Metropolitan grade being the highest grade, then Borough Grade 1, Borough Grade 2 and Sites of Local Importance. Sites of Metropolitan Importance are those which contain the best examples of London's habitats and rare species that are of significance to London. Sites of Borough Importance are those identified to have an importance to Islington, and any damage would mean a significant loss to the borough. A site of Local Importance is identified because of its value to the nearby community, especially in areas that are deficient in wildlife sites.
Small and Medium Enterprises	Small and Medium Enterprises (SMEs) (as defined by European Commission Recommendation 2003/361/EC) are businesses/organisations with between 10 and 49 employees (small enterprise) or 51 and 250 employees (medium enterprise). SME floorspace/workspace/units would therefore be space which can accommodate SMEs and enable the effective operation of a small or medium enterprise.
Small shops/retail unit	A shop unit of around 80sqm gross internal area or less, which is particularly suitable for small and independent retailers.
Social and community infrastructure	Infrastructure that is available to, and serves the needs of, local communities and others, which is often funded in some way by a grant or investment from a government department, public body and/or the voluntary sector. Social and community facilities comprises a wide variety of facilities/buildings including those which accommodate social services such as day-care centres, luncheon clubs, and drop-in centres; education and training facilities including early years providers, nurseries, schools, colleges and universities; children and young peoples' play facilities; health facilities; youth centres; libraries; community meeting facilities; community halls; places of worship; sport, leisure and recreation

	facilities; and policing facilities. Social and community infrastructure generally falls within Use Classes C2, D1 or D2, and possibly some Sui Generis uses. This list is not intended to be exhaustive and other facilities can be included as social and community infrastructure.
Source Protection Zones	Areas of influence around groundwater sources used for public drinking which provide additional protection to safeguard drinking water quality, through constraining the proximity of an activity that may impact upon a drinking water abstraction.
Spatial policies	These focus on a specific part of the borough.
Spatial strategy	The development strategy for a specific area.
Strategic infrastructure	Strategic infrastructure covers the areas of transport and the public realm, waste, utilities, and climate change adaptation and mitigation measures.
Strategic policies	Policies which set out an overall strategy for the pattern, scale and quality of development in the borough.
Supplementary planning documents	Supplementary planning documents provide further guidance on Local Plan policies. They do not form part of the Development Plan and are not subject to independent examination.
Sustainable development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Tall buildings	Buildings of more than 30 metres, or those that are more than twice the contextual reference height of surrounding context (whichever is the lesser).
Use Classes	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. It is generally the case that planning permission is required to change from one use class to another, although certain permitted development rights exist which allow some uses to change without planning permission.
Viability	Viability – in a retail sense - is a measure of the ability and capacity to grow and develop the role of a retail area and bolster economic activity. This factors in whether the area has scope to respond to changing dynamics in the retail sector.

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



## Abbreviations

Abbreviation	Meaning
AAP	Area Action Plan
AMR	Annual Monitoring Report
APA	Archaeological Priority Area
AQFA	Air Quality Focus Area
AQMA	Air Quality Management Area
BID	Business Improvement District
CAZ	Central Activities Zone
DPD	Development Plan Document
GIA	Gross Internal Area
GLA	Greater London Authority
IIA	Integrated Impact Assessment
IMD	Indices of Multiple Deprivation
LSA	Local Shopping Area
NPPF	National Planning Policy Framework
SINC	Site of Importance for Nature Conservation
SME	Small and medium sized enterprises
SPD	Supplementary Planning Document
SPZ	Source Protection Zone

## Appendix 4: Change in Site Allocation references from previous drafts

1. The Site Allocations Direction of Travel consultation document (February 2018) used different references for site allocations (denoted by DOT). Table A4.1 identifies the change in reference numbers from the Direction of Travel draft to the current Regulation 19 draft, for ease of reference. It also highlights where reference numbers have changed between Regulation 18 and Regulation 19 drafts.
2. This appendix is intended to assist those responding to the plan, particularly where they have responded on multiple iterations. It is only relevant for the plan preparation period and will be removed prior to adoption.

**Table A4.1: Change in Site Allocation references from previous drafts**

Site name	Direction of Travel draft (Feb 2018) site reference	Regulation 18 draft (Nov 2018) site reference	Regulation 19 draft (Nov 2018) site reference (where changed from Regulation 18 draft)
City Barbican Thistle Hotel, Central Street, EC1V 8DS	DOT78	BC1	No change
City Forum, 250 City Road, EC1V 2PU	DOT79	BC2	No change
Islington Boat Club, 16-34 Graham Street, N1 8JX	DOT80	BC3	No change
Finsbury Leisure Centre, EC1V 3PU	DOT81	BC4	No change
1 Pear Tree Street, EC1V 3SB	DOT82	BC5	N/A – site removed as development on site is near completion
Redbrick Estate: Vibast Centre, garages and car park, Old Street, EC1V 9NH	DOT83	BC6	No change
148 Old Street (Royal Mail Building), EC1V 9HQ	DOT84	N/A – site removed as development on site is near completion	No change
198-208 Old Street (petrol station), EC1V 9FR	DOT85	BC7	No change
Old Street roundabout area, EC1V 9NR	DOT86	BC8	No change
Inmarsat, 99 City Road (east of	DOT87	BC9	No change

roundabout), EC1Y 1BJ			
254-262 Old Street (east of roundabout), EC1Y, comprised of 250-254 Old Street; Albert House, 256 Old Street; and Golden Bee Bar, 262-264 Old Street, EC1Y 1BJ	DOT88	BC10	No change
Longbow House, 14-20 Chiswell Street, EC1Y 4TW	DOT89	BC11	No change
Cass Business School, 106 Bunhill Row, EC1Y 8TZ	DOT90	BC12	No change
Car park at 11 Shire House, Whitbread Centre, Lamb's Passage, EC1Y 8TE	DOT91	BC13	No change
City YMCA, 8 Errol Street, EC2Y 8BR	DOT92	N/A – site removed as development on site is near completion	No change
Peabody Whitecross Estate, Roscoe Street, EC1Y 8SX	DOT93	BC14	No change
Richard Cloudesley School, Golden Lane, EC1Y 0TJ	DOT94	BC15	No change
36-43 Great Sutton Street (Berry Street), EC1V 0AB	DOT95	BC16	No change
Caxton House, 2 Farringdon Road, EC1M 3HN	DOT96	BC17	No change
Cardinal Tower, 2A, 4-12 Farringdon Road and 48-50 Cowcross Street, EC1M 3HP	DOT97	BC18	No change
Farringdon Place, 20 Farringdon Road, EC1M 3NH	DOT98	BC19	No change
50 Farringdon Road, EC1M 3NH	DOT99	BC20	No change
Former Petrol Station, 96-100 Clerkenwell Road, EC1M 5RJ	DOT100	BC21	N/A – site removed as development on site is near completion
Vine Street Bridge, EC1R 3AU	DOT101	BC22	No change
Guardian Building, 119 Farringdon Road, EC1R	DOT102	BC23	N/A – site removed as development on

			site is near completion
Clerkenwell Fire Station, 42-44 Rosebery Avenue, EC1R 4RN	DOT103	BC24	No change
Land adjacent to the Mount Pleasant Sorting Office, EC1R 4TN	DOT104	BC25	No change
68-86 Farringdon Road (NCP carpark), EC1R 0BD	DOT105	BC26	No change
Finsbury Health Centre, EC1R 0LP; and the Michael Palin Centre for Stammering, EC1R 0JG	DOT106	BC27	No change
Angel Gate, Goswell Road, EC1V 2PT	DOT107	BC28	No change
Taylor House, 88 Rosebery Avenue, EC1R 4QU	N/A – site added at Regulation 18 draft (November 2018)	BC29	No change
Charles Simmons House, 3 Margery Street, WC1X 0HP	DOT108	N/A – site was mistakenly included in Bunhill and Clerkenwell AAP area. Now included in Site Allocations document, site reference:OIS25	No change
Telfer House, 27 Lever Street, EC1V 3QX	DOT109	BC30	No change
112-116 Old Street, EC1V 9BD	DOT110	BC31	N/A – site removed as development on site is near completion
Monmouth House, 58-64 City Road, EC1Y 2AE	DOT112	BC32	No change
Oliver House, 51-53 City Road, EC1Y 1AU	DOT113	BC33	No change
20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street, EC2Y 9AR	DOT114	BC34	No change
Finsbury Tower, 103-105 Bunhill Row, EC1Y 8LZ	DOT115	BC35	No change
London Metropolitan Archives, EC1R 0HB;	DOT116	BC36	No change

Finsbury Business Centre, 40 Bowling Green Lane, EC1R 0NE			
Triangle Estate, Goswell Road/Compton Street/Cyrus Street, EC1	DOT117	BC37	No change
Moorfields Eye Hospital, City Road, EC1V 2PD	DOT118	BC38	No change
Laser House, 132-140 Goswell Road, EC1V 7DY	DOT119	BC39	No change
The Pentagon, 48 Chiswell Street, EC1Y 4XX	DOT120	BC40	No change
Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 & 21-23 Leonard Street, EC2	DOT121	BC41	No change
Site of electricity substation opposite 15-27 Gee Street and car park spaces at 90-98 Goswell Road, EC1	DOT122	BC42	No change
easyHotel, 80-86 Old Street, EC1V 9AZ	DOT123	BC43	No change
Crown House, 108 Aldersgate Street, EC1A 4JN	DOT124	BC44	No change
27 Goswell Road, EC1M 7AJ	DOT125	BC45	No change
Amwell Street Water Pumping Station, EC1R	DOT126	N/A – site was mistakenly included in Bunhill and Clerkenwell AAP area. Now included in Site Allocations document, site reference:OIS26	No change
City, University of London, 10 Northampton Square, EC1V 0HB	N/A – site added at Regulation 18 draft (November 2018)	BC46	No change
Braithwaite House and Quaker Court, Bunhill Row, EC1Y 8NE	DOT127	BC47	No change
Castle House, 37-45 Paul Street, EC2A 4JU; and Fitzroy House, 13-17 Epworth	DOT128 (Castle House only)	BC48 (Castle House only)	No change to reference – site merged with former BC50

Street, EC2A 4DL and 1-15 Clere street, EC2A 4UY			
Building adjacent to railway lines and opposite 18-20 Farringdon Lane, EC1R	DOT129	BC49	No change
Fitzroy House, 13-17 Epworth Street, EC2A 4DL and 1-15 Clere street, EC2A 4UY	DOT130	BC50	Site merged with site BC48
Italia Conti School, 23 Goswell Road, EC1M 7AJ	DOT131	BC51	No change
Queen Mary University, Charterhouse Square Campus, EC1M 6BQ	DOT132	BC52	BC50
Travis Perkins, 7 Garrett Street, EC1Y 0TY	DOT133	BC53	BC31
Sycamore House, 5 Sycamore Street, EC1Y 0SR	DOT134	BC54	BC23
2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street, Islington, London EC1M 5PQ	DOT111	BC55	BC21
London College of Fashion, Golden Lane	N/A – site added at Regulation 19 stage	N/A – site added at Regulation 19 stage	BC5

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