

Islington Local Plan Site allocations

November 2018



Islington Council
Local Plan: Site Allocations - Regulation 18 draft, November 2018

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From **20 November 2018 to 14 January 2019**, the council is inviting comments on the Local Plan - Site Allocations Development Plan Document Regulation 18 draft.

Responses can be submitted:

- In writing to: Planning Policy Team, Freepost RTXU-ETKU-KECB, Planning Policy, Islington Council, Town Hall, Upper Street, London N1 2UD
- By e-mail to: planningpolicy@islington.gov.uk

The council will take into account any representation made during the consultation process. Where appropriate, please cite evidence to support any comments.

If you wish to discuss the proposals further, please contact Islington Council's Planning Policy Team on 020 7527 2720/6799, or at planningpolicy@islington.gov.uk

1 Introduction

- 1.1. As specified in the Town and Country Planning (Local Planning) (England) Regulations 2012, a site allocation policy is ‘a policy which allocates a site for a particular use or development’. Site specific policies are set out for land and buildings on sites which are likely to be subject to development proposals during the lifetime of the plan, to help secure specific land uses, meet identified development needs and/or ensure the infrastructure required to support growth is in place.
- 1.2. The Site Allocations Development Plan Document (DPD) is a key document within Islington’s Local Plan.

Figure 1.1: Islington Planning Framework



- 1.3. This document does not list every potential development site in the borough, but focuses on larger sites which will deliver significant amounts of development such as housing or employment space. Sites are also included where there is a need to support specific Local Plan objectives, such as the provision of community facilities or open space.
- 1.4. Sites are identified for a variety of uses, including housing, employment, leisure, community facilities and open space, to meet local need, as well as national and regional policy. As well as setting out the most appropriate uses for sites, Site Allocations also site-specific constraints and development considerations where relevant.

- 1.5. The Local Plan¹ identifies a number of spatial strategies for areas where growth and change is expected to occur over the plan period. These spatial strategy areas are:
- Bunhill and Clerkenwell
 - King's Cross and Pentonville Road
 - Vale Royal/Brewery Road Locally Significant Industrial Site
 - Angel and Upper Street
 - Nag's Head and Holloway
 - Finsbury Park
 - Archway
 - Highbury Corner and Lower Holloway
- 1.6. The sites in this document are organised by these locations, with a further chapter of other important sites which fall outside these areas. Sites in Bunhill and Clerkenwell are identified in the Bunhill and Clerkenwell Area Action Plan (AAP), which provides various policies to manage the amount of growth and change expected in the south of the borough. It is therefore considered the best place to identify site allocations within this area.

Site selection process

- 1.7. The previous iteration of the Site Allocations was adopted in 2013. A number of the sites put forward for have already been delivered have been removed. Additional sites have been included in this document, informed by a variety of sources including:
- a 'Call for Sites' exercise which invited landowners/developers to put forward sites;
 - the Strategic Housing Land Availability Assessment (SHLAA) 2017 carried out in conjunction with the Greater London Authority (GLA);
 - planning briefs and guidance; and
 - planning applications and pre-applications.
- 1.8. Not all of the sites identified or put forward were selected for inclusion in this document. Sites are selected depending on:
- their ability to help deliver priorities in the strategic locations identified in the Core Strategy;
 - their size – generally only major sites are allocated;
 - their ability to provide uses that will meet local needs or help to implement national, regional or local planning objectives; and/or
 - their potential or appropriateness for development, for example, the extent of planning constraints such as listed buildings or protected views.
- 1.9. Although some sites in the spatial strategy areas are relatively insignificant on their own, they have been included due to their potential to deliver cumulative benefits alongside delivery of the other sites in the area.
- 1.10. For each site, a broad timescale has been identified for when development on the site is likely to come forward. This has been informed by:

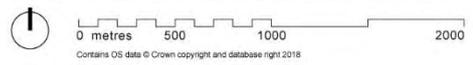
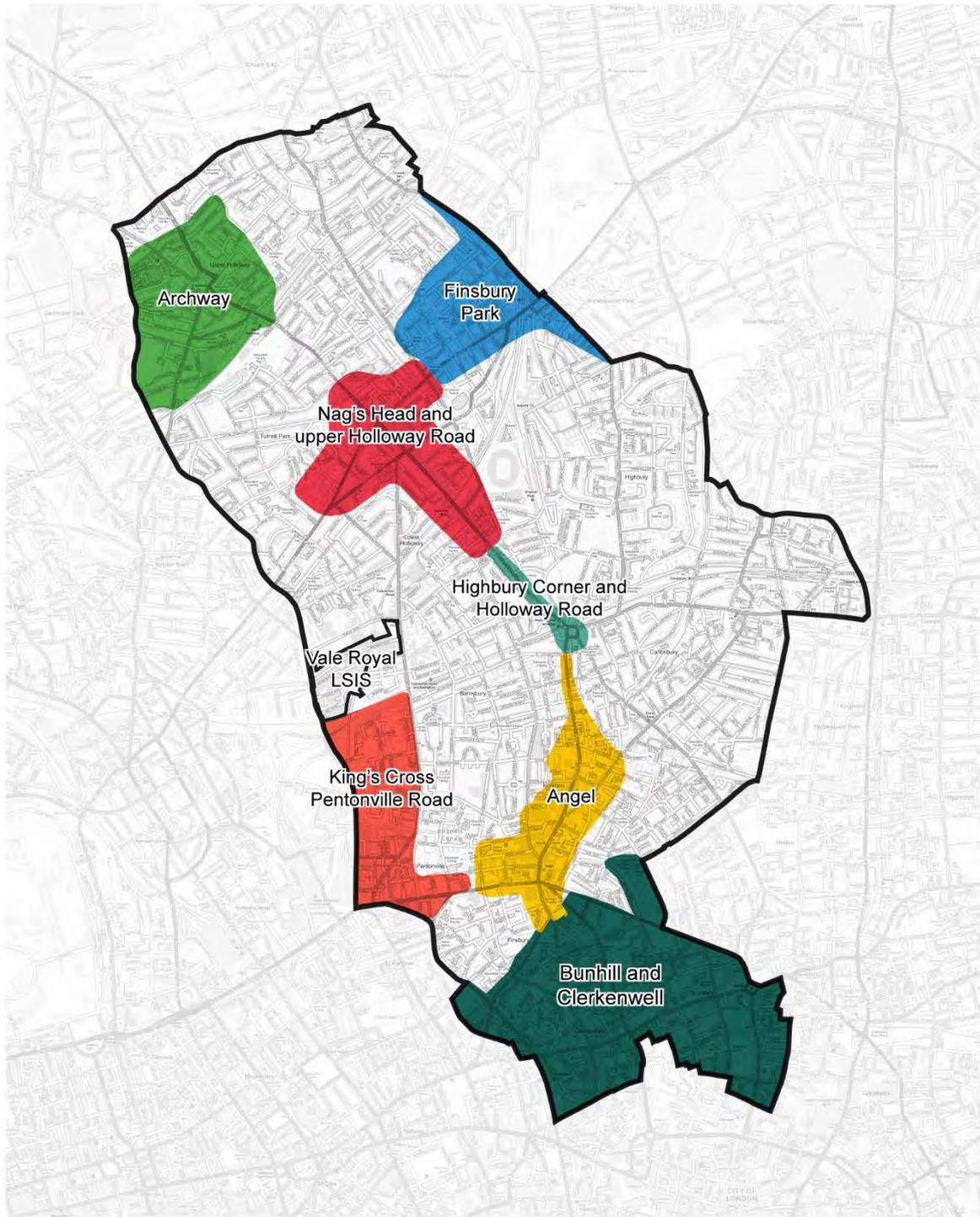
¹ Policies SP1 to SP8 of the Local Plan – Strategic and Development Management Policies; and policies BC3 to BC8 of the Bunhill and Clerkenwell Area Action Plan sets out Spatial Strategy set out policies for various areas across the borough.

- Current or recently expired planning permissions on the site;
 - engagement with landowners/developers during the preparation of this document, or through the planning application process; and/or
 - the size and complexity of the scheme – large schemes in fragmented ownership with complex site constraints will normally take longer to bring forward due to the greater number of issues that need to be addressed.
- 1.11. Based on these factors an assumption has been made as to when development is likely to take place, using three five-year categories: 0-5 years (2020/21-24/25), 6-10 years (2025/26-2029/30) and 11-15 years (2030/31-2034/35).
- 1.12. The council considers the uses set out in the document to be the most appropriate for each site and in line with existing and emerging planning policies. A site being allocated for certain use(s) within this document does not guarantee planning permission - this will be decided by the merits of the application when it is submitted, and will need to be assessed against the full suite of Development Plan policy (including this document).
- 1.13. It should be noted that this document does not seek to repeat policies which are set out elsewhere in the Local Plan. Whilst individual site allocations provide information on the designations relevant to a site - such as its location within a conservation area or listed building status - applicants should refer to the appropriate chapter of the Local Plan for guidance on how such a designation should be taken into account when developing planning applications, and how it will inform the planning decision making process.
- 1.14. New development can place pressure on local infrastructure such as transport, parks, utilities, health and education services. There may be site specific infrastructure that needs to be assessed and/or addressed through the planning application process before development can go ahead. The Community Infrastructure Levy (CIL) and, where appropriate, planning obligations will be used to secure additional infrastructure.

The sites

- 1.15. Figure 2.1 below shows the location of the site allocations included in this document, in relation to the spatial strategy areas.

Figure 2.1: Islington Spatial Strategy areas



1.16. The following information is provided for each site allocation:

- the site location and address, and an outline of the site boundary (based on available information).
- Information on how the site was identified and any relevant planning history.
- the approximate size of the site.
- Site ownership details.
- suggested uses for the site, development considerations and key planning constraints which affect the future use and development of the site.
- estimated future timescales for delivery or development.

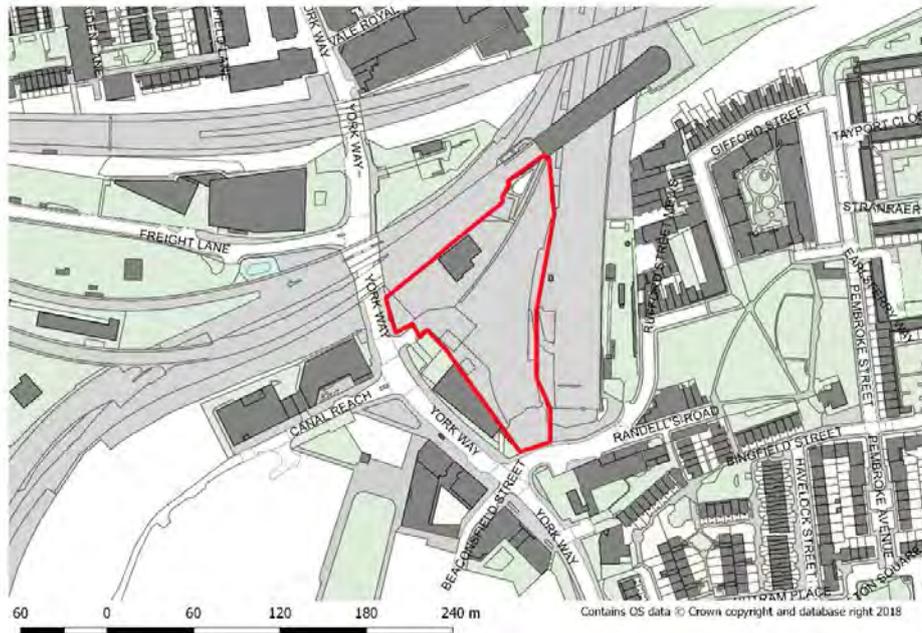
2 King's Cross and Pentonville Road

- 2.1 Policy SP2 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the King's Cross and Pentonville Road area.
- 2.2 The site allocations in this chapter (listed in table 2.1 below) have been identified as locations within the spatial strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan's priority development needs and provide opportunity to deliver key spatial objectives set out in policy SP2.

Table 2.1: King's Cross and Pentonville Road spatial strategy area site allocations

Site reference	Site name
KC1	King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1
KC2	176-178 York Way, N1 0AZ; 57-65 Randell's Road, N1
KC3	Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1
KC4	Former York Road Station, 172-174 York Way, N1
KC5	Belle Isle Frontage, land on the east side of York Way
KC6	8 All Saints Street, N1 9RJ
KC7	All Saints Triangle, Caledonian Road, N1 9RR

KC1: King's Cross Triangle Site



Address	King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1
Ownership	King's Cross Central Limited
Approximate size of site	11,774sqm
Current/previous use	Disused former railway lands. Temporary storage (B8) and car parking (Sui Generis).
How the site was identified and relevant planning history	2013 Site Allocation (KC2) and planning permission P041261
Allocation and justification	The site has planning permission for a mixed used, residential-led development, including leisure, community and retail uses, and open space. Should the site be subject to further amendments or new applications, uses should include residential (in particular maximising affordable housing), business, retail (within the A1, A2, A3 and A4 use classes), leisure and community facilities, amenity and open space.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Partially within a protected viewing corridor • Partially within a SINC. • HS1 safeguarding.
Development considerations	<ul style="list-style-type: none"> • Development will need to adequately address the impact of exposure to noise and vibration generated by the major road and rail infrastructure on all three sides to ensure an acceptable environment for future occupants. Development of this triangle of land formed by York Way, the railway lines should complement that of the main King's Cross Central site on the opposite side of York Way in Camden, making an integral contribution to the regeneration of the area.

	<ul style="list-style-type: none"> • The introduction of active frontages on York Way improved public realm, and improvements to promote interaction between the Triangle and the main site in Camden, should be prioritised as part of any proposals. • The northern part of this site overlaps with a site which is identified as being suitable for a district landmark building of up to 20 storeys (61m) in the Islington Tall Building Study. This site currently functions as operational railway land and it is therefore unlikely that this portion of the site will come forward for development in the foreseeable future. Should this portion of the site be deemed surplus to requirements, the tall building element will need to be set back from the street frontage on a plinth to avoid the creation of a tunnel effect on York Way. The tall building designation on this northern part of the site does not justify the development of tall buildings across any other part of the site.
Estimated timescale	2020/21-2024/25

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



Address	176-178 York Way, N1 0AZ; 57-65 Randell's Road, N1
Ownership	Private ownership
Approximate size of site	2,300sqm
Current/previous use	Car sales outlet in a former petrol station (Sui Generis), two storey warehouse/ office building (B1); car repair garage (Sui Generis)
How the site was identified and relevant planning history	2013 Site Allocation (KC4)
Allocation and justification	Business-led, mixed use development. The intensification of business uses is the priority on this site, with an element of residential development also likely to be acceptable.
Site designations and constraints	<ul style="list-style-type: none"> Partially within the Central Activities Zone (CAZ) Grade II listed building (Paget Christian Centre, 18-26 Randell's Road) located nearby Within the Cally Plan Supplementary Planning Document (SPD) area
Development considerations	<ul style="list-style-type: none"> The Islington Tall Building Study suggests the north-western part of the 176-178 York Way part of the site would be an appropriate location for a local landmark building of up to 12 storeys (37m). This would help to mediate between the tall buildings opposite on York Way and the lower rise residential development further east. Any tall building should be set back from the street frontage on a plinth to avoid the creation of a tunnel effect on York Way. It should provide a significant amount of non-residential and business floorspace with a strong street frontage with active uses along York Way. The prominent corner location opposite the southern tip of the Triangle site warrants a well-designed building to contribute to a

	<p>high quality street environment that is welcoming to pedestrians and provides active uses along York Way.</p> <ul style="list-style-type: none"> • Development should contribute to improving permeability and opening up the surrounding neighbourhoods to York Way and the wider regeneration of the area. In particular, improvements to routes along Rufford Street/Randell's Road through Bingfield Park; as well as including a new route from Randell's Road southwest toward King's Cross. New/improved routes should increase safety and contribute towards designing out crime. • The site is located above railway land and the underground; any proposal will need to adequately address the impact of exposure to noise and vibration to ensure an acceptable environment for future occupants. • There may be an opportunity for site assembly with adjacent sites to realise greater development opportunities. Site assembly with a site which is considered suitable for a tall building does not mean that tall buildings would be appropriate across the whole assembled site.
Estimated timescale	2025/26-2029/30

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



Address	Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1
Ownership	BNP Paribas Securities Services Trust Company (Jersey) Limited
Approximate size of site	3,658sqm
Current/previous use	B1 office
How the site was identified and relevant planning history	Planning application P2016/4805/FUL (refused)
Allocation and justification	Retention and reprovision of business floorspace, with potential for limited intensification of business use. Small scale commercial uses at ground floor level.
Site designations and constraints	<ul style="list-style-type: none"> • King's Cross Priority Employment Location • adjacent to, and partially within, the Regent's Canal West Conservation Area • 10 All Saint's Street, one of the buildings making up the site, is a locally listed building • adjacent to the Regent's Canal (West) SINC
Development considerations	<ul style="list-style-type: none"> • Development proposals should have regard to surrounding buildings heights. • Any development should respect the amenity of neighbouring residential properties, particularly Ice Wharf, which is located immediately to the west of the site. • Early engagement with the Canal and River Trust is advised regarding potential impacts on the canal.
Estimated timescale	2020/21-2024/25

KC4: Former York Road Station



Address	Former York Road Station, 172-174 York Way, N1
Ownership	London Underground Limited
Approximate size of site	893sqm
Current/previous use	London Underground station (no longer in use)
How the site was identified and relevant planning history	Ongoing discussions to inform development of King's Cross and Pentonville Road Spatial Strategy
Allocation and justification	Business-led development with an element of residential use.
Site designations and constraints	<ul style="list-style-type: none"> • Locally listed building. • Grade II listed building (Paget Christian Centre, 18-26 Randell's Road) located nearby • Within the Cally Plan Supplementary Planning Document (SPD) area
Development considerations	<ul style="list-style-type: none"> • The council has a long term aspiration to see a Piccadilly line station operating from this site. • There is may be an opportunity for site assembly with adjacent sites to realise greater development opportunities. Site assembly with a site which is considered suitable for a tall building does not mean that tall buildings would be appropriate across the whole assembled site. • The existing station is of heritage value and should be retained. Any redevelopment of the site should incorporate a new public space in front of the station. Station access should be step-free.
Estimated timescale	2030/31-2034/35

KC5: Belle Isle Frontage, land on the east side of York Way



Address	Belle Isle Frontage, land on the east side of York Way
Ownership	Department for Transport (freehold); High Speed 1 (leasehold)
Approximate size of site	1,785sqm
Current/previous use	Railway infrastructure/UKPNS Substation
How the site was identified and relevant planning history	HS1 response to Site Allocations Direction of Travel consultation (2018).
Allocation and justification	The rear of the site accommodates a UKPNS feeder station providing power to HS1, but the frontage of the site is under-utilised and does not create a positive street frontage. It is considered that the front portion of the site could accommodate office uses linking to King's Cross. The development of offices in this location would mark the end of the King's Cross office cluster, and signal the start of the the Vale Royal / Brewery Road industrial area.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Partially within Copenhagen Junction SINC
Development considerations	<ul style="list-style-type: none"> • The Islington Tall Building Study suggests this site would be an appropriate location for a local landmark building of up to 15 storeys (46m). This would help to visually integrate the Maiden Lane tower as part of a tall building cluster. Any tall building should be set back from the street frontage on a plinth to avoid the creation of a tunnel effect on York Way. It should provide a significant amount of non-residential and business floorspace with a strong street frontage with active uses along York Way. • Access to the rear of the site for UKPNS vehicles and maintenance should be retained.
Estimated timescale	2025/26-2029/30

KC6: 8 All Saints Street



Address	8 All Saints Street, N1 9RJ
Ownership	National Council for Voluntary Organisations
Approximate size of site	702sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Response to Islington's Site Allocations Direction of Travel consultation (2018).
Allocation and justification	Retention and reprovision of business floorspace, and potential for limited intensification of business use. Small scale commercial uses at ground floor level.
Site designations and constraints	<ul style="list-style-type: none"> • King's Cross Priority Employment Location • Regent's Canal West Conservation Area • Locally listed buildings at 6 and 10 All Saints Street nearby • Partially within protected viewing corridor • Adjacent to the Regent's Canal (West) Site of Importance for Nature Conservation
Development considerations	<ul style="list-style-type: none"> • Development proposals should have regard to surrounding buildings heights • Proposals here should consider the cumulative impact of development alongside any development at the adjacent site at Regent's Wharf and 10-18 All Saints Street.
Estimated timescale	2020/21-2024/25

KC7: All Saints Triangle, Caledonian Road



Address	All Saints Triangle, Caledonian Road, N1 9RR
Ownership	H Company 3 Limited (freehold); Vaultex UK Limited (leasehold)
Approximate size of site	3,395sqm
Current/previous use	General industry (B2)
How the site was identified and relevant planning history	Internal consultation
Allocation and justification	Redevelopment for business use.
Site designations and constraints	<ul style="list-style-type: none"> • Priority Employment Location • Public open space • Adjacent to Keystone Crescent and Regent's Canal West Conservation Areas • Adjacent to several Grade II listed buildings • Partially within Local Flood Risk Zone
Development considerations	<ul style="list-style-type: none"> • Any development of the site should incorporate improvements to the existing, poor quality, designated open space, located on the southern corner of the site.
Estimated timescale	2025/26-2029/30

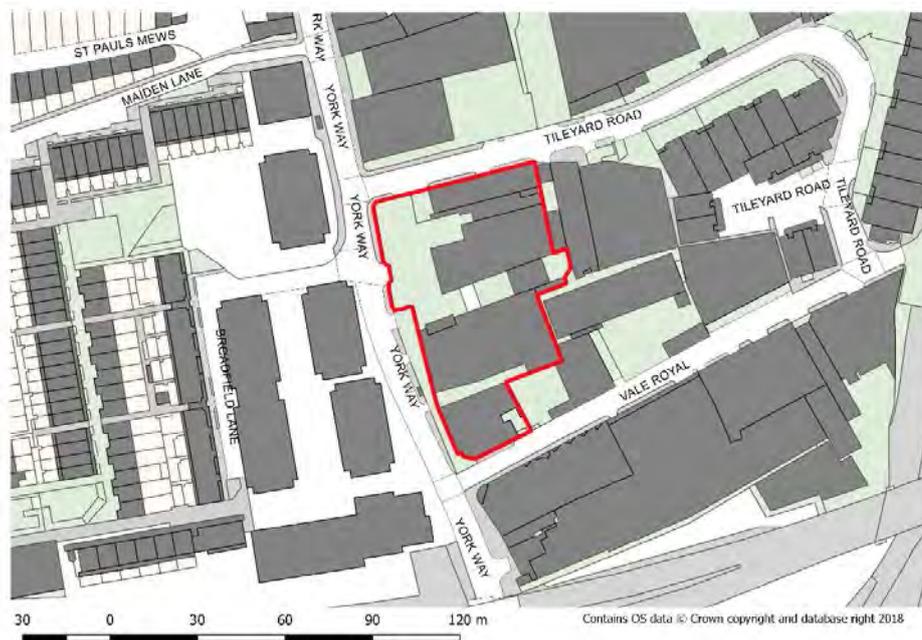
3 Vale Royal / Brewery Road Locally Significant Industrial Site

- 3.1 Policy SP3 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Vale Royal/Brewery Road Locally Significant Industrial Site area.
- 3.2 The site allocations in this chapter (listed in table 3.1 below) have been identified as locations within the spatial strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan’s priority development needs and provide opportunity to deliver key spatial objectives set out in policy SP3.

Table 3.1: Vale Royal/Brewery Road Locally Significant Industrial Site spatial strategy area site allocations

Site reference	Site name
VR1	Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, adjacent 196-200 York Way, N7 9AX
VR2	230-238 York Way, N7 9AG
VR3	Tileyard Studios, Tileyard Road, N7 9AH
VR4	20 Tileyard Road, N7 9AH
VR5	4 Brandon Road, N7 9AA
VR6	The Fitzpatrick Building, 188 York Way, N7 9AD
VR7	43-53 Brewery Road, N7 9QH
VR8	55-61 Brewery Road, N7 9QH
VR9	Rebond House, 98-124 Brewery Road, N7 9BG
VR10	34 Brandon Road, N7 9AA

VR1: Fayers Site, 202-228 York Way, and 22-23 Tileyard Road



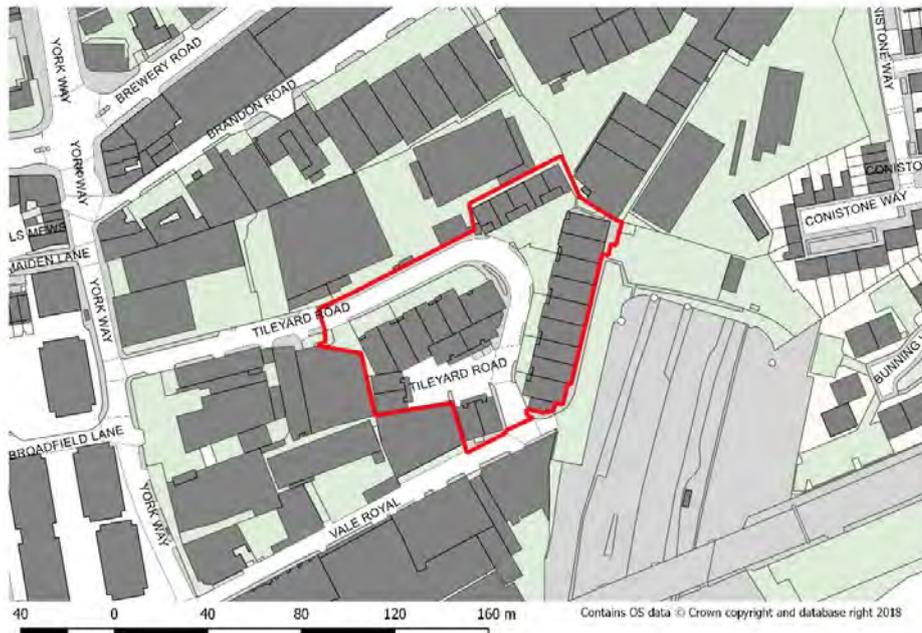
Address	Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, adjacent 196-200 York Way, N7 9AX
Ownership	City & Provincial Properties PLC; Big Yellow Self Storage Company Limited
Approximate size of site	4,251sqm
Current/previous use	B2, B8, Sui Generis
How the site was identified and relevant planning history	Pre-application discussions and planning permission P2015/1204/FUL
Allocation and justification	Retention and intensification for industrial uses (B1c, B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Partially within protected viewing corridor
Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. Prominent corner location of site warrants a high quality, well-designed building. Blank elevations should be avoided and proposals should seek to provide active frontages onto York Way. Access for servicing and deliveries is currently provided on-site and any new proposal should be designed to continue off-street servicing.
Estimated timescale	2020/21-2024/25

VR2: 230-238 York Way



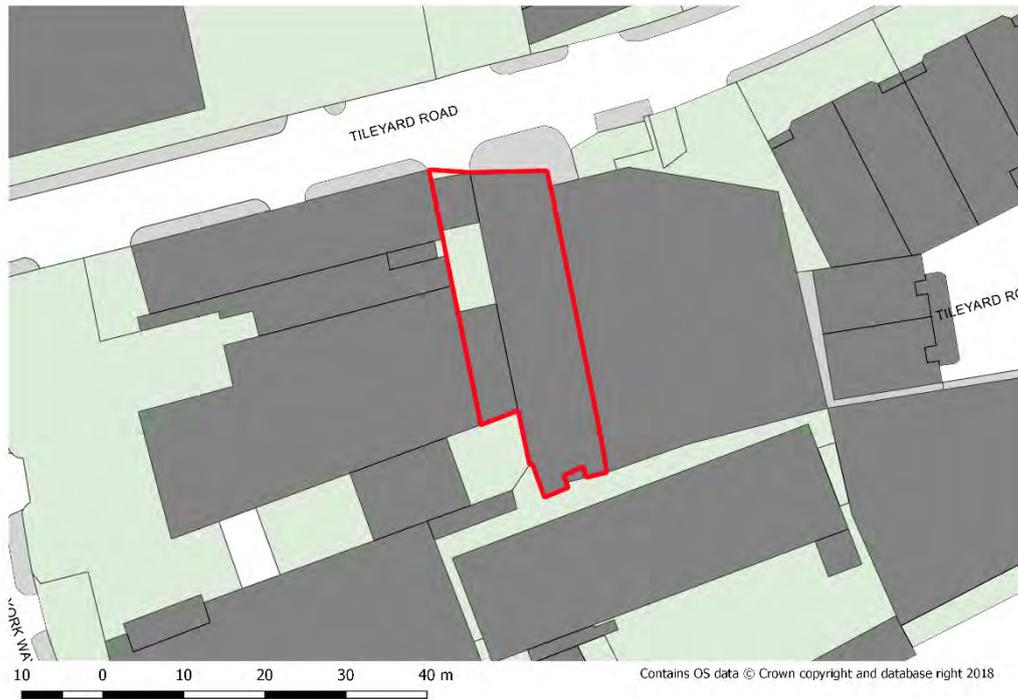
Address	230-238 York Way, N7 9AG
Ownership	Consortia Trustees Limited
Approximate size of site	1,582sqm
Current/previous use	Warehouses (B8), offices and light industrial (B1).
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Retention and intensification for industrial uses (B1c, B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site • Partially within protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • Building height should not exceed five storeys, including lift overruns and plant areas. . • Proposals should seek to provide an active frontage at ground level fronting York Way. • Prominent corner location of site warrants a high quality, well-designed building. • Adequate access and servicing arrangements in relation to business / industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
Estimated timescale	2020/21-2024/25

VR3: Tileyard Studios, Tileyard Road



Address	Tileyard Studios, Tileyard Road, N7 9AH
Ownership	City & Provincial Properties Investments Limited
Approximate size of site	8,680sqm
Current/previous use	Studio, writing rooms and offices serving the music industry as well as event space and co-working space.
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Retention and intensification for industrial uses (B1c, B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site • Partially within protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • Building height should not exceed five storeys, including lift overruns and plant areas. • Adequate access and servicing arrangements in relation to business / industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
Estimated timescale	2025/26-2029/30

VR4: 20 Tileyard Road



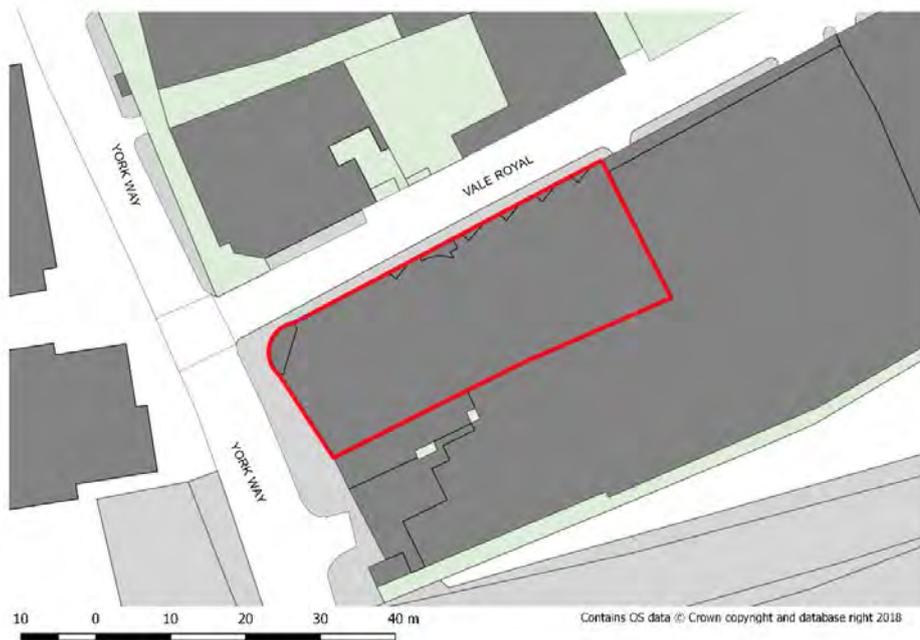
Address	20 Tileyard Road, N7 9AH
Ownership	Tileyard Estates Limited
Approximate size of site	517sqm
Current/previous use	Food production factory (B2)
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Retention and intensification for industrial uses (B1c, B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Within protected viewing corridor.
Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. Adequate access and servicing arrangements in relation to business / industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
Estimated timescale	2020/21-2024/25

VR5: 4 Brandon Road



Address	4 Brandon Road, N7 9AA
Ownership	VDC Properties Limited
Approximate size of site	954sqm
Current/previous use	Business (B1)
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Retention and intensification for industrial uses (B1c, B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site
Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. Adequate access and servicing arrangements in relation to business / industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
Estimated timescale	2020/21-2024/25

VR6: The Fitzpatrick Building, 188 York Way



Address	The Fitzpatrick Building, 188 York Way, N7 9AD
Ownership	Deepdale Investment Holdings Limited
Approximate size of site	975sqm
Current/previous use	Business (B1)
How the site was identified and relevant planning history	Planning permission P2016/1999/FUL
Allocation and justification	The site has planning permission for a mix of B1a and flexible B1 floorspace. Should the site be subject to further amendments or new planning applications, any proposal should seek to retain and intensify industrial uses (B1c, B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site • Adjacent to the Crossrail 2 safeguarding area (March 2015)
Development considerations	<ul style="list-style-type: none"> • A building of up to 8 storeys may be appropriate. All proposals which would increase existing heights should address criteria in Policy DH3 Building Heights. • Any redevelopment should seek to incorporate an active frontage on to York Way. Improvements to the poor quality public realm should also be incorporated. • Opportunities for site assembly with adjacent sites should be investigated to realise greater development opportunities.
Estimated timescale	2020/21-2024/25

VR7: 43-53 Brewery Road



Address	43-53 Brewery Road, N7 9QH
Ownership	Private ownership
Approximate size of site	1,285sqm
Current/previous use	Storage facilities (B8)
How the site was identified and relevant planning history	Planning application P2018/0136/FUL
Allocation and justification	Retention and intensification for industrial uses (B1c, B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Partially within a protected viewing corridor Locally listed building nearby at 256 York Way
Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas Adequate access and servicing arrangements in relation to business / industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
Estimated timescale	2020/21-2024/25

VR8: 55-61 Brewery Road



Address	55-61 Brewery Road, N7 9QH
Ownership	Private ownership
Approximate size of site	313sqm
Current/previous use	Business (B1)
How the site was identified and relevant planning history	Planning permission P2018/1637/FUL
Allocation and justification	The site has planning permission for the provision of additional B1 floorspace, including B1c. Should the site be subject to further amendments or new applications, any proposal should seek to retain and intensify industrial uses (B1c, B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site • Within a protected viewing corridor • Locally listed building nearby at 256 York Way
Development considerations	<ul style="list-style-type: none"> • Building height should not exceed five storeys. • Replacement business floorspace should be higher quality, more accessible and more flexible. • Adequate access and servicing arrangements in relation to business / industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
Estimated timescale	2020/21-2024/25

VR9: Rebond House, 98-124 Brewery Road



Address	Rebond House, 98-124 Brewery Road, N7 9BG
Ownership	The City of London
Approximate size of site	2,191sqm
Current/previous use	Business, general industrial and storage and distribution uses (B1/B2/B8)
How the site was identified and relevant planning history	Planning application P2017/1969/FUL (yet to be determined)
Allocation and justification	Retention and intensification for industrial uses (B1c, B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Locally listed building nearby at 256 York Way
Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. Adequate access and servicing arrangements in relation to business / industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
Estimated timescale	2020/21-2024/25

VR10: 34 Brandon Road



Address	34 Brandon Road, N7 9AA
Ownership	Private ownership
Approximate size of site	158sqm
Current/previous use	Light industrial (B1c) and residential (C3)
How the site was identified and relevant planning history	Planning permission P2017/3495/FUL
Allocation and justification	Retention and intensification for industrial uses (B1c, B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site
Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas Adequate access and servicing arrangements in relation to business / industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
Estimated timescale	2020/21-2024/25

4 Angel and Upper Street

- 4.1 Policy SP4 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Angel and Upper Street area.
- 4.2 The site allocations in this chapter (listed in table 4.1 below) have been identified as locations within the spatial strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan’s priority development needs and provide opportunity to deliver key spatial objectives set out in policy SP4.

Table 4.1: Angel and Upper Street spatial strategy area site allocations

Site reference	Site name
AUS1	65-70 White Lion Street, N1 9PP
AUS2	Pride Court, 80-82 White Lion Street, N1 9PF
AUS3	Electricity substation, 84-89 White Lion Street, N1 9PF
AUS4	Land at 90-92 White Lion Street, N1 9PF
AUS5	94 White Lion Street (BSG House), N1 9PF
AUS6	Sainsbury's, 31-41 Liverpool Road, N1 0RW
AUS7	1-7 Torrens Street, EC1V 1NQ
AUS8	161-169 Essex Road, N1 2SN
AUS9	10-14 White Lion Street, N1 9PD
AUS10	1-9 White Lion Street, N1 9PD
AUS11	Collins Theatre, 13-17 Islington Green, N1 2XN
AUS12	Public Carriage Office, 15 Penton Street, N1 9PU
AUS13	N1 Centre, Parkfield Street, N1
AUS14	46-52 Pentonville Road, N1 9HF
AUS15	46 Essex Road, N1 8LN and 160-162 Packington Street, N1 7UG
AUS16	Angel Square, EC1V 1NY
AUS17	Windsor Street Car Park, N1 8QF
AUS18	Royal Bank of Scotland, 42 Islington High Street, N1 8EQ

AUS1: 65-70 White Lion Street



Address	65-70 White Lion Street, N1 9PP
Ownership	White Lion Property Holdings Limited
Approximate size of site	1,098sqm
Current/previous use	The site includes a former tyre fitting depot and forecourt used for car parking (Sui Generis), as well as office floorspace
How the site was identified and relevant planning history	2013 Site Allocation (AUS3) and planning permission P2015/4922/FUL
Allocation and justification	Intensification of business use.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Priority Employment Location. • Protected viewing corridor • Chapel Market/Penton Street Conservation Area • Adjacent to locally listed buildings at 33 Baron Street and 72 White Lion Street
Development considerations	<ul style="list-style-type: none"> • The site is in close proximity to National Grid's high voltage underground electricity transmission cables. Development should ensure unrestricted and safe access to these cables at all times. Any development which may affect these cables should involve close consultation with National Grid and be compliant with guidance from the Health and Safety Executive. • Active ground floor frontages are encouraged along White Lion Street. • This site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.

	<ul style="list-style-type: none">• The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure, including the Islington Tunnel.
Estimated timescale	2020/21-2024/25

AUS2: Pride Court, 80-82 White Lion Street



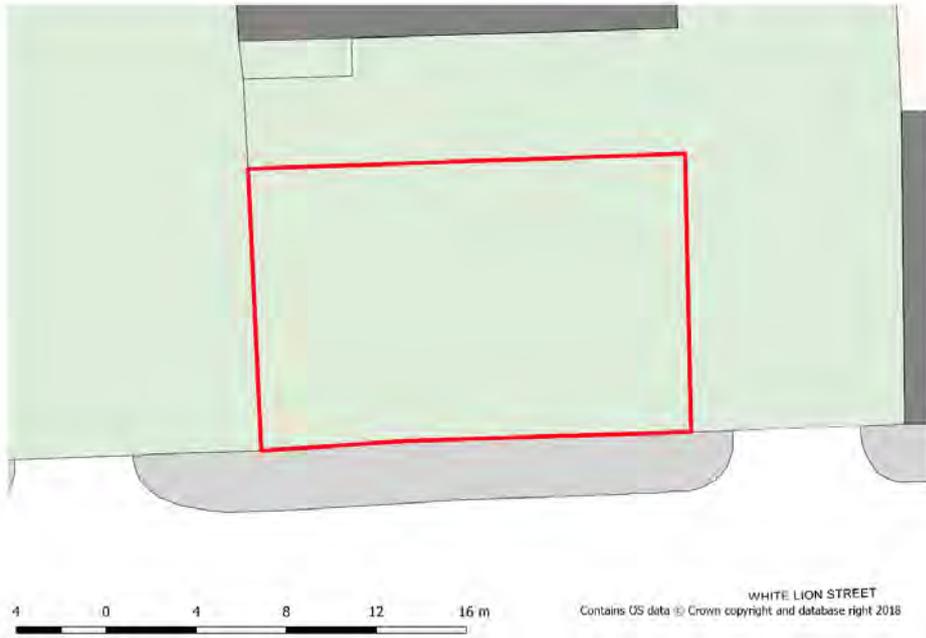
Address	Pride Court, 80-82 White Lion Street, N1 9PF
Ownership	Weldonbrook Limited
Approximate size of site	604sqm
Current/previous use	B1 office and C3 residential use
How the site was identified and relevant planning history	Amended allocation (formerly part of AUS4)
Allocation and justification	Intensification of business floor space.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • In close proximity to the Chapel Market/Penton Street Conservation Area
Development considerations	<ul style="list-style-type: none"> • This site falls within the Crossrail 2 safeguarding limits (March 2015) and was identified in the October 2015 consultation of Crossrail 2 as a worksite to construct Angel Crossrail 2 station. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site. • The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway the Islington Tunnel. • Active ground floor frontages are encouraged along White Lion Street.
Estimated timescale	2020/21-2024/25

AUS3: Electricity substation, 84-89 White Lion Street



Address	Electricity substation, 84-89 White Lion Street, N1 9PF
Ownership	Private ownership
Approximate size of site	653sqm
Current/previous use	Electricity substation
How the site was identified and relevant planning history	Amended allocation (formerly part of AUS4)
Allocation and justification	Further intensification of business floor space.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • In close proximity to the Chapel Market/Penton Street Conservation Area
Development considerations	<ul style="list-style-type: none"> • This site falls within the Crossrail 2 safeguarding limits (March 2015) and was identified in the October 2015 consultation of Crossrail 2 as a worksite to construct Angel Crossrail 2 station. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site. • The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure, including the Islington Tunnel. • Active ground floor frontages are encouraged along White Lion Street.
Estimated timescale	2030/31-2034/35

AUS4: Land at 90-92 White Lion Street



Address	Land at 90-92 White Lion Street, N1 9PF
Ownership	Schwartz Holdings Limited
Approximate size of site	240sqm
Current/previous use	Vacant site
How the site was identified and relevant planning history	Amended allocation (formerly part of AUS4) and planning permission P2016/0197/FUL
Allocation and justification	Planning permission P2016/0197/FUL for mixed-use development. Should the site be subject to further amendments or new applications, priority should be for intensification of office uses on upper floors with some active ground floor town centre uses.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • In close proximity to the Chapel Market/Penton Street Conservation Area
Development considerations	<ul style="list-style-type: none"> • This site falls within the Crossrail 2 safeguarding limits (March 2015) and was identified in the October 2015 consultation of Crossrail 2 as a worksite to construct Angel Crossrail 2 station. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site. • The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure, including the Islington Tunnel. • Active ground floor frontages are encouraged along White Lion Street.
Estimated timescale	2020/21-2024/25

AUS5: 94 White Lion Street (BSG House)



Address	94 White Lion Street (BSG House), N1 9PF
Ownership	The Specialist Works Limited
Approximate size of site	643sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Amended allocation (formerly part of AUS4) and planning permission P2015/0704/FUL
Allocation and justification	Intensification of business use.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • In close proximity to the Chapel Market/Penton Street Conservation Area
Development considerations	<ul style="list-style-type: none"> • Part of the site falls within the Crossrail 2 safeguarding limits (March 2015) and was identified in the October 2015 consultation of Crossrail 2 as a worksite to construct Angel Crossrail 2 station. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site. • The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure, including the Islington Tunnel. • Active ground floor frontages are encouraged along White Lion Street.
Estimated timescale	2020/21-2024/25

AUS6: Sainsbury's, 31-41 Liverpool Road



Address	Sainsbury's, 31-41 Liverpool Road, N1 0RW
Ownership	RBC cees Trustees Limited; London Borough of Islington
Approximate size of site	8,774sqm
Current/previous use	Supermarket, car parking and storage units for Chapel Market Stallholders.
How the site was identified and relevant planning history	2013 Site Allocation (AUS5) - allocation revised to reflect changing land use requirements of the area
Allocation and justification	Re-providing/ improving retail uses alongside provision of a significant amount of business floorspace. The car park could be utilised for additional development of retail and business floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Angel Primary Shopping Area • Central Activities Zone (CAZ) • Adjacent to the Chapel Market/Penton Street Conservation Area • Partially in a protected viewing corridor • Partially within the Islington Village and Manor House Archaeological Priority Area • Within a groundwater Source Protection Zone (Category 2)
Development considerations	<ul style="list-style-type: none"> • Active ground floor frontages are encouraged along Tolpuddle Street and Liverpool Road. • Development must maintain/increase permeability between White Conduit St and Tolpuddle Street. • Development must re-provide the storage units for Chapel Market Stallholders to enable continued effective operation of the market. • Development should consider the impact of foundations on the zone of influence around the Islington Tunnel that runs directly

	<p>beneath the site. The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site.</p> <ul style="list-style-type: none"> • Development must incorporate measures to protect groundwater quality and demonstrate that groundwater quality will not be detrimentally affected during construction.
Estimated timescale	2025/26-2029/30

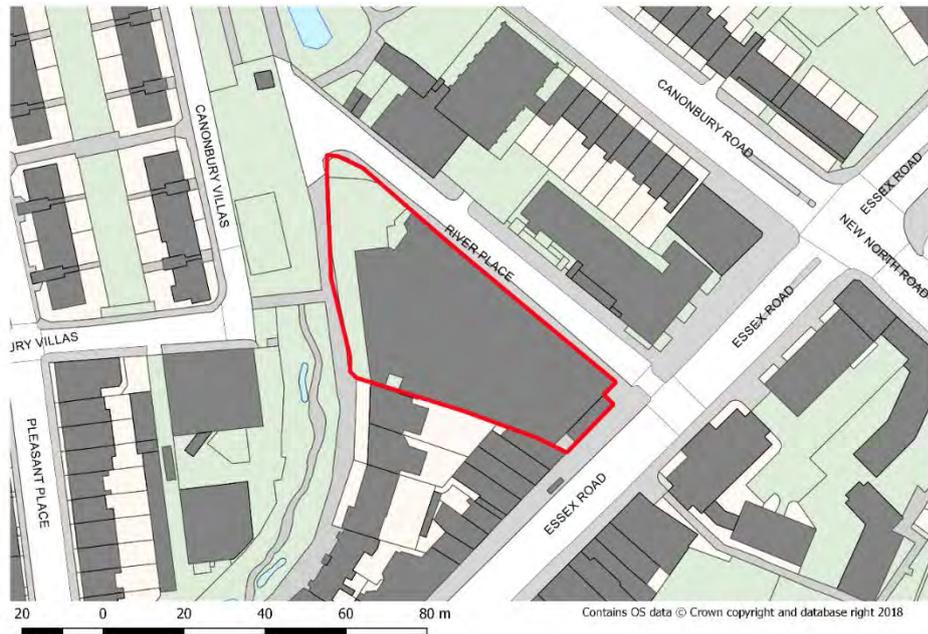
AUS7: 1-7 Torrens Street



Address	1-7 Torrens Street, EC1V 1NQ
Ownership	Tzedokoh Limited; London Underground/ Transport for London
Approximate size of site	2,720sqm
Current/previous use	Industrial units, old Angel station, arts workshop and café.
How the site was identified and relevant planning history	2013 Site Allocation (AUS6) - allocation revised to reflect changing land use requirements of the area
Allocation and justification	Refurbishment of the site for town centre uses such as retail, offices, cultural and community uses. The existing arts spaces should be retained.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • In a close proximity to the Duncan Terrace/Colebrooke Row, Angel and New River Conservation Areas • Adjacent to Grade II listed buildings at 2-14 Duncan Terrace • Islington Village and Manor House Archaeological Priority Area • Within a protected viewing corridor • Within a groundwater Source Protection Zone (Category 2)
Development considerations	<ul style="list-style-type: none"> • Comprehensive development and master planning of the area to include AUS16, AUS18 and AUS07 is encouraged. • Active ground floor frontages are encouraged along Torrens Street. • The site has some residual contamination from the previous use of 7 Torrens Street as a metal plating works which would need to be remediated. • The site falls within the Crossrail 2 safeguarding limits and was identified as an Area of Surface Interest (March 2015). Part of the site was also identified in the October 2015 consultation of

	<p>Crossrail 2 as a worksite to construct Angel Crossrail 2 station. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.</p> <ul style="list-style-type: none"> • Development must incorporate measures to protect groundwater quality and demonstrate that groundwater quality will not be detrimentally affected during construction. • 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, including the Islington Tunnel.
Estimated timescale	2025/26-2029/30

AUS8: 161-169 Essex Road



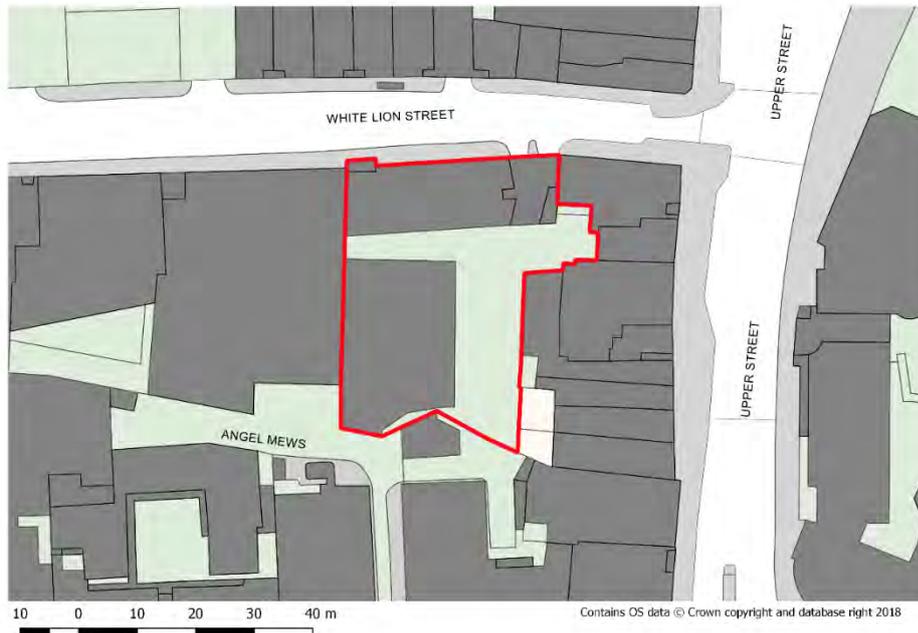
Address	161-169 Essex Road, N1 2SN
Ownership	Resurrection Manifestations
Approximate size of site	2,526sqm
Current/previous use	Former cinema and bingo hall (D2). Temporary permission for use for religious worship purposes (D1) has expired.
How the site was identified and relevant planning history	2013 Site Allocation (AUS7) and planning application P2016/3310/FUL
Allocation and justification	Retain cultural and leisure use D2 with some provision of A1/A3 uses at the ground floor. There is an opportunity to develop the car park in the rear of the site.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Grade II* listed building • Partially within Canonbury Conservation area • In close proximity to the Astey's Row playground and Astey's Row Rock Garden public open spaces (New River Walk), which are also designated SINCS
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

AUS9: 10-14 White Lion Street



Address	10-14 White Lion Street, N1 9PD
Ownership	Powderworth Limited
Approximate size of site	1,321sqm
Current/previous use	Temporary D1 use, previously office (B1)
How the site was identified and relevant planning history	Planning application P2017/0297/FUL [granted subject to completion of legal agreement, January 2018]
Allocation and justification	Intensification of business use.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Adjacent to Islington Village and Manor House Archaeological Priority Area
Development considerations	<ul style="list-style-type: none"> • The site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site. • The site crosses or in close proximity to National Grid infrastructure. National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect the Site. • The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure, including the Islington Tunnel. • Active ground floor frontages are encouraged along White Lion Street.
Estimated timescale	2020/21-2024/25

AUS10: 1-9 White Lion Street



Address	1-9 White Lion Street, N1 9PD
Ownership	Hatton Garden Properties Limited
Approximate size of site	1,588sqm
Current/previous use	B1 (a) and (c), A3
How the site was identified and relevant planning history	Planning permission P2016/4721/FUL
Allocation and justification	Intensification of business use.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Islington Village and Manor House Archaeological Priority Area • Adjacent to the Angel Conservation Area • Adjacent to local landmarks on Islington High Street - the Cinema Tower and Angel Corner House Dome • Adjacent to Grade II listed building at 13 Islington High Street • Adjacent to locally listed buildings at 23 & 9 Islington High Street • Protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • The site falls within the Crossrail 2 safeguarding limits and was identified as an Area of Surface Interest (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site. • The site crosses or in close proximity to National Grid infrastructure. National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect the Site. • The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid

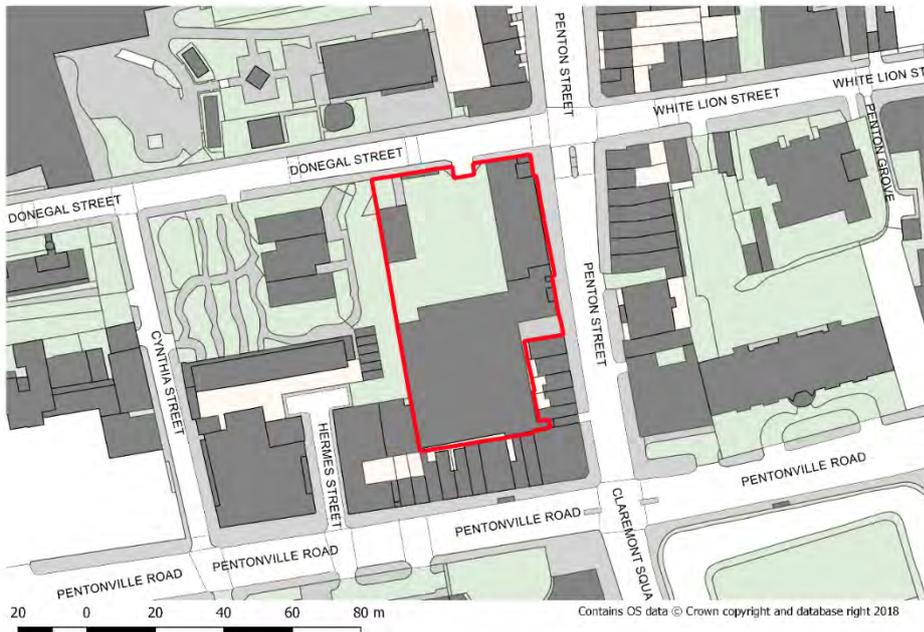
	<p>any adverse impact on their waterway and associated infrastructure, including the Islington Tunnel.</p> <ul style="list-style-type: none">• Active ground floor frontages are encouraged along White Lion Street.
Estimated timescale	2020/21-2024/25

AUS11: Collins Theatre, 13-17 Islington Green



Address	Collins Theatre, 13-17 Islington Green, N1 2XN
Ownership	Cardiff Asset Limited
Approximate size of site	2,064sqm
Current/previous use	Site developed for residential, retail and theatre use (not yet operational).
How the site was identified and relevant planning history	Planning permission references P000205, P080108 and P2015/4636/S73
Allocation and justification	Protection of the site's cultural role and bringing back the theatre into use.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Islington Village and Manor House Archaeological Priority Area • Partially within the Angel Conservation Area • In close proximity to the Duncan Terrace/Colebrooke Row and Upper Street (North) Conservation Areas • The site comprises locally listed buildings at 15-17 Islington Green and adjacent to others at 13 & 14 Islington Green • Opposite Grade II listed buildings • In close proximity to Islington Green open space; and Andersons Square Gardens open space and SINC
Development considerations	<ul style="list-style-type: none"> • Working with the council and the Theatre Trust must be carried out from an early stage of development to help ensure the future viability of the space as a theatre. • Future development should activate the street scene and ensure a positive relationship with Essex Rd.
Estimated timescale	2020/21-2024/25

AUS12: Public Carriage Office, 15 Penton Street



Address	Public Carriage Office, 15 Penton Street, N1 9PU
Ownership	Transport for London
Approximate size of site	3,495sqm
Current/previous use	Offices (B1).
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Mixed-use development for re-provision and intensification of business with an element of residential uses.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • The Northdown Street Priority Employment Location • Adjacent to Chapel Market/Penton Street Conservation Area • Close to locally listed buildings at 96, 108, 116 Pentonville Road and 18, 10 Penton Street • In close proximity to Claremont Square Reservoir SINC Within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • The site falls within the Crossrail 2 safeguarding limits and was identified as an Area of Surface Interest (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.
Estimated timescale	2030/31-2034/35

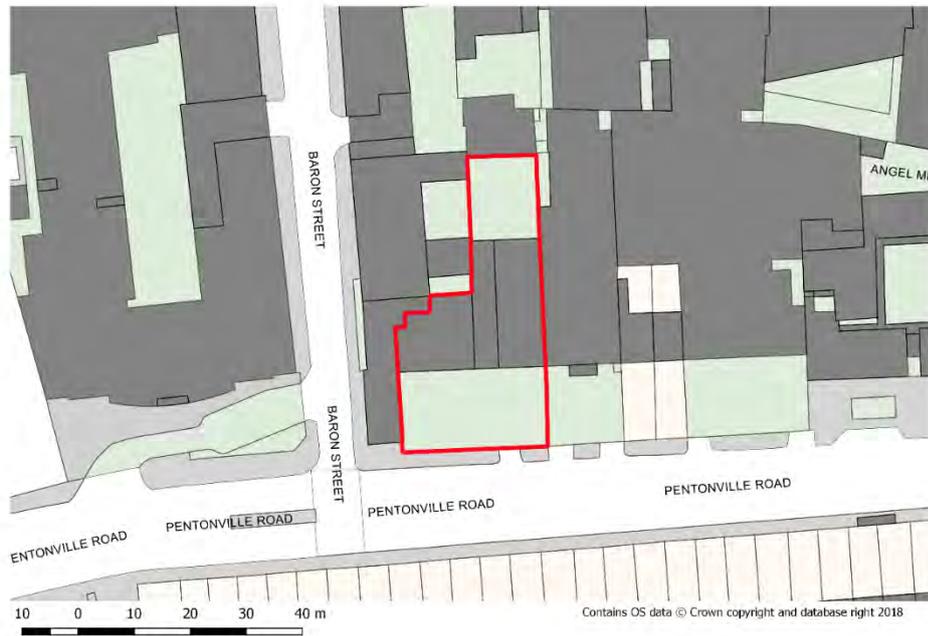
AUS13: N1 Centre, Parkfield Street



Address	N1 Centre, Parkfield Street, N1
Ownership	Pec Parkfield Limited
Approximate size of site	7,406sqm
Current/previous use	Retail, leisure, car parking and public space
How the site was identified and relevant planning history	Planning application P2017/2964/FUL
Allocation and justification	Protection and enhancement of the open space with some intensification of retail.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Angel Primary Shopping Area • Central Activities Zone (CAZ) • Protected viewing corridor • Islington Village and Manor House Archaeological Priority Area • Adjacent to the Barnsbury Conservation Area and in close proximity to the Angel and Chapel Market/Penton Street Conservation Areas • Adjacent to Grade II listed buildings at 15-24 Bromfield Street and locally listed buildings on Upper Street • The site contains the N1 Centre Open Space
Development considerations	<ul style="list-style-type: none"> • Development proposals must protect the N1 Centre open space and enhance its functionality. Any change that results in a net loss in the open space will be resisted. • The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure, including the Islington Tunnel.

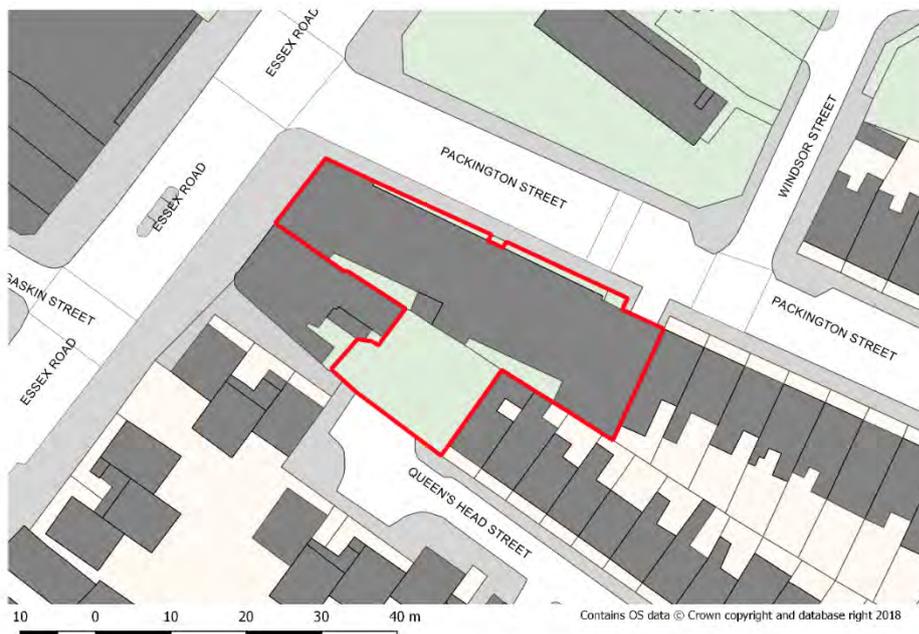
	<ul style="list-style-type: none">• The site is in close proximity to National Grid infrastructure. National Grid should be involved in the preparation, alteration and review of plans and strategies which may affect their assets.
Estimated timescale	2020/21-2024/25

AUS14: 46-52 Pentonville Road



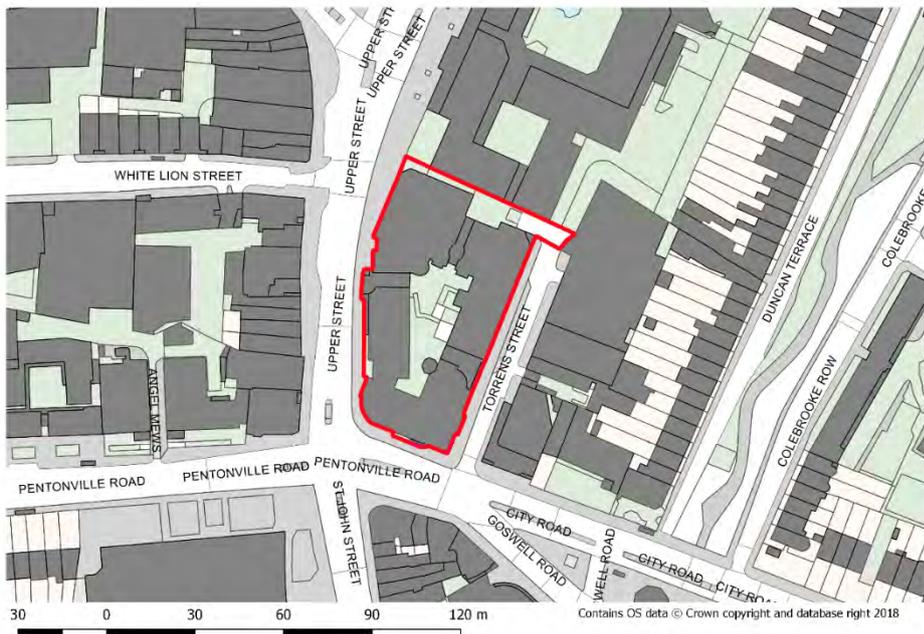
Address	46-52 Pentonville Road, N1 9HF
Ownership	Private ownership
Approximate size of site	1,011sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Planning application P2017/3100/FUL
Allocation and justification	The site has planning permission P2017/3100/FUL for intensification of business and business related education uses. Should the site be subject to further amendments or new applications should prioritise business floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Baron Street Priority Employment Location • New River Conservation Area • Part of the site, 46 Pentonville Road, is locally listed • Adjacent to Grade II listed buildings at 34-44a Pentonville Road. • Partially within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • The site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.
Estimated timescale	2020/21-2024/25

AUS15: 46 Essex Road and 160-162 Packington Street



Address	46 Essex Road, N1 8LN and 160-162 Packington Street, N1 7UG
Ownership	Mixed private ownership
Approximate size of site	963sqm
Current/previous use	46 Essex Rd: warehouse (B8), retail (A1) and ancillary office space; 160 Packington St: residential (C3); 162 Packington St: warehouse (B8).
How the site was identified and relevant planning history	Planning permissions P2015/0971/FUL and P2016/0878/S73
Allocation and justification	Intensification of business use with an element of residential development.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Islington Village and Manor House Archaeological Priority Area • Duncan Terrace /Colebrooke Row Conservation Area • Locally listed building at 160 Packington Street • Adjacent to a Grade II listed building at 44 Essex Road
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

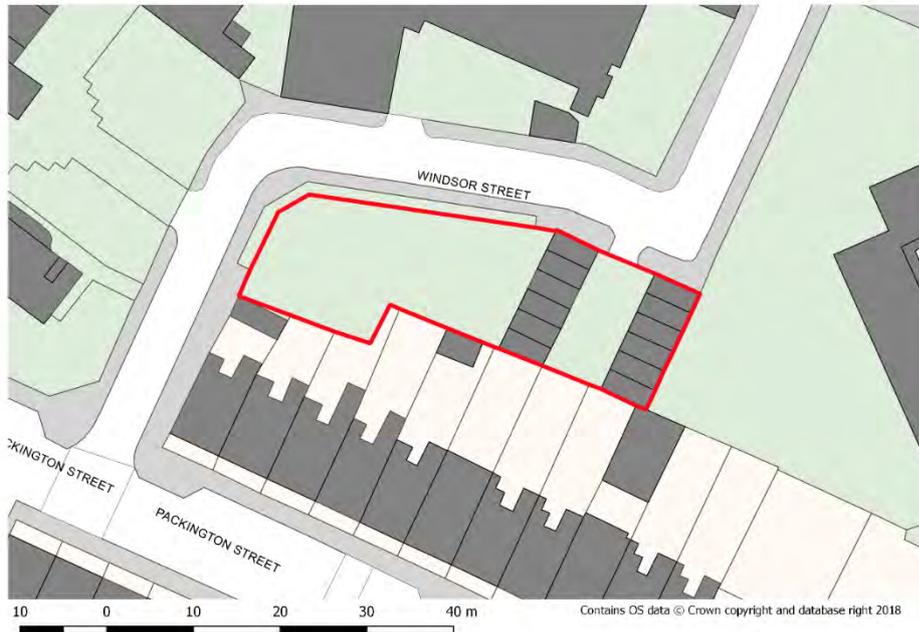
AUS16: Angel Square



Address	Angel Square, EC1V 1NY
Ownership	Derwent London
Approximate size of site	3,661sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Crossrail 2 proposals for Angel
Allocation and justification	Intensification of office use.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Protected viewing corridor • Islington Village and Manor House Archaeological Priority Area. • Close to the Angel, Duncan Terrace/Colebrooke Row and New River Conservation Areas • Close to two local landmarks on Islington High Street - the Cinema Tower and Angel Corner House Dome • Opposite to Grade II listed buildings at 1, 7, 13 Islington High Street and locally listed buildings at 9, 23 Islington High Street
Development considerations	<ul style="list-style-type: none"> • Comprehensive development and master planning of the area to include AUS16, AUS18 and AUS07 is encouraged. • Development should seek improvements to the building facade and aim to achieve more positive relationship with Islington High Street. • Improvements to permeability between Islington High Street and Torrens Street, taking account of level changes.

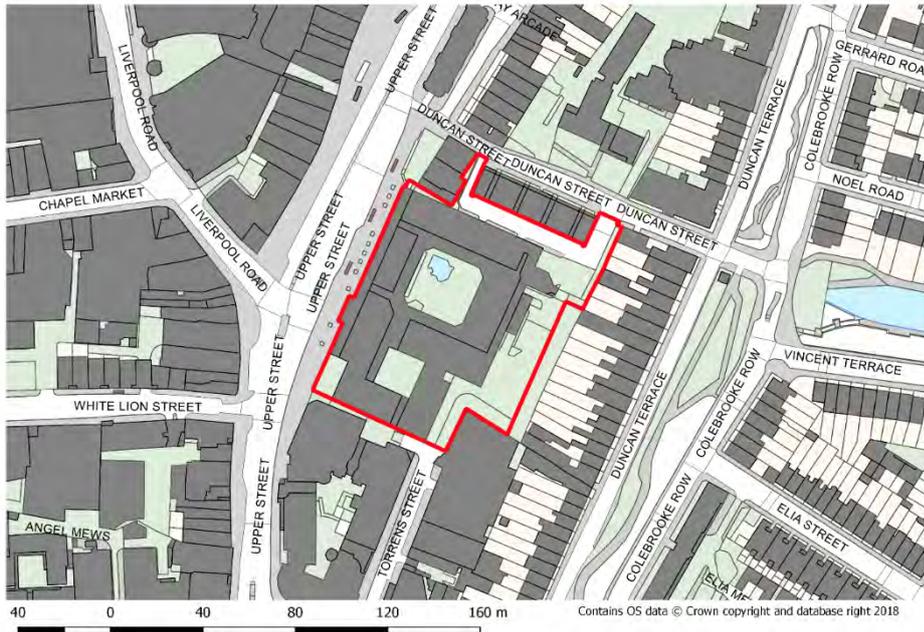
	<ul style="list-style-type: none"> • This site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site. • The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure, including the Islington Tunnel.
Estimated timescale	2030/31-2034/35

AUS17: Windsor Street Car Park



Address	Windsor Street Car Park, N1 8QF
Ownership	London Borough of Islington
Approximate size of site	698sqm
Current/previous use	Car Park
How the site was identified and relevant planning history	Planning permission P2017/3493/FUL
Allocation and justification	Residential development. The site has planning permission for the development of an 11-bedroom supported living scheme for people with learning disabilities.
Site designations and constraints	<ul style="list-style-type: none"> • Islington Village and Manor House Archaeological Priority Area • Adjacent to the Duncan Terrace/Colebrooke Row Conservation Area • Adjacent to locally listed buildings at 8-19 Packington Street
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply
Estimated timescale	2020/21-2024/25

AUS18: Royal Bank of Scotland, Regents House, 40-42 Islington High Street



Address	Royal Bank of Scotland, Regents House, 40-42 Islington High Street, N1 8EQ
Ownership	Prudential Real Estate Investments 1 Limited (freehold); Various leasehold
Approximate size of site	7,200sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	2013 Site Allocation AUS2
Allocation and justification	Intensification of office use, with active retail uses on the ground floor.
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Protected viewing corridor • Islington Village and Manor House Archaeological Priority Area • Close to the Angel and Duncan Terrace/Colebrooke Row Conservation Areas • Close to Grade II listed buildings on Duncan Terrace and Islington High Street • Opposite locally listed buildings at 1, 11-13 Upper Street
Development considerations	<ul style="list-style-type: none"> • Development should be accompanied by public realm improvements. This could include the public use of the large courtyards if the current building is retained, along with improved pedestrian links through to Torrens Street and City Road away from the traffic at Angel Station.

	<ul style="list-style-type: none"> • Should the re-use of the existing building not take place, any redevelopment should be of high quality. Comprehensive development and master planning of the area to include AUS16, AUS18 and AUS07 is encouraged. • This site has been identified by Crossrail 2 as a worksite to construct the potential Angel Crossrail 2 station, and may include the new station entrance. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site. • The site is in close proximity to National Grid's high voltage underground electricity transmission cables. Development should ensure unrestricted and safe access to these cables at all times. Any development which may affect these cables should involve close consultation with National Grid and be compliant with guidance from the Health and Safety Executive. • Development on this site should consider the impact of foundations on the zone of influence around the Islington Tunnel that runs directly beneath the site. The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site. • As the site falls within a groundwater Source Protection Zone (Category 2), proposals must incorporate measures to protect groundwater quality and demonstrate that groundwater quality will not be detrimentally affected during construction.
Estimated timescale	2030/31-2034/35

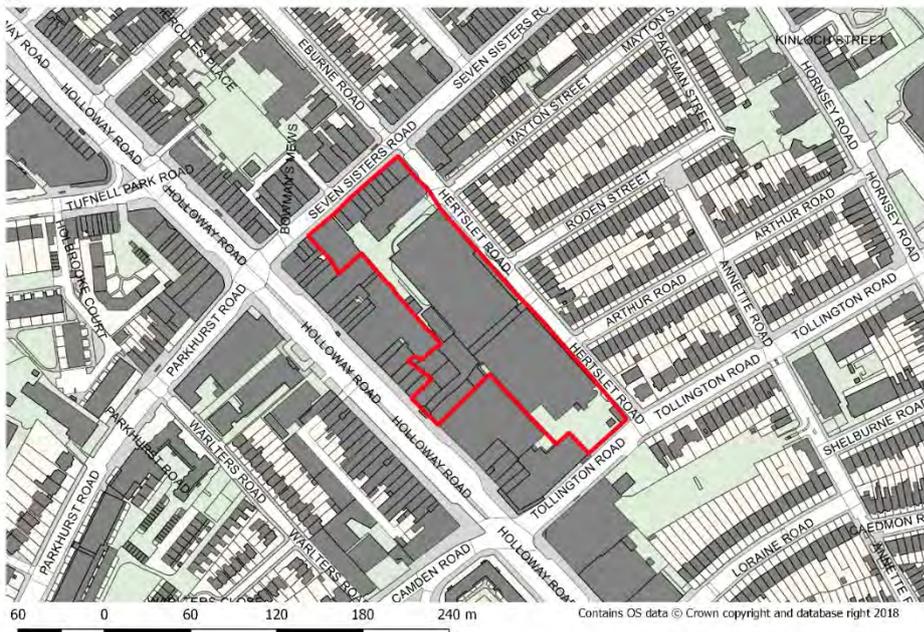
5 Nag's Head and Holloway

- 5.1 Policy SP5 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Nag's Head and Holloway area.
- 5.2 The site allocations in this chapter (listed in table 5.1 below) have been identified as locations within the spatial strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan's priority development needs and provide opportunity to deliver key spatial objectives set out in policy SP5.

Table 5.1: Nag's Head and Holloway spatial strategy area site allocations

Site reference	Site name
NH1	Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG
NH2	368-376 Holloway Road (Argos and adjoining shops), N7 6PN
NH3	443-453 Holloway Road, N7 6LJ
NH4	Territorial Army Centre, 65-69 Parkhurst Road, N7 0LP
NH5	392A Camden Road and 1 Hillmarton Road, N7 and 394 Camden Road, N7
NH6	Ada Lewis House, 1 Dalmeny Avenue, N7 0LD
NH7	Holloway Prison, Parkhurst Road, N7 0NU
NH8	457-463 Holloway Road, N7 6LJ
NH9	Islington Arts Factory, Parkhurst Road, N7 0SF
NH10	273 Camden Road, N7 0JN
NH11	Mamma Roma, 377 Holloway Road, N7 0RN
NH12	379-391 Camden Road and 341-345 Holloway Road
NH13	166-220 Holloway Road, N7
NH14	236-250 Holloway Road, N7 6PP and 29 Hornsey Road, N7 7DD
NH15	45 Hornsey Road (including land and railway arches 1-21 to rear), N7 7DD and 252 Holloway Road, N7 6NE
NH16	11-13 Benwell Road, N7 7BL

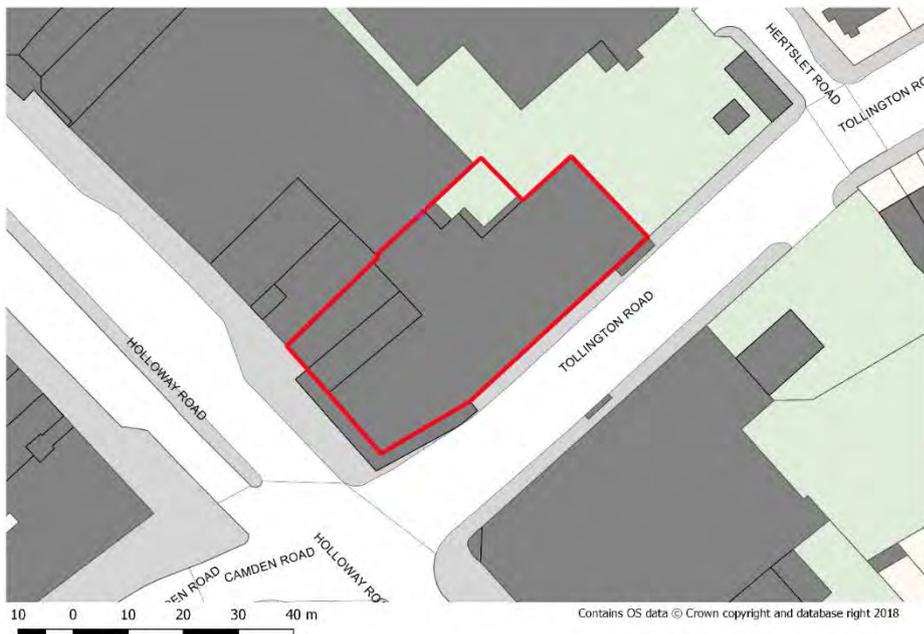
NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road



Address	Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG
Ownership	Islington Holdings No. 2 Limited and mixed private ownership
Approximate size of site	16,015sqm
Current/previous use	Retail, car park, snooker club and covered market
How the site was identified and relevant planning history	2013 Site Allocation (NH1)
Allocation and justification	The site has potential for retail-led mixed-use development, with provision of improved retail provision (in terms of quantum and quality); residential accommodation may be acceptable on the upper floors, subject to amenity issues being addressed. Existing site permeability through to Seven Sisters Road and the market should be maintained. Enhancements to the covered market will be supported.
Site designations and constraints	<ul style="list-style-type: none"> • Nag's Head Town Centre • Holloway Road elevation of site is within a Primary Shopping Area • Site partially within the Lower Holloway Medieval Hamlet Archaeological Priority Area • Site opposite Grade II listed buildings (458 Holloway Road and 1 Seven Sisters Road). In close proximity to a number of locally listed buildings (including 382-400 Holloway Road; 410-434 Holloway Road; 456 Holloway Road; 34 Seven Sisters Road and 84 Mayton Street)
Development considerations	<ul style="list-style-type: none"> • New development will be expected to mitigate impacts on the transport network. Opportunities exist for related public realm improvements in the town centre, including an active frontage to Hertslet Road (subject to amenity considerations being resolved),

	<p>improvements to public open space, and pedestrian routes. Improved permeability is encouraged between Holloway Road, Seven Sisters Road and Hertslet Road.</p> <ul style="list-style-type: none"> • The Islington Tall Building Study states that a site at 8-32 Seven Sisters Road and backland on Hertslet Road offers an opportunity for the development of a local landmark building of up to 15 storeys in height. A tall building should provide a notable height accent, marking the intersection between the two main retail streets, Seven Sisters Road and Holloway Road. It should be set back from the Seven Sisters Road frontage to avoid overdominating the street, and respond appropriately to the listed building opposite.
Estimated timescale	2020/21-2024/25

NH2: 368-376 Holloway Road



Address	368-376 Holloway Road (Argos and adjoining shops), N7 6PN
Ownership	Poppy Investments Limited; K/S Habro-Islington and multiple leasehold interests
Approximate size of site	1,741sqm
Current/previous use	Retail (A1)
How the site was identified and relevant planning history	2013 Site Allocation (NH2)
Allocation and justification	Retail at ground floor level, with business and residential uses above. This is a prominent site located in the heart of the Nag's Head Town Centre
Site designations and constraints	<ul style="list-style-type: none"> • Nag's Head Town Centre • Primary Shopping Area • Lower Holloway Medieval Hamlet Archaeological Priority Area. • In close proximity to locally listed buildings at 382-400 Holloway Road
Development considerations	<ul style="list-style-type: none"> • Active frontages should be provided fronting Tollington Road and Holloway Road. • Development should contribute to an improved public realm along Holloway Road and at the junction of Tollington Road • This site offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) in height as part of a comprehensive mixed-use development of the Argos Store and land to the back of Tollington Road up to Hertslet Road. A tall building here should mark the intersection between Tollington Road and Holloway Road and the southern extent of the town centre core. The tall building should be situated on the corner,

	where it can terminate the vista along Camden Road and Tollington Road as a landmark in town centre. <ul style="list-style-type: none">• Space for retail servicing should be shared with Morrisons sites.
Estimated timescale	2020/21-2024/25

NH3: 443-453 Holloway Road



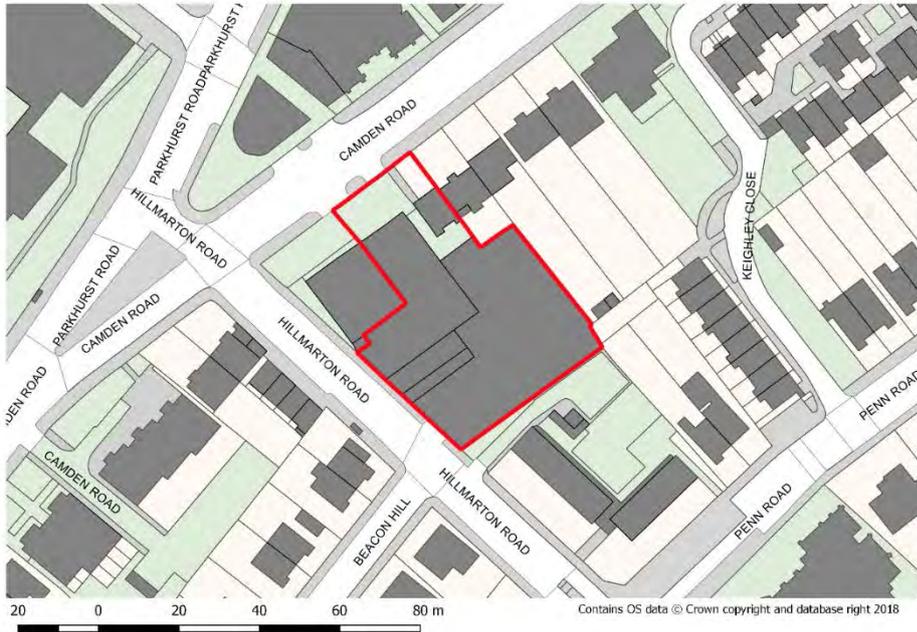
Address	443-453 Holloway Road, N7 6LJ
Ownership	Skylla Properties Limited; Safestore Properties Limited
Approximate size of site	5,861sqm
Current/previous use	Warehousing (B2/B8)
How the site was identified and relevant planning history	2013 Site Allocation (NH4) and planning permission P2013/3213/FUL [now lapsed]. New planning application P2018/1812/FUL (yet to be determined)
Allocation and justification	Site is considered suitable for intensification of business uses (including office and warehouse use), and commercial uses along Holloway Road.
Site designations and constraints	<ul style="list-style-type: none"> • 443-445 Holloway Road is a locally listed building. • The site is located within the Mercers Road/Tavistock Terrace Conservation Area. • Priority Employment Location
Development considerations	<ul style="list-style-type: none"> • An active frontage should be provided at ground floor level fronting Holloway Road. • The locally listed building (443-445 Holloway Road) should be retained, along with any existing arts/cultural uses. • Public realm improvements on Holloway Road are encouraged.
Estimated timescale	2020/21-2024/25

NH4: Territorial Army Centre, 65-69 Parkhurst Road



Address	Territorial Army Centre, 65-69 Parkhurst Road, N7 0LP
Ownership	Parkhurst Road Limited
Approximate size of site	6,894sqm
Current/previous use	Territorial Army Centre
How the site was identified and relevant planning history	2013 Site Allocation (NH5) and refused planning applications
Allocation and justification	Residential development, subject to the satisfactory resolution of amenity issues to neighbouring residential properties. Any proposal should ensure continued Ministry of Defence use on part of the site (for cadets).
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to Hillmarton Conservation Area • Adjacent to locally listed building (63 Parkhurst Road) and in close proximity to other locally listed buildings (51-57 Parkhurst Road)
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

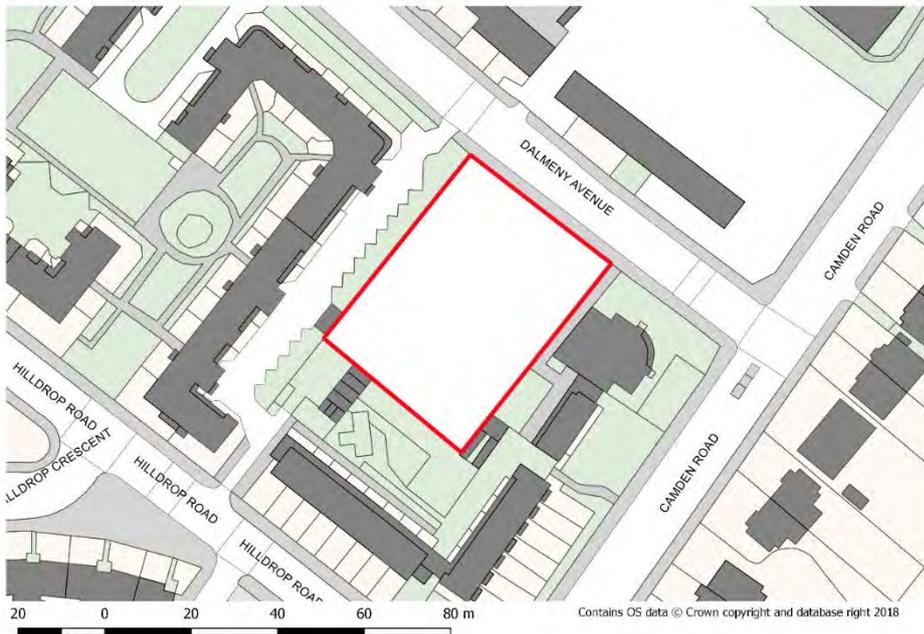
NH5: 392A Camden Road and 1 Hillmarton Road, N7 and 394 Camden Road



Address	392A Camden Road and 1 Hillmarton Road, N7 and 394 Camden Road, N7
Ownership	Mixed private ownership
Approximate size of site	1,722sqm
Current/previous use	Vehicle repair depot (B2) in single storey building, meat packing centre and warehouse (B8).
How the site was identified and relevant planning history	2013 Site Allocation (NH9). Extant planning permission for 392A Camden Road and 1 Hillmarton Road (permission references P121287 and P121288).
Allocation and justification	Redevelopment to provide mixed-use residential and business use. These roughly L-shaped plots of land should be considered as a cohesive scheme to enable the introduction of housing and retain employment at these under-utilised sites.
Site designations and constraints	<ul style="list-style-type: none"> • Located within Hillmarton Conservation Area • Close to Camden Road New Church Tower and Spire, a local landmark • Part of the Camden Road/Parkhurst Road Priority Employment Location.
Development considerations	<ul style="list-style-type: none"> • There is a need for a consistent design approach between the sites, which together form a shared internal courtyard to provide amenity space for both developments. These sites benefit from frontages on to Camden Road and Hillmarton Road with the opportunity for both to better engage with the street and the surrounding public realm. • The site is in close proximity to National Grid's high voltage underground electricity transmission cables. Development should

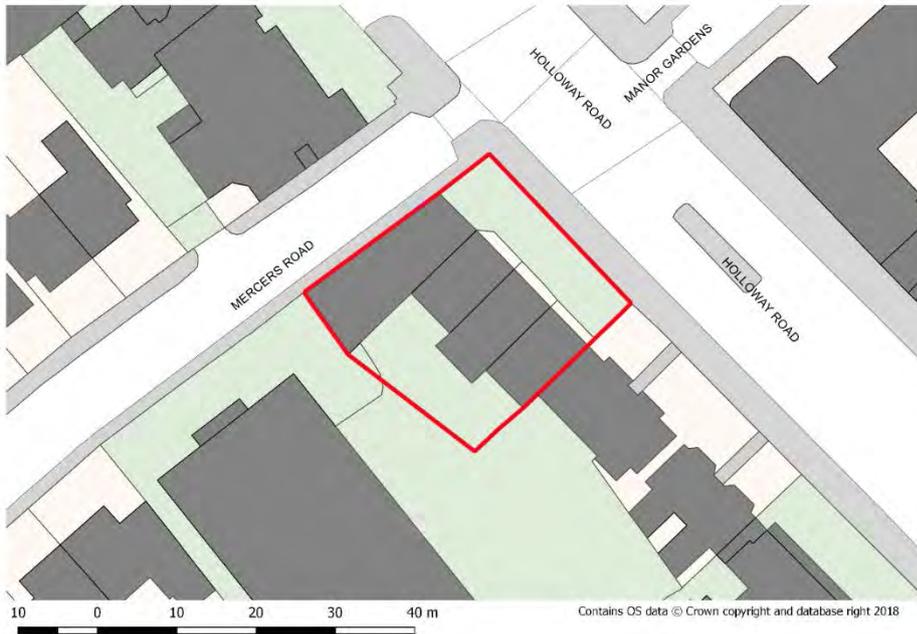
	ensure unrestricted and safe access to these cables at all times. Any development which may affect these cables should involve close consultation with National Grid and be compliant with guidance from the Health and Safety Executive.
Estimated timescale	2020/21-2024/25

NH6: Ada Lewis House, 1 Dalmeny Avenue



Address	Ada Lewis House, 1 Dalmeny Avenue, N7 OLD
Ownership	Southern Housing Group Limited
Approximate size of site	2,275sqm
Current/previous use	Hostel accommodation (Sui Generis)
How the site was identified and relevant planning history	2013 Site Allocation (NH10) and planning permission P2013/1564/FUL
Allocation and justification	Residential development.
Site designations and constraints	<ul style="list-style-type: none"> Site lies within a protected local viewing corridor
Development considerations	<ul style="list-style-type: none"> The site is in close proximity to National Grid's high voltage underground electricity transmission cables. Development should ensure unrestricted and safe access to these cables at all times. Any development which may affect these cables should involve close consultation with National Grid and be compliant with guidance from the Health and Safety Executive.
Estimated timescale	2020/21-2024/25

NH8: 457-463 Holloway Road



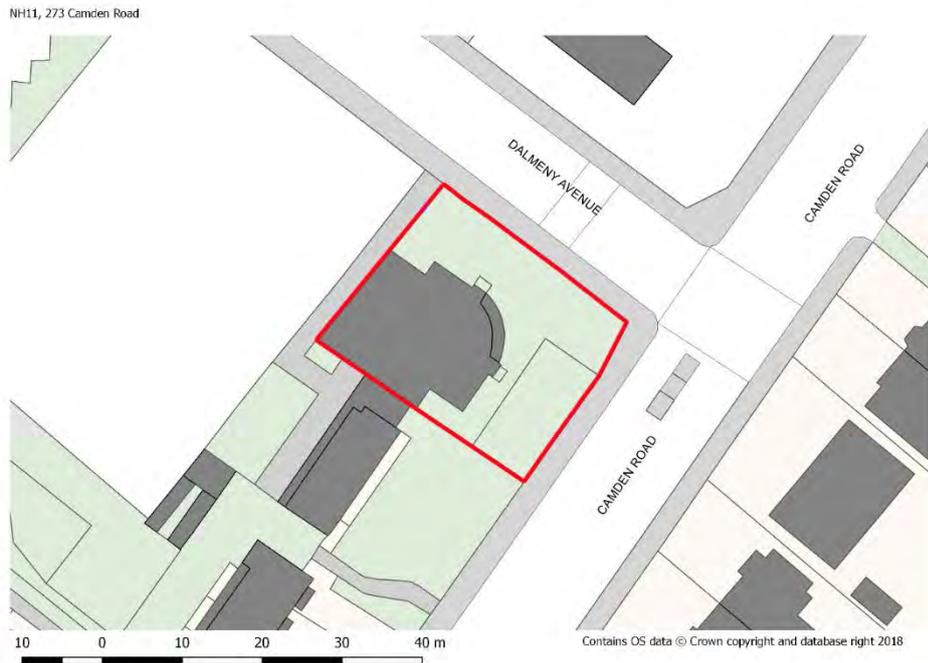
Address	457-463 Holloway Road, N7 6LJ
Ownership	Metdist Enterprises Limited
Approximate size of site	808sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Planning application P2016/3157/FUL (refused)
Allocation and justification	Retention and sensitive refurbishment of this locally listed building to provide employment and residential uses.
Site designations and constraints	<ul style="list-style-type: none"> • 457 and 463 Holloway Road are locally listed buildings and the site is located within the Mercers Road/Tavistock Terrace Conservation Area • Priority Employment Location
Development considerations	<ul style="list-style-type: none"> • The building is currently in a state of disrepair, with various inappropriate and unsympathetic additions/actions which affect and detract from the buildings contribution to the conservation area. Proposals should ensure these issues are addressed, respecting the local listing.
Estimated timescale	2020/21-2024/25

NH9: Islington Arts Factory, 2 and 2a Parkhurst Road



Address	Islington Arts Factory, 2 and 2a Parkhurst Road, N7 0SF
Ownership	The City of London
Approximate size of site	1,803sqm
Current/previous use	Community space, storage (D1/B8)
How the site was identified and relevant planning history	Planning application P2015/0330/FUL
Allocation and justification	Provision of replacement community floorspace, residential use and an element of office floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Located within Hillmarton Conservation Area • The site includes Camden Road New Church Tower and Spire, a local landmark • Priority Employment Location • Grade II listed former Verger's Cottage
Development considerations	<ul style="list-style-type: none"> • Replacement facility for the Islington Arts Factory should be provided. • Provision of high quality residential accommodation which considers the context of the road/traffic junction and provides noise mitigation.
Estimated timescale	2020/21-2024/25

NH10: 273 Camden Road



Address	273 Camden Road, N7 0JN
Ownership	Origin Housing Developments Limited
Approximate size of site	451sqm
Current/previous use	Former public house (A4), currently in A1 use with one residential unit (C3)
How the site was identified and relevant planning history	Planning permission P2015/5306/FUL
Allocation and justification	Residential development.
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to Hillmarton Conservation Area. • Site lies within a protected local viewing corridor.
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

NH11: Mamma Roma, 377 Holloway Road



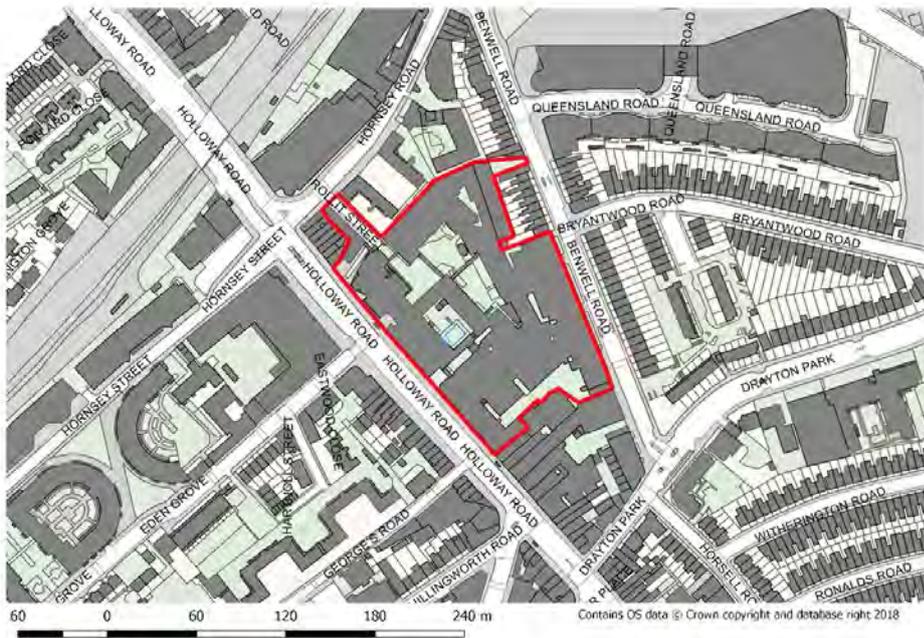
Address	Mamma Roma, 377 Holloway Road, N7 0RN
Ownership	Mamma Roma Limited
Approximate size of site	747sqm
Current/previous use	Business/storage (B1/B8)
How the site was identified and relevant planning history	Site identified through discussions with the Nag's Head Town Centre Manager
Allocation and justification	Intensification for business use. Replacement warehouse space with opportunity to provide other business uses above.
Site designations and constraints	<ul style="list-style-type: none"> • Nags Head Town Centre • Primary Shopping Area • Adjacent to Hillmarton Conservation Area • Site located within the Lower Holloway Medieval Hamlet • Close to locally listed building (Holloway Seventh Day Adventist Church, 381 Holloway Road)
Development considerations	<ul style="list-style-type: none"> • Primary shopping area designation only relevant in terms of access to site from the shopping frontage.
Estimated timescale	2020/21-2024/25

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



Address	379-391 Camden Road and 341-345 Holloway Road
Ownership	Highlands Investments Limited and multiple freehold and leasehold interests
Approximate size of site	1,562sqm
Current/previous use	Retail (A1), residential (C3), car repairs/garage (B2)
How the site was identified and relevant planning history	Identified through the Tall Building Study
Allocation and justification	Reprovision and intensification of commercial and residential uses including no net loss of retail floorspace with some intensification of business floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Nags Head Town Centre • 341-345 Holloway Road is within Primary Shopping Area • Partially within the Lower Holloway Medieval Hamlet Archaeological Priority Area • Adjacent to Hillmarton Conservation Area • Adjacent to a locally listed building (377 Camden Road)
Development considerations	<ul style="list-style-type: none"> • This site offers an opportunity for the development of a local landmark building of up to 12 storeys (37m) as part of a comprehensive mixed-use development of the KwikFit and retail units. It would mark the southern extent of the town centre core on the west side of Holloway Road and also provide a landmark for the centre in the vista along Caledonian Road. • Possible site assembly to form a larger proposal with Site Allocation ref NH11 Mamma Roma, 377 Holloway Road. In particular the opportunity to improve access through this site to the Mama Roma site should be considered.
Estimated timescale	2025-29

NH13: 166-220 Holloway Road



Address	166-220 Holloway Road, N7
Ownership	London Metropolitan University
Approximate size of site	19,621sqm
Current/previous use	Teaching and learning space (D1)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation HC3) and planning permission P2017/1383/FUL
Allocation and justification	Improvements to the internal layout of the site with existing education and related uses to be consolidated and improved. Student accommodation is not considered to be an acceptable use.
Site designations and constraints	<ul style="list-style-type: none"> Partially within the St. Mary Magdalene Conservation Area Partially within Lower Holloway Local Shopping Area
Development considerations	<ul style="list-style-type: none"> The LMU tower is a key landmark in the area, prominent in views along Holloway Road, but its brutalist architecture and poorly considered later additions undermine its quality and detract from the image of the area. The Islington Tall Building Study suggests that there is an opportunity to increase the height of the building up to 76m (an increase of approximately 20m) and transform it into a district landmark for LMU and the wider area. Active frontages along Holloway Road are encouraged. Any development should respect the amenity of neighbouring residential properties, particularly along Benwell Road and Hornsey Road. Development will be expected to contribute to improving the public realm, particularly the current poor physical environment along Holloway Road and Hornsey Road.
Estimated timescale	2025/26-2029/30

NH14: 236-250 Holloway Road and 29 Hornsey Road



Address	236-250 Holloway Road, N7 6PP and 29 Hornsey Road, N7 7DD
Ownership	London Metropolitan University
Approximate size of site	6,189sqm
Current/previous use	Education space (D1)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation HC3)
Allocation and justification	Improvements to the internal layout of the site with existing education and related uses to be consolidated and improved. Student accommodation is not considered to be an acceptable use.
Site designations and constraints	<ul style="list-style-type: none"> Partially within a protected local viewing corridor St. Mary Magdalene Conservation Area nearby opposite Grade II listed building - 297 Holloway Road
Development considerations	<ul style="list-style-type: none"> Any development should respect the amenity of neighbouring residential properties, particularly along Hornsey Road, and positively address the important corner of this site. Development should provide active frontages along Holloway Road and will be expected to contribute to improving the public realm, particularly the current poor physical environment along Holloway Road and Hornsey Road.
Estimated timescale	2025/26-2029/30

NH15: 45 Hornsey Road and 252 Holloway Road



Address	45 Hornsey Road (including land and railway arches 1-21 to rear), N7 7DD and 252 Holloway Road, N7 6NE
Ownership	Ashburton Trading Limited
Approximate size of site	5,167sqm
Current/previous use	Storage and distribution floorspace (B8)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation HC3)
Allocation and justification	Site suitable for redevelopment for conventional housing, however, given its location adjacent to LMU, 45 Hornsey Road may be also considered as a site suitable for student accommodation. Commercial uses, particularly light industrial uses, should be maintained under the railway arches.
Site designations and constraints	<ul style="list-style-type: none"> • Opposite Arsenal Podium designated open space • Partially within protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • The northeastern corner of the site (adjacent to the roundabout) offers an opportunity for the development of a local landmark building of up to a height of 12 storeys (37m). Any development would need to find an appropriate response to, and be clearly subordinate to, the adjacent Emirates Stadium, which remains the principal landmark in this location. It would also need to respond sensitively to the residential environment directly to the north of the railway tracks. • Previous applications for a tall building on this site (16 storeys and 24/25 storeys) were refused on appeal. • A pedestrian through-route from Holloway Road to Hornsey Road/Benwell Road would be desirable, encouraging greater connectivity between the Emirates Stadium and Holloway Road.

	<p>The design should retain clear views of and be clearly subordinate to the Emirates Stadium.</p> <ul style="list-style-type: none"> • The proximity of the site to the busy Holloway Road and railway tracks mean that the design of conventional residential and/or student accommodation should address and mitigate noise and air quality issues. Any development proposals on or near the railway should involve early consultation with Network Rail and Transport for London to ensure the appropriate reserves adjacent to the railway viaduct, servicing and access arrangements are maintained. • Development will be expected to contribute to improving the public realm, particularly the current poor physical environment along Hornsey Road. Active uses should be provided fronting on to Holloway Road/ Hornsey Road.
Estimated timescale	2020/21-2024/25

NH16: 11-13 Benwell Road



Address	11-13 Benwell Road, N7 7BL
Ownership	Clearwell Creek Properties Limited
Approximate size of site	1,315sqm
Current/previous use	Vacant warehouse formerly in business (B1) use.
How the site was identified and relevant planning history	2013 Site Allocation (HC4)
Allocation and justification	Retention and reprovision of business floorspace; an element of residential may be acceptable.
Site designations and constraints	<ul style="list-style-type: none"> • St Mary Magdalene Conservation Area • Ring Cross Hamlet Archaeological Priority Area • Locally listed building nearby at 146-152 Holloway Road
Development considerations	<ul style="list-style-type: none"> • The site frontage forms a narrow infill to the adjacent buildings facing Benwell Road, while the vast majority is a backland site enclosed by existing neighbouring buildings. Constraints posed by the physical boundaries and the neighbouring uses, plus limited access to the site, mean that significant alteration may be challenging. Site assembly with adjacent industrial sites could ensure better access and the provision of amenity space.
Estimated timescale	2020/21-2024/25

6 Finsbury Park

- 6.1 Policy SP6 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Finsbury Park area.
- 6.2 The site allocations in this chapter (listed in table 6.1 below) have been identified as locations within the spatial strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan’s priority development needs and provide opportunity to deliver key spatial objectives set out in policy SP6.

Table 6.1: Finsbury Park spatial strategy area site allocations

Site reference	Site name
FP1	City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street, N4
FP2	Morris Place/Wells Terrace (including Clifton House), N4 2AL
FP3	Finsbury Park Station and Island, Seven Sisters Road, N4 2DH
FP4	129-131 & 133 Fonthill Road & 13 Goodwin Street, N4
FP5	Highbury Vale Police Station, 211 Blackstock Road, N5 2LL
FP6	Cyma Service Station, 201A Seven Sisters Road, N4 3NG
FP7	Holloway Police Station, 284 Hornsey Road, N7 7QY
FP8	113-119 Fonthill Road, N4 3HH
FP9	221-233 Seven Sisters Road, N4 2DA
FP10	Former George Robey Public House, 240 Seven Sisters Road, N4 2HX
FP11	139-149 Fonthill Road, N4 3HF
FP12	179-199 Hornsey Road, N7 9RA
FP13	Tesco, 105-119 Stroud Green Road, N4 3PX
FP14	Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7
FP15	216-220 Seven Sisters Road, N4 3NX
FP16	Conservative Club, 1 Prah Road, N4 2RA

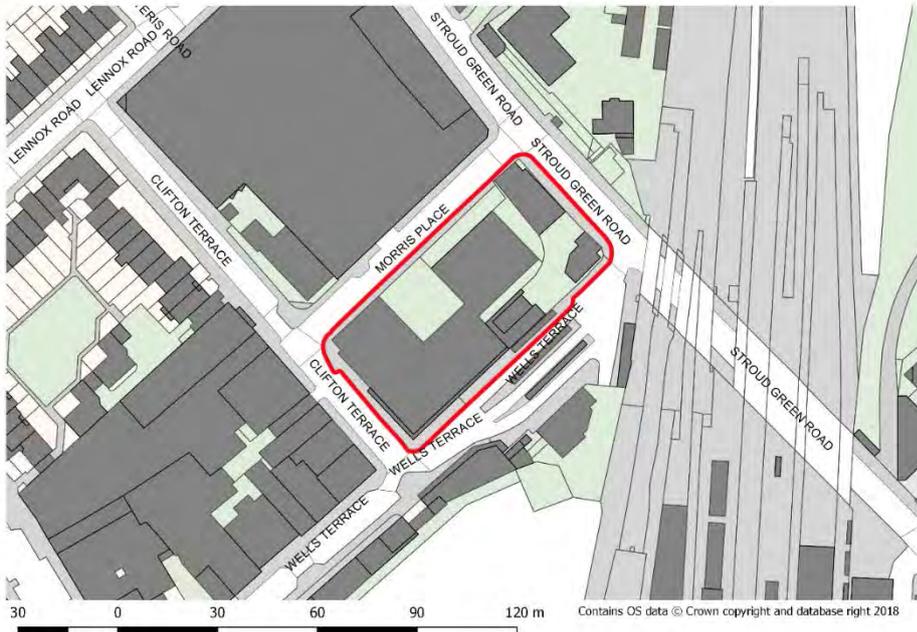
FP1: City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street



Address	City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street, N4
Ownership	City North Finsbury Park Limited
Approximate size of site	8,662sqm
Current/previous use	Formerly offices, industrial, storage and retail space (B1/B2/B8/A1). Planning permission implemented, development ongoing.
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation FP1) and planning permissions P092492 and P2014/0782/S73.
Allocation and justification	<p>The site has permission for a large mixed use development including two 21 storey towers and 3-10 storey buildings providing 355 residential dwellings, 2,172sqm of office (B1) floorspace, 436sqm of restaurant and cafe floorspace and 9,665sqm of flexible floorspace for use within classes A1-A4 and/or a gym (D2) and/or up to 2,000sqm of office (B1) floorspace. The permission includes creation of a new western station entrance to Finsbury Park station and step-free access to station platforms.</p> <p>Should the site be subject to further amendments or new applications suitable uses should be provided aligning with the adjacent Fonthill Road Specialist Shopping Area and Finsbury Park Spatial Strategy and should seek to protect and enhance the public realm.</p>
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Adjacent to Crossrail 2 rail safeguarding area • Close proximity to locally listed buildings (4 Goodwin Street; 149 Fonthill Road)

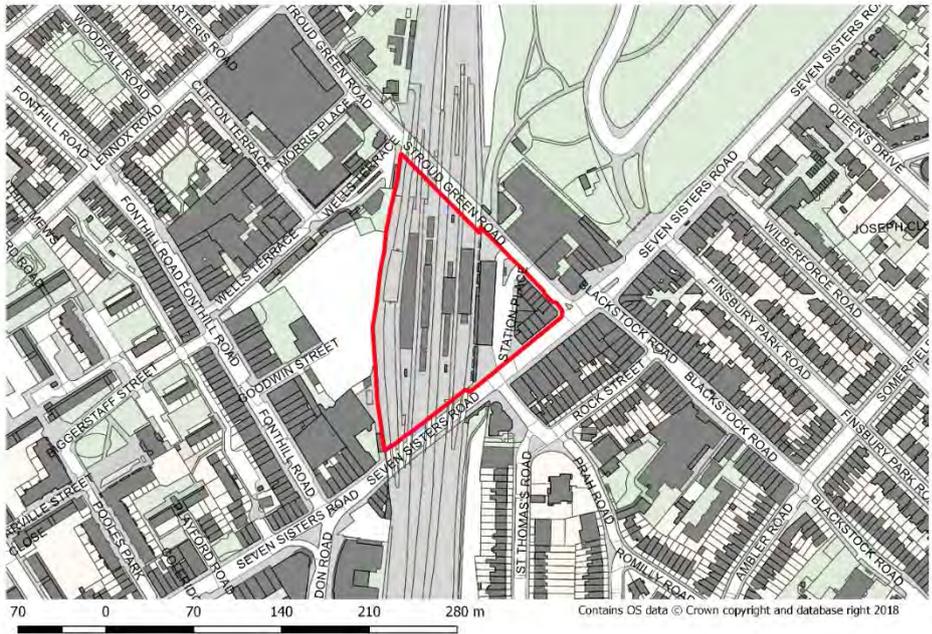
Development considerations	<ul style="list-style-type: none"> • Development should be of a high quality of design appropriate to the overall streetscape and respect the scale, form and character of the surroundings. • The development should also contribute to safe, direct, active and overlooked routes to and from the station • Development should ensure the effective operation of the bus station is not compromised.
Estimated timescale	2020-24

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



Address	Morris Place/Wells Terrace (including Clifton House), N4 2AL
Ownership	London Borough of Islington and mixed private ownership
Approximate size of site	3,818sqm
Current/previous use	Mixed - residential, A1/A3, yoga studio (D2), and B1 (offices and car wash)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation FP1) and planning permission P2018/0375/FUL
Allocation and justification	Mixed use redevelopment of the site to include retail floorspace at ground floor level, residential uses and business floorspace (including affordable workspace and SME space) on upper floors,.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Adjacent to Crossrail 2 Rail Safeguarding Area
Development considerations	<ul style="list-style-type: none"> • This large site offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) to form part of a Finsbury Park cluster. The building should help to visually mediate between the height of the City North buildings immediately adjacent to the south and the lower surrounding height context. It would be an important landmark for people arriving at the north side of the station as well as from Seven Sisters Road, guiding people towards Stroud Green. The tall building should be linked to the comprehensive development of the entire site and should provide a significant amount of business floorspace. • Development should ensure the effective operation of the bus station is not compromised.
Estimated timescale	2025/26-2029/30

FP3: Finsbury Park Station and Island, Seven Sisters Road



Address	Finsbury Park Station and Island, Seven Sisters Road, N4 2DH
Ownership	Network Rail, London Underground Limited and mixed private ownership
Approximate size of site	4,783sqm
Current/previous use	Finsbury Park Station, retail, restaurants, possibly offices and residential (A1/A3/B1/C3)
How the site was identified and relevant planning history	Amended allocation (formerly part of FP1)
Allocation and justification	<p>Improvements to the existing underground and railway station and related infrastructure and public realm improvements. Provision of a high quality public space adjacent to the station is required. Retention and potential expansion of ground floor retail. Retention of units in retail use on the Island part of the site, with a mix of commercial and residential uses provided above ground floor.</p> <p>Development above the railway station is a long term ambition. If overstation development comes forward, the council would expect a mixed use, commercial led scheme with significant amounts of office floorspace, and the possibility of some residential floorspace.</p>
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Stroud Green Hamlet Archaeological Priority Area • Rail Safeguarding Area Crossrail 2 • Adjacent to Locally Listed Building (254 Seven Sisters Road) • Local Flood Risk Zone to the south west
Development considerations	<ul style="list-style-type: none"> • Finsbury Park is a major strategic transport interchange and convergence point for bus, rail and underground services.

	<p>Improvement of the public realm, including routes to the station, and the environment underneath the railway bridges, is a high priority.</p> <ul style="list-style-type: none"> • The Islington Tall Building Study suggests that Finsbury Park station has potential to host a district landmark building of up to 25 storeys (76m). This would be in line with tall over-station developments evident at other stations in London, creating intensification of office and residential space at busy transport nodes. A tall building in this location should form the centre of the Finsbury Park cluster, which includes permitted tall buildings at the City North site. • Development should ensure the effective operation of the bus station is not compromised.
Estimated timescale	2025-2034

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



Address	129-131 & 133 Fonthill Road & 13 Goodwin Street, N4
Ownership	Dawnelia Properties Limited
Approximate size of site	601sqm
Current/previous use	Retail, restaurant (A1/A3)
How the site was identified and relevant planning history	2013 Site Allocation (FP2)
Allocation and justification	Retail-led mixed use development to complement the specialist shopping function of Fonthill Road (as a fashion corridor) and contribute to the vitality of Finsbury Park Town Centre. Active retail should be provided on the ground floor. Upper floors should provide office floorspace and, where appropriate, workshop space related to ground floor specialist retail functions including appropriate well designed SME workspace.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Fonthill Road Specialist Shopping Area
Development considerations	<ul style="list-style-type: none"> • Development should contribute to an improved public realm, transport and pedestrian links. • Thames Water has indicated that there may be issues with water supply capability associated with this site. As such applicants must demonstrate that early engagement has been undertaken with Thames Water and that appropriate measures have been agreed to mitigate any potential problems associated with water supply.
Estimated timescale	2020/21-2024/25

FP5: Highbury Vale Police Station, 211 Blackstock Road



Address	Highbury Vale Police Station, 211 Blackstock Road, N5 2LL
Ownership	Indra Services Limited
Approximate size of site	729sqm
Current/previous use	Police Station (Sui Generis)
How the site was identified and relevant planning history	2013 Site Allocation (FP5) and planning permissions P2014/1294/FUL and P2013/4778/FUL
Allocation and justification	Refurbishment of existing building and sensitive development on the remaining part of the site to provide mixed-use development. The site is at the edge of the Finsbury Park town centre boundary, therefore retail uses should be prioritised. Application P2013/4778/FUL has recently been completed regarding the part of the site to the rear of Blackstock Road.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • 211 Blackstock Road is a locally listed building • The site is adjacent to a Local Flood Risk Zone
Development considerations	<ul style="list-style-type: none"> • Active uses should be provided at ground floor level, in keeping with the streetscene on this stretch of Blackstock Road.
Estimated timescale	2020/21-2024/25

FP6: Cyma Service Station, 201A Seven Sisters Road



Address	Cyma Service Station, 201A Seven Sisters Road, N4 3NG
Ownership	Folgate Estates Limited
Approximate size of site	375sqm
Current/previous use	Vacant former petrol station (Sui Generis)
How the site was identified and relevant planning history	2013 Site Allocation (FP6)
Allocation and justification	Redevelopment of the site to provide office floor space across the whole site. Ground floor should provide an active frontage to avoid a harmful break in the Primary Shopping Area of the Finsbury Park Town Centre.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • In close proximity to Grade II* listed Rainbow Theatre, 232-238 Seven Sisters Road
Development considerations	<ul style="list-style-type: none"> • Development should contribute to a coherent street frontage and be of high quality design to enhance the Seven Sisters Road street scene.
Estimated timescale	2023-2028

FP7: Holloway Police Station, 284 Hornsey Road



Address	Holloway Police Station, 284 Hornsey Road, N7 7QY
Ownership	The Mayor's Office for Policing and Crime
Approximate size of site	1,297sqm
Current/previous use	Police Station (Sui Generis)
How the site was identified and relevant planning history	2013 Site Allocation (FP9)
Allocation and justification	Redevelopment of the police station for residential-led mixed use development. Office/workspace uses to occupy the ground floor but that provide an active frontage.
Site designations and constraints	<ul style="list-style-type: none"> Protected Viewing Corridor (Alexandra Palace to St Paul's Cathedral)
Development considerations	<ul style="list-style-type: none"> An enhanced streetscene along Hornsey Road is encouraged with an active frontage provided at ground floor level. The Metropolitan Police Asset Management Plan for Islington highlights that the existing building's design cannot be adapted to modern policing needs and that the location is not fully accessible. It is considered that the existing facilities can be re-provided in more specialist and appropriate facilities.
Estimated timescale	2020/21-2024/25

FP8: 113-119 Fonthill Road



Address	113-119 Fonthill Road, N4 3HH
Ownership	Mixed private ownership
Approximate size of site	737sqm
Current/previous use	Retail and office (A1/B1)
How the site was identified and relevant planning history	Identified through the Tall Buildings Study
Allocation and justification	Retention of retail floorspace and provision of a significant amount of business floorspace on upper floors. The site forms part of the Fonthill Road specialist fashion shopping area, and any development should provide continuity of business for its current occupants during and after the development.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Proximity to locally listed building at 4-5 Goodwin Street (Edwardian former postal sorting office) • Close to Crossrail 2 Rail Safeguarding Area • Fonthill Road Specialist Shopping Area
Development considerations	<ul style="list-style-type: none"> • The Tall Building Study suggests this site offers an opportunity for the development of a local landmark building of up to a height of 12 storeys (37m), forming part of a Finsbury Park cluster. The building would help to visually mediate between the heights of the City North buildings to the east and the lower surrounding context height. It should be positioned so as to terminate the view along Lennox Road to provide a landmark to the centre.
Estimated timescale	2030/31-2034/35

FP9: 221-233 Seven Sisters Road



Address	221-233 Seven Sisters Road, N4 2DA
Ownership	Muslim Welfare House; Finsbury Park Trust and mixed private ownership.
Approximate size of site	1,840sqm
Current/previous use	Community use (D1), retail (A1), offices (B1).
How the site was identified and relevant planning history	Pre-application discussions and Tall Buildings Study
Allocation and justification	Re-provision of community use with intensification of main town centre uses and delivery of a significant amount of business floorspace alongside an element of residential use.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre. • Primary Shopping Area • South-eastern part of site in Local Flood Risk Zone. • Adjacent to locally listed building (141-149 Fonthill Road). • Adjacent to Rail Safeguarding Area (Crossrail 2)
Development considerations	<ul style="list-style-type: none"> • The Islington Tall Building Study suggests that the land at 233 Seven Sisters Road (the Muslim Welfare Centre site), offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) in height. In relation to local views the building should help to visually mediate between the height of the City North buildings to the rear of the site and the lower surrounding height context. The design of any tall building would need to respond appropriately to the Grade II* listed Rainbow Theatre opposite. The building should be linked to the comprehensive development of the entire site and deliver significant amounts of business floorspace.

	<ul style="list-style-type: none"> • Given the close proximity of the site to the railway line consideration should be given to the positioning of any residential units and design of the building so as to minimise the negative impact on residential amenity of residents. • There is potential to increase the permeability of the site by creating a pedestrian route from Seven Sisters Road to Goodwin Street.
Estimated timescale	2025/26-2029/30

FP10: Former George Robey Public House, 240 Seven Sisters Road



Address	Former George Robey Public House, 240 Seven Sisters Road, N4 2HX
Ownership	S.H. Developments (SS) Limited
Approximate size of site	1,311sqm
Current/previous use	Former public house (A4), site now vacant
How the site was identified and relevant planning history	Planning application P2017/3429/FUL
Allocation and justification	Hotel, with some business floorspace including affordable workspace.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre. • Primary Shopping Area • Opposite Grade II* listed Rainbow Theatre, 232-238 Seven Sisters Road. • The north-eastern part of the site is within a Local Flood Risk Zone • Rail Safeguarding Area Crossrail 2 (March 2015)
Development considerations	<ul style="list-style-type: none"> • Development should mitigate adverse impacts relating primarily to noise from the adjacent railway line. • Improvements to the public realm should be sought to create an attractive and safe pedestrian environment fronting Seven Sisters Road. • Design of the building should seek to increase levels of natural light in the basement to allow for a wider range of potential future uses.
Estimated timescale	2020-25

FP11: 139-149 Fonthill Road



Address	139-149 Fonthill Road, N4 3HF
Ownership	Polar Romax Limited
Approximate size of site	1,261sqm
Current/previous use	Mixed - A1/A2/B1 and D2
How the site was identified and relevant planning history	Planning application P2017/0333/FUL (expired)
Allocation and justification	Commercial led mixed use development, to include retail and office floorspace with an element of residential.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • 141-149 Fonthill Road is a locally listed building • Fonthill Road Specialist Shopping Area
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

FP12: 179-199 Hornsey Road



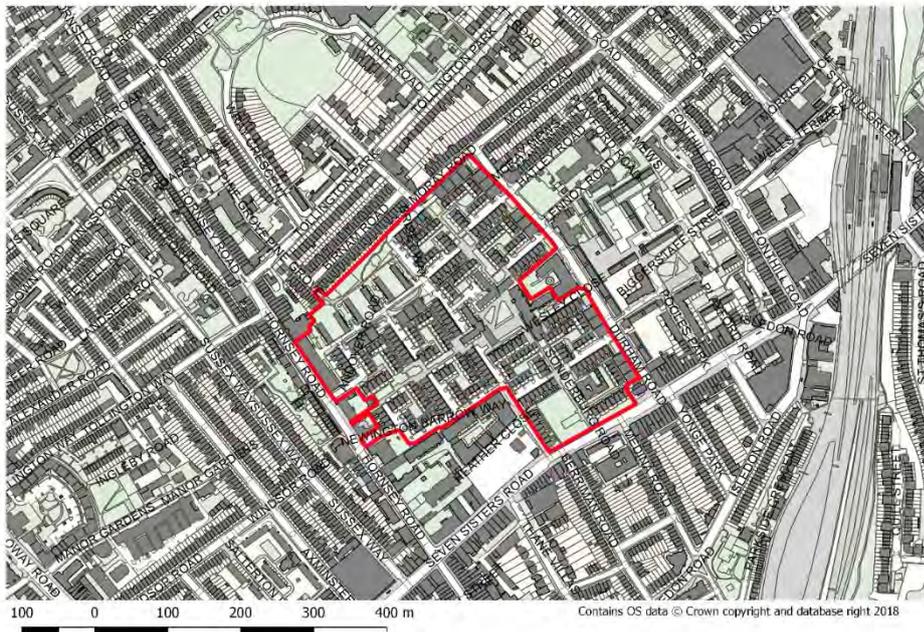
Address	179-199 Hornsey Road, N7 6RA
Ownership	Volunteering Matters
Approximate size of site	1,130sqm
Current/previous use	D1 (vacant but most recently used for construction skills training)
How the site was identified and relevant planning history	Planning application P2017/2175/FUL
Allocation and justification	Mixed use development - provision of residential use dependent on appropriate justification of loss of existing social infrastructure. Retention of some D1 community use floorspace where necessary.
Site designations and constraints	<ul style="list-style-type: none"> • Protected viewing corridor • 179-199 Hornsey Road is a locally listed building. • Tollington Settlement Archaeological Priority Area and opposite Grade II listed buildings (254, 256 and 260 Hornsey Road). • Adjacent to Priority Employment Location. • Adjacent to Seven Sisters Road Local Shopping Area • Adjacent to Nags Head Town Centre
Development considerations	<ul style="list-style-type: none"> • Development proposals should respect and retain the particular character and interest of the building. • Workspace on lower storeys should be well integrated with residential use above and demonstrate an adequate standard of amenity for occupants including in terms of access and noise.
Estimated timescale	2020/21-2024/25

FP13: Tesco, 103-115 Stroud Green Road



Address	Tesco, 103-115 Stroud Green Road, N4 3PX
Ownership	Tesco Stores Limited
Approximate size of site	3,770sqm
Current/previous use	Retail (A1)
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Re-provision of retail floorspace and D1 uses with scope for residential development above.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Immediately adjacent to Stroud Green Road Conservation Area. • Close to Tollington Park Local Shopping Area • 119 Stroud Green Road is a locally listed building
Development considerations	<ul style="list-style-type: none"> • Development should consider impact on neighbouring amenity and amenity of new residential occupants with adequate refuse collection and multiple aspects to residential dwellings.. • Development must maintain an active frontage.
Estimated timescale	2020/21-2024/25

FP14: Andover Estate



Address	Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7
Ownership	London Borough of Islington
Approximate size of site	10,4973sqm
Current/previous use	Residential, garages, estate parking and amenity spaces
How the site was identified and relevant planning history	Planning permission P2017/2065/FUL
Allocation and justification	Redevelopment for residential uses (including family housing), retail, business and community floorspace including affordable workspace. Public realm improvements should also be provided. The site currently has planning permission for a total of 199 new dwellings, 5,159 sqm affordable workspace, 87 sqm of flexible use space (A1/A3/B1/D1) and estate-wide public realm and landscape improvements, including new children's play space. This will involve the reconfiguration of existing estate-wide car parking, the conversion of some garages and the redevelopment of 8 existing 1-bedroom dwellings into larger homes.
Site designations and constraints	<ul style="list-style-type: none"> • Strategic Viewing Corridor (Alexandra Palace to St Paul's Cathedral) • Adjacent to the Tollington Park Conservation Area • Adjacent to a Grade II listed building (260 Hornsey Road) • Adjacent to Priority Employment Location
Development considerations	<ul style="list-style-type: none"> • Redevelopment of the estate should increase the permeability of the site and enhance usability to create inclusive spaces.
Estimated timescale	2020/21-2024/25

FP15: 216-220 Seven Sisters Road



Address	216-220 Seven Sisters Road, N4 3NX
Ownership	The Incorporated Trustees of the Universal Kingdom of God
Approximate size of site	499sqm
Current/previous use	Temporary Storage (B8)
How the site was identified and relevant planning history	Site identified through discussions with the Finsbury Park Town Centre manager
Allocation and justification	Office led development with retail occupying the ground floor and providing active frontages. All upper floors to be of business use.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Adjacent to Grade II* listed Rainbow Theatre, 232-238 Seven Sisters Road • Finsbury Park Spatial Area Strategy
Development considerations	<ul style="list-style-type: none"> • Development should achieve an active frontage and consider the impact on the adjacent listed building. Building height should suit the context of the surrounding area taking into consideration existing building heights and that of surrounding future developments.
Estimated timescale	2020/21-2024/25

FP16: Conservative Club, 1 Prah Road



Address	Conservative Club, 1 Prah Road, N4 2RA
Ownership	London Centric Limited
Approximate size of site	476sqm
Current/previous use	Social club
How the site was identified and relevant planning history	Site identified through discussions with the Finsbury Park Town Centre manager
Allocation and justification	Mixed-use/town centre uses, workspace for SMEs and possible links to nearby college/library.
Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Site in close proximity to locally listed City and Islington College building (3 Prah Road)
Development considerations	<ul style="list-style-type: none"> • Development should have consideration to surrounding residential amenity.
Estimated timescale	2020/21-2024/25

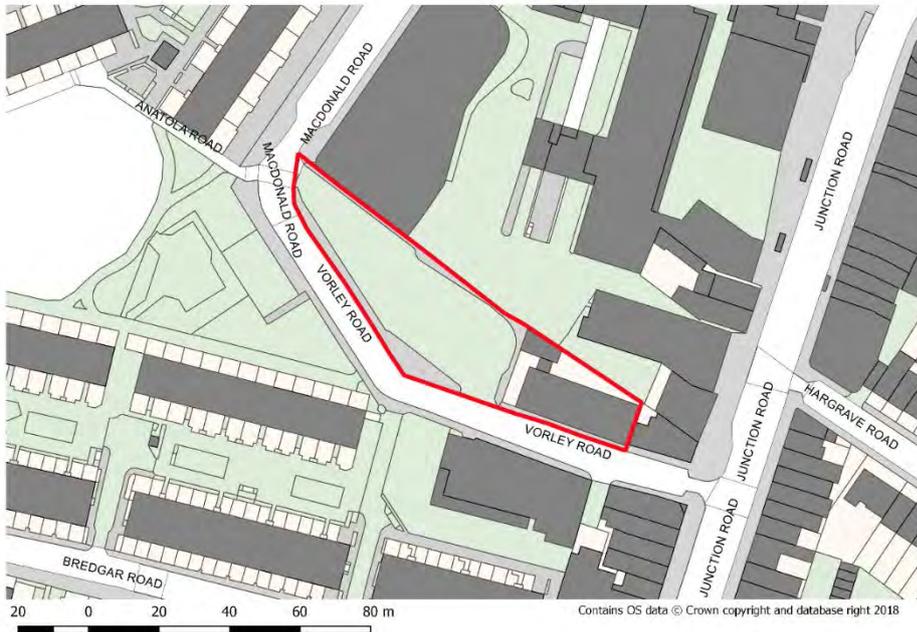
7 Archway

- 7.1 Policy SP7 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Archway area.
- 7.2 The site allocations in this chapter (listed in table 7.1 below) have been identified as locations within the spatial strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan’s priority development needs and provide opportunity to deliver key spatial objectives set out in policy SP7.

Table 7.1: Archway spatial strategy area site allocations

Site reference	Site name
ARCH1	Vorley Road/Archway Bus Station, N19
ARCH2	4-10 Junction Road (buildings adjacent to Archway Underground Station), N19 5RQ
ARCH3	Archway Central Methodist Hall, Archway Close, N19 3TD
ARCH4	Whittington Hospital Ancillary Buildings, N19
ARCH5	Archway Campus, Highgate Hill, N19
ARCH6	Job Centre, 1 Elthorne Road, N19 4AL
ARCH7	207A Junction Road, N19 5QA
ARCH8	Brookstone House, 4-6 Elthorne Road, N19 4AJ
ARCH9	724 Holloway Road, N19 3JD
ARCH10	Elthorne Estate, Archway, N19 4AG
ARCH11	Dwell House, 619-639 Holloway Road, N19 5SS
ARCH12	798-804 Holloway Road, N19 3JH

ARCH1: Vorley Road/Archway Bus Station



Address	Vorley Road/Archway Bus Station, N19
Ownership	London Borough of Islington
Approximate size of site	2,633sqm
Current/previous use	Bus station (Sui Generis)
How the site was identified and relevant planning history	Amended allocation (formerly part of ARCH1 - Archway Core Site)
Allocation and justification	Residential led development with an element of business floorspace including affordable workspace and space suitable for SMEs.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • Archway Primary Shopping Area • Adjacent to St. John's Grove Conservation Area. • Adjacent to St. Antony's Archaeological Priority area • Adjacent to locally listed building at 32 Junction Road • Opposite to Girdlestone Park public open space
Development considerations	<ul style="list-style-type: none"> • Archway Community Care Centre is located within the site at 4 Vorley Road. This use should be retained in line with policy SC1, or, where loss of the facility is proposed, justification must be provided in line with the policy. • The Islington Tall Building Study suggests that the northern part of this site has the potential to accommodate a local landmark building of up to 15 storeys (46m), forming part of an Archway cluster of tall buildings alongside Hamlyn House, Hill House and Archway Tower. The building should assist overlooking of and wayfinding from the adjacent open space, and mark a new entrance and internal route through the Archway Centre complex to connect with Junction Road. An appropriate design response to

	the Girdlestone Estate should be found that limits and mitigates the impact of any proposal on existing residential development.
Estimated timescale	2020/21-2024/25

ARCH2: 4-10 Junction Road



Address	4-10 Junction Road (buildings adjacent to Archway Underground Station), N19 5RQ
Ownership	London Underground Limited
Approximate size of site	663sqm
Current/previous use	Retail and office (A1/B1)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation ARCH1); London Borough of Islington's Call for Sites
Allocation and justification	Intensification of business use with retail on the ground floor.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • Archway Primary Shopping Area • North-eastern part of site lies within a protected local viewing corridor • In close proximity to St. John's Grove Conservation Area • Locally listed building at 9 Junction Road
Development considerations	<ul style="list-style-type: none"> • Active ground floor retail frontage should be maintained with improved shopfront design which takes advantage of adjacent public space.
Estimated timescale	2020/21-2024/25

ARCH3: Archway Central Methodist Hall, Archway Close



Address	Archway Central Methodist Hall, Archway Close, N19 3TD
Ownership	Trustees for Methodist Church; Flowervale Properties Limited; London Underground Limited
Approximate size of site	785sqm
Current/previous use	Vacant community space (D1/D2)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation ARCH1)
Allocation and justification	Refurbishment/development to create a cultural hub in Archway Town Centre. Retail uses might be acceptable on the ground floor.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • Archway Primary Shopping Area • Locally listed building • St. John's Grove Conservation Area • In close proximity to the Holborn Union Infirmary Conservation Area • Opposite Archway Park public open space • Within a protected local viewing corridor
Development considerations	<ul style="list-style-type: none"> • The site is prominent in townscape terms and development proposals should seek to retain and sensitively restore the existing, locally listed building. • There is a growing reputation for culture in Archway. The site is the most significant development opportunity in the town centre which could enhance this offer and work as a hub of cultural activities. • Active ground floor frontages are encouraged along St John's Way.
Estimated timescale	2020/21-2024/25

ARCH4: Whittington Hospital Ancillary Buildings



Address	Whittington Hospital Ancillary Buildings, N19
Ownership	Whittington Hospital NHS Trust
Approximate size of site	11,629sqm
Current/previous use	Hospital ancillary buildings plus staff accommodation
How the site was identified and relevant planning history	2013 Site Allocation (ARCH2)
Allocation and justification	Provision of health uses with an element of residential development.
Site designations and constraints	<ul style="list-style-type: none"> • In close proximity to the Highgate Hill/Hornsey Lane and Holborn Union Infirmary Conservation Areas • The F block, ST Mary's Wing, Whittington Hospital is Grade II listed
Development considerations	<ul style="list-style-type: none"> • Redevelopment of any buildings is subject to ensuring future health care needs are met.
Estimated timescale	2030/31-2034/35

ARCH5: Archway Campus, Highgate Hill



Address	Archway Campus, Highgate Hill, N19
Ownership	Peabody Enterprises Limited
Approximate size of site	14702sqm
Current/previous use	Education, clinical and health services research (D1)
How the site was identified and relevant planning history	2013 Site Allocation (ARCH3) - allocation revised following the disposal of the site by its previous owner (University College London and Middlesex University)
Allocation and justification	Residential-led mixed use development with community and social infrastructure uses.
Site designations and constraints	<ul style="list-style-type: none"> • Holborn Union Infirmary Conservation Area • In close proximity to the St. John's Grove and Whitehall Park Conservation Areas • The Victorian infirmary buildings at the site are locally listed • Opposite Archway Park public open space • Partially within a protected local viewing corridor
Development considerations	<ul style="list-style-type: none"> • Development proposals should contribute to an improved public realm and provide linkages to Archway town centre. • There are significant level changes across the site which should be factored into the design of the scheme. • Thames Water has indicated that there may be issues with water supply capability associated with this site. As such applicants must demonstrate that early engagement has been undertaken with Thames Water and that appropriate measures have been agreed to mitigate any potential problems associated with water supply.
Estimated timescale	2020/21-2024/25

ARCH6: Job Centre, 1 Elthorne Road



Address	Job Centre, 1 Elthorne Road, N19 4AL
Ownership	Department for Environment, Food and Rural Affairs
Approximate size of site	3,341sqm
Current/previous use	Job Centre (A2)
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Business led mixed-use development, including provision of SME workspace ,and with an element of residential use.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • Adjacent to Archway Primary Shopping Area • Opposite to a locally listed building at 4 Elthorne Road
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

ARCH7: 207A Junction Road



Address	207A Junction Road, N19 5QA
Ownership	Transport for London
Approximate size of site	1,029sqm
Current/previous use	Chinese Cultural Centre (D1)
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Residential development with potential to re-provide the existing D2 use.
Site designations and constraints	<ul style="list-style-type: none"> • Close to Junction Road Cutting SINC • Opposite to locally listed buildings at 142-150 Junction Road
Development considerations	<ul style="list-style-type: none"> • This backland site is constrained by proximity to existing residential uses and the railway line. Development must have regard to the potential impact on the nearby residential properties, and impacts on future residential occupiers in terms of noise and vibration.
Estimated timescale	2020/21-2024/25

ARCH8: Brookstone House, 4-6 Elthorne Road



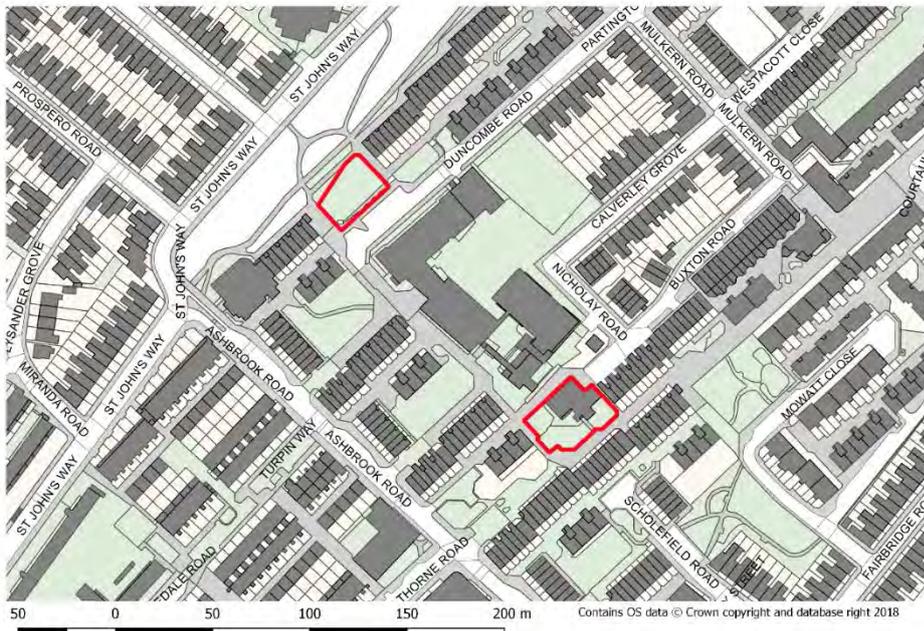
Address	Brookstone House, 4-6 Elthorne Road, N19 4AJ
Ownership	Mixed private ownership
Approximate size of site	1,320sqm
Current/previous use	Office and warehouse (B1)
How the site was identified and relevant planning history	London Borough of Islington's Call for Sites
Allocation and justification	Provision of co-working space through the re-configuration of existing buildings and/or the construction of new buildings/extensions to accommodate additional office floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre. • 4 Elthorne Road is locally listed. • Adjacent to a locally listed building at 8 Elthorne Road.
Development considerations	<ul style="list-style-type: none"> • Use of the car park for development of business uses is strongly encouraged.
Estimated timescale	2025/26-2029/30

ARCH9: 724 Holloway Road



Address	724 Holloway Road, N19 3JD
Ownership	724 Holloway Road Limited
Approximate size of site	775sqm
Current/previous use	Offices and warehousing (B1/B8)
How the site was identified and relevant planning history	Planning applications: P2016/4533/FUL and P2015/4816/FUL
Allocation and justification	Employment led development with an element of residential use.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • Opposite St. John's Grove Conservation Area and Grade II* listed St. John's Church • Opposite to Upper Holloway Railway Cutting SINC
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

ARCH10: Elthorne Estate, Archway



Address	Elthorne Estate, Archway, N19 4AG
Ownership	London Borough of Islington
Approximate size of site	1,764sqm
Current/previous use	Sports pitch, community facility (D1/D2)
How the site was identified and relevant planning history	London Borough of Islington Housing Service proposals
Allocation and justification	Residential development with associated public realm improvements.
Site designations and constraints	<ul style="list-style-type: none"> • Opposite to Whitehall Park Conservation Area • Opposite to St. John's Way Verge open space
Development considerations	<ul style="list-style-type: none"> • Any development should respect the integrity of the existing estate and ensure high quality design.
Estimated timescale	2020/21-2024/25

ARCH11: Dwell House, 619-639 Holloway Road



Address	Dwell House, 619-639 Holloway Road, N19 5SS
Ownership	Lordsgrove Limited
Approximate size of site	2,579sqm
Current/previous use	Retail, residential, education (vacant language school), car parking
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Mixed-use residential/ business/retail.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • Upper Holloway Medieval Hamlet Archaeological Priority Area • Adjacent to John's Grove Conservation Area • Opposite to the Grade II* listed church • Opposite to the locally listed St. Gabriel's church at 762 Holloway Road
Development considerations	<ul style="list-style-type: none"> • The site is located in Archway Town Centre and should maintain an active frontage fronting Holloway Road, with retail uses expected at the ground floor.
Estimated timescale	2020/21-2024/25

ARCH12: 798-804 Holloway Road



Address	798-804 Holloway Road, N19 3JH
Ownership	TPS Abbeydale Archway Limited
Approximate size of site	451sqm
Current/previous use	Retail (A1) and residential (C3)
How the site was identified and relevant planning history	Planning permission P2016/4529/FUL
Allocation and justification	Mixed-use development. Retail uses should be provided at ground floor. Business uses are considered suitable on upper floors alongside an element of residential use.
Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • Archway Primary Shopping Area
Development considerations	<ul style="list-style-type: none"> • Development should maintain active frontages, with retail uses on the ground floor.
Estimated timescale	2020/21-2024/25

8 Highbury Corner and Lower Holloway

- 8.1 Policy SP8 of the Local Plan – Strategic and Development Management Policies DPD sets out the spatial strategy for the Highbury Corner and Lower Holloway area.
- 8.2 The site allocations in this chapter (listed in table 8.1 below) have been identified as locations within the spatial strategy area where development may come forward over the plan period. These sites can contribute towards the Local Plan’s priority development needs and provide opportunity to deliver key spatial objectives set out in policy SP8.

Table 8.1: Highbury Corner and Lower Holloway spatial strategy area site allocations

Site reference	Site name
HC1	12, 16-18, 20-22 and 24 Highbury Corner, N5 1RA
HC2	Spring House, 6-38 Holloway Road, N7 8JL
HC3	Highbury and Islington Station, Holloway Road, N5 1RA
HC4	Dixon Clark Court, Canonbury Road, N1 2UR
HC5	2 Holloway Road, N7 8JL and 4 Highbury Crescent, London, N5 1RN
HC6	Land adjacent to 40-44 Holloway Road, N7 8JL

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



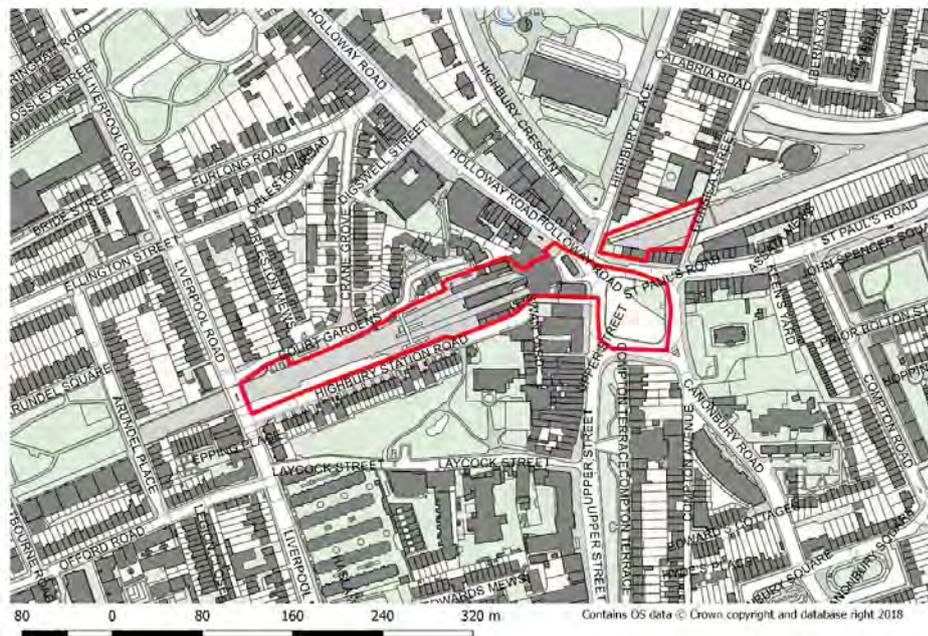
Address	12, 16-18, 20-22 and 24 Highbury Corner, N5 1RA
Ownership	London Underground Limited; Folgate Estates Limited
Approximate size of site	714sqm
Current/previous use	Restaurant (A3), the Garage music venue (D2) and disused Highbury & Islington Station entrance
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation HC2)
Allocation and justification	Commercial-led development with re-provision of a music venue; the re-provided venue should be operational before the existing venue ceases occupation on the current site. Possible new ticket hall with fully step-free access to Victoria Line.
Site designations and constraints	<ul style="list-style-type: none"> • Highbury Fields Conservation Area • Adjacent to Grade II listed buildings at 3 Highbury Crescent • Highbury Corner Priority Employment Location • Lower Holloway Local Shopping Area • Adjacent to Highbury Fields Metropolitan Open Land
Development considerations	<ul style="list-style-type: none"> • The development of a new ticket hall should have fully step-free access. • Associated public realm improvements must be provided and the ticket hall (once operational) must not affect the ongoing operation of surrounding businesses. • More comprehensive development including this site and adjacent sites could give greater scope for development in order to deliver Local Plan objectives.
Estimated timescale	2020/21-2024/25

HC2: Spring House, 6-38 Holloway Road



Address	Spring House, 6-38 Holloway Road, N7 8JL
Ownership	Modern Motors (Shoreditch) Limited
Approximate size of site	2,258sqm
Current/previous use	Education (D1)
How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation HC2)
Allocation and justification	Intensification for commercial/higher education uses.
Site designations and constraints	<ul style="list-style-type: none"> • Priority Employment Location • adjacent to Highbury Fields and St Mary Magdalene Conservation Areas • Grade II and locally listed buildings nearby on Highbury Crescent
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2030/31-2034/35

HC3: Highbury and Islington Station, Holloway Road



Address	Highbury and Islington Station, Holloway Road, N5 1RA
Ownership	London Underground Limited
Approximate size of site	18,793sqm
Current/previous use	Predominantly vacant land adjacent to and over the railway. Station and retail (A1).
How the site was identified and relevant planning history	2013 Site Allocation (HC6) - site boundary has been extended to include Highbury Corner roundabout, which should benefit from any public realm improvements.
Allocation and justification	Redevelopment of existing buildings, with potential to deck over the existing railway lines and build above the tracks. There should be a significant element of open space, public realm and station forecourt improvements. The station will be retained. Mixed use development is appropriate with active ground floor uses encouraged on those parts of the site fronting on to Highbury Corner and Holloway Road. Office uses (B1a) should be prioritised above the station.
Site designations and constraints	<ul style="list-style-type: none"> • Partially within Highbury Corner Priority Employment Location • Partially within Lower Holloway Local Shopping Area • Sites of Importance for Nature Conservation • Groundwater Source Protection Zone (Category 2)
Development considerations	<ul style="list-style-type: none"> • Development should be sensitively designed with regard to overlooking, overshadowing and train noise. Development of this site may entail decking over the railway line. The impact of any proposed scheme on adjoining and surrounding residential properties will be a key consideration. • HS1 tunnels pass beneath the site
Estimated timescale	2030/31-2034/35

HC4: Dixon Clark Court, Canonbury Road



Address	Dixon Clark Court, Canonbury Road, N1 2UR
Ownership	London Borough of Islington
Approximate size of site	5,076sqm
Current/previous use	Residential, with associated amenity and car parking space.
How the site was identified and relevant planning history	Planning application P2017/2936/FUL [granted subject to completion of legal agreement, March 2018]
Allocation and justification	Additional housing, community space and public realm improvements.
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to Canonbury Conservation Area • Several Grade II listed buildings in the vicinity of the site, on Compton Terrace and Compton Road • Several locally listed buildings on St. Paul's Road • Highbury Island open space nearby
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply
Estimated timescale	2020/21-2024/25

HC5: 2 Holloway Road and 4 Highbury Crescent



Address	2 Holloway Road, N7 8JL and 4 Highbury Crescent, London, N5 1RN
Ownership	Folgate Estates Limited
Approximate size of site	986sqm
Current/previous use	Retail (A1) and residential (C3)
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Mixed use commercial and residential redevelopment. Retail frontage onto Holloway to be retained. Any proposal should include business floorspace. Views from Holloway Road of Union Chapel local landmark should be protected.
Site designations and constraints	<ul style="list-style-type: none"> • Highbury Corner Priority Employment Location • Highbury Fields Conservation Area • Adjacent to Highbury Fields Metropolitan Open Land • Adjacent to Grade II listed buildings at 3 Highbury Crescent • Partially within Lower Holloway Local Shopping Area
Development considerations	<ul style="list-style-type: none"> • Development should be sensitively designed with regard to the Grade II listed building that adjoins the site. There is an opportunity to remove the car park and build out to the existing building line, to create a continuous, active frontage along Holloway Road. • More comprehensive development including this site and adjacent sites could give greater scope for development in order to deliver Local Plan objectives.
Estimated timescale	2020/21-2024/25

HC6: Land adjacent to 40-44 Holloway Road



Address	Land adjacent to 40-44 Holloway Road, N7 8JL
Ownership	Folgate Estates Limited
Approximate size of site	250sqm
Current/previous use	Vacant
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Business-led development in line with Priority Employment Location designation.
Site designations and constraints	<ul style="list-style-type: none"> • Highbury Corner Priority Employment Location
Development considerations	<ul style="list-style-type: none"> • An active frontage at ground level is encouraged.
Estimated timescale	2020/21-2024/25

9 Other important sites

9.1 The site allocations in this chapter (listed in table 9.1 below) have been identified as locations where development may come forward over the plan period. The sites are not within a spatial strategy area but they will still contribute towards the Local Plan's priority development needs.

Table 9.1: Other important site allocations

Site reference	Site name
OIS1	Leroy House, 436 Essex Road, N1 3QP
OIS2	The Ivories, 6-8 Northampton Street, N1 2HY
OIS3	Belgravia Workshops, 157-163 Marlborough Road, N19 4NF
OIS4	1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green, Dalston, E8 2BB
OIS5	Bush Industrial Estate, Station Road, N19 5UN
OIS6	Site of Harvist Under Fives, 100 Hornsey Road, N7 7NG
OIS7	Highbury Delivery Office, 2 Hamilton Lane, N5 1SW
OIS8	Legard Works, 17a Legard Road, N5 1DE
OIS9	Ladbroke House, 62-66 Highbury Grove, N5 2AD
OIS10	500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH
OIS11	Park View Estate, Collins Road, N5
OIS12	202-210 Fairbridge Road, N19 3HT
OIS13	Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB
OIS14	17-23 Beaumont Rise, N19 3AA
OIS15	Athenaeum Court, 94 Highbury New Park, N5 2DN
OIS16	Harvist Estate Car Park, N7 7NJ
OIS17	Hathersage and Besant Courts, Newington Green, N1 4RF
OIS18	Wedmore Estate Car Park, N19 4NU
OIS19	25-27 Horsell Road, N5 1XL
OIS20	Vernon Square, Penton Rise, WC1X 9EW
OIS21	Former railway sidings adjacent to and potentially including Caledonian Road Station
OIS22	114 Balls Pond Road and land on the west side of King Henry's Walk
OIS23	1 Lowther Road, N7 8US

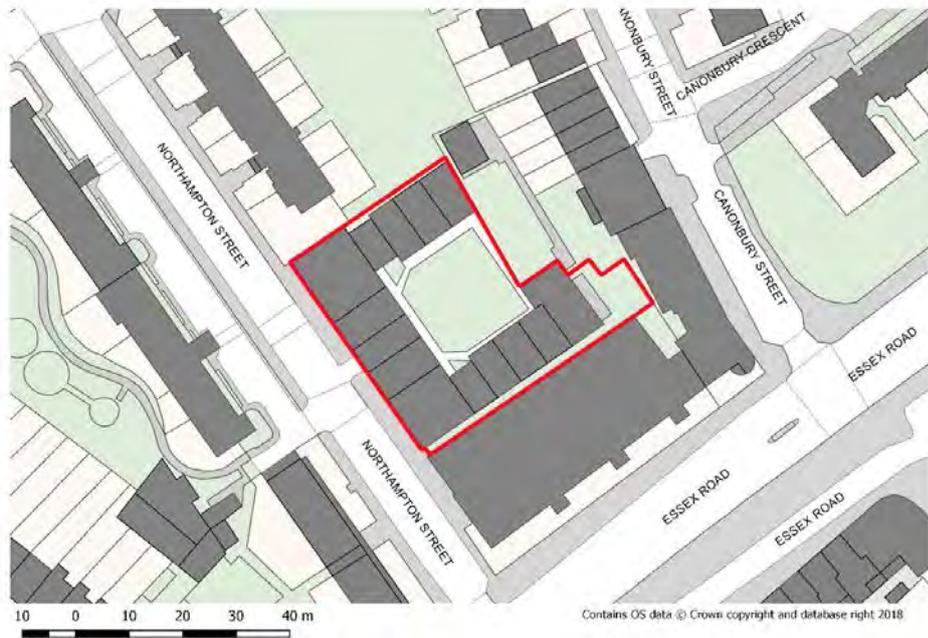
OIS24	Pentonville Prison
OIS25	Charles Simmons House, 3 Margery Street, WC1X 0HP
OIS26	Amwell Street Water Pumping Station, Clerkenwell, EC1R

OIS1: Leroy House, 436 Essex Road



Address	Leroy House, 436 Essex Road, N1 3QP
Ownership	Workspace 14 Limited
Approximate size of site	1,768sqm
Current/previous use	Offices, studios, workshops, meeting/event space (B1 use)
How the site was identified and relevant planning history	2013 Site Allocation (OIS3); planning application P2017/3081/FUL (registered).
Allocation and justification	Refurbishment of employment space for small/medium sized enterprises. There may be some scope for intensification of business space, to provide improved quality and quantity of spaces for small/medium sized enterprises.
Site designations and constraints	<ul style="list-style-type: none"> • Balls Pond Road West Priority Employment Location • Adjacent to the Canonbury Conservation Area • Grade II* listed building nearby on Essex Road (the former St. Paul's Church) and Grade II listed buildings at 178-190 Ball's Pond Road
Development considerations	<ul style="list-style-type: none"> • Development should be of high quality design given the site's prominent location at the junction of the busy Essex Road and Balls Pond Road • Public realm and pedestrian improvements are encouraged alongside active frontages.
Estimated timescale	2020/21-2024/25

OIS2: The Ivories, 6-8 Northampton Street



Address	The Ivories, 6-8 Northampton Street, N1 2HY
Ownership	Workspace 14 Limited
Approximate size of site	1,556sqm
Current/previous use	Offices/studios (B1)
How the site was identified and relevant planning history	2013 Site Allocation (OIS5)
Allocation and justification	Refurbishment of employment space for small/medium sized enterprises. There may be some scope for intensification of business space, to provide improved quality and quantity of spaces for small/medium sized enterprises.
Site designations and constraints	<ul style="list-style-type: none"> Northampton Street Priority Employment Location East Canonbury and Canonbury Conservation Areas located nearby
Development considerations	<ul style="list-style-type: none"> Proposals should respect the amenity of neighbouring residential properties. This site plays a valuable role in supporting a variety of small business, arts, cultural and educational organisations in the borough, therefore its retention and possible improvements to strengthen this role is supported.
Estimated timescale	2025/26-2029/30

OIS3: Belgravia Workshops, 157-163 Marlborough Road



Address	Belgravia Workshops, 157-163 Marlborough Road, N19 4NF
Ownership	Workspace 14 Limited
Approximate size of site	1943sqm
Current/previous use	Studios/workshops
How the site was identified and relevant planning history	2013 Site Allocation (OIS6)
Allocation and justification	Refurbishment of employment space for small/medium sized enterprises. There may be some scope for intensification of business space, to provide improved quality and quantity of spaces for small/medium sized enterprises.
Site designations and constraints	<ul style="list-style-type: none"> • Hornsey Road Priority Employment Location • Locally listed buildings nearby at 427-429 Hornsey Road
Development considerations	<ul style="list-style-type: none"> • Adequate access and servicing arrangements should be retained. Development should have regard to the close proximity of National Grid's high voltage underground electricity transmission cables. • This site plays a valuable role in supporting a variety of small business, arts, cultural and educational organisations in the borough, therefore its retention and possible improvements to strengthen this role is supported.
Estimated timescale	2025/26-2029/30

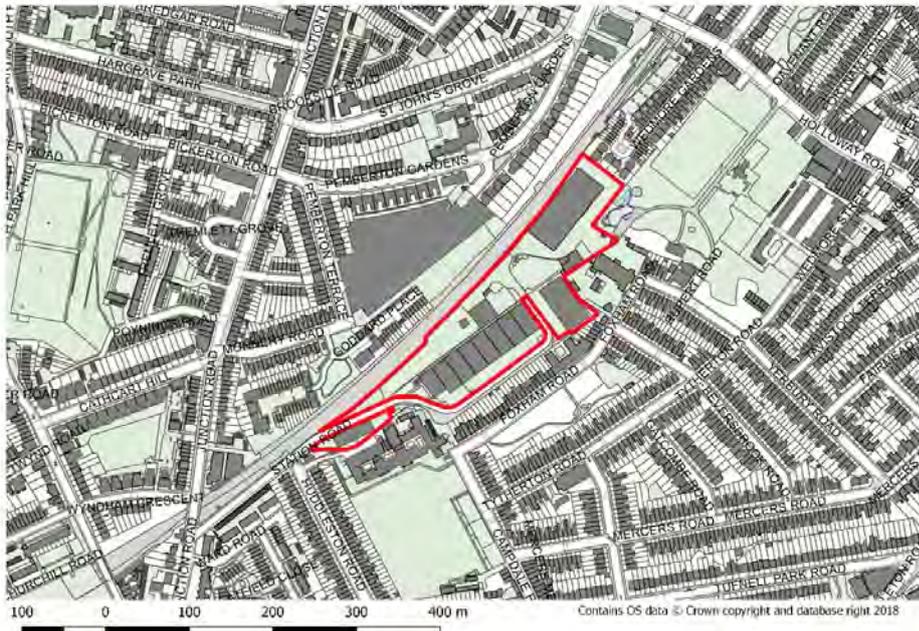
OIS4: 1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green



Address	1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green, Dalston, E8 2BB
Ownership	MRC Pension Trust Limited; British Telecommunications PLC
Approximate size of site	4,734sqm
Current/previous use	1 Kingsland Passage is currently used as offices (B1). Some of the telephone exchange is still in use but most of the building is vacant.
How the site was identified and relevant planning history	2013 Site Allocation (OIS7) and planning permission P2016/4155/FUL
Allocation and justification	Mixed use commercial and residential development, which maximises the provision of office use at the ground floor and lower levels. Development which improves the quality and quantity of existing employment provision is encouraged. 1 Kingsland Passage has planning permission for 360sqm of additional office floorspace (B1a).
Site designations and constraints	<ul style="list-style-type: none"> • Balls Pond Road East Priority Employment Location • Kingsland Medieval Hamlet Archaeological Priority Area • Crossrail 2 safeguarding limits (March 2015)
Development considerations	<ul style="list-style-type: none"> • New development should improve permeability between the neighbouring Burder Close Estate. • Comprehensive development of 1 Kingsland Passage and the BT Telephone Exchange is encouraged. Some accommodation for a new exchange will need to be re-provided on-site or nearby. This is likely to be significantly smaller than the current building. • The site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site.

	<ul style="list-style-type: none">• This site is adjacent to Dalston (in the London Borough of Hackney) which is subject to significant growth/change over the next 10-15 years and has scope for intensification to provide for employment and housing.
Estimated timescale	2020/21-2024/25

OIS5: Bush Industrial Estate, Station Road



Address	Bush Industrial Estate, Station Road, N19 5UN
Ownership	British Telecommunications PLC; Coal Pension Properties Limited
Approximate size of site	33,907sqm
Current/previous use	Warehousing (B2/B8)
How the site was identified and relevant planning history	2013 Site Allocation (OIS9) and GLA SHLAA Call for Sites 2017
Allocation and justification	Retention and intensification for industrial uses (B1c, B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme.
Site designations and constraints	<ul style="list-style-type: none"> • Station Road Locally Significant Industrial Site • St. John's Grove Conservation Area nearby • Locally listed buildings nearby at 142 and 144 Huddleston Road • Whittington Park, Foxham Gardens and Tufnell Park Open Spaces located nearby • Foxham Gardens SINC • Partially within protected viewing corridors
Development considerations	<ul style="list-style-type: none"> • Adequate access and servicing arrangements in relation to industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site
Estimated timescale	2025/26-2029/30

OIS6: Site of Harvist Under Fives, 100 Hornsey Road



Address	Site of Harvist Under Fives, 100 Hornsey Road, N7 7NG
Ownership	Guinness Developments Limited
Approximate size of site	1,590sqm
Current/previous use	Vacant / nursery (D1)
How the site was identified and relevant planning history	2013 Site Allocation (OIS11); planning applications P2016/3478/FUL (refused at appeal) and P2018/2767/FUL (registered)
Allocation and justification	Residential redevelopment with provision of nursery, open space and public realm improvements.
Site designations and constraints	<ul style="list-style-type: none"> • Isledon Road SINC located nearby • The site is within a Local Flood Risk Zone
Development considerations	<ul style="list-style-type: none"> • This site lies on the east side of Hornsey Road at the southern end of the Harvist Estate precinct. The surrounding land use is largely residential with some ground floor commercial uses on Hornsey Road. Redevelopment offers the opportunity to maximise the potential of the site and enhance the Hornsey Road streetscene.
Estimated timescale	2020/21-2024/25

OIS7: Highbury Delivery Office, 2 Hamilton Lane



Address	Highbury Delivery Office, 2 Hamilton Lane, N5 1SW
Ownership	Saichania Limited
Approximate size of site	1,447sqm
Current/previous use	Sui Generis delivery office
How the site was identified and relevant planning history	Planning application P2017/3805/FUL (refused)
Allocation and justification	Retention and reprovision of business floorspace, an element of residential use may be acceptable.
Site designations and constraints	<ul style="list-style-type: none"> • Highbury Fields Conservation Area • Grade II listed properties nearby on Highbury Park • Highbury Settlement Archaeological Priority Area located nearby
Development considerations	<ul style="list-style-type: none"> • Given the sites backland location, any development should be subordinate to the buildings that front the street.
Estimated timescale	2020/21-2024/25

OIS8: Legard Works, 17a Legard Road



Address	Legard Works, 17a Legard Road, N5 1DE
Ownership	Re-Creo (Legard Road) Limited
Approximate size of site	909sqm
Current/previous use	B1 and B8
How the site was identified and relevant planning history	Planning permission P2017/3833/FUL
Allocation and justification	Retention and reprovion of business floorspace, and potential for limited intensification of business use.
Site designations and constraints	<ul style="list-style-type: none"> None
Development considerations	<ul style="list-style-type: none"> Adequate access and servicing arrangements in relation to the proposed business use should be incorporated into any proposal.
Estimated timescale	2020/21-2024/25

OIS9: Ladbroke House, 62-66 Highbury Grove



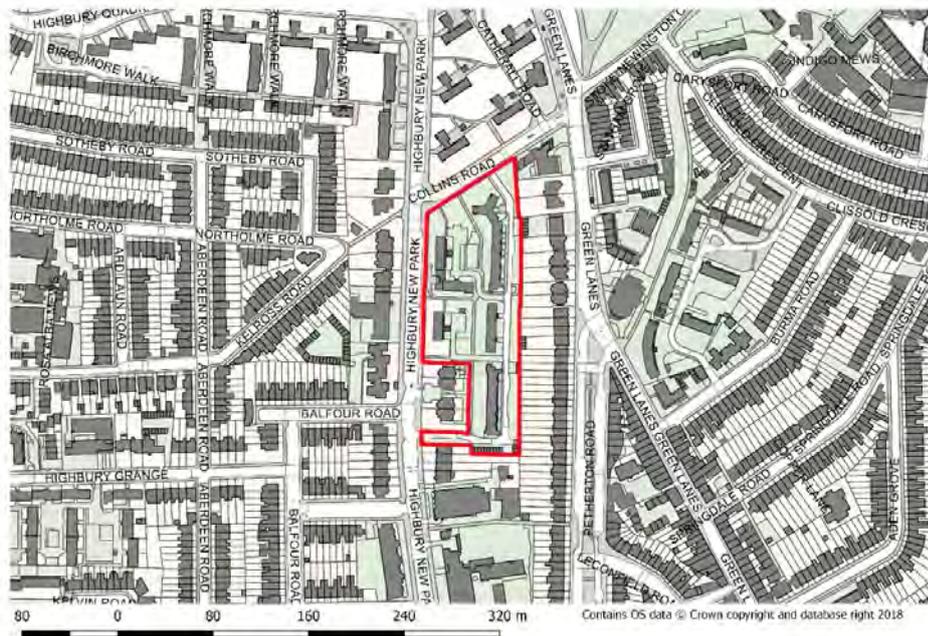
Address	Ladbroke House, 62-66 Highbury Grove, N5 2AD
Ownership	Education Funding Agency
Approximate size of site	2,564sqm
Current/previous use	Education (D1)
How the site was identified and relevant planning history	Planning permission P2017/3006/FUL
Allocation and justification	Retention of education use.
Site designations and constraints	<ul style="list-style-type: none"> • Melody Lane Priority Employment Location • Highbury Fields Conservation Area • Opposite the Highbury Grange Moated Homestead Archaeological Priority Area • Grade II listed Christ Church and Vicarage nearby • Locally listed building adjacent at 60 Highbury Grove • Highbury Grove Clock Tower Open Space and Highbury Fields Metropolitan Open Land and SINC nearby.
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

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



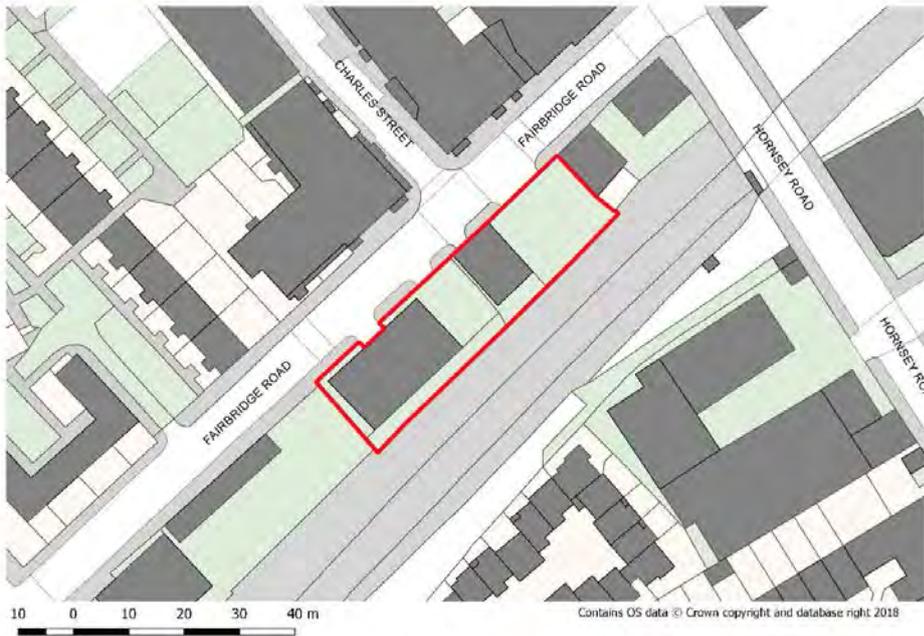
Address	500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH
Ownership	Private ownership
Approximate size of site	1,950sqm
Current/previous use	Light industrial (B1c)
How the site was identified and relevant planning history	Planning application P2016/1642/FUL (refused)
Allocation and justification	Business-led redevelopment with reprovion and intensification for business use (particularly B1c)
Site designations and constraints	<ul style="list-style-type: none"> • Hornsey Road Priority Employment Location • Partly adjacent to the Upper Holloway Railway Cutting SINC
Development considerations	<ul style="list-style-type: none"> • Appropriate servicing and delivery arrangements for proposed business use should be accommodated on site and not result in unacceptable congestion and harm to neighbouring amenity.
Estimated timescale	2020/21-2024/25

OIS11: Park View Estate, Collins Road



Address	Park View Estate, Collins Road, N5
Ownership	London Borough of Islington
Approximate size of site	17,796sqm
Current/previous use	Sui Generis (pram sheds and garages)
How the site was identified and relevant planning history	Planning permission P2017/2444/FUL
Allocation and justification	Residential development including the provision/improvement of residential amenity space, community floorspace; and public realm improvements.
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to the Highbury New Park Conservation Area • Locally listed buildings at 120-126 Highbury New Park and 169 Green Lanes
Development considerations	<ul style="list-style-type: none"> • Any development should respect the integrity of the existing estate and ensure high quality design.
Estimated timescale	2020/21-2024/25

OIS12: 202-210 Fairbridge Road



Address	202-210 Fairbridge Road, N19 3HT
Ownership	Dominus Property Developments Limited
Approximate size of site	967sqm
Current/previous use	MOT garage (B2 use class)
How the site was identified and relevant planning history	Planning permission P2017/2754/FUL
Allocation and justification	The site has planning permission for a mixed use business (B1 and B8) and residential scheme. Should the site be subject to further amendments or new applications, proposals should ensure no net loss of business floorspace and prioritise, intensification of business floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Hornsey Road Priority Employment Location • Adjacent to the Upper Holloway Railway Cutting SINC
Development considerations	<ul style="list-style-type: none"> • The building should be designed to avoid harm to residential amenity from sources of noise and vibration, particularly from the adjacent rail line. • Adequate access and servicing arrangements in relation to the proposed business / industrial use should be incorporated into any proposal.
Estimated timescale	2020/21-2024/25

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



Address	Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB
Ownership	London Borough of Islington
Approximate size of site	1,874sqm
Current/previous use	Community Centre (D1)
How the site was identified and relevant planning history	Planning permission P2013/0311/FUL
Allocation and justification	Reprovision of the community centre. Residential development may be acceptable on the Ronalds Road frontage.
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to Whistler Street Conservation Area; Highbury Fields Conservation Area nearby • Adjacent to locally listed buildings at 73 Ronalds Road and 1 Battledean Road • Adjacent to Arvon Road and Olden Gardens Open Space • Adjacent to Drayton Park/Olden Garden SINC
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

OIS14: 17-23 Beaumont Rise



Address	17-23 Beaumont Rise, N19 3AA
Ownership	London Borough of Islington
Approximate size of site	1,609sqm
Current/previous use	Vacant council building (previously Elthorne Community Care Centre)
How the site was identified and relevant planning history	Planning permission P2017/2330/FUL
Allocation and justification	New housing including supported living accommodation, with provision of staff facilities, private and communal amenity space and communal rooms.
Site designations and constraints	<ul style="list-style-type: none"> • Close to Elthorne Park and Sunnyside Gardens opens spaces and SINCs • Adjacent to the Margaret MacMillan Nursery School SINC
Development considerations	<ul style="list-style-type: none"> • The site contains a large amount of greenspace with a significant variety of plant and tree species. Any proposal should seek to retain and enhance the overall ecological value of the site.
Estimated timescale	2020/21-2024/25

OIS15: Athenaeum Court, 94 Highbury New Park



Address	Athenaeum Court, 94 Highbury New Park, N5 2DN
Ownership	London Borough of Islington
Approximate size of site	1,070sqm
Current/previous use	Housing estate
How the site was identified and relevant planning history	Pre-application discussions with London Borough of Islington Housing Service
Allocation and justification	Infill residential development.
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to the Highbury New Park Conservation Area • Adjacent to and opposite a number of Grade II listed buildings at 55-73 and 80-90 Highbury New Park • Petherton Green Open Space nearby
Development considerations	<ul style="list-style-type: none"> • Any development should respect the integrity of the existing estate and ensure high quality design
Estimated timescale	2020/21-2024/25

OIS16: Harvist Estate Car Park



Address	Harvist Estate Car Park, N7 7NJ
Ownership	London Borough of Islington
Approximate size of site	31,879sqm
Current/previous use	Housing estate
How the site was identified and relevant planning history	Application P2018/2767/FUL (registered)
Allocation and justification	Residential development with associated amenity space and improvements to the public realm.
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to the Isledon Road SINC • The site is within a Local Flood Risk Zone
Development considerations	<ul style="list-style-type: none"> • Any development should respect the integrity of the existing estate and ensure high quality design
Estimated timescale	2020/21-2024/25

OIS17: Hathersage and Besant Courts, Newington Green



Address	Hathersage and Besant Courts, Newington Green, N1 4RF
Ownership	London Borough of Islington
Approximate size of site	6,942sqm
Current/previous use	Various sites within existing estate including car parking and other underused spaces
How the site was identified and relevant planning history	London Borough of Islington Housing Service proposals
Allocation and justification	New housing, play space, open space and improvements to communal facilities and landscaping.
Site designations and constraints	<ul style="list-style-type: none"> • Newington Green Conservation Area • Partially within the Newington Green Hamlet Archaeological Priority Area • Locally listed buildings in close proximity to the site at 125 Newington Green Road and 90 Mildmay Park • Opposite Newington Green Gardens Open Space and SINC
Development considerations	<ul style="list-style-type: none"> • Any proposal should improve permeability and create links through the estate to Newington Green Road. • Any development should respect the integrity of the existing estate and ensure high quality design
Estimated timescale	2020/21-2024/25

OIS18: Wedmore Estate Car Park



Address	Wedmore Estate Car Park, N19 4EG
Ownership	London Borough of Islington
Approximate size of site	8,296sqm
Current/previous use	Housing estate
How the site was identified and relevant planning history	Planning application P2017/4763/FUL
Allocation and justification	Residential development.
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to Mercers Road/Tavistock Terrace Conservation Area • Adjacent to Whittington Park Open Space and SINC
Development considerations	<ul style="list-style-type: none"> • Any development should respect the integrity of the existing estate and ensure high quality design • Development proposals should provide a street frontage onto Wedmore Street. • Landscape and public realm improvements should be incorporated into any new development, as well as the re-provision of the existing playground.
Estimated timescale	2020/21-2024/25

OIS19: 25-27 Horsell Road



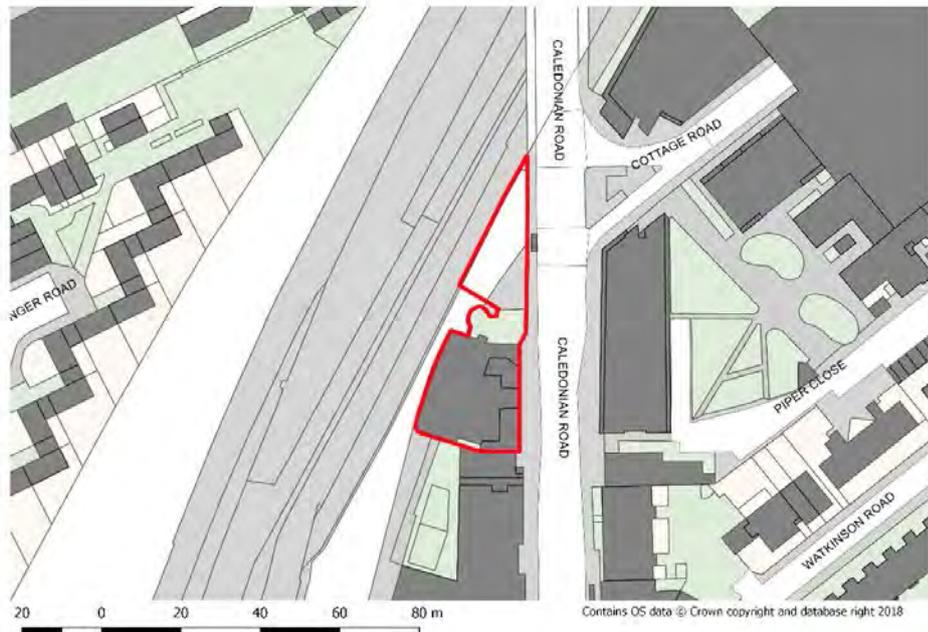
Address	25-27 Horsell Road, N5 1XL
Ownership	CER Horsell Road S.A.R.L
Approximate size of site	814sqm
Current/previous use	Flexible co-working office floorspace
How the site was identified and relevant planning history	London Borough of Islington's Call for Sites
Allocation and justification	Retention and reprovision of business floorspace, and potential for limited intensification of business use.
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to the St. Mary Magdalene Conservation Area • Adjacent to locally listed building at 1 Ronalds Road
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

OIS20: Vernon Square, Penton Rise



Address	Vernon Square, Penton Rise, WC1X 9EW
Ownership	SOAS University of London
Approximate size of site	3,840sqm
Current/previous use	Vacant, previously used as higher education facilities by SOAS.
How the site was identified and relevant planning history	Response to Site Allocations Direction of Travel consultation (2018).
Allocation and justification	Refurbishment / redevelopment for business-led development, subject to justifying the of loss of social infrastructure.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Northdown Street Priority Employment Location • New River Conservation Area • Grade II listed Bevin Court Estate located nearby • Vernon Square and Holford Gardens Open Spaces nearby • Partially within a protected viewing corridor
Development considerations	<ul style="list-style-type: none"> • Development proposals should look to retain and refurbish the existing building, which is considered to make a positive contribution to the Conservation Area.
Estimated timescale	2025/26-2029/30

OIS21: Former railway sidings adjacent to Caledonian Road Station



Address	Former railway sidings adjacent to and potentially including Caledonian Road Station
Ownership	London Underground Limited
Approximate size of site	1,103sqm
Current/previous use	London Underground Station and former railway sidings
How the site was identified and relevant planning history	Islington Tall Building Study
Allocation and justification	Residential-led, mixed use development including the introduction of retail uses at ground level. The station must be retained and protected.
Site designations and constraints	<ul style="list-style-type: none"> Partially within the Caledonian Road (Cottage Road) Local Shopping Area Partially within the Holloway Road to Caledonian Road Railsides SINC Caledonian Road Station is a Grade II listed building, and 467 Caledonian Road, which forms part of the site, is locally listed
Development considerations	<ul style="list-style-type: none"> This site on former railway sidings and potentially involving the use of air rights above the Grade II listed station could accommodate a special local landmark building up to a height of 12 storeys (37m). This would enhance the townscape of the Caledonian Road Station Hub and contribute to a unique identity at this important gateway. Any development must protect, enhance and contribute to biodiversity value of the site.

	<ul style="list-style-type: none">• Any development should ensure that noise and vibration impacts from the rail line are prevented/mitigated.• Development should not adversely impact the operation of the station.
Estimated timescale	2025/26-2029/30

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



Address	114 Balls Pond Road and 1 King Henry's Walk, N1 4NL
Ownership	London Power Networks Plc
Approximate size of site	3,048sqm
Current/previous use	Electricity substation
How the site was identified and relevant planning history	Through review of Islington's Employment Growth Areas/Priority Employment Locations.
Allocation and justification	Residential development.
Site designations and constraints	<ul style="list-style-type: none"> Balls Pond West Priority Employment Location
Development considerations	<ul style="list-style-type: none"> Any redevelopment would be subject to UK Power Networks determining that the site was surplus to requirements.
Estimated timescale	2025/26-2029/30

OIS23: 1 Lowther Road



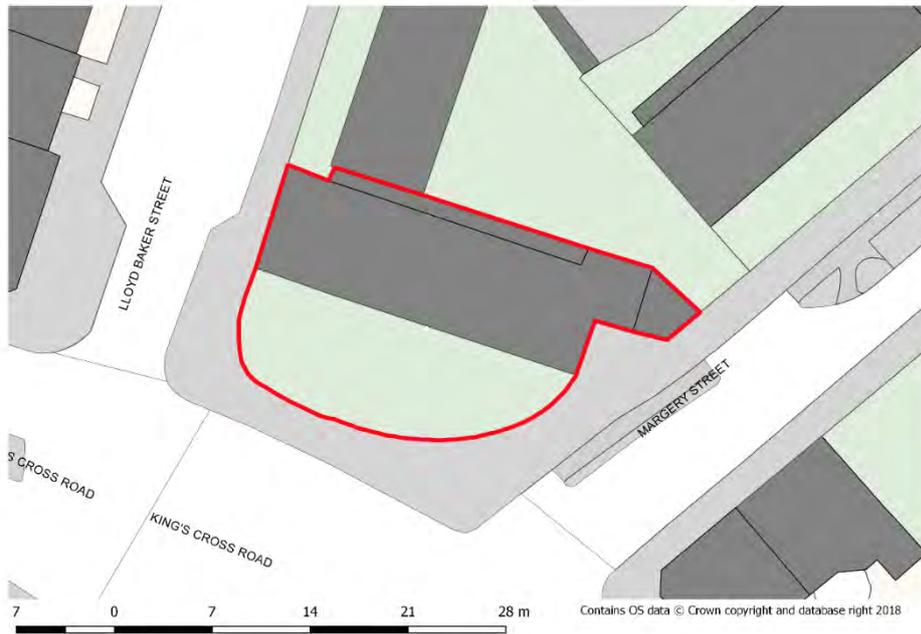
Address	1 Lowther Road, N7 8US
Ownership	Camden and Islington NHS Foundation Trust
Approximate size of site	1,101sqm
Current/previous use	Healthcare (D1)
How the site was identified and relevant planning history	NHS Estates review
Allocation and justification	Protect the existing healthcare use of the site and encourage intensification/consolidation of healthcare/social and community infrastructure uses.
Site designations and constraints	<ul style="list-style-type: none"> • Protected viewing corridor • Adjacent to St Mary Magdalene Conservation Area • Opposite a Grade II listed building at 14 Chillingworth Road • Locally listed buildings nearby at 2, 4, 8 and 10 Chillingworth Road
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

OIS24: Pentonville Prison, Caledonian Road



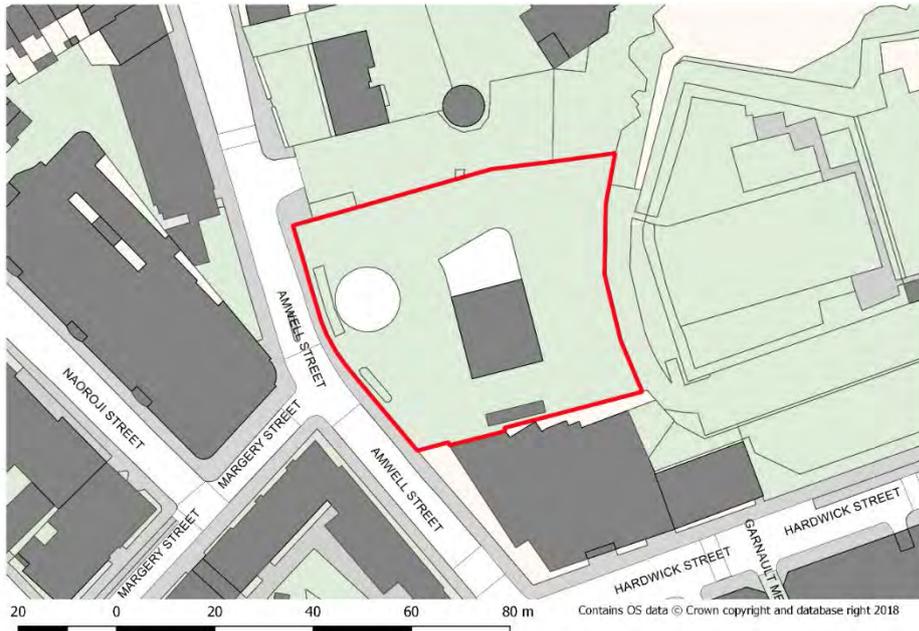
Address	Pentonville Prison, Caledonian Road, N7 8TT
Ownership	Ministry of Justice
Approximate size of site	33,178sqm
Current/previous use	Prison
How the site was identified and relevant planning history	Site identified as a result of publicity surrounding the Ministry of Justice's estate renewal/asset disposal programme
Allocation and justification	Should the prison be deemed surplus to requirements, and subject to justifying the loss of social infrastructure, a heritage-led, predominantly residential scheme including appropriate provision of community uses, open space and an element of business use may be acceptable.
Site designations and constraints	<ul style="list-style-type: none"> • Grade II listed building • Locally listed buildings nearby to the north
Development considerations	<ul style="list-style-type: none"> • Active frontages along Caledonian Road are encouraged. • The opportunity to integrate this site back into the urban context needs to be carefully considered, including provision of new access through the site to Caledonian Road and to improve permeability.
Estimated timescale	2030/31-2034/35

OIS25: Charles Simmons House, 3 Margery Street



Address	Charles Simmons House, 3 Margery Street, WC1X 0HP
Ownership	London Borough of Islington
Approximate size of site	408sqm
Current/previous use	Housing estate
How the site was identified and relevant planning history	Planning permission P2015/3050/FUL
Allocation and justification	Residential development with some community floorspace and retail uses.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Adjacent to the New River Conservation Area • Locally listed building opposite the site (52 Lloyd Baker Street) • Protected viewing corridors
Development considerations	A building set back from the pavement edge with a landscaped area in the front may be appropriate.
Estimated timescale	2020/21-2024/25

OIS26: Amwell Street Water Pumping Station



Address	Amwell Street Water Pumping Station, Clerkenwell, EC1R
Ownership	Thames Water Utilities Limited
Approximate size of site	2,921sqm
Current/previous use	Water infrastructure (operational)
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Conservation of heritage assets and sensitive re-use of existing buildings for residential or office use.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Grade II listed site • Within New River Conservation Area • Close to the New River Head Engine and Pump House, which is a local landmark • Adjacent to Grade II* listed buildings at New River Head. • Protected viewing corridors
Development considerations	No site specific considerations, relevant policies apply.
Estimated timescale	2030/31-2034/35

10 Appendices

Appendix 1: Change in site references from Direction of Travel consultation (Feb 2018)

10.1 The Site Allocations Direction of Travel consultation document (February 2018) used different references for site allocations (denoted by DOT). Table A2.1 identifies the change in reference numbers from the Direction of Travel draft, for ease of reference.

Table A1.1: Change in site reference from previous consultation

Site name	Direction of Travel draft (Feb 2018) site reference	Regulation 18 draft (Nov 2018) site reference
Vorley Road/Archway Bus Station, N19	DOT1	ARCH1
4-10 Junction Road (buildings adjacent to Archway Underground Station), N19 5RQ	DOT2	ARCH2
Archway Central Methodist Hall, Archway Close, N19 3TD	DOT3	ARCH3
Whittington Hospital Ancillary Buildings, N19	DOT4	ARCH4
Archway Campus, Highgate Hill, N19	DOT5	ARCH5
Job Centre, 1 Elthorne Road, N19 4AL	DOT6	ARCH6
207A Junction Road, N19 5QA	DOT7	ARCH7
Brookstone House, 4-6 Elthorne Road, N19 4AJ	DOT8	ARCH8
724 Holloway Road, N19 3JD	DOT9	ARCH9
Elthorne Estate, Archway, N19 4AG	DOT10	ARCH10
City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street, N4	DOT11	FP1
Morris Place/Wells Terrace (including Clifton House), N4 2AL	DOT12	FP2
Finsbury Park Station and Island, Seven Sisters Road, N4 2DH	DOT13	FP3
129-131 & 133 Fonthill Road & 13 Goodwin Street, N4	DOT14	FP4

Highbury Vale Police Station, 211 Blackstock Road, N5 2LL	DOT15	FP5
Cyma Service Station, 201A Seven Sisters Road, N4 3NG	DOT16	FP6
Holloway Police Station, 284 Hornsey Road, N7 7QY	DOT17	FP7
113-119 Fonthill Road, N4 3HH	DOT18	FP8
233 Seven Sisters Road, N4 2DA	DOT19	FP9
Former George Robey Public House, 240 Seven Sisters Road, N4 2HX	DOT20	FP10
139-149 Fonthill Road, N4 3HF	DOT21	FP11
179-199 Hornsey Road, N7 9RA	DOT22	FP12
Tesco, 103-115 Stroud Green Road, N4 3PX	DOT23	FP13
Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7	DOT24	FP14
216-220 Seven Sisters Road, N4 3NX	DOT25	FP15
Conservative Club, 1 Prah Road, N4 2RA	DOT26	FP16
Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG	DOT27	NH1
368-376 Holloway Road (Argos and adjoining shops), N7 6PN	DOT28	NH2
443-453 Holloway Road, N7 6LJ	DOT29	NH3
Territorial Army Centre, 65-69 Parkhurst Road, N7 0LP	DOT30	NH4
392A and 394 Camden Road, N7	DOT31	NH5
Ada Lewis House, 1 Dalmeny Avenue, N7 0LD	DOT32	NH6
Holloway Prison, Parkhurst Road, N7 0NU	DOT33	NH7
457-463 Holloway Road, N7 6LJ	DOT34	NH8
Islington Arts Factory, Parkhurst Road, N7 0SF	DOT35	NH9

798-804 Holloway Road, N19 3JH	DOT36	ARCH12
273 Camden Road, N7 0JN	DOT37	NH10
Mamma Roma, 377 Holloway Road, N7 0RN	DOT38	NH11
12, 16-18 and 24 Highbury Corner, N5 1RA	DOT39	HC1
Spring House, 6-38 Holloway Road, N7 8JL	DOT40	HC2
166-220 Holloway Road, N7	DOT41	NH13
236-250 Holloway Road, N7 6PP and 29 Hornsey Road, N7 7DD	DOT42	NH14
295 Holloway Road, N7 8HS	DOT43	N/A – site removed as development on site is near completion
45 Hornsey Road (including land and railway arches 1-21 to rear), N7 7DD and 252 Holloway Road, N7 6NE	DOT44	NH15
11-13 Benwell Road, N7 7BL	DOT45	NH16
Highbury and Islington Station, Holloway Road, N5 1RA	DOT46	HC3
Dixon Clark Court, Canonbury Road, N1 2UR	DOT47	HC4
65-70 White Lion Street, N1 9PP	DOT48	AUS1
Pride Court, 80-82 White Lion Street, N1 9PF	DOT49	AUS2
Electricity substation, 84-89 White Lion Street, N1 9PF	DOT50	AUS3
Land at 90-92 White Lion Street, N1 9PF	DOT51	AUS4
94 White Lion Street (BSG House), N1 9PF	DOT52	AUS5
Sainsbury's, 31-41 Liverpool Road, N1 0RW	DOT53	AUS6
1-7 Torrens Street, EC1V 1NQ	DOT54	AUS7
161-169 Essex Road, N1 2SN	DOT55	AUS8
10-14 White Lion Street, N1 9PD	DOT56	AUS9
1-9 White Lion Street, N1 9PD	DOT57	AUS10
Collins Theatre, 13-17 Islington Green, N1 2XN	DOT58	AUS11
Public Carriage Office, 15 Penton Street, N1 9PU	DOT59	AUS12
N1 Centre, Parkfield Street, N1	DOT60	AUS13

46-52 Pentonville Road, N1 9HF	DOT61	AUS14
46 Essex Road, N1 8LN and 160-162 Packington Street, N1 7UG	DOT62	AUS15
Angel Square, EC1V 1NY	DOT63	AUS16
Windsor Street Car Park, N1 8QF	DOT64	AUS17
Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, adjacent 196-200 York Way, N7 9AX	DOT65	VR1
230-238 York Way, N7 9AG	DOT66	VR2
Tileyard Studios, Tileyard Road, N7 9AH	DOT67	VR3
20 Tileyard Road, N7 9AH	DOT68	VR4
4 Brandon Road, N7 9AA	DOT69	VR5
The Fitzpatrick Building, 188 York Way, N7 9AD	DOT70	VR6
43-53 Brewery Road, N7 9QH	DOT71	VR7
55-61 Brewery Road, N7 9QH	DOT72	VR8
Rebond House, 98-124 Brewery Road, N7 9BG	DOT73	VR9
King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1	DOT74	KC1
176-178 York Way, N1 0AZ	DOT75	KC2
Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1	DOT76	KC3
Pentonville Prison, Caledonian Road, N7 8TT	DOT77	OIS24
Leroy House, 436 Essex Road, N1 3QP	DOT135	OIS1
The Ivories, 6-8 Northampton Street, N1 2HY	DOT136	OIS2
Belgravia Workshops, 157-163 Marlborough Road, N19 4NF	DOT137	OIS3
1 Kingsland Passage and BT Telephone Exchange, Kingsland Green	DOT138	OIS4
Bush Industrial Estate, Station Road, N19 5UN	DOT139	OIS5
100 Hornsey Road, N7 7NG	DOT140	OIS6
Highbury Delivery Office, 2 Hamilton Lane, N5 1SW	DOT141	OIS7
Legard Works, 17a Legard Road, N5 1DE	DOT142	OIS8

Ladbroke House, 62-66 Highbury Grove, N5 2AD	DOT143	OIS9
500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH	DOT144	OIS10
Parkview Estate, Collins Road, N5	DOT145	OIS11
202-210 Fairbridge Road, N19 3HT	DOT146	OIS12
Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB	DOT147	OIS13
17-23 Beaumont Rise, N19 3AA	DOT148	OIS14
Athenaeum Court, 94 Highbury New Park, N5 2DN	DOT149	OIS15
Harvist Estate Car Park, N7 7NJ	DOT150	OIS16
Hathersage and Besant Courts, Newington Green, N1 4RF	DOT151	OIS17
Wedmore Estate Car Park, N19 4NU	DOT152	OIS18
Charles Simmons House, 3 Margery Street, WC1X 0HP	DOT108	OIS25
Amwell Street Water Pumping Station, Clerkenwell, EC1R	DOT126	OIS26
2 Holloway Road, N7 8JL and 4 Highbury Crescent, London, N5 1RN	N/A – site added at Regulation 18 draft (November 2018)	HC5
Land adjacent to 40-44 Holloway Road, N7 8JL	N/A – site added at Regulation 18 draft (November 2018)	HC6
Former York Road Station, 172-174 York Way	N/A – site added at Regulation 18 draft (November 2018)	KC4
Belle Isle Frontage, land on the east side of York Way	N/A – site added at Regulation 18 draft (November 2018)	KC5
8 All Saints Street, N1 9RJ	N/A – site added at Regulation 18 draft (November 2018)	KC6
All Saints Triangle, Caledonian Rd, Kings Cross, London N1 9RR	N/A – site added at Regulation 18 draft (November 2018)	KC7
Dwell House, 619-639 Holloway Road, N19 5SS	N/A – site added at Regulation 18 draft (November 2018)	ARCH11
379-391 Camden Road and 341-345 Holloway Road	N/A – site added at Regulation 18 draft (November 2018)	NH12

25-27 Horsell Road, N5 1XL	N/A – site added at Regulation 18 draft (November 2018)	OIS19
Vernon Square, Penton Rise, WC1X 9EW	N/A – site added at Regulation 18 draft (November 2018)	OIS20
Former railway sidings adjacent to and potentially including Caledonian Road Station	N/A – site added at Regulation 18 draft (November 2018)	OIS21
114 Balls Pond Road and 1 King Henry's Walk, N1 4NL	N/A – site added at Regulation 18 draft (November 2018)	OIS22
1 Lowther Road, N7 8US	N/A – site added at Regulation 18 draft (November 2018)	OIS23
34 Brandon Road, London N7 9AA	N/A – site added at Regulation 18 draft (November 2018)	VR10
Royal Bank of Scotland, 42 Islington High Street, N1 8EQ	N/A – site added at Regulation 18 draft (November 2018)	AUS18

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