

Islington Local Plan Bunhill and Clerkenwell area action plan

November 2018



Islington Council
Local Plan: Bunhill and Clerkenwell Area Action Plan - Regulation 18 draft, November 2018

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1	Bunhill and Clerkenwell in context	1
	Introduction	1
	Area profile	3
	Demographics	4
	Planning context	8
	Challenges	9
2	Area-wide policies	14
	Policy BC1: Prioritising office use	14
	Policy BC2: Culture, retail and leisure uses	16
3	Area Spatial Strategies	20
	Policy BC3: City Fringe Opportunity Area	21
	Policy BC4: City Road	27
	Policy BC5: Farringdon	30
	Policy BC6: Mount Pleasant and Exmouth Market	33
	Policy BC7: Central Finsbury	36
	Policy BC8: Historic Clerkenwell	40
4	Site Allocations	44
	BC1: City Barbican Thistle Hotel, Central Street	47
	BC2: City Forum, 250 City Road	48
	BC3: Islington Boat Club, 16-34 Graham Street	50
	BC4: Finsbury Leisure Centre	52
	BC5: 1 Pear Tree Street	54
	BC6: Redbrick Estate: Vibast Centre, garages and car park, Old Street	55
	BC7: 198-208 Old Street (petrol station)	56
	BC8: Old Street roundabout area	58
	BC9: Inmarsat, 99 City Road	60
	BC10: 254-262 Old Street (east of roundabout)	62
	BC11: Longbow House, 14-20 Chiswell Street	64
	BC12: Cass Business School, 106 Bunhill Row	66
	BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage	67
	BC14: Peabody Whitecross Estate, Roscoe Street	69
	BC15: Richard Cloudesley School, 99 Golden Lane	71
	BC16: 36-43 Great Sutton Street (Berry Street)	72
	BC17: Caxton House, 2 Farringdon Road	74
	BC18: Cardinal Tower, 2A, 4-12 Farringdon Road and 48-50 Cowcross Street	75
	BC19: Farringdon Place, 20 Farringdon Road	77
	BC20: Lincoln Place, 50 Farringdon Road	79
	BC21: Former Petrol Station, 96-100 Clerkenwell Road	81
	BC22: Vine Street Bridge	83

BC23: Guardian Building, 119 Farringdon Road.....	85
BC24: Clerkenwell Fire Station, 42-44 Rosebery Avenue.....	87
BC25: Mount Pleasant Post Office, 45 Rosebery Avenue.....	89
BC26: 68-86 Farringdon Road (NCP carpark).....	91
BC27: Finsbury Health Centre and Pine Street Day Centre.....	93
BC28: Angel Gate, Goswell Road.....	95
BC29: Taylor House, 88 Rosebery Avenue.....	97
BC30: Telfer House, 27 Lever Street.....	98
BC31: 112-116 Old Street.....	99
BC32: Monmouth House, 58-64 City Road.....	100
BC33: Oliver House, 51-53 City Road.....	102
BC34: 20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street.....	103
BC35: Finsbury Tower, 103-105 Bunhill Row.....	105
BC36: Finsbury Business Centre, 40 Bowling Green Lane.....	106
BC37: Triangle Estate, Goswell Road/Compton Street/Cyrus Street.....	108
BC38: Moorfields Eye Hospital.....	109
BC39: Laser House, 132-140 Goswell Road.....	111
BC40: The Pentagon, 48 Chiswell Street.....	112
BC41: Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 & 21-23 Leonard Street.....	113
BC42: Site of electricity substation opposite 15-27 Gee Street and car park spaces at 90-98 Goswell Road.....	115
BC43: Easy Hotel, 80-86 Old Street.....	116
BC44: Crown House, 108 Aldersgate Street.....	117
BC45: 27 Goswell Road.....	118
BC46: City, University of London, 10 Northampton Square.....	119
BC47: Braithwaite House and Quaker Court, Bunhill Row.....	120
BC48: Castle House, 37-45 Paul Street.....	121
BC49: Building adjacent to railway lines and opposite 18-20 Farringdon Lane.....	122
BC50: Fitzroy House, 13-17 Epworth Street and 1-15 Clere street.....	124
BC51: Italia Conti School, 23 Goswell Road.....	125
BC52: Queen Mary University, Charterhouse Square Campus.....	126
BC53: Travis Perkins, 7 Garrett Street.....	128
BC54: Sycamore House, 5 Sycamore Street.....	129
BC55: 2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street.....	130
5 Appendices.....	132
Appendix 1: Heritage assets in Historic Clerkenwell.....	132
Appendix 2: Change in site references from Direction of Travel consultation (Feb 2018)	137

From **20 November 2018 to 14 January 2019**, the council is inviting comments on the Local Plan – Bunhill and Clerkenwell Area Action Plan 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.

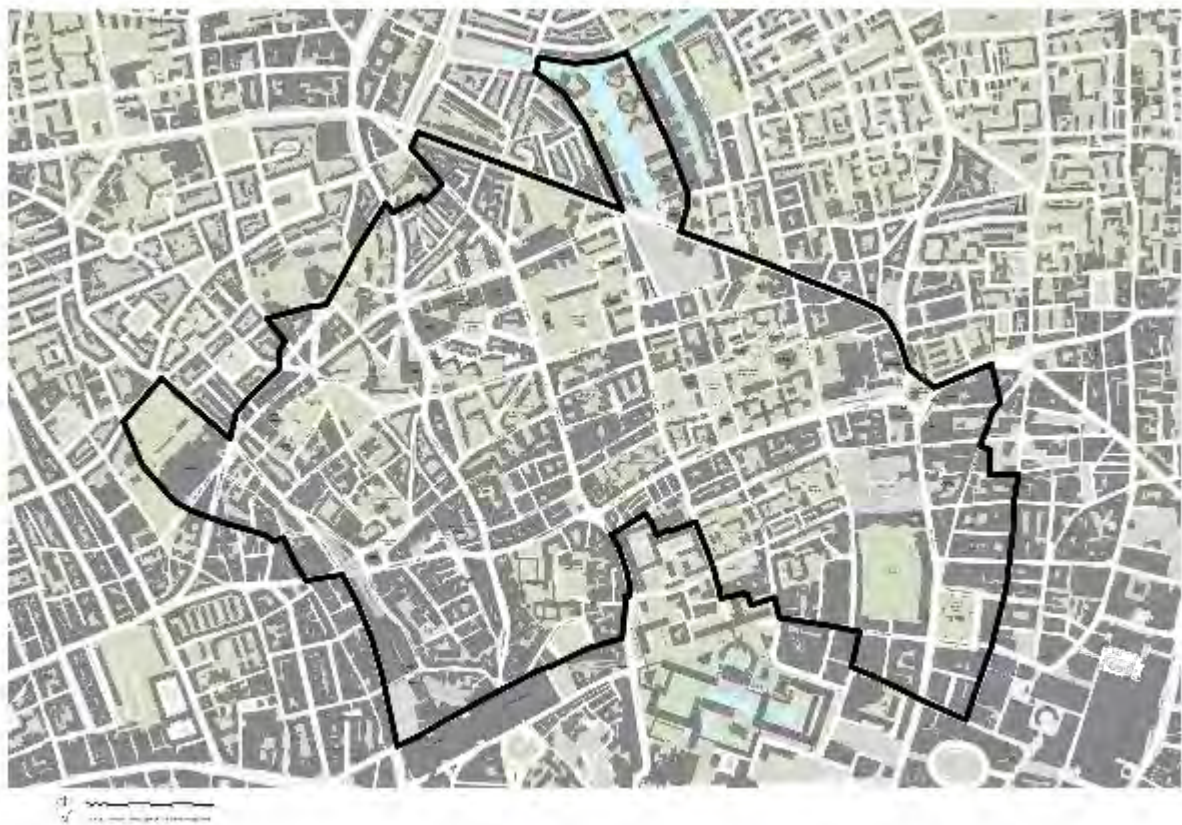
If you wish to discuss the proposals further, please contact Islington Council's Planning Policy Team on 020 7527 2720/2097, or at planningpolicy@islington.gov.uk

1 Bunhill and Clerkenwell in context

Introduction

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

Figure 1.1: Bunhill and Clerkenwell AAP area boundary



- 1.2 The area is the key commercial and employment centre in Islington, and is also home to a variety of education, cultural, and medical uses. It is a focus for creative and tech clusters including Tech City. Bunhill and Clerkenwell has a rich variety of entertainment and leisure uses, restaurants, bars, pubs, and cafes. The area plays a critical role for London as a World City. Bunhill and Clerkenwell is also home to a significant (and growing) residential population. The area is very well connected to Central London and to wider South East and this will be further improved upon

completion of Crossrail. Land values are high and different uses compete fiercely for space in the area.

- 1.3 Bunhill and Clerkenwell is expected to experience significant growth in the coming years and over the plan period, primarily for commercial, cultural, and entertainment uses. The AAP aims to ensure that this growth is managed to secure a high quality and sustainable urban environment, to promote economic growth and employment, and also to address the deep challenges including deprivation, social mobility, and environmental problems. Bunhill and Clerkenwell contains areas with high levels of deprivation and there is a great disparity between the opportunities of the richest and poorest in the area. There are also environmental challenges, the need to minimise emissions of greenhouse gases, and also local environmental problems, like poor air quality, traffic noise and congestion, and a need for more green space and green infrastructure like green walls and roofs.
- 1.4 This is the second AAP for this area; it replaces the first version (known as the Finsbury Local Plan) was adopted in 2013. The purpose of this plan is to set out a vision for the area and to proactively plan and manage change.
- 1.5 The Bunhill and Clerkenwell AAP is a Development Plan Document which forms part of Islington's Local Plan. The majority of planning policies are set out in the Local Plan – Strategic and Development Management Policies document; the AAP adds further planning policy that is specific to the AAP area. Planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise. What does and does not constitute a material consideration is determined on a case-by-case basis, as is the weight to be given to any such considerations.
- 1.6 The plan is consistent with other parts of Islington's Local Plan, the London Plan (and relevant supporting guidance) and national planning policy and guidance. The AAP covers the period 2020 to 2035 ("the plan period").

Figure 1.2: Islington Planning Framework



- 1.7 The Local Plan vision, which underpins this all Local Plan documents and supporting guidance, is to make Islington fairer and create a place where everyone, whatever their background, has the same opportunity to reach their potential and enjoy a good quality of life.
- 1.8 There are seven objectives which underpin the vision and the policies of the Local Plan; these objectives are set out in the Strategic and Development Management policies DPD and repeated below. In order to deliver these objectives holistically, the policies in the Local Plan must be implemented collectively. Each and every development in the borough, from small roof extensions and street furniture to major employment sites, should contribute to delivery of the council's objectives.
- Objective 1: Homes - Delivering decent and genuinely affordable homes for all
 - Objective 2: Jobs and money - Delivering an inclusive economy, supporting people into work and helping them with the cost of living
 - Objective 3: Safety - Creating a safe and cohesive borough for all
 - Objective 4: Children and Young People - Making Islington the best place for all young people to grow up
 - Objective 5: Place and environment - Making Islington a welcoming and attractive borough and creating a healthier environment for all
 - Objective 6: Health and independence - Ensuring our residents can lead healthy and independent lives
 - Objective 7: Well run council - Continuing to be a well-run council and making a difference despite reduced resources
- 1.9 The AAP contains policies which apply to the whole plan area (Chapter 2), area specific policies (Chapter 3), area spatial strategies (Chapter 4) and Site Allocations (Chapter 5).

Area profile

History

- 1.10 The area originally developed as an adjunct to the Roman City, hosting a range of activities that were not permitted within the City walls (e.g. livestock markets, metalworks, breweries, and monasteries).
- 1.11 Urbanisation started in the 18th century. Wealthy landowners laid out two planned residential estates focused on King Square and Northampton Square; however, most construction was piecemeal, and the area continued to play host to London's less desirable institutions (for example, three prisons were constructed in the area during this time).
- 1.12 The area has long been associated with innovation and industriousness: for example, by the mid-19th century over a third of London's watchmakers were living in the area. Such manufacturing was mainly undertaken by sole traders, either in small workshops in back yards, or in the houses themselves; so while the area appeared residential, its economic output was considerable. However, with economic expansion and the advent of the railways, warehouses and factories gradually began to replace housing in the area.

- 1.13 The area also has a long association with radical gatherings, political movements and social reform, from the Peasants' Revolt of 1381 and Chartist meetings at Clerkenwell Green, to the Finsbury Plan of the 20th century. Many of these movements had their roots in urban poverty and overcrowding. The significant economic growth of the 19th century fuelled rapid population growth, with over 127,000 people living in the area by 1861. This growth caused rents to rise, increased poverty and worsened overcrowding: by the end of the century there were around 9 people to every house. The Metropolitan Borough of Finsbury was formed at the start of the 20th Century.
- 1.14 Large scale damage and destruction during The Blitz in the Second World War rendered over 90% of homes uninhabitable destroyed or demolished. This resulted in Finsbury Council undertaking one of the country's most ambitious rebuilding programmes. New industrial and commerce areas were created and business rates generated from these financed the construction of thousands of new homes. Residents of the area had access to innovative public facilities such as the Ironmonger Row Baths and the Finsbury Health Centre, which opened prior to the war in 1938.
- 1.15 Post-war redevelopment in the area saw large scale slum clearance and development of Council housing by the Metropolitan Borough of Islington and the London County Council. Some of these developments are significant architecturally and historically, such as the Grade II* listed Spa Green Estate. The mix of pre-war terraced housing and modernist post war development is characteristic of the area.
- 1.16 The area suffered particularly badly from the deindustrialisation of the British economy, with a 50% loss in manufacturing jobs between 1961 and 1975. The shift to a service-based economy (notably banking and finance) during the 1980s made it difficult for local residents to access employment, and by 1991 only 45% of the population were economically active.
- 1.17 Industrial decline led to an out-migration of adults of working age, which had the knock-on effect of leaving behind a community increasingly composed of the elderly and those not in employment. This in turn affected the provision of local services, with the closure of local shops, markets and schools.
- 1.18 By the 1990s the picture was changing. Despite continued decline in manufacturing, there was a relative increase in skilled, technical or managerial employment. Nevertheless, by the turn of the millennium the area remained one of the most deprived in the country, with 21% of the population unemployed. The extent of deprivation in the area provided the rationale for the creation of EC1 New Deal for Communities, which heralded a ten-year programme of investment in the area, including significant public realm improvements.

Demographics

Population

- 1.19 Islington has an estimated population of 235,370. The plan area has a population of 32,160 (14% of the borough's population). Islington has the highest population density of any Local Authority in England with 15,671 people per square kilometre. The AAP area has a similar population density to the rest of the borough (15,381 people per square kilometre)¹.

¹ ONS 2016 mid-year estimates published October 2017

Ethnicity

1.20 The area has a slightly higher proportion of white British (69% compared to 68% for the remainder of Islington). The area also has a higher proportion of Asian / Asian British people (12% compared to 9%) but a lower proportion of Black / African / Caribbean / Black British people (10% compared to 13%). There is also a slightly lower proportion of people identifying as mixed / multiple ethnic group (5% compared to 7%)².

Age

1.21 Bunhill and Clerkenwell has a much greater proportion of people between the ages of 21 to 30 than the Islington average, as well as a greater proportion of younger people in the age group 11-20. There is a lower proportion of older people (aged 50 and above) generally in the area, but this trend is stronger for women, with lower proportions of women in all age groups above 30. The area also has a smaller proportion of children (ages 0 -10).

Deprivation

1.22 Bunhill and Clerkenwell is a place with a great disparity between income and opportunity. While it is a place with high incomes and high land values, it is also a place with significant deprivation.

1.23 The area has three Lower Super Output Areas³ (LSOAs) in the 20% most deprived LSOAs in England and Wales, based on the 2015 Indices of Multiple Deprivation (IMD). These LSOAs include a number of Council housing estates.

Employment

1.24 Islington is a major centre of employment; figures with 226,200 jobs based in the borough⁴. Local evidence suggests approximately 60% of these jobs are based in the AAP area, despite the area containing only 14% of the population. Employment growth has grown rapidly in recent years, with a near three-fold increase in employment in the last 10 years alone.

1.25 To put this into context, the AAP area, compared against Local Authorities in England and Wales, would rank 33rd of the 348 Local Authorities for total number of jobs; this is more jobs than Oxford, York, or Cambridge.

1.26 Islington (and the AAP area in particular) has a very high number of knowledge based jobs, in particular in the industry sectors of information and communication; professional, scientific, and technical jobs, and finance and insurance. Islington is within the top ten Local Authorities in England and Wales for the number of jobs in these industries (ranked 4th, 5th, and 8th highest from 348 local authorities for the three categories respectively). The AAP area is home to approximately three quarters of

² 2011 Census LC2101EW - Ethnic group by sex by age

³ A Lower Layer Super Output Area (LSOA) is a small geographic area for use with statistics from the Office of National Statistics.

⁴ ONS, Business Register and Employment Survey (BRES): Table 6: Employment (thousands) by Local Authority District within Region (full-time/part-time and public/private split), 2017 provisional figures, dated 27 September 2018.

these jobs; it ranks within the top ten Local Authorities for numbers of jobs in these industries (7th, 8th, and 8th respectively)⁵.

1.27 The AAP area benefits from its 'City Fringe' location, in close proximity to the City of London, one of the most significant employment locations in the world. Islington ranks as the 7th most productive locality in the UK, above several other Inner London boroughs; the AAP area is the most significant contributor to the boroughs overall competitiveness. Environment

Open space

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

Figure 1.3: Open Space map



Decentralised energy

1.29 Bunhill and Clerkenwell (along with the rest of the borough) is designated as a Heat Network Priority Area in the London Plan. The area has poor air quality which has contributed to the consistent exceedance of legal air quality limits. The area has the best opportunities for use of decentralised energy in the borough, with the two decentralised energy networks in the borough, Citigen and Bunhill. There are three energy centres which power these networks. , The current extent of the existing and proposed network is shown on Figure 1.4 below. These networks cover large areas of

⁵ ONS, Business Register and Employment Survey, 2016, by LSOA

the AAP area and there are excellent opportunities for new developments to connect to these networks. The Council supports the expansion of heat networks in the borough.

Figure 1.4: Heat networks map



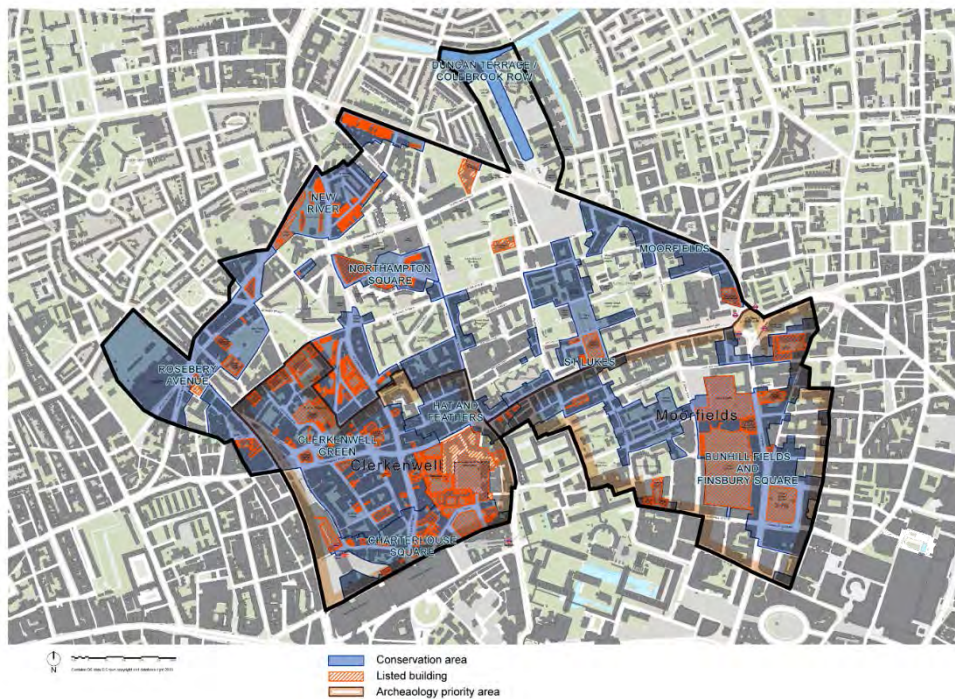
Air pollution

1.30 Poor air quality is a major issue for London impacting on the health and quality of life. London regularly exceeds legally binding limits set by the EU on air pollution. The major source of air pollution in London is from emissions from motor vehicles, especially diesel vehicles. Bunhill and Clerkenwell is no exception to this and its location with busy arterial roads crossing through the area mean that it experiences the poorest air quality in the borough. City Road, Old Street, and Goswell Road experience particularly bad air quality. The London Plan sets Air Quality Focus Areas for areas that not only exceed the EU annual limit for nitrogen dioxide (NO₂) but also locations with high human exposure. One of these areas covers the area around Old Street.

Historic environment

1.31 Bunhill and Clerkenwell is home to 11 conservation areas which cover 50% of the action plan area. Each of these conservation areas have detailed management plans to guide development. The area is also home to 382 listed buildings and has 259 locally listed buildings and structures, as shown on Figure 1.5.

Figure 1.5: Historic environment map



Planning context

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

London Plan

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

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

City Fringe Opportunity Area

1.35 The City Fringe Opportunity Area refers to the area surrounding the City of London’s financial district, at the eastern edge of the AAP area. It is among the most important areas of employment growth in the capital. The area contains significant development capacity to support the financial and business services but also the cluster of digital

and creative industries as part of Tech City. This growth is strategically important to London and the UK. The GLA has prepared the City Fringe Opportunity Area Planning Framework, working with the three City Fringe boroughs – Islington, Tower Hamlets and Hackney. The OAPF's key aim is to promote new business floorspace to facilitate the significant projected jobs growth in the area; provision of affordable business space is particularly important. A mix of supporting uses including retail, food, drink, and entertainment uses are also encouraged.

Crossrail

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

Challenges

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

Inequality and deprivation

1.38 Islington is a very unequal place with wealthy and deprived areas located in close proximity throughout the borough. Islington is one of the most expensive places to live in London yet it is the fifth most deprived borough in London and the thirteenth most deprived overall in England. In terms of the income deprivation index, Islington ranks tenth out of all English local authorities, meaning that a significant proportion of residents are experiencing deprivation due to low incomes.

1.39 The deprivation score for Bunhill and Clerkenwell is similar (albeit slightly lower) to that for the remainder of Islington. The area is home to pockets of serious deprivation with some areas within the 20% most deprived in England. The area performs particularly poorly on the indicator for living environment deprivation and barriers to housing and services.

1.40 There is a need to reduce income inequality and the negative consequences of relative poverty to ensure that the borough's diverse communities benefit from Islington's success so that everyone, regardless of background, has the opportunity to reach their potential.

1.41 The area is also a place of health inequality and deprivation. According to the 2011 census, the borough has the highest percentage of people reporting they are in bad or very bad health, relative to other London boroughs and higher than both London and England averages. . Deprivation is the main risk factor for early death and poor health

in Islington. Islington has the fourth highest levels of limiting long term illness/disability in London, and ranks bottom of all London boroughs in self-reported happiness levels. Levels of childhood obesity are also high, and life expectancy for men has consistently been below the London average in recent years.

- 1.42 The prevalence of mental health conditions is significantly higher in the most deprived areas, and people – especially men – from black communities are significantly represented among people with serious mental illness diagnoses.

Shortage of developable land

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

High population density and projected growth

- 1.46 The need to manage growth is a key issue for the borough. Islington is both the third smallest (by land area) and the most densely populated local authority area in the UK. The AAP area has a similar density of residential uses to the rest of Islington but a higher density of development overall as it is also home to many commercial uses. The borough has experienced significant population growth in recent years, outpacing that of London, and the population is projected to continue to grow. As well as being a significant issue in itself, the high level of projected growth is likely to exacerbate or increase the significance of other issues identified.
- 1.47 This growth increases demand for services. To ensure that Islington's diverse communities benefit from the high level of predicted growth, it is essential that this growth is supported by the necessary infrastructure and services. While Islington has an active voluntary and community sector and a relatively even spatial distribution of social infrastructure within accessible locations, certain types of provision are not evenly spread.

Unemployment and skills gap

- 1.48 Islington has a large number of jobs (1.3 jobs per resident). The plan area contains the majority of these jobs but with only 14% of the resident population. However, Islington has high levels of economic inactivity and many jobs in the borough are filled by people living outside Islington. Although the number of NEETs has been decreasing since its peak in 2012 (the figure stood at 5.2 percent in 2014) the figure is still higher than the Inner London average, as is the unemployment rate; nearly a quarter of the population aged 16-64 is classed as economically inactive. More than half of lone parents were not in employment in 2011, notably higher compared to London (48%) and England (41%).
- 1.49 The majority of jobs growth in Islington has been in knowledge-intensive industries which have high educational and skills barriers to entry. While Islington has higher than average levels of qualifications, there is also a significant proportion of the population that have poor literacy and numeracy skills. Working age residents without qualifications are four times more likely to be workless than those with a degree level qualification. There is a need to increase the opportunities for local residents to access the potential benefits of good work and reduce the number of residents with no qualification.

Limited employment floorspace

- 1.50 Demand for employment floorspace is projected to far exceed supply restricting economic growth and employment in the borough. Islington's current office stock is around 1.5 million sqm. Local evidence forecasts demand for approximately 400,000sq m of additional office floorspace for the period 2014-2036. Islington's pipeline of business floorspace has consistently shown a net loss in recent years, which suggests that protection of existing business floorspace and provision of new business floorspace will need to be a high priority if the floorspace projections are to be met. The biggest threat to the supply of employment land is likely to be from restricted supply caused by a lack of sites as they are outbid by residential developments and high value commercial developments, particularly hotels.
- 1.51 The London Plan highlights that cumulatively, the loss of office stock within the CAZ to residential development has the potential to undermine the strategic functions of the CAZ and its offer as a competitive national and global business location. The lack of employment floorspace will also inflate prices and make finding space for SMEs and start-ups less affordable. This in turn could reduce the competitiveness of Islington and the Tech City, which needs small businesses to drive innovation.

Shopping, leisure, and culture

- 1.52 The Bunhill and Clerkenwell area has a strong offer of shopping, leisure, and cultural uses which support the overarching office function of the area. There are a large number of restaurants and cafes, pubs and bars, particularly clustered around Farringdon and Smithfield, Exmouth Market, and Whitecross Street. The challenge is to support the existing food, drink, and entertainment uses and to encourage development of new premises at a level that continues to support (and does not undermine) the area's office function, while safeguarding the amenity of the area for residents and businesses. This will ensure that these uses do not create problems, for example anti-social behaviour linked to licensed premises.
- 1.53 Bunhill and Clerkenwell is home to a variety of cultural uses which are important to make the area an attractive and vibrant place to live, work, and visit. There is a need to protect against their loss and to promote their growth in the area, particularly in the designated Clerkenwell/Farringdon Cultural Quarter.

Sustainable transport

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

Poor air quality

- 1.57 Poor air quality affects people who live, work, and visit the area. The entirety of the borough has been designated an Air Quality Management Area (AQMA) since 2003. Islington had the fourth highest proportion of deaths attributable to fine particulate air pollution in London in 2013, and the majority of Islington's primary and secondary schools recorded concentrations of NO_x that exceeded EU limits in 2015. The Bunhill and Clerkenwell area has the worst air quality in the borough⁶.
- 1.58 Vehicles are responsible for a significant amount of emissions which cause air pollution, mainly through traffic congestion and the use of diesel powered engines. Islington is used as a traffic through-route to central London, which results in the highest concentrations of air pollution being located along the main arterial roads that dissect the borough. Pentonville Road/City Road represent the congestion charge zone boundary and are particularly heavily trafficked. This presents a challenge to the borough as it limits the scope of influence at the local level.

Climate change

- 1.59 Carbon emissions in Islington have been reducing over time, but remain above the London average. With a significant proportion of carbon emissions coming from the built environment, there is a need to improve the energy performance of buildings in a way that doesn't decrease air quality. 75% of the existing building stock is expected to be standing in 2050; therefore, delivering improvements to the energy efficiency of the existing building stock as well as improving the performance of new developments is critical to reducing carbon emissions.
- 1.60 Energy security is an issue particularly for central London, and with the high heat profiles of buildings in these locations, the opportunities for decentralised energy networks (DENs) are considerable. Islington DENs are focused in the AAP area, with more networks in master planning phase that have potential to realise opportunities across various other locations in the borough.

⁶ London Atmospheric Emissions Inventory (LAEI) 2013 Air Quality Focus Areas - December 2016 update

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

Open space, green infrastructure, and biodiversity

- 1.63 Islington has a comparative lack of open space per head of population; this will be amplified as Islington's population continues to rise, increasing the pressure and demand on existing provision. Areas with biodiversity value in the AAP area are limited, and the ability to provide new space with biodiversity value is likely to be highly constrained. The built environment itself is becoming an increasingly important habitat, underscoring the need to promote a green infrastructure approach – for example maximising green roofs and vertical greening - in new development.
- 1.64 Green infrastructure has many benefits such as pollution abatement, urban cooling and climate change adaptation; it is vital for healthy and prosperous communities. Although the borough's open spaces and green infrastructure is diverse – including parks (large and small), nature sites, playgrounds, squares, civic spaces, food growing spaces, amenity green spaces, private gardens, railway cuttings and canals, they are generally small and fragmented.
- 1.65 This plan supports densification provided it is accompanied by a strategic approach to providing green infrastructure to ensure that this development does not lead to losses of green infrastructure, either physical loss or loss of function. Alongside maximising the functionality of existing open spaces it is vital that all opportunities for increasing open space and green infrastructure are fully exploited.

2 Area-wide policies

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

Policy BC1: Prioritising office use

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

- 2.2 Bunhill and Clerkenwell has a large and successful economy, with a large proportion of jobs are in the knowledge economy, in particular in information and communication, professional, scientific and technical jobs, as well as finance and insurance. These jobs are primarily office-based.

- 2.3 The location of Bunhill and Clerkenwell is particularly suited to development of business uses. The area has easy access to the major centres of business and employment of the West End, City of London, and Canary Wharf (all in the CAZ), as well as the emerging and supporting clusters of the City Fringe, Tech City, and King's Cross and the Knowledge Quarter.
- 2.4 Bunhill and Clerkenwell comprises the majority of Islington's CAZ. London's CAZ has a unique international, national, and London wide role, as recognised in the London Plan. The London Plan also states that the central London office market supports unique agglomerations and dynamic clusters of world city businesses and other specialist functions, and that these roles should be developed and promoted.
- 2.5 Local and regional evidence is clear that the CAZ is the location with the most demand for Grade A office space and this will be the priority. Maximisation of business floorspace will be required in the CAZ, given this is the area which will see the most demand for business floorspace.
- 2.6 Given the economic importance of the area, increasing the supply of business floorspace in the Bunhill and Clerkenwell area is essential to maintaining and developing business and job growth. Conversely, a shortage of business space is the major threat to business and job growth in Bunhill and Clerkenwell, Islington and London as a whole. Local evidence states that demand for business floorspace is projected to far exceed supply, restricting economic growth and employment in the borough⁷.
- 2.7 Islington has a forecast demand for approximately 400,000sqm of additional business floorspace in the period 2014-2036, the majority of which will be office floorspace. Based on the existing pipeline of new office proposals, it is clear that meeting the forecast target will be a major challenge which needs to be addressed by this AAP.
- 2.8 The Local Plan – Strategic and Development Management Policies DPD sets out policies to protect and promote business uses across the borough, including in the AAP area; and also sets a requirement for affordable workspace which will apply to all relevant schemes in the AAP area.
- 2.9 Considering this context, the key objective for the Bunhill and Clerkenwell AAP is to protect the predominant business role of the area by affording strong protection to existing business floorspace and prioritising growth in new business floorspace - B1 floorspace – across the area. The AAP provides further detail to heighten the priority for business uses in the area.
- 2.10 Development of business uses in the AAP area is also essential to contribute to the unique agglomeration of business and supporting uses of the CAZ, Tech City, and the City Fringe Opportunity Area, contributing to London's role as a world city and maximising the competitiveness of the economy of the borough.
- 2.11 There may be limited circumstances where the council will prioritise uses other than B1(a) office in the AAP area, as set out in policy BC1 Part D. This may include locations where other typologies of business space are preferable to meet specific demand, such as B1(c) light industrial and/or hybrid space.
- 2.12 The Bunhill and Clerkenwell area is home to a large number of housing estates, which are entirely residential in character and function. To provide much needed affordable

⁷ LB Islington Employment Land Study Ramidus 2016

housing and to preserve the residential character and amenity of the housing estates the Council will not seek significant office development for any schemes on housing estates, although some small scale office (particularly affordable workspace and SME space) may be required on a case-by-case basis.

Policy BC2: Culture, retail and leisure uses

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

2.13 Culture, retail and leisure uses⁸ are important for the functioning of the area. They are employment generating and contribute to economic growth, although in the context of the area, they are considered to be supporting uses for the primary office function.

2.14 Provision of a range of retail and leisure adds significant value to an areas attractiveness and vibrancy. Bunhill and Clerkenwell's qualities as a dynamic and attractive place is in part due to the number and quality of its cultural offer, cafes and restaurants, bars and pubs, and entertainment venues. The night time economy is very important to London's economy and is a key component in London's attractiveness and competitive edge as a world city. Farringdon/Smithfield/Barbican is identified in the London Plan as home to a strategic cluster of arts, culture and creative sectors. Farringdon is also identified in the London Plan as an area of sub-regional significance for the night time economy.

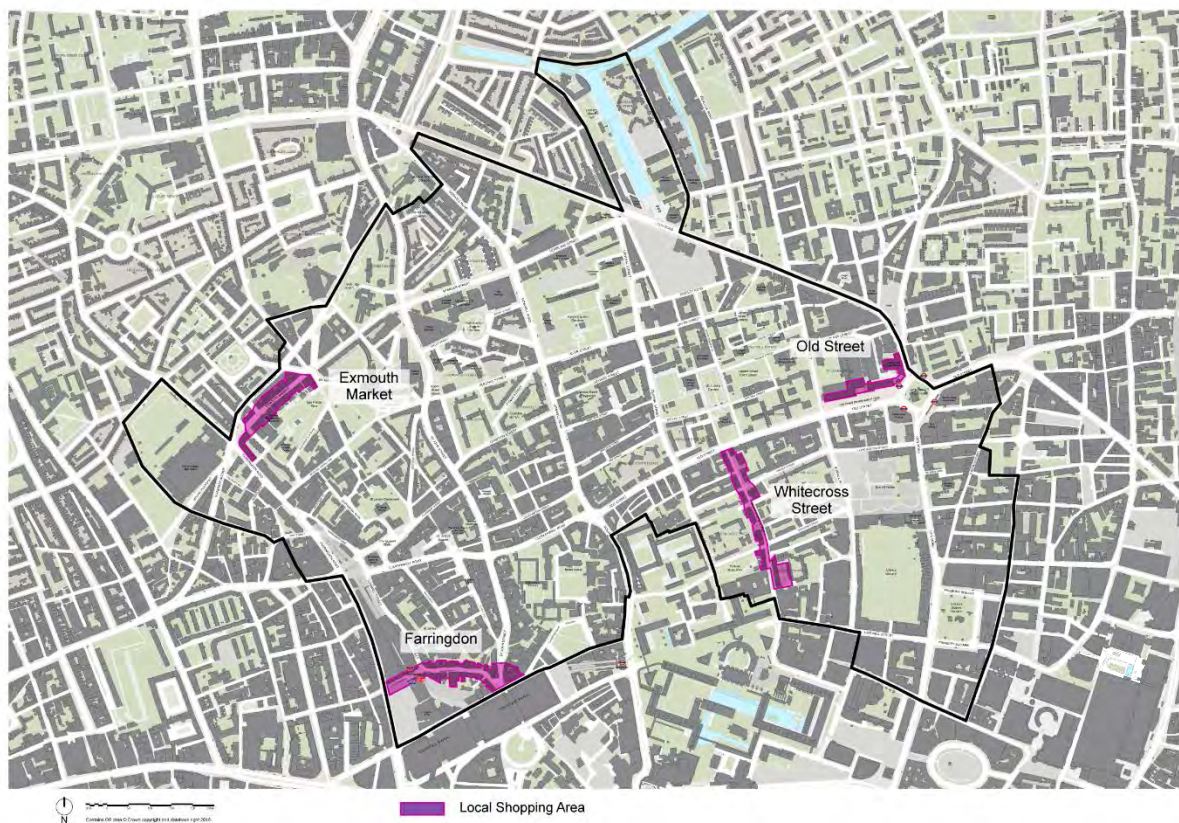
2.15 The Council has designated four local shopping areas in Bunhill and Clerkenwell:

⁸ For the purposes of this policy, culture, retail and leisure uses fall within the, A1-A5 and D2 Use Classes, and some Sui Generis uses akin to these uses, such as nightclubs and theatres.

- Exmouth Market
- Farringdon
- Old Street
- Whitecross Street

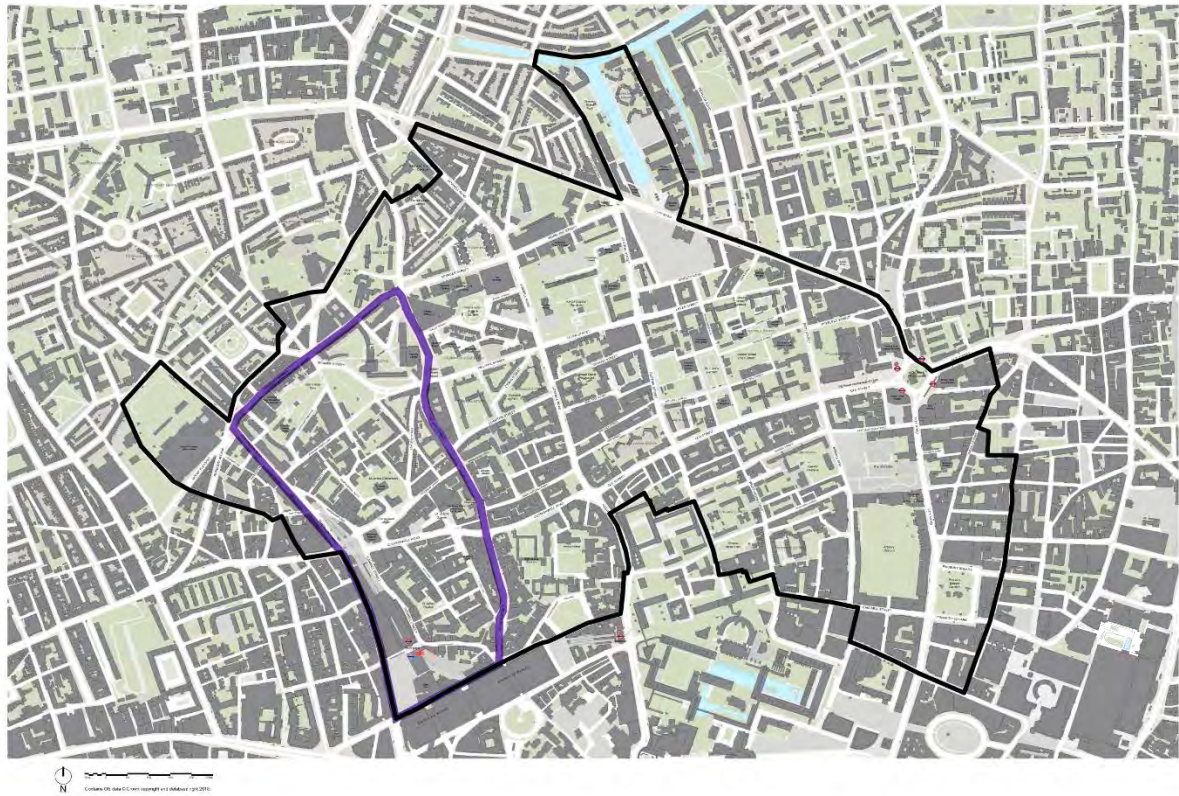
2.16 These areas are shown on Figure 2.1 below. Bunhill and Clerkenwell is also home to a number of retail and other high street type uses in smaller clusters throughout the area. The Local Shopping Areas (and to a lesser extent the clusters) are a focus for retail activity to serve both residents and those working in the area providing, shopping, leisure, and services.

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



2.17 Islington's Local Plan promotes cultural and night time economy activities in the CAZ and Town Centres, particularly in designated Cultural Quarters. The Bunhill and Clerkenwell area is home to a number of cultural attractions and institutions. The designated Clerkenwell/Farringdon Cultural Quarter (see Figure 2.2 below) is the primary location where enhancement of the cultural offer is encouraged. Proposals for cultural use outside the cultural quarter will need to be sequentially justified; applicants must provide detailed evidence to demonstrate that there are no sequentially preferable locations within the cultural quarter that could accommodate the proposal.

Figure 2.2: Clerkenwell/Farringdon Cultural Quarter



- 2.18 Where a cultural/creative use is proposed outside the cultural quarter, the Council must be satisfied that suitable and available sites within the cultural quarter have been considered first. This will ensure that there are no preferable sites available here which would contribute to the further enhancement of the cultural quarter. The sequential consideration of preferable sites should assess both availability of sites and suitability of sites for the intended cultural use. The sequential consideration should be proportionate to the scale and type of cultural use. If it can be demonstrated there are no suitable and available sites within the cultural quarter, cultural use is acceptable in principle across the AAP area, although suitability will be assessed against relevant policy – such as policies to protect residential amenity and promote office development – on a case-by-case basis.
- 2.19 The AAP area borders the City of London’s Culture Mile to the south, which is developing as a major destination for culture and creativity in the Square Mile from Farringdon to Moorgate. The area will be host to a programme of events and installations and will also benefit from further investment including public realm improvements.
- 2.20 While the night time economy is valuable it can lead to problems such as antisocial behaviour, crime and fear of crime, noise, congestion and disturbance. Due to the borough’s densely developed mixed use nature conflicts can arise when night-time activity occurs close to places where people live. Policy DH5 of the Local Plan – Strategic and Development Management Policies DPD will be an important consideration in this regard. In addition, large numbers of night time economy uses can change the character of the area in which they are located and reduce its range of

shops or the quality of the shopping environment. Conflicts can be made worse where a particular location becomes a focus for late night activity.

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

3 Area Spatial Strategies

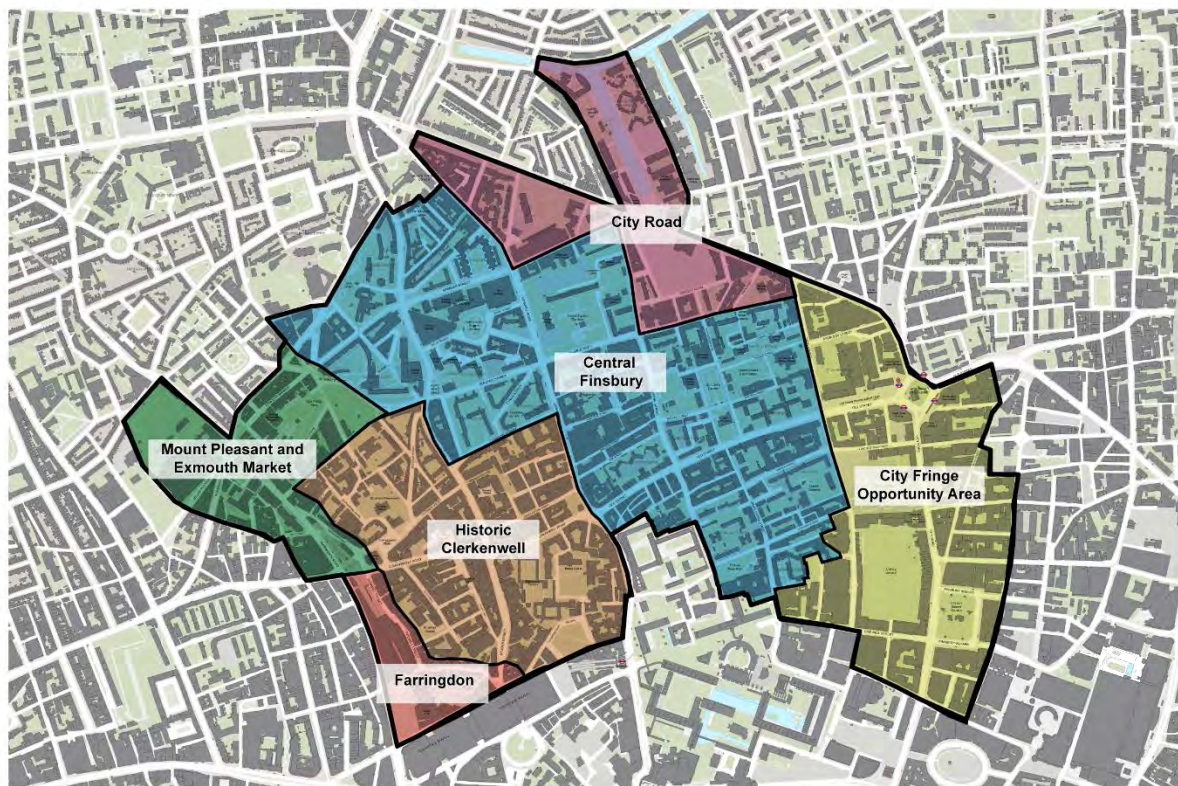
3.1 The AAP is split into the following Spatial Strategy areas – shown on Figure 3.1 - which collectively cover the whole AAP area:

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

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

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

Figure 3.1: Bunhill and Clerkenwell AAP Spatial Strategy Areas



Policy BC3: City Fringe Opportunity Area

- A. This part of Old Street and City Road is home to Islington's part of the City Fringe Opportunity Area, an area with a specific focus for the tech sector and related businesses which extends into the London Boroughs of Hackney and Tower Hamlets. The council will support the development of this tech sector cluster.
- B. The Moorfields Eye Hospital site represents a unique opportunity to create a new high quality business quarter. The site will play a key role in the consolidation and expansion of the business cluster in the wider Old Street area and will deliver a very significant quantum of additional business floorspace over the plan period, and a substantial amount of affordable workspace. In addition, necessary social infrastructure, and active uses on the ground floor will be delivered.
- C. Proposals for the redevelopment/intensification of sites with existing business floorspace should look to maximise business floorspace provision as far as possible in line with the council's priority for the City Fringe Opportunity Area. Any proposals involving a net loss of business floorspace, or which involve a small net increase in business floorspace which the council considers does not make best use of the site in order to maximise the quantum of business floorspace, will be resisted.
- D. Proposals on sites with no existing business floorspace should be clearly business-led. Business floorspace should form the predominant proportion of any uplift in total floorspace arising from demolition and rebuild, or extensions.
- E. The City Fringe Opportunity Area is suitable for a range of typologies from small stand-alone offices and workspaces to large floorplate Grade A offices. Where demand for a certain typology becomes evident during the plan period, the council may look to prioritise such typologies on a case-by-case basis where appropriate and supported by evidence.
- F. Old Street Local Shopping Area is located within the area. Retail and leisure uses should be focused here, although retail, leisure and cultural uses may also be appropriate at ground floor level and any lower ground floors as part of new development, particularly where a site is within or adjacent to existing frontages of similar uses.
- G. The environmental quality of Old Street roundabout will be transformed through removal of the gyratory and creation of a high quality, functional new public space, accessible at-grade from the surrounding streets; and other public realm improvements, including a new at-grade entrance to the station, works to reduce traffic impacts, and improvements to the interchange between bus, train and tube. The Council will also explore ways to improve the busy Old Street and Clerkenwell Road for pedestrians and cyclists. Existing retail provision within Old Street Station should be enhanced as part of the roundabout improvement works.
- H. Any development in the centre of the roundabout would reduce the quantum and functionality of potential new open space as part of the new public realm, and will therefore be resisted as part of any redevelopment proposals (except for very small scale commercial development such as retail/leisure kiosks, where appropriate).

- I. New buildings surrounding and fronting Old Street Roundabout should explore opportunities to provide direct basement access to and from the underground station (subject to agreement with London Underground Ltd).
- J. Development proposals should enhance permeability across the area and with adjacent areas; and ensure ease of access via walking and cycling.
- K. The council supports the enhancement of the public open space at Finsbury Square. Small scale commercial uses may be suitable on existing built-on areas of the square, but only where the functionality of the space is not adversely affected. Reconfiguration of the existing open space may be acceptable where functionality of the open space is improved and there is no net loss of public open space. Change to the use of the underground car park is supported in principle where it would be replaced by commercial uses, particularly business floorspace.
- L. Development proposals must contribute positively to the character of the area and demonstrate a scale and massing that responds to adjacent public spaces and street widths. Street level views of recognised and historic landmarks in the area should be enhanced as part of proposals.
- M. Four sites in the spatial strategy area have been identified as potentially suitable for tall buildings over 30 metres.
- N. Development proposals must conserve and enhance heritage assets, including (but not limited to) Bunhill Fields, Wesley's Chapel, the Honourable Artillery Company grounds and the area's three protected local landmarks.

- 3.4 Old Street roundabout occupies a strategic location near to the City of London with its concentration of financial service industries. The area around Old Street roundabout forms the core part of the agglomeration of digital/creative businesses known as Tech City, and continues to develop as a distinctive, high quality, diverse and vibrant commercial destination within central London.
- 3.5 This area contains all of Islington's part of the City Fringe Opportunity Area⁹, as defined on the Policies Map and shown on Figure 3.2 below. The City Fringe Opportunity Area also covers parts of The City, Hackney, and Tower Hamlets. The aim of the OAPF is to consolidate Tech City's position (and the position of London as a whole) as the tech capital of Europe.
- 3.6 The City Fringe Opportunity Area features a significant concentration of business uses which contribute to the economic success of the borough and provide substantial direct and indirect employment opportunities. The prioritisation of office uses is of particular importance in this area due to the international significance of the cluster within the City Fringe Opportunity Area. The Council expects 90% employment use schemes as set out in policy BC1.
- 3.7 There is also a strong presumption against the loss of any existing business floorspace, in line with Local Plan policy B2.

⁹ The council collaborated with the Mayor of London and other City Fringe local authorities on the production of the City Fringe Opportunity Area Planning Framework, which was adopted in 2015. This document may be a material consideration in the determination of planning applications.

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

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

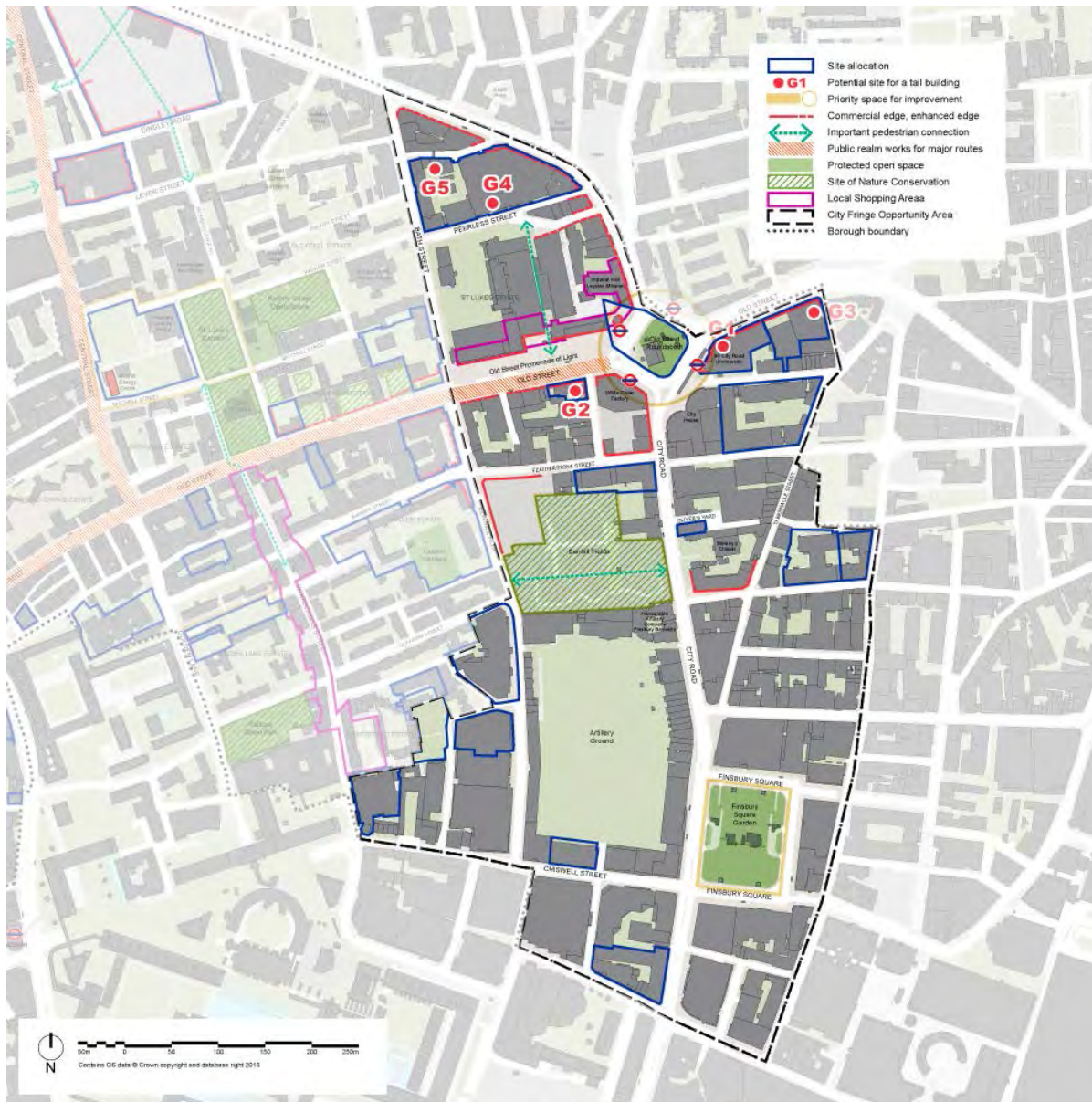
- 3.16 The Islington Tall Building study (2018) thoroughly assessed the borough's potential to accommodate the development of new tall buildings. Policy DH3 of the Local Plan – Strategic and Development Management Policies DPD has been informed by the Islington Tall Building study (2018) and must be read alongside this spatial strategy policy. The Spatial Strategy diagram (Figure 3.2) identifies the following four sites¹⁰ where tall buildings (30 metres and above) may be appropriate in the City Fringe Opportunity Area spatial strategy area:
- Southeast corner Old Street City Road junction – Inmarsat House (site G1 from the study).
 - Shell Station site on Old Street (site G2 from the study).
 - Albert House on Old Street (site G3 from the study).
 - Moorfields Eye Hospital site: Peerless Street, north of the junction with Baldwin Street (site G4 from the study)
 - Moorfields Eye Hospital site: North West corner of the site, corner of Cayton St /Bath Street (site G5 from the study).
- 3.17 Any proposal for tall buildings on these sites must be fully consistent with policy DH3 and all other relevant policies.
- 3.18 Development in the Old Street Area must conserve and enhance heritage assets and their settings in line with Islington Local Plan policies DH1 and DH2. Particular attention must be paid to the part of the area lies within the Bunhill Fields and Finsbury Square Conservation Area, which English Heritage identifies as being at risk. The area is also home the Moorfields Conservation Area containing the Moorfields Eye Hospital and The Leysian Mission (Imperial Hall).
- 3.19 Retail and leisure uses should be provided on frontages to Old Street, City Road, and also within the station in order to create activity, vibrancy, and to support the surrounding commercial uses.
- 3.20 Bunhill Fields Burial Ground is an existing Site of Importance for Nature Conservation and is a Grade I Registered Park/Garden. The main part of the cemetery is formed of narrow walkways through densely planted graveyards, while the northern part is an open space that is used by local residents, workers and visitors. New buildings adjacent to the Grade I listed Bunhill Fields Cemetery should exhibit a scale, massing and design which conserves or enhances its heritage value, and should also incorporate design measures that enhance the biodiversity value of adjacent areas. Incremental improvements to Bunhill Fields itself are supported, in line with any relevant management plan.
- 3.21 Finsbury Square is one of the largest publicly accessible open spaces in the south of the borough. It is a popular, heavily used space, especially as a lunchtime congregation point for people employed in surrounding businesses, but also by local residents for relaxation and activities such as lawn bowls; hence there is a significant opportunity for the creation of a high quality, multi-functional space. The square is currently not utilising its full potential, especially in terms of the quality of the open space. Given the importance of the square to the surrounding Conservation Area, enhancing its setting is an important consideration. Improvements to the quality of the

¹⁰ Moorfields Eye Hospital counts as one site but there are two potential tall building locations within the site.

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

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

Figure 3.2: City Fringe Opportunity Area Spatial Strategy diagram



Policy BC4: City Road

- A. The City Road area is a linear route with significant concentrations of business uses at either end. There are significant opportunities for enhancement of business uses along City Road, connecting with Pentonville Road to create a significant commercial corridor and realise their full potential in terms of growth in business floorspace and meeting jobs projections. This would create links between the two significant business nodes at King's Cross and the City Fringe Opportunity Area.
- B. Proposals for the redevelopment/intensification of sites with existing business floorspace should look to increase business floorspace provision as far as possible, in line with the council's priority for the City Road commercial corridor.
- C. Development proposals should be clearly business-led. Any proposals involving a net loss of business floorspace – including lower specification, secondary office space - will be resisted.
- D. City Road is generally considered suitable for a range of typologies from small stand-alone offices and workspaces to large floorplate Grade A offices. However, the southern part of City Road, between Bath Street and the City Road Basin, is considered particularly suitable for Grade A office floorspace, and the council will encourage opportunities for site assembly in this area to facilitate development of a greater quantum and efficiency of business floorspace. The northern part of City Road, north of the City Road Basin up to the AAP boundary near to the Goswell Road/City Road junction, is considered a more suitable location for smaller offices.
- E. The City Road Basin area has undergone comprehensive redevelopment in recent years, with several major residential-led developments recently completed or due to complete within the next five years. Opportunities for further significant development in this part of the spatial strategy area are likely to be limited. The focus in this area should be on an improved public realm, enhancing the area's function as a place of recreation and relaxation.
- F. The basin itself is important in terms of biodiversity value and for sporting activity related to the Islington Boat Club. Development proposals in the area should prevent any adverse impacts on the function of the basin, including Graham Street Gardens which has significant environmental and amenity value.
- G. The Council supports greater public access around the basin with a wider ambition to link into the Regent's Canal pathways. Where greater access is provided, residential moorings should not impede public access, hinder navigation along the waterway, or have a detrimental impact on air quality, nature conservation / biodiversity, leisure provision, and the character of the waterway.
- H. The Spatial Strategy area is a key location for the expansion of Islington's Decentralised Energy Network, with the delivery of Bunhill Phase 2 at the City Road/Central Street junction; and a potential new energy centre powered by a water source heat pump - Bunhill Phase 3 - at the City Road Basin. Any location proposed for a new energy centre must ensure that any potential amenity impacts on nearby residents and businesses arising from the operation of an energy centre, for example noise and vibration impacts, are fully mitigated/prevented.

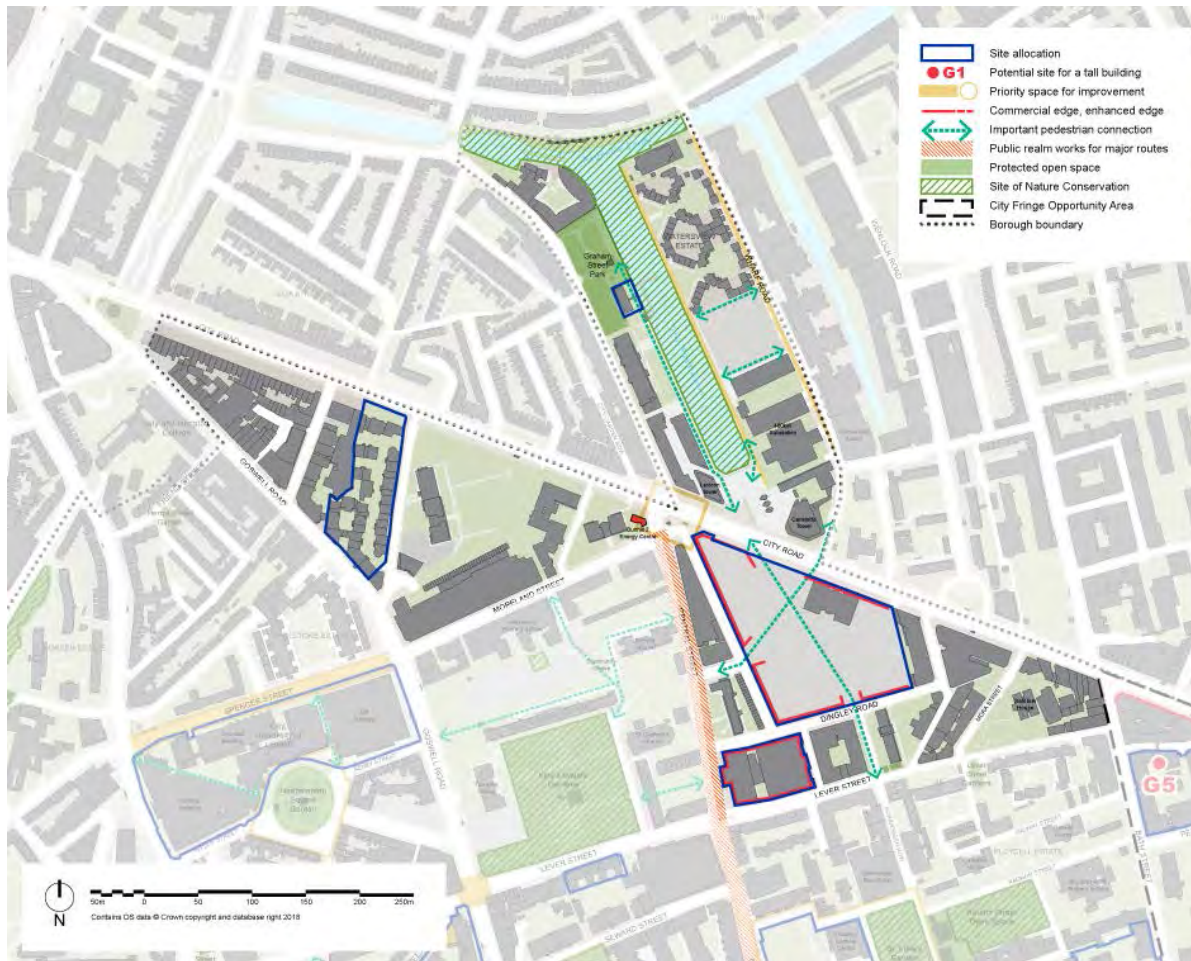
- I. An improved public realm along the breadth of City Road is important to help realise the council's strategic aims for the City Road/Pentonville Road commercial corridor. All relevant development proposals along City Road must enhance the public realm, provide active frontages and contribute to an improved transport experience via sustainable modes of transport, in particular ensuring safe, convenient pedestrian access free from clutter. New street furniture is encouraged to support this, where sited to avoid adverse impacts. Improvements to pedestrian crossings and north/south permeability will be a priority alongside tree planting and new paved surfaces
- J. Improvements to links across City Road (including to areas within the London Borough of Hackney) will help to improve permeability with areas further south, particularly via Central Street.
- K. The continued operational use of the City Road substation and National Grid 400kV network should be safeguarded.

- 3.26 City Road is a major road connecting King's Cross to Old Street and is home to significant residential and commercial development; it provides the most direct link between Kings Cross and the City Fringe opportunity area and beyond that the City of London. The Spatial Strategy covers the stretch of City Road from the Bath Street junction to the Goswell Road junction (shown on Figure 3.3 below). It links directly with Pentonville Road in the west; there is significant potential for a commercial corridor along City Road/Pentonville Road to support the City Fringe Opportunity Area and the major commercial development at King's Cross which are located at each end of the corridor.
- 3.27 City Road will be a key road for commercial development, particular office development. A range of office typologies are suitable along City Road, although some parts may be more conducive to particular typologies. Where demand for a certain typology becomes evident during the plan period, the council may look to prioritise such typologies on a case-by-case basis where appropriate and supported by evidence.
- 3.28 Development on City Road should provide active frontages and contribute to a high quality public realm that encourages walking, cycling and public transport and which has been enhanced with street trees and other greening.
- 3.29 The cluster of tall buildings at City Road Basin will be enhanced with an improved public realm and complementary supporting development.
- 3.30 City Road Basin and Graham Street Park are places of recreation and relaxation, and should be enhanced by ensuring pedestrian access is provided on all sides of the basin. The Council values the City Road Basin as an area of open stretch of water, a place with scenic and biodiversity value, and as a place for recreation and leisure. The basin is currently used for recreation and leisure, particularly by the Islington Boat Club, a charity that has been teaching younger people to sail for over 25 years. The Council will retain the City Road Basin as an open stretch of water. Residential moorings will be strictly controlled due to their potential amenity impacts, e.g. potential to obstruct pathways and air quality will be restricted.
- 3.31 The development of the Council's heat network is an important priority across the borough. There are opportunities for a new energy centre within the Spatial Strategy

area. Expansion of the heat network has in principle support, but siting and design of future energy centres should be carefully considered, to avoid adverse impacts for residents and businesses,

3.32 The City Road substation is an essential part of the transmission network and has an important role to play in maintaining the supply of electricity to the local distribution network operator, and to homes and businesses throughout London and the wider area. Development must safeguard the continued operational use of the City Road substation and National Grid 400kV network.

Figure 3.3: City Road Spatial Strategy diagram



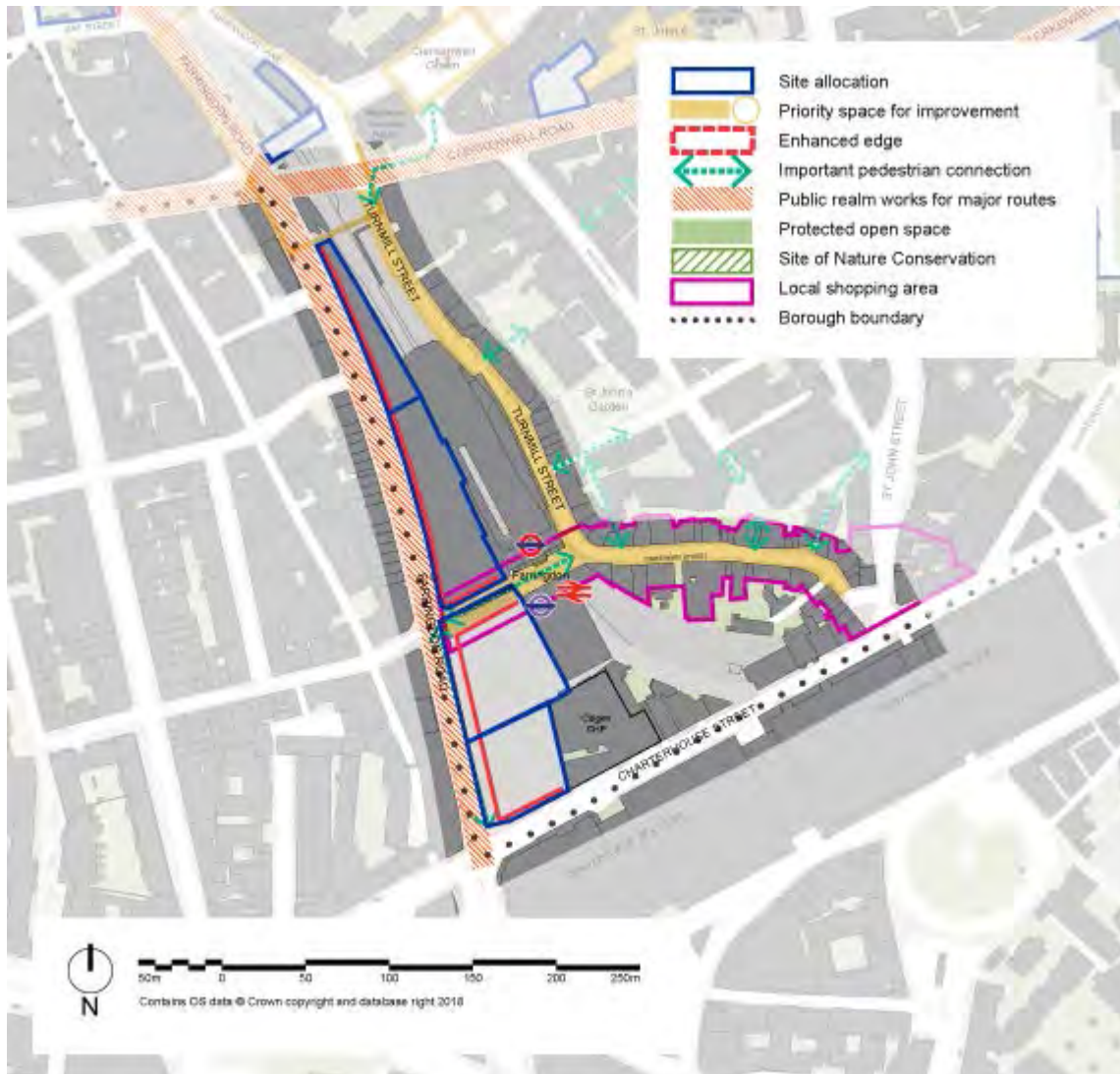
Policy BC5: Farringdon

- A. The Council's vision for the Farringdon Station area is for a world class transport interchange within a high quality environment that complements and enhances the wider area's history and heritage.
- B. The Council will ensure that new development and investment in Farringdon reflects its role as a major transport interchange whilst retaining those elements of its character that make it special and distinctive. All development proposals should contribute to an enhanced public realm that prioritises pedestrian circulation and provides good access between the station and other sustainable transport modes. Proposals must promote a "single station environment" across Cowcross Street through the provision of high quality, permeable station frontages, and a unified public realm between National Rail and Underground stations.
- C. On sites adjacent to and above Farringdon station, development proposals should be predominantly offices and associated business uses.
- D. In the Farringdon Local Shopping Area, covering Cowcross Street (which connects Farringdon Station to Smithfield Market), development of retail, food, drink, and entertainment uses and other town centre uses is supported at ground floor level and below. Supporting retail and leisure uses provided at street level onto Farringdon Road, Charterhouse Street, and Turnmill Street to create vibrancy and interest.
- E. The Farringdon area features several cultural and night-time economy uses, and the area immediately abuts the Clerkenwell/Farringdon Cultural Quarter to the north. Development of cultural and night-time economy uses is supported, where adverse amenity impacts can be mitigated/prevented. The specific types of cultural uses should complement the Cultural Quarter.
- F. Measures to facilitate ease of movement and modal interchange, including secure cycle parking, cycle hire docking stations, cycle lanes along Charterhouse Street, taxi ranks, improved bus provision, pedestrian signage, and restrictions on delivery and servicing during daytime hours. Servicing must be located to remove conflicts and maximise efficiency of space and use. Shared service bays, basements and access/egress with neighbouring buildings should be considered to achieve the most efficient use of space.
- G. An improved public realm which promotes pedestrian circulation and which results in a series of integrated, linked and high quality public spaces, including neighbouring spaces such as Clerkenwell Green.
- H. The retention of the railway cuttings as predominantly open spaces. Enhancements to the cuttings that conserve and enhance their heritage value, and provide improved pedestrian access across the space between Turnmill Street and Farringdon Road, are encouraged. The disused underground railway line between Farringdon and Barbican will be safeguarded to allow for its future reuse for transport purposes.

- 3.33 The Spatial Strategy area covered by Policy BC5 (shown on Figure 3.4) consists of two large impermeable city blocks dominated by large scale infrastructure and located within a wider area of significant historic character. The council's objectives for the area include enhancing design quality, pedestrian circulation, interchange, legibility and permeability.
- 3.34 This area is based around the major transport hub of Farringdon Station. The station will provide a fully accessible interchange between Thameslink, Crossrail, and tube, as well as high quality passenger facilities. When Crossrail opens in 2019, Farringdon station will be one of the busiest in the UK with connections to Crossrail, London Underground, and Thameslink. It will provide links with outer London, the home counties, the City, Canary Wharf, and three of London's five airports.
- 3.35 The increased capacity at Farringdon means a significant increase in passenger numbers. This significantly greater level of pedestrian movement must be managed safely and comfortably, by ensuring that new buildings and spaces are designed in a manner that promotes interchange between sustainable transport modes and pedestrian movement, for example through widening of footways on key routes to and from the station. Measures to facilitate ease of movement and modal interchange, include secure cycle parking, cycle hire docking stations, cycle lanes along Charterhouse Street, improved bus provision, pedestrian signage, and restrictions on delivery and servicing during daytime hours. Servicing must be located to remove conflicts and maximise efficiency of space and use. Shared service bays, basements and access/egress with neighbouring buildings should be considered to achieve the most efficient use of space.
- 3.36 An improved, high quality public realm should create a series of integrated, linked and high quality public spaces, including neighbouring spaces such as Clerkenwell Green. The provision of adequate facilities for passengers is also important, including a need for publicly accessible toilets.
- 3.37 In 2016, Farringdon and Clerkenwell Business Improvement District (BID) was created to deliver improvements to the trading and commercial environment, particularly the creative/design cluster evident in Clerkenwell. The BID boundary crosses three Spatial Strategy areas: Farringdon, Historic Clerkenwell and Mount Pleasant and Exmouth Market.
- 3.38 The Farringdon station area has significant historic links with Smithfield Market and Hatton Garden, both of which are designated conservation areas. Hatton Garden (located in the London Borough of Camden) is home to a nationally and internationally important cluster of jewellery manufacture and trading. The busy, historic Smithfield Market is located immediately to the south in the City of London. Smithfield Market is home to a wholesale meat market with a history dating back to the 10th century and is housed in a Victorian-era Grade II listed building. The area also has a particularly strong relationship with neighbouring Historic Clerkenwell Spatial Strategy area (see policy BC8). To ensure coherent development, and to conserve and enhance heritage assets, proposals in the Farringdon station area will need to have regard to the principles established through Policy BC8 and related Conservation Area Design Guidelines, as well as relevant policies of the City of London and London Borough of Camden.
- 3.39 Development proposals should retain the railway cuttings as predominantly open spaces. The Council will support improved pedestrian access across the railway cuttings between Turnmill Street and Farringdon Road, to enhance pedestrian permeability and provide new open space where possible.

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

Figure 3.4: Farringdon Spatial Strategy diagram



Policy BC6: Mount Pleasant and Exmouth Market

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

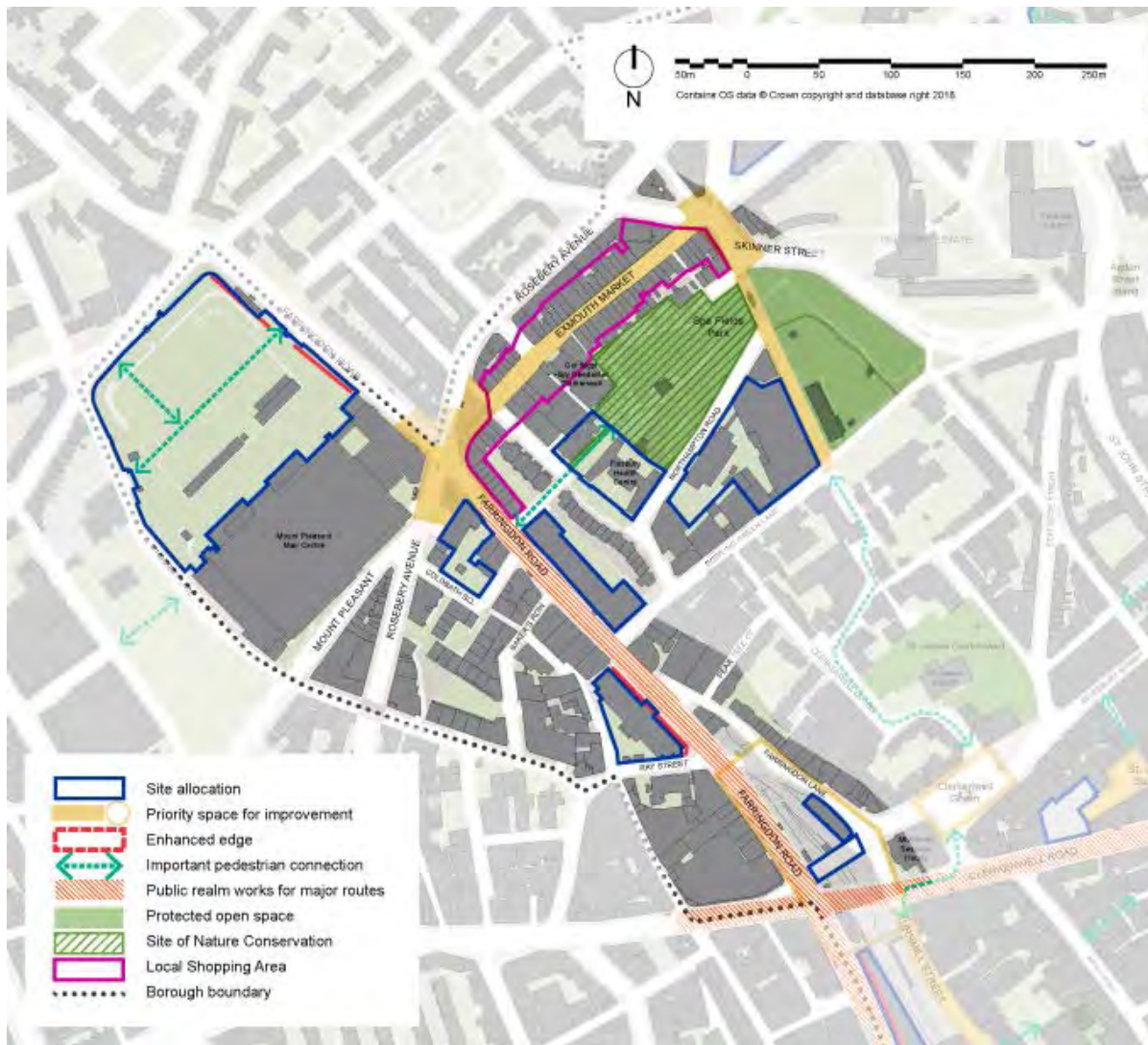
3.41 The Spatial Strategy area (shown in Figure 3.5) is currently undergoing a major redevelopment. The Mount Pleasant Sorting Office has an implemented planning permission for comprehensive redevelopment of the site to provide over 300 homes (on Islington's part of the site) with office, retail and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

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

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

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

Figure 3.5: Mount Pleasant and Exmouth Market Spatial Strategy diagram



Policy BC7: Central Finsbury

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

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

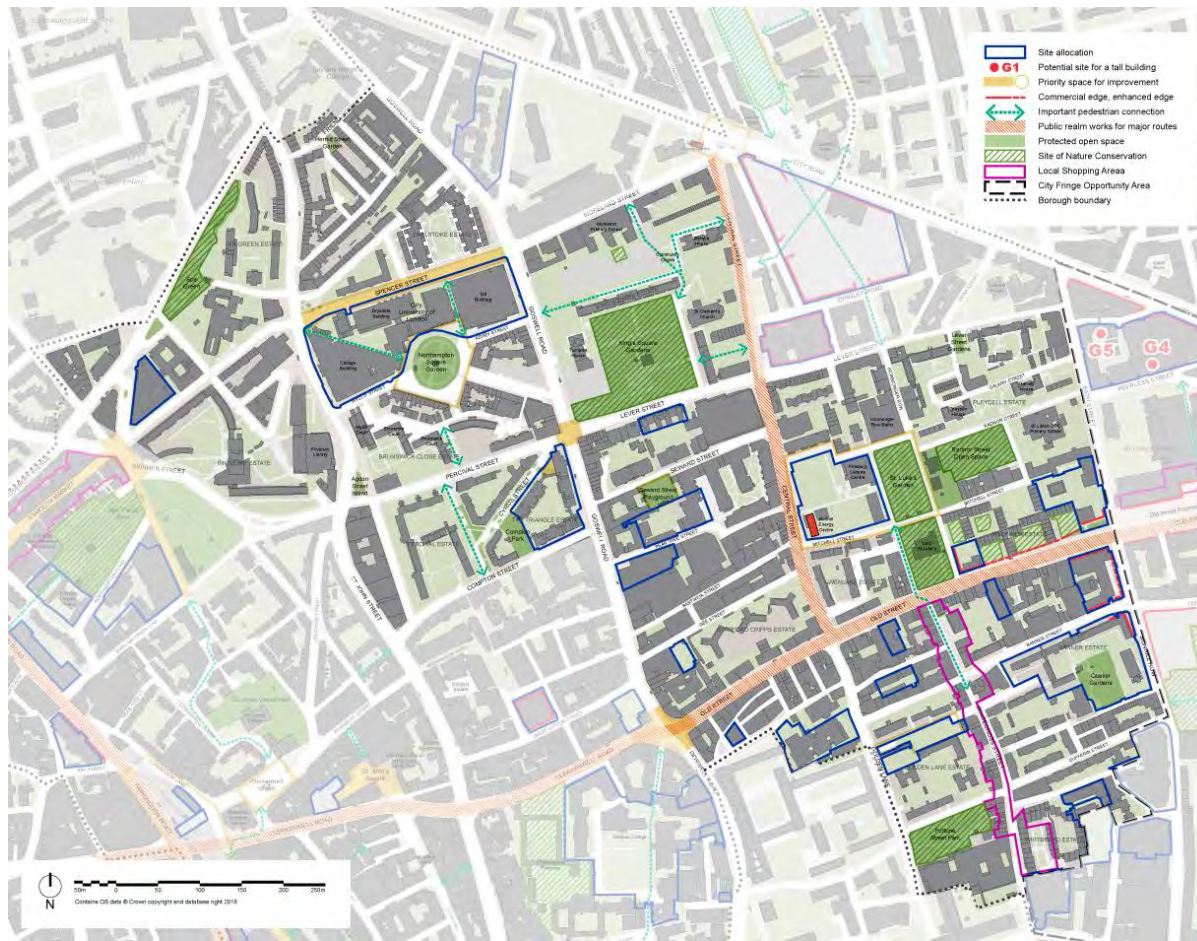
- 3.51 The northwest part of the area has a long association with water, education, industry, innovation, learning and culture, which continues to the present day. City, University of London occupies large sites around Northampton Square, whilst immediately adjacent to the area are institutions such as the Finsbury Library and Islington Museum, Sadler's Wells Theatre, City and Islington College, and the Finsbury Health Centre. Providing a contrast to these institutional and cultural uses, but reflecting its tradition of innovation, are housing estates such as the Brunswick and Finsbury Estates. While these juxtapositions create diversity and interest, the area can be difficult to understand for people unfamiliar with the neighbourhood.
- 3.52 The area has a distinct commercial focus, particularly on the key routes along Old Street (west of the City Fringe Opportunity Area, see policy BC3) and Goswell Road. These streets have a broader range of business uses, including a range of different typologies of space. This diversity should be protected and enhanced as part of new development proposals.
- 3.53 Whitecross Street Local Shopping Area is an important retail and leisure destination within the spatial strategy area. The popular street food market is a key feature of the area, serving local communities, workers and functioning as a tourist attraction in its own right. The Local Shopping Area (particularly the bricks and mortar units) and market should continue to operate harmoniously for mutual benefit, e.g. linked trips, increased footfall.
- 3.54 Islington Council plans to redevelop the Finsbury Leisure Centre site. Following a design competition for the site, the council has appointed architects to begin developing detailed designs for the redevelopment, which will include new indoor leisure facilities and outdoor sports pitches, new council and private homes, a GP surgery, a nursery and the Bunhill Energy Centre. The development will also provide an enhanced public realm, including improvements to the surrounding streets and spaces particularly for pedestrian and cycling connections. The council has adopted a planning brief for the site that sets out the council's requirements for the site¹¹.
- 3.55 City, University of London occupies a large site around Northampton Square. The university has undertaken an ambitious development programme which involved significant redevelopment and refurbishment for buildings at the campus providing new education floorspace and activities ancillary to education, with facilities that are accessible to the local community.
- 3.56 In 2009, the university in partnership with the London Borough of Islington developed the City University Northampton Square Campus Planning Brief¹². The brief aims to redevelop and remodel the University's main campus so it can operate to its full potential. This guidance advocates redevelopment or refurbishment of the existing buildings to:
- Maximise site use with buildings which provide high quality teaching and learning,
 - Improve accessibility both within the campus and connect it to the surrounding area,

¹¹ Available from: <https://www.islington.gov.uk/~media/sharepoint-lists/public-records/planningandbuildingcontrol/publicity/publicnotices/20142015/20141029stlukesareaplanningbrief.pdf>

¹² Available from: <https://www.islington.gov.uk/~media/sharepoint-lists/public-records/environmentalprotection/businessplanning/policies/20112012/20120303northamptonsquarecampusplanningbrief.pdf>

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

Figure 3.6: Central Finsbury Spatial Strategy diagram



Policy BC8: Historic Clerkenwell

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

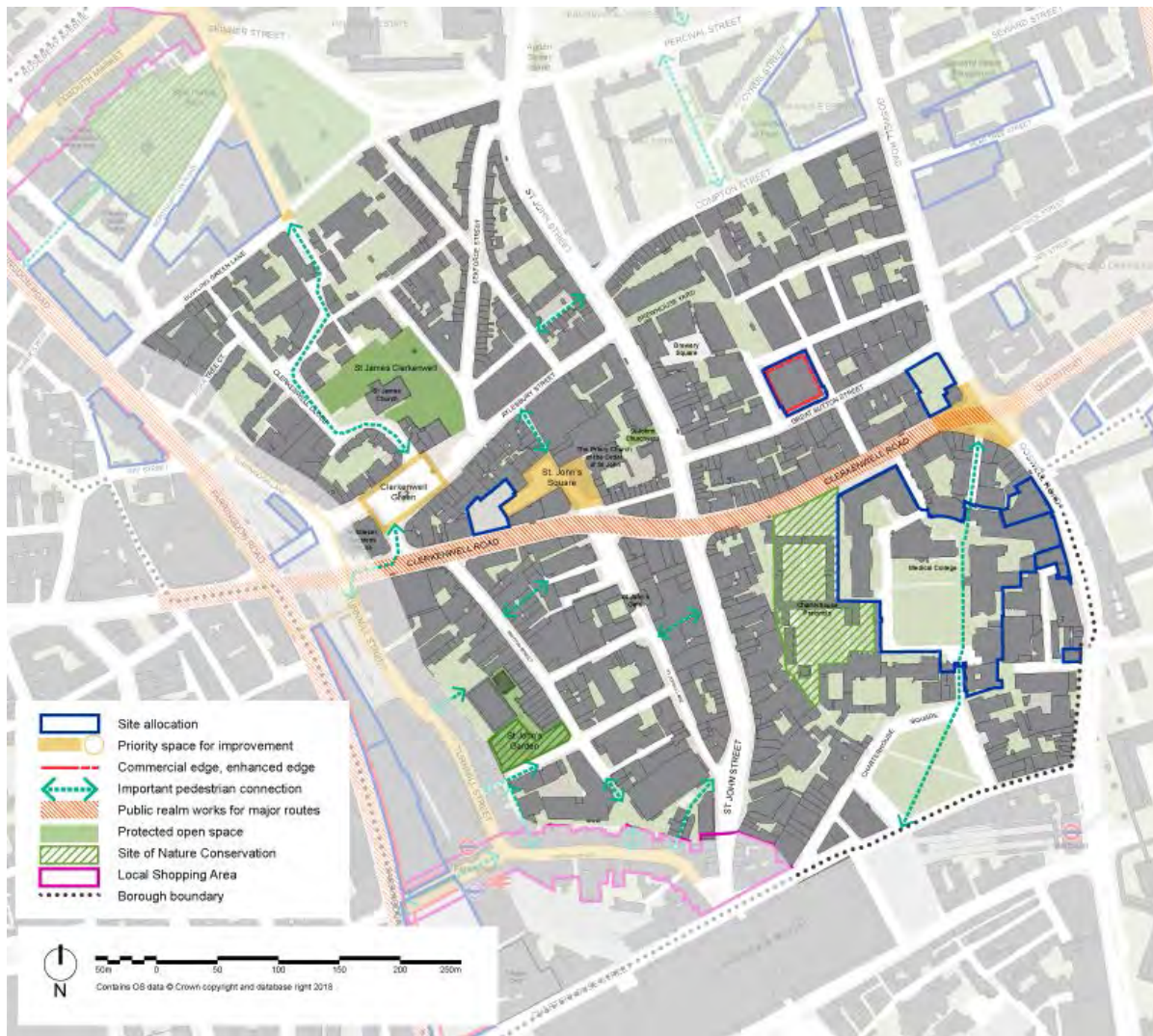
3.63 The Historic Clerkenwell Spatial Strategy area (shown on Figure 3.7) has the longest history of any part of the borough. Its urban fabric derives from incremental development from Norman times to the present day, with surviving examples of buildings from nine different centuries, including monastic precincts. It exhibits a particularly strong relationship with neighbouring Smithfield, and has a special character and appearance which stems from its mix of uses, its architecture and its history. The area includes a number of Conservation Areas, and listed buildings and two Scheduled Monuments (the Nunnery of St. Mary de Fonte and St. John's Gate, as shown on the Policies Map). Its significant historic value (which is acknowledged to be of London-wide importance) is well recognised, but is undermined in some places by the poor quality of the public realm and dominance of vehicular traffic.

- 3.64 The piecemeal development of Clerkenwell has resulted in the survival of a largely medieval street pattern, which includes narrow side streets, courtyards and pedestrian alleyways. The typically narrow frontages of its buildings have created a varied and small scale built form. An essential part of the area's character lies in its set piece spaces; including Clerkenwell Green, the interface with Smithfield market on Charterhouse Street, the spaces associated with the original valley of the Fleet River, and St. John Square. These spaces each exhibit a special character, reflecting their social history, built character value, the way in which they frame key landmarks, and their importance as open spaces (forming a counterpoint to narrow streets and alleys), amongst other matters.
- 3.65 Commercial uses, particularly small scale employment uses (e.g. design and light manufacturing) are an intrinsic part of the unique character of the area. Protection of these uses is therefore important to protect local character and ensure that the areas diverse commercial role is supported and retained. Office/business uses, especially those which complement the existing commercial uses, should be maximised where development does come forward. A range of business activities (including smaller workspaces for creative and specialist industries, which are under pressure from increased land values) are encouraged as well as active ground floor uses fronting major roads and key streets, to provide diversity and interest.
- 3.66 The area has a significant cultural role, due to the concentration of unique commercial uses and a variety of leisure uses, including restaurants. Clerkenwell is an internationally significant location for design and creative businesses. This is exemplified by the annual Clerkenwell Design Week, a festival which showcases these companies via a series of showroom events, exhibitions and special installations held across the area. Policy BC2 of the AAP and policy R10 of the Strategic and Development Management Policies document identifies how cultural use will be strongly protected and enhanced, through the Clerkenwell/Farringdon Cultural Quarter designation.
- 3.67 In 2016, Farringdon and Clerkenwell Business Improvement District (BID) was created to deliver improvements to the trading and commercial environment, particularly the creative/design cluster evident in Clerkenwell. The BID boundary crosses three Spatial Strategy areas: Farringdon, Historic Clerkenwell and Mount Pleasant and Exmouth Market.
- 3.68 Development in the Historic Clerkenwell must conserve and enhance heritage assets and their settings in line with Islington Local Plan Policy DH1 Heritage Assets. Clerkenwell Green, Charterhouse Square, and Hat and Feathers Conservation Areas are located in this area.
- 3.69 Appendix 1 identifies important historic built elements of the built environment that contribute to the character of the three Conservation Areas, which must be conserved and enhanced. Particular attention will need to be paid to roofscapes for sites that frame, or form part of, important local views. This is particularly the case for street blocks adjacent to the Smithfield area (for example, at the north-east corner of St. John Street and Charterhouse Street), where proposals must seek to enhance the magnificent street-level views of St. Paul's Cathedral, including through modest reductions in height if any suitable opportunity occurs.
- 3.70 The area has high levels of connectivity and amenity and is walkable with a human scale of development. Development proposals in the Historic Clerkenwell area must enhance this connectivity and be of the highest design quality in line with the Islington Local Plan policies on design and heritage, and should reflect (where appropriate) long

established building lines, street frontages, plot widths, and historic building footprints. There is potential for significant connectivity improvements at St. John's Square, by reconnecting the square itself with the south side of Clerkenwell Road through a variety of public realm interventions including the introduction of a wide pedestrian crossing, the removal of parking and a focus on high quality design and materials.

- 3.71 Development in this area should use high quality, complementary materials within new or refurbished buildings. Development must retain the existing Yorkstone paving, granite and wooden setts and kerbstones, traditional cast-iron bollards, cast-iron coal hole covers, old street signs, parish boundary plaques, railings, and drinking troughs.
- 3.72 There is very little public open space within the area, particularly green space. Some streets and spaces present opportunities for creating additional public space by transferring underused roads and parking areas into pedestrian use. Public realm and street improvements are encouraged to:
- that enhance the area's historic character;
 - promote pedestrian and cyclist movement and safety;
 - create outdoor amenity, entertainment and leisure space;
 - increase biodiversity and green coverage; and
 - improve public appreciation of historic sites (e.g. through plaques, markers and public art).
- 3.73 Public realm enhancements should improve the quality of spaces and local views, by transferring underused road and car parking spaces to pedestrian use and removing unnecessary visual clutter (e.g. posts, walls and railings). The provision of permanent or temporary public toilet facilities will be supported where these are well integrated into the public realm, do not inhibit pedestrian movement and do not result in unacceptable visual impacts.
- 3.74 The council is developing and consulting on proposals to turn Clerkenwell Green into a high-quality public space, by reducing road space and removing parking, which will also make the area more pleasant to walk through. The Clerkenwell Road/Goswell Road junction is another potential location for public realm improvement, through redesign of the junction to enhance priority and safety to pedestrians and cyclists, and associated tree planting and paving.

Figure 3.7: Historic Clerkenwell Spatial Strategy diagram



4 Site Allocations

- 4.1 The Bunhill and Clerkenwell AAP provides an integrated policy and delivery framework to manage the amount of growth and change expected in the area. It is therefore considered the best place to identify sites and to set out site specific policy.
- 4.2 The area will be the focus for business development in the borough, as well as supporting uses, including retail, food, drink, culture, and entertainment.
- 4.3 Further context and policy on the area, particularly the six Spatial Strategy areas that fall within Bunhill and Clerkenwell, can be found in chapter 3 of the AAP.
- 4.4 The site allocations in this chapter (listed in table 4.1 below) have been identified as locations within the AAP area where development may come forward over the plan period. These sites can contribute towards delivering the key spatial objectives of the AAP and the objectives of the Local Plan in general.

Table 4.1: Bunhill and Clerkenwell site allocations

Site reference ¹³	Site name
BC1	City Barbican Thistle Hotel, Central Street, EC1V 8DS
BC2	City Forum, 250 City Road, EC1V 2PU
BC3	Islington Boat Club, 16-34 Graham Street, N1 8JX
BC4	Finsbury Leisure Centre, EC1V 3PU
BC5	1 Pear Tree Street, EC1V 3SB
BC6	Redbrick Estate: Vibast Centre, garages and car park, Old Street, EC1V 9NH
BC7	198-208 Old Street (petrol station), EC1V 9FR
BC8	Old Street roundabout area, EC1V 9NR
BC9	Inmarsat, 99 City Road (east of roundabout), EC1Y 1BJ
BC10	254-262 Old Street (east of roundabout), EC1Y
BC11	Longbow House, 14-20 Chiswell Street, EC1Y 4TW
BC12	Cass Business School, 106 Bunhill Row, EC1Y 8TZ
BC13	Car park at 11 Shire House, Whitbread Centre, Lamb's Passage, EC1Y 8TE
BC14	Peabody Whitecross Estate, Roscoe Street, EC1Y 8SX
BC15	Richard Cloudesley School, Golden Lane, EC1Y 0TJ
BC16	36-43 Great Sutton Street (Berry Street), EC1V 0AB

¹³ The previous draft of the Site Allocations – Direction of Travel draft (February 2018) – had different reference numbers. Appendix 2 identifies the change in reference numbers from the Direction of Travel draft, for ease of reference.

BC17	Caxton House, 2 Farringdon Road, EC1M 3HN
BC18	Cardinal Tower / 2A, 41-12 Farringdon Road and 48-50 Cowcross Street, EC1M 3HS
BC19	Farringdon Place, 20 Farringdon Road, EC1M 3NH
BC20	Lincoln Place, 50 Farringdon Road, EC1M 3NH
BC21	Former Petrol Station, 96-100 Clerkenwell Road, EC1M 5RJ
BC22	Vine Street Bridge, EC1R 3AU
BC23	Guardian Building, 119 Farringdon Road, EC1R
BC24	Clerkenwell Fire Station, 42-44 Rosebery Avenue, EC1R 4RN
BC25	Mount Pleasant Post Office, 45 Rosebery Avenue, EC1R 4TN
BC26	68-86 Farringdon Road (NCP carpark), EC1R 0BD
BC27	Finsbury Health Centre and Pine Street Day Centre, EC1R 0LP
BC28	Angel Gate, Goswell Road, EC1V 2PT
BC29	Taylor House, 88 Rosebery Avenue, EC1R 4QU
BC30	Telfer House, 27 Lever Street, EC1V 3QX
BC31	112-116 Old Street, EC1V 9BD
BC32	Monmouth House, 58-64 City Road, EC1Y 2AE
BC33	Oliver House, 51-53 City Road, EC1Y 1AU
BC34	20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street, EC2Y 9AR
BC35	Finsbury Tower, 103-105 Bunhill Row, EC1Y 8LZ
BC36	Finsbury Business Centre, 40 Bowling Green Lane, EC1R 0NE
BC37	Triangle Estate, Goswell Road/Compton Street/Cyrus Street, EC1
BC38	Moorfields Eye Hospital, City Road, EC1V 2PD
BC39	Laser House, 132-140 Goswell Road, EC1V 7DY
BC40	The Pentagon, 48 Chiswell Street, EC1Y 4XX
BC41	Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 [Shoreditch County Court] & 21-23 Leonard Street, EC2
BC42	Site of electricity substation opposite 15-27 Gee Street and car park spaces at 90-98 Goswell Road, EC1
BC43	Easy Hotel, 80-86 Old Street, EC1V 9AZ
BC44	Crown House, 108 Aldersgate Street, EC1A 4JN
BC45	27 Goswell Road, EC1M 7AJ
BC46	City, University of London, 10 Northampton Square, EC1V 0HB
BC47	Braithwaite House and Quaker Court, Bunhill Row, EC1Y 8NE
BC48	Castle House, 37-45 Paul Street, EC2A 4JU

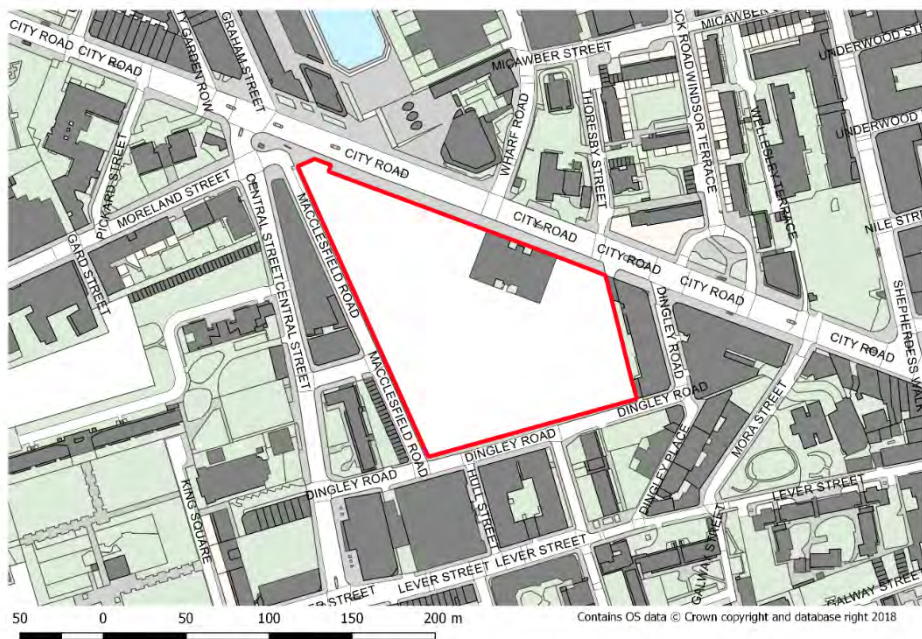
BC49	Building adjacent to railway line and opposite 18-20 Farringdon Lane, EC1R
BC50	Fitzroy House, 13-17 Epworth Street, EC2A 4DL and 1-15 Clere street, EC2A 4UY
BC51	Italia Conti School, 23 Goswell Road, EC1M 7AJ
BC52	Queen Mary University, Charterhouse Square Campus, EC1M 6BQ
BC53	Travis Perkins, 7 Garrett Street, EC1Y 0TY
BC54	Sycamore House, 5 Sycamore Street, EC1Y 0SR
BC55	2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street, Islington, London EC1M 5PQ

BC1: City Barbican Thistle Hotel, Central Street



Address	City Barbican Thistle Hotel, Central Street, EC1V 8DS
Ownership	Topland Delta Limited
Approximate size of site	3,944sqm
Current/previous use	Hotel
How the site was identified and relevant planning history	2013 Site Allocation (BC5) - allocation revised to reflect changing land use requirements of the area.
Allocation and justification	Refurbishment or redevelopment of the existing buildings for office-led mixed use development. Re-provision of a hotel may be suitable given the existing hotel use on site.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Road Spatial Strategy area (Policy BC2) • Adjacent to the St. Luke's Conservation Area • There is a locally listed building opposite the site at 87 Lever Street
Development considerations	<ul style="list-style-type: none"> • A substantially improved streetscape should be created by providing active uses at ground level, particularly fronting Central Street, which complements and reinforces the neighbouring Central Square shopping area.
Estimated timescale	2025/26-2029/30

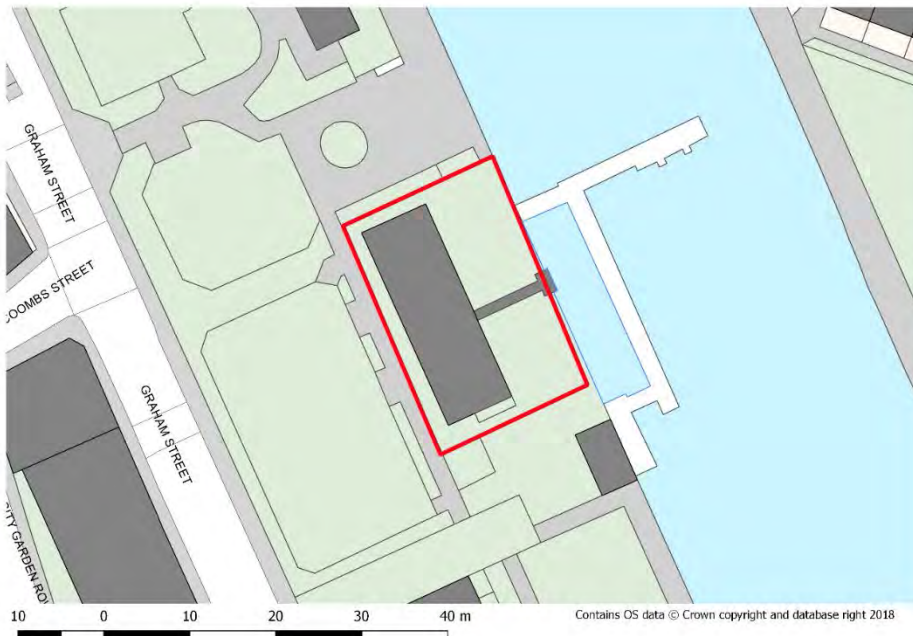
BC2: City Forum, 250 City Road



Address	City Forum, 250 City Road, EC1V 2PU
Ownership	BH (City Forum) Limited
Approximate size of site	19,017sqm
Current/previous use	Light industrial use (now demolished). Planning permission P2013/1089/FUL has been implemented.
How the site was identified and relevant planning history	2013 Site Allocation (BC6) and planning permission P2013/1089/FUL.
Allocation and justification	<p>The site has hybrid planning permission for the development of four blocks ranging in height from 7 to 42 storeys to provide up to 995 residential units, 7,600sqm of B1 floorspace and a mix of other uses.</p> <p>Should the site be subject to further amendments or new applications, the council will seek to maximise provision of affordable housing and affordable workspace.</p>
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Road Spatial Strategy area (Policy BC2) • Adjacent to the Moorfields and St. Luke's Conservation Areas and in close proximity to the Duncan Terrace/Colebrooke Row Conservation Area. • The site falls within a groundwater Source Protection Zone (Category 1).

	<ul style="list-style-type: none"> The site is opposite the City Road Basin open space and Regent's Canal East SINC.
Development considerations	<ul style="list-style-type: none"> Through-site pedestrian links should be improved, particularly north-south, as part of a high quality and clearly defined public realm which links with the wider public realm in the area. 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 further 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

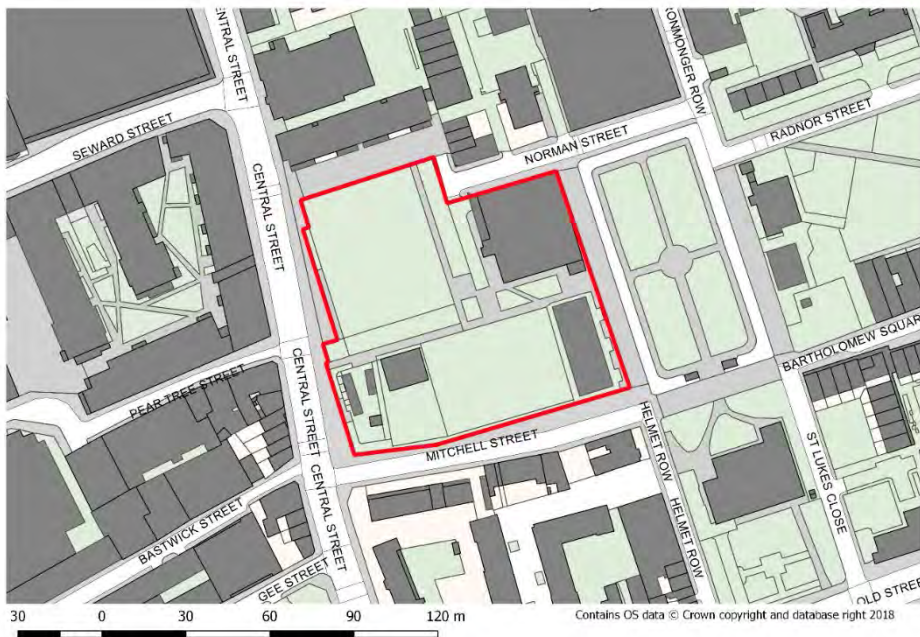
BC3: Islington Boat Club, 16-34 Graham Street



Address	Islington Boat Club, 16-34 Graham Street, N1 8JX
Ownership	Canal & River Trust
Approximate size of site	548sqm
Current/previous use	Boat club
How the site was identified and relevant planning history	2013 Site Allocation (BC8) - allocation revised to reflect changing land use requirements of the area
Allocation and justification	Refurbishment of boat club facilities and provision of residential units.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Road Spatial Strategy area (Policy BC2) • Adjacent to the Duncan Terrace/Colebrooke Row Conservation Area and Regent's Canal (East) Site of Importance for Nature Conservation (SINC). • Adjacent to Graham Street Open Space • 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.
Development considerations	<ul style="list-style-type: none"> • Improvements to the existing building should integrate with and complement the recent improvements to Graham Street Park, Linear Park extension and neighbouring play space. Public access between Graham Street and the canal basin should be improved.

	<ul style="list-style-type: none">• Refurbishment should include reconfiguration of storage areas to create pedestrian access and unbroken sightlines along the canal towpath/linear park, and an improved interface with public areas.
Estimated timescale	2020/21-2024/25

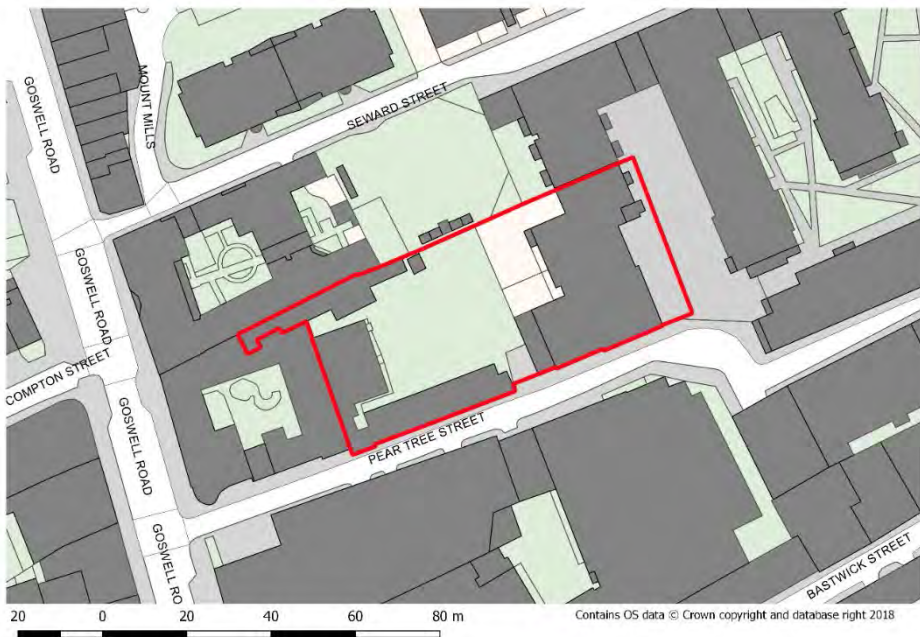
BC4: Finsbury Leisure Centre



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

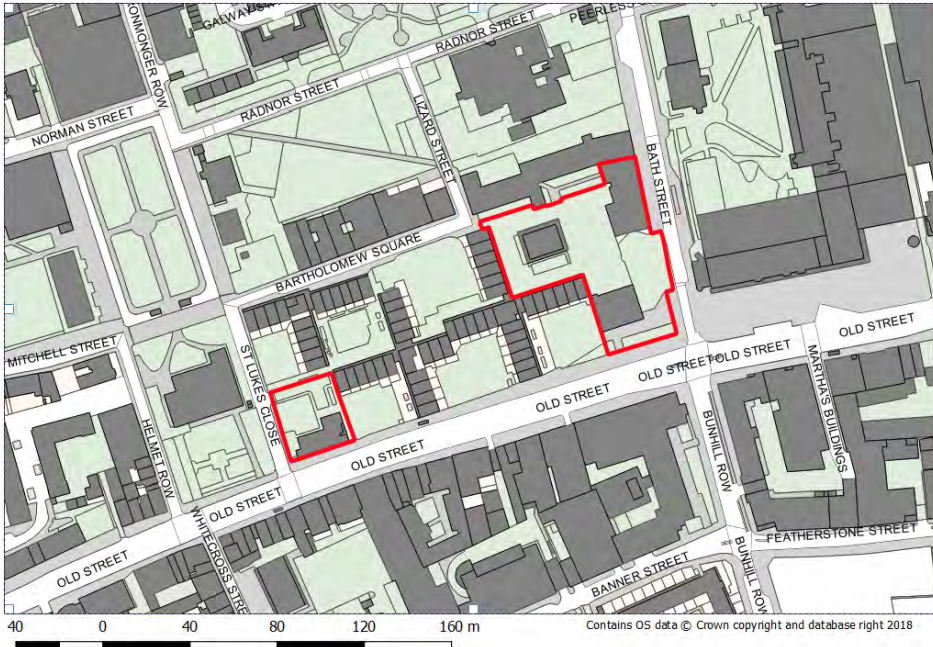
	<p>site, and legibility improved by realigning Paton Street with Norman Street.</p> <ul style="list-style-type: none"> • The existing decentralised energy hub must be incorporated within the curtilage of the redeveloped leisure centre. Flues/thermal stores should be incorporated within the overall design of the building to minimise their visual impact. • The Planning Brief for St Lukes Area (September 2014) provides further detail and will inform the assessment of any development proposals at this site.
Estimated timescale	2020/21-2024/25

BC5: 1 Pear Tree Street



Address	1 Pear Tree Street, EC1V 3SB
Ownership	National Grid Gas PLC and mixed private ownership
Approximate size of site	3,445sqm
Current/previous use	National Grid building (B1)
How the site was identified and relevant planning history	2013 Site Allocation (BC16) and planning permission P2015/4725/FUL
Allocation and justification	Intensification of business uses.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (Policy BC7) • Adjacent to the Hat and Feathers Conservation Area
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

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



Address	Redbrick Estate: Vibast Centre, garages and car park, Old Street, EC1V 9NH
Ownership	London Borough of Islington
Approximate size of site	5,156sqm
Current/previous use	Community centre, retail units, health facility, amenity space, car parking and garages
How the site was identified and relevant planning history	2013 Site Allocation (BC18) and planning permission P2015/0709/FUL
Allocation and justification	Residential development.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (Policy BC7) • Adjacent to the St. Luke's Conservation Area • Opposite the Grade II listed St. Luke's Church and Gardens which contains the St. Luke's Obelisk Spire, a local landmark • The Redbrick Estate contains a number of SINCs. • The site sits opposite the St. Luke's Church Gardens Open Space and the Toffee Park Adventure Playground.
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

BC7: 198-208 Old Street (petrol station)



Address	198-208 Old Street (petrol station), EC1V 9FR
Ownership	Shell UK Limited
Approximate size of site	700sqm
Current/previous use	Petrol station
How the site was identified and relevant planning history	2013 Site Allocation (BC21)
Allocation and justification	Redevelopment of the petrol station to provide a new building comprising retail/leisure uses at ground floor level with office uses above.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (Policy BC3) • Moorfields Archaeological Priority Area • Adjacent to the Bunhill Fields and Finsbury Square Conservation Area • The site is opposite the Old Street Promenade of Light Open Space
Development considerations	<ul style="list-style-type: none"> • Islington's Tall Building Study suggests that this has potential to be redeveloped for a local landmark building of up to 11 commercial storeys (46m). Any tall building should be clearly subordinate in height to the taller towers at the Old Street/City Road junction, visually mediating between these taller buildings and the medium

	rise height of the surrounding context, without over-dominating the street space. The . <ul style="list-style-type: none">• The building should provide an active frontage on the ground floor.
Estimated timescale	2020/21-2024/25

BC8: Old Street roundabout area



Address	Old Street roundabout area, EC1V 9NR
Ownership	Transport for London
Approximate size of site	4,308sqm
Current/previous use	Roadways, underground station and public space.
How the site was identified and relevant planning history	2013 Site Allocation (BC24)
Allocation and justification	Gyratory and public realm improvements, new public open space, improvements to station access and facilities including enhanced retail provision. Potential for some small-scale commercial use, where appropriate.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (Policy BC3) • Moorfields Archaeological Priority Area. • Close to a local landmark - the Leysian Mission Dome on City Road. • The site is opposite the Old Street Promenade of Light Open Space.
Development considerations	<ul style="list-style-type: none"> • Islington Council undertook a design competition to develop a design concept for the Old Street Roundabout Area. The panel have selected a shortlist of four proposals. A separate, formal tender process will take place to develop feasible, affordable designs for the 'iconic gateway' to complement the wider highway

	<p>transformation works. The Council expect to award a contract to one design team for detailed design of a final scheme. Extensive community engagement will follow once a single design option is developed.</p> <ul style="list-style-type: none"> • Reconfiguration of space above and below ground to provide improved step-free access to underground station, enhanced retail provision, improved public toilets and public open space (which incorporates green areas and tree planting). • Reconfiguration and redevelopment of the roundabout and station provides an opportunity to reduce traffic impacts. • Proposals should improve pedestrian permeability, legibility, circulation and accessibility, including for passengers interchanging between transport modes. • Proposals should aim to mark Old Street Station with a landmark station entrance and pursue integration of the public realm with St. Agnes' Well. Inventive solutions for integrating station facilities with retail units will be encouraged. • Proposals should result in a reduction in air pollution, given the poor quality of air locally.
Estimated timescale	2020/21-2024/25

BC9: Inmarsat, 99 City Road



Address	Inmarsat, 99 City Road (east of roundabout), EC1Y 1BJ
Ownership	LR (City Road) Limited
Approximate size of site	2,406sqm
Current/previous use	Offices
How the site was identified and relevant planning history	2013 Site Allocation (BC25)
Allocation and justification	<p>Refurbishment of the existing building for commercial offices, with an element of retail/leisure or other appropriate commercial uses which provide active frontages at ground floor.</p> <p>Redevelopment of the building may be acceptable if it can be demonstrated that the existing building is no longer fit for the purposes for which it was designed. Accommodation suitable for smaller businesses will be encouraged alongside large floorplate office uses.</p>
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (Policy BC3) • Moorfields Archaeological Priority Area • Adjacent to the Bunhill Fields and Finsbury Square Conservation Area • Opposite Grade II listed buildings (15 Cowper Street and 19 Leonard Street).

Development considerations	<ul style="list-style-type: none"> • Islington's Tall Building Study suggests there is potential to redevelop Inmarsat House as a district landmark building of up to 26 office storeys (106m). Inmarsat House forms a central part of the Old StreetTech City Cluster. The height and form of any development must be calibrated to not encroach into and detract from the view onto Lowndes House from City Road; and should minimise overshadowing and other environmental impacts that could significantly undermine the quality of the public space at Old Street. Any tall building should be lower than any new tall building on the north side of Old Street to support the cluster visually stepping up towards the cluster on City Road. • Refurbishment or redevelopment presents an opportunity to substantially improve the quality of the local environment, particularly in terms of public realm.
Estimated timescale	2030/31-2034/35

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



Address	254-262 Old Street (east of roundabout), EC1Y [comprises 250-254 Old Street; Albert House, 256 Old Street; and Golden Bee Bar, 262-264 Old Street], EC1Y 1BJ
Ownership	New Albert House Limited; Chandler Bar Groups Limited
Approximate size of site	2,838sqm
Current/previous use	Car parking, public house, offices and temporary uses
How the site was identified and relevant planning history	2013 Site Allocation (BC26)
Allocation and justification	Office development with potential for retail, leisure or other active commercial uses at ground floor level.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (Policy BC3) • Moorfields Archaeological Priority Area and adjacent to the Bunhill and Finsbury Square Conservation Area • There is a Grade II listed building to the rear of the site (15 Cowper Street)
Development considerations	<ul style="list-style-type: none"> • Refurbishment or redevelopment presents an opportunity to substantially improve the quality of the local environment. • Islington's Tall Building Study suggests that Albert House has potential to be redeveloped for a local landmark building of up to 11 commercial storeys (46m). Any tall building should be clearly subordinate in height to the taller towers at the Old Street/City

	<p>Road junction, visually mediating between these taller buildings and the medium rise height of the surrounding context, without over-dominating the street space.</p> <ul style="list-style-type: none">• Development should consider retention of 262 Old Street (the pub on the corner).
Estimated timescale	2025/26-2029/30

BC11: Longbow House, 14-20 Chiswell Street



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

	<ul style="list-style-type: none">• The immediately adjacent Honourable Artillery Company's training grounds are a feature of the Bunhill Fields and Finsbury Square Conservation Area and part of the curtilage of a Grade II listed feature. Any development should conserve and enhance this heritage setting.
Estimated timescale	2025/26-2029/30

BC12: Cass Business School, 106 Bunhill Row



Address	Cass Business School, 106 Bunhill Row, EC1Y 8TZ
Ownership	City University London
Approximate size of site	4,558sqm
Current/previous use	University teaching facilities (D1)
How the site was identified and relevant planning history	2013 Site Allocation (BC30) and pre-application discussions
Allocation and justification	Limited intensification for education floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (Policy BC3) • Moorfields Archaeological Priority Area • Close to the St. Luke's and Bunhill Fields and Finsbury Square Conservation Areas and a number of Grade II listed buildings on Bunhill Row and Chiswell Street
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

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



Address	Car park at 11 Shire House, Whitbread Centre, Lamb's Passage, EC1Y 8TE
Ownership	Lambs Passage Real Estate Limited
Approximate size of site	2,608sqm
Current/previous use	Car park
How the site was identified and relevant planning history	2013 Site Allocation (BC31) and planning permission P2016/0488/FUL.
Allocation and justification	<p>The site has planning permission for the development of a 61 bedroom hotel, 35 residential units, 1,954 sq.m office (B1) floorspace, 80 sq.m retail (A1) floorspace, 1,536 sq.m restaurant (A3) floorspace and 263 sq.m leisure (D2) floorspace.</p> <p>Should the site be subject to further amendments or new applications, the council will seek redevelopment to provide an office development including affordable workspace and small scale business uses</p>
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (Policy BC3) • Moorfields Archaeological Priority Area • Adjacent to the St. Luke's Conservation Area

	<ul style="list-style-type: none"> • Site is next to a Grade II listed building (38 Chiswell Street) and a locally listed building (12 Errol Street)
Development considerations	<ul style="list-style-type: none"> • There are vaults under the southern part of the site. Any development should respect and, if possible, make use of the vaults. • 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

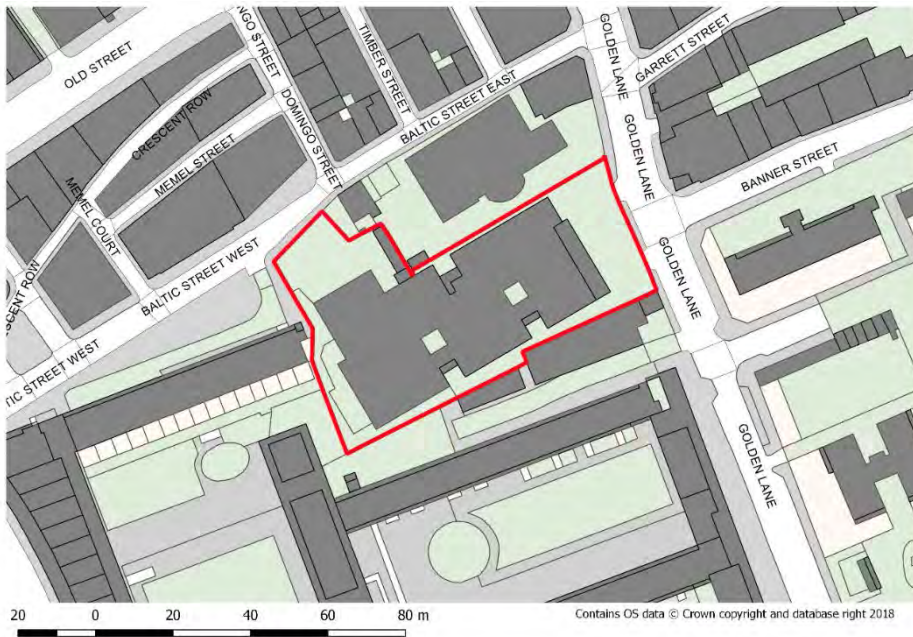
BC14: Peabody Whitecross Estate, Roscoe Street



Address	Peabody Whitecross Estate, Roscoe Street, EC1Y 8SX
Ownership	Peabody Trust
Approximate size of site	2,711sqm
Current/previous use	Public open space, semi-private amenity space, storage, car parking and roadways
How the site was identified and relevant planning history	2013 Site Allocation (BC33) and planning applications P2017/1061/FUL and P2017/1060/FUL
Allocation and justification	Improved public open space and design measures to improve the definition between public and private space, alongside some new housing.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (Policy BC7) • Moorfields Archaeological Priority Area • St. Luke's Conservation Area
Development considerations	<ul style="list-style-type: none"> • The design should incorporate private space for ground floor residential units to better define the public realm, alongside improved amenity space for public use, enhanced east/west pedestrian access, and reduced visual clutter. • The relationship to existing buildings needs careful consideration, particularly 88 Golden Lane, Peabody Court and the northernmost Peabody Tower.

	<ul style="list-style-type: none"> • Improve pedestrian and cycle link between the two sides of Roscoe Street. • Greening of the site should be maximised as part of any development. • Existing storage provision and car parking should,be rationalised. • The introduction of additional housing may be appropriate where this would protect the amenity of existing homes (including privacy), improve legibility and reduce opportunities for crime. The relationship to existing buildings needs careful consideration, particularly 88 Golden Lane, Peabody Court and the northernmost Peabody Tower. • There is an opportunity to formalise Roscoe Street as a public space, improve the quality of the public realm and introduce additional homes to meet local need.
Estimated timescale	2020/21-2024/25

BC15: Richard Cloudesley School, 99 Golden Lane



Address	Richard Cloudesley School, 99 Golden Lane, EC1Y 0TZ
Ownership	London Borough of Islington
Approximate size of site	3,632sqm
Current/previous use	Vacant school and car parking
How the site was identified and relevant planning history	2013 Site Allocation (BC34) and planning application P2017/2961/FUL [granted subject to legal agreement, March 2018]
Allocation and justification	Redevelopment of the former Richard Cloudesley school building to provide a new school, residential development, play and sports facilities.,
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (Policy BC7) • Moorfields Archaeological Priority Area • Adjacent to the St. Luke's Conservation Area • Close to locally listed buildings at 109 and 115 Golden Lane
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

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



Address	36-43 Great Sutton Street (Berry Street), EC1V 0AB
Ownership	Blendnovel London Limited
Approximate size of site	1,638sqm
Current/previous use	Data Centre
How the site was identified and relevant planning history	2013 Site Allocation (BC35)
Allocation and justification	Refurbishment/extension of the existing building to provide office development.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Historic Clerkenwell Spatial Strategy area (policy BC8) • Protected viewing corridors defined by the London View Management Framework • Clerkenwell Archaeological Priority Area and Hat and Feathers Conservation Area • There is a locally listed building opposite the site at 16 Great Sutton Street • There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site.
Development considerations	<ul style="list-style-type: none"> • Proposals should respond to the prevailing building line on Great Sutton Street.

	<ul style="list-style-type: none">• A new building offers the opportunity to improve the frontages at the ground floor, including removing the garages on Northburgh Street.
Estimated timescale	2025/26-2029/30

BC17: Caxton House, 2 Farringdon Road



Address	Caxton House, 2 Farringdon Road, EC1M 3HN
Ownership	The City of London
Approximate size of site	2,846sqm
Current/previous use	Formerly in office and retail use, buildings were demolished to facilitate Crossrail construction works
How the site was identified and relevant planning history	2013 Site Allocation (BC36) and planning permission P120484
Allocation and justification	Office development with ground floor active retail/leisure floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Farringdon Spatial Strategy area (policy BC5) • Protected viewing corridors defined by the London View Management Framework • Clerkenwell Archaeological Priority Area • adjacent to the Charterhouse Square Conservation Area <p>There are also a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site. Crossrail Rail Safeguarding Area.</p>
Development considerations	<ul style="list-style-type: none"> • Active frontages with level street access are encouraged along Farringdon Road.
Estimated timescale	2020/21-2024/25

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



Address	Cardinal Tower, 2A, 4-12 Farrington Road and 48-50 Cowcross Street, EC1M 3HP
Ownership	Transport for London; Cardinal Tower Limited
Approximate size of site	4,291sqm
Current/previous use	Formerly in office and retail use, buildings were demolished to make way for Farrington's new Crossrail station.
How the site was identified and relevant planning history	P121162
Allocation and justification	Office development with ground floor active retail/leisure uses and office floorspace at upper levels.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Farrington Spatial Strategy area (policy BC5) • Protected viewing corridors defined by the London View Management Framework • Clerkenwell Archaeological Priority Area • Adjacent to the Charterhouse Square Conservation Area • There is a Grade II listed building opposite the site at 36 Cowcross Street

	<ul style="list-style-type: none"> • There are also a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site. Crossrail Rail Safeguarding Area.
Development considerations	<ul style="list-style-type: none"> • Careful consideration needs to be given to the frontages of this building on both Cowcross Street and Farringdon Road. Active frontages should be provided, with visual mitigation of any vent shafts and emergency exits associated with the Crossrail station.
Estimated timescale	2020/21-2024/25

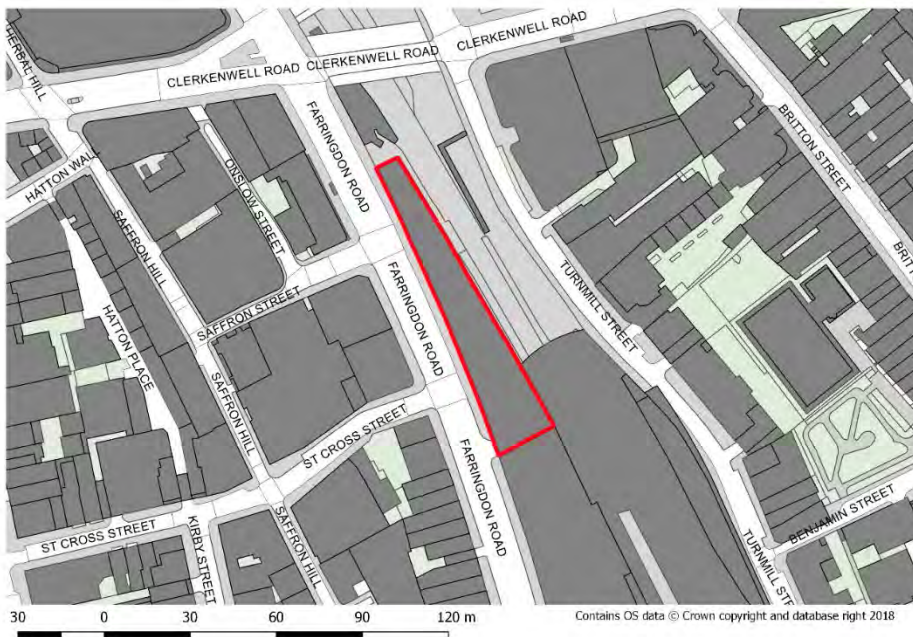
BC19: Farringdon Place, 20 Farringdon Road



Address	Farringdon Place, 20 Farringdon Road, EC1M 3NH
Ownership	Network Rail Infrastructure Limited
Approximate size of site	3,706sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	2013 Site Allocation (BC38)
Allocation and justification	Intensification of business use. Improved pedestrian connections to Turnmill Street and Farringdon Station.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Farringdon Spatial Strategy area (policy BC5) • Protected viewing corridors defined by the London View Management Framework (2A.1) • Clerkenwell Archaeological Priority Area. • Site is adjacent to the Charterhouse Square Conservation Area and close to the Clerkenwell Green Conservation Area • Adjacent Grade II listed building at 36 Cowcross Street • There are also a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site.
Development considerations	<ul style="list-style-type: none"> • Improvements to the existing building should aim to improve its visual relationship with the Fleet Valley buildings. • Proposals should aim to mark the entrance to Farringdon station and pursue a ground floor that integrates with the adjacent public

	<p>realm and integrated transport interchange, including improved pedestrian connections through the north of the site to allow for direct access to Farringdon Road from the station, and relate to the neighbouring development site to the north (Site BC20).</p> <ul style="list-style-type: none"> • There may be potential for reconfiguration and refurbishment of the existing building to improve its street frontage.
Estimated timescale	2025/26-2029/30

BC20: Lincoln Place, 50 Farringdon Road



Address	Lincoln Place, 50 Farringdon Road, EC1M 3NH
Ownership	Network Rail Infrastructure Limited
Approximate size of site	1,568sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	2013 Site Allocation (BC39)
Allocation and justification	Intensification of business use with improved pedestrian connections to Turnmill Street and Farringdon Station.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Farringdon Spatial Strategy area (policy BC5) • Protected viewing corridors defined by the London View Management Framework • Clerkenwell Archaeological Priority Area. • Close to the Charterhouse Square, Clerkenwell Green and Hatton Garden Conservation Areas • There are also a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site. The site is partially within, and adjacent to, a Local Flood Risk Zone and is at risk of significant/extreme flooding
Development considerations	<ul style="list-style-type: none"> • Improvements to the existing building should aim to improve its visual relationship with the Fleet Valley buildings.

	<ul style="list-style-type: none">• Proposals should pursue a ground floor that integrates with the adjacent public realm and integrated transport interchange, and relates to the neighbouring development site to the south (Site BC19).• There may be potential for reconfiguration and/or refurbishment.
Estimated timescale	2025/26-2029/30

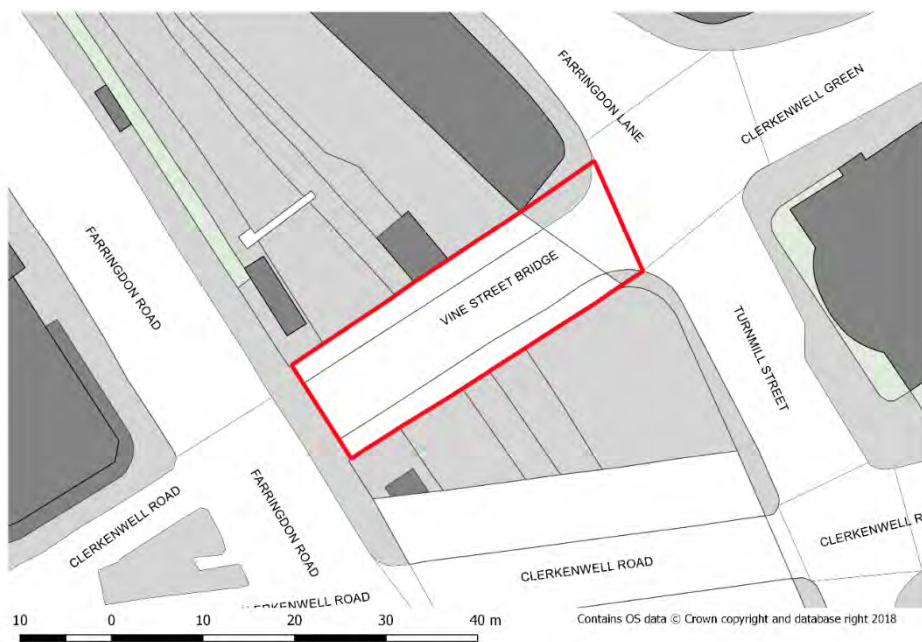
BC21: Former Petrol Station, 96-100 Clerkenwell Road



Address	Former Petrol Station, 96-100 Clerkenwell Road, EC1M 5RJ
Ownership	100 Clerkenwell Road Limited
Approximate size of site	996sqm
Current/previous use	Former petrol station (Sui Generis)
How the site was identified and relevant planning history	2013 Site Allocation (BC41) and planning permission P2014/0373/FUL
Allocation and justification	<p>The site has planning permission for the development of an 8 storey building providing a 212 bedroom hotel, 5 residential dwellings, 93 sqm office/workshop space and 410 sqm of flexible commercial floorspace.</p> <p>Should the site be subject to further amendments or new applications, the council will seek redevelopment of the existing petrol station for office development.</p>
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Historic Clerkenwell Spatial Strategy area (policy BC8) • Protected viewing corridor • Clerkenwell Archaeological Priority Area • Clerkenwell Green Conservation Area • Located in close proximity to Grade II listed buildings (12-14a Clerkenwell Green). • There are also a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site.

	<ul style="list-style-type: none"> The site is adjacent to the St. John's Square Open Space
Development considerations	<ul style="list-style-type: none"> Proposals should provide active ground floor uses. Remediation is required prior to redevelopment due to pollution associated with previous use.
Estimated timescale	2020/21-2024/25

BC22: Vine Street Bridge



Address	Vine Street Bridge, EC1R 3AU
Ownership	London Borough of Islington
Approximate size of site	488sqm
Current/previous use	Bridge over railway cutting
How the site was identified and relevant planning history	2013 Site Allocation (BC42)
Allocation and justification	Conversion of Vine Street Bridge to public open space.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6) • Protected viewing corridors • Clerkenwell Archaeological Priority Area • Clerkenwell Green Conservation Area • Close to Old Sessions House, a Grade II* listed building • Local Flood Risk Zone • Crossrail Rail Safeguarding Area
Development considerations	<ul style="list-style-type: none"> • The wider railway cutting is a valuable open space within an area deficient in public space. Development proposals should result in improved permeability and provide useable public space that takes advantage of protected views to St. Paul's Cathedral.

	<ul style="list-style-type: none">• Integration with improvements to Clerkenwell Green should be considered within the design.• The site is constrained by operational rail lines below the site and overhead power lines.
Estimated timescale	2030/31-2034/35

BC23: Guardian Building, 119 Farringdon Road



Address	Guardian Building, 119 Farringdon Road, EC1R
Ownership	Viridis Properties 5 Ltd
Approximate size of site	1,987sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	2013 Site Allocation (BC43) and planning permission P2015/4143/FUL
Allocation and justification	Office development with active uses at ground floor level.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6) Protected viewing corridors. • Clerkenwell Green Conservation Area • There is a locally listed building, 20 Ray Street, adjacent to the site and it sits opposite Grade II listed buildings (3 and 11 Ray Street and 113 Farringdon Road). • There are also a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site. • The site is adjacent to a Local Flood Risk Zone
Development considerations	<ul style="list-style-type: none"> • New buildings should contribute to the existing character of buildings facing the Fleet Valley. • Active ground floor uses should be provided onto Farringdon Road.

	<ul style="list-style-type: none">• There are several mature trees along Farringdon Road with Tree Preservation Orders which should be retained.
Estimated timescale	2020/21-2024/25

BC24: Clerkenwell Fire Station, 42-44 Rosebery Avenue



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

	<p>listed building can be retained and where an adequate standard of amenity for occupants can be demonstrated.</p> <ul style="list-style-type: none"> • Infill development should protect the amenity of existing residents, demonstrate an understanding of the local and historic context and respond positively to heritage assets and their significance. • The Planning Brief for Clerkenwell Fire Station (November 2014) provides further detail and will inform the assessment of any development proposals at this site.
Estimated timescale	2025/26-2029/30

BC25: Mount Pleasant Post Office, 45 Rosebery Avenue



Address	Mount Pleasant Post Office, 45 Rosebery Avenue, EC1R 4TN
Ownership	Royal Mail Estates Limited
Approximate size of site	35,778sqm
Current/previous use	Sorting office, car park and servicing areas
How the site was identified and relevant planning history	2013 Site Allocation (BC45) and planning permission P2013/1423/FUL
Allocation and justification	<p>The site has planning permission for 336 residential units, 4,260sqm of office floorspace and 1,428sqm of flexible retail and community floorspace. Scheme has been implemented.</p> <p>Should the site be subject to further amendments or new applications, the council will seek a mixed use redevelopment of the site with priority for housing and office development, , and, alongside a substantial amount of public open space. Affordable housing and affordable workspace will be a particular priority. The Council will also seek removal of car parking from the site to provide a car free scheme as part of redevelopment.</p>
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6) • Rosebery Avenue Conservation Area

	<ul style="list-style-type: none"> • There are Grade II listed buildings opposite the site at 40 and 42 Rosebery Avenue as well as a number of locally listed buildings on Mount Pleasant • Protected viewing corridors.
Development considerations	<ul style="list-style-type: none"> • A significant amount of high quality open space, accessible to the public at all times, should be provided within the site and through-site pedestrian links should be created to break up the scale of the block. • The scheme should provide for accompanying public realm improvements to improve links between the site and its surroundings. • The residential element of any scheme should be designed to provide high standards of amenity, with appropriate mitigation from the adjacent Royal Mail site.
Estimated timescale	2020/21-2024/25

BC26: 68-86 Farringdon Road (NCP carpark)

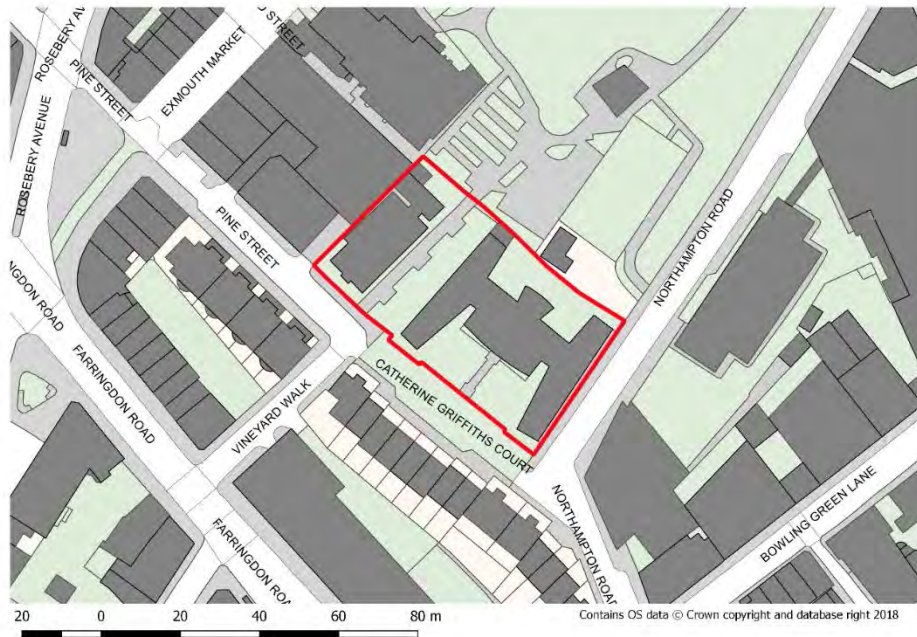


Address	68-86 Farringdon Road (NCP carpark), EC1R 0BD
Ownership	Whitbread Group PLC
Approximate size of site	1,938sqm
Current/previous use	Multi-storey car park
How the site was identified and relevant planning history	2013 Site Allocation (BC46) and planning permission P2015/1958/FUL (granted on appeal - 20/03/2018)
Allocation and justification	<p>The site has planning permission for the demolition of the existing building and redevelopment to provide 4,242 sqm of office floorspace (B1), a hotel (C1) with up to 171 bedrooms and 527sqm retail floorspace.</p> <p>Should the site be subject to further amendments or new applications, the council will seek redevelopment of multi-storey car park to provide office-led redevelopment scheme, with an element of other employment use(s).</p>
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6) • The site is adjacent to the Rosebery Avenue and Clerkenwell Green Conservation Areas

	<ul style="list-style-type: none"> • There are Grade II listed buildings close to the site on Rosebery Avenue and Bowling Green Lane and a locally listed building opposite the site at 159 Farringdon Road. • There are also a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site. • Protected viewing corridors
Development considerations	<ul style="list-style-type: none"> • The design of the building should respond positively to the change in topography and reflect the height of neighbouring buildings • Active ground floor uses should be provided to animate Farringdon Road and Bowling Green Lane.
Estimated timescale	2020/21-2024/25



BC27: Finsbury Health Centre and Pine Street Day Centre



Address	Finsbury Health Centre and Pine Street Day Centre, EC1R 0LP
Ownership	NHS Property Services Limited
Approximate size of site	2,743sqm
Current/previous use	Healthcare and community uses (D1)
How the site was identified and relevant planning history	2013 Site Allocation (BC47)
Allocation and justification	Refurbishment of the Finsbury Health Centre for healthcare. Pine Street Day Centre may be suitable for redevelopment for community/social infrastructure uses.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6) • Finsbury Health Centre is a Grade I listed building • Rosebery Avenue Conservation Area • The Spa Fields Garden Open Space and SINC is located partially within, and adjacent to, the site. • Protected viewing corridors
Development considerations	<ul style="list-style-type: none"> • The Finsbury Health Centre is a Grade 1 listed building. Designed by Berthold Lubetkin and opened in 1938, it was the first healthcare centre of its kind and has been a focus of the local community for over 70 years. The character of the listed building is

	<p>closely associated with its land use, and as such the retention of healthcare uses is sought within the building.</p> <ul style="list-style-type: none">• Pedestrian access to Spa Fields should be retained, and if possible, enhanced.
Estimated timescale	2030/31-2034/35

BC28: Angel Gate, Goswell Road



Address	Angel Gate, Goswell Road, EC1V 2PT
Ownership	Picton Property
Approximate size of site	6,904sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	2013 Site Allocation (BC48)
Allocation and justification	Redevelopment of the site to provide office-led development, with a significant intensification of office office floorspace alongside active frontages for commercial uses fronting Goswell Road.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Road Spatial Strategy area (policy BC4) • The site is partially within and adjacent to the Duncan Terrace/Colebrooke Row Conservation Area • It is also close to the New River Conservation Area • There are Grade II listed buildings within the site boundary at 320 to 326 City Road, and a locally listed building close to the site at 14 Wakley Street
Development considerations	<ul style="list-style-type: none"> • The buildings to the north of the site along City Road are within the Duncan Terrace/Colebrooke Row Conservation Area, with 320-324 City Road (City Gate) being a Grade II listed building. These buildings will not form part of the redevelopment.

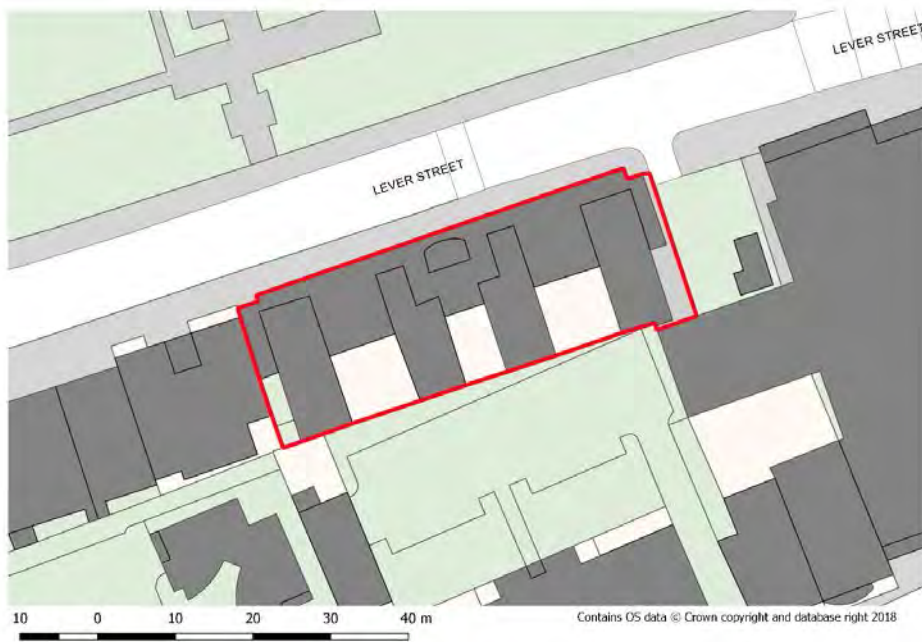
Estimated timescale	2025/26-2029/30
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BC29: Taylor House, 88 Rosebery Avenue



Address	Taylor House, 88 Rosebery Avenue, EC1R 4QU
Ownership	Derwent London
Approximate size of site	2,179sqm
Current/previous use	Tribunal hearing centre (D1)
How the site was identified and relevant planning history	Response to Direction of Travel consultation (2018)
Allocation and justification	Redevelopment for office use, subject to justifying the loss of social infrastructure in line with relevant Local Plan policies. Mixed-use office/D1 development may also be acceptable where retention of social infrastructure is required on site.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (policy BC7) • protected viewing corridor • adjacent to Rosebery Avenue Conservation Area • adjacent to Grade II listed building at Garnault Place
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply
Estimated timescale	2025/26-2029/30

BC30: Telfer House, 27 Lever Street



Address	Telfer House, 27 Lever Street, EC1V 3QX
Ownership	London Borough of Islington
Approximate size of site	1,106sqm
Current/previous use	Housing estate
How the site was identified and relevant planning history	Planning permissions P2013/2437/FUL.
Allocation and justification	Residential development with landscaping and associated works.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (policy BC7) • The site is close to the Hat and Feathers Conservation Area and some locally listed buildings (3 and 9 Lever Street) • There are also a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site. The site is opposite King Square Open Space, which is a local Site of Importance for Nature Conservation (SINC)
Development considerations	<ul style="list-style-type: none"> • No site specific development considerations.
Estimated timescale	2020/21-2024/25

BC31: 112-116 Old Street



Address	112-116 Old Street, EC1V 9BD
Ownership	The Drapers' Company
Approximate size of site	717sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Planning permission P2015/4651/FUL
Allocation and justification	Intensification of office use.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (policy BC7) • Moorfields Archaeological Priority Area • Located partially within and adjacent to the St. Luke's Conservation Area • There is a locally listed building in close proximity to the site at 106 Old Street • The Redbrick Estate local SINC is opposite the site
Development considerations	<ul style="list-style-type: none"> • No site specific development considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

BC32: Monmouth House, 58-64 City Road



Address	Monmouth House, 58-64 City Road, EC1Y 2AE
Ownership	LMS Offices Limited
Approximate size of site	1,365sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Planning permission P2015/3136/FUL
Allocation and justification	Intensification of business uses.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (policy BC3) • Moorfields Archaeological Priority Area • Close to the Bunhill Fields and Finsbury Square conservation areas • Opposite a locally listed building (The Angel Public House, 73 City Road) • The site is adjacent to the Grade II listed Bunhill Fields Burial Ground, which is also a designated open space and a SINC. • Opposite to the Wesley's Chapel complex, which contains both Grade I and II listed buildings. The site is opposite the Grade II listed Bunhill Fields Burial Ground, which is also a designated open space and a Borough Grade 2 Site of Importance for Nature Conservation.

Development considerations	<ul style="list-style-type: none">• No site specific development considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

BC33: Oliver House, 51-53 City Road



Address	Oliver House, 51-53 City Road, EC1Y 1AU
Ownership	Oliver House Limited
Approximate size of site	360sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Refurbishment/intensification of office use.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (policy BC3) • Moorfields Archaeological Priority Area and Bunhill Fields and Finsbury Square Conservation Area. • Adjacent to the Wesley's Chapel complex, which contains both Grade I and II listed buildings. The site is opposite the Grade II listed Bunhill Fields Burial Ground, which is also a designated open space and a Borough Grade 2 Site of Importance for Nature Conservation.
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

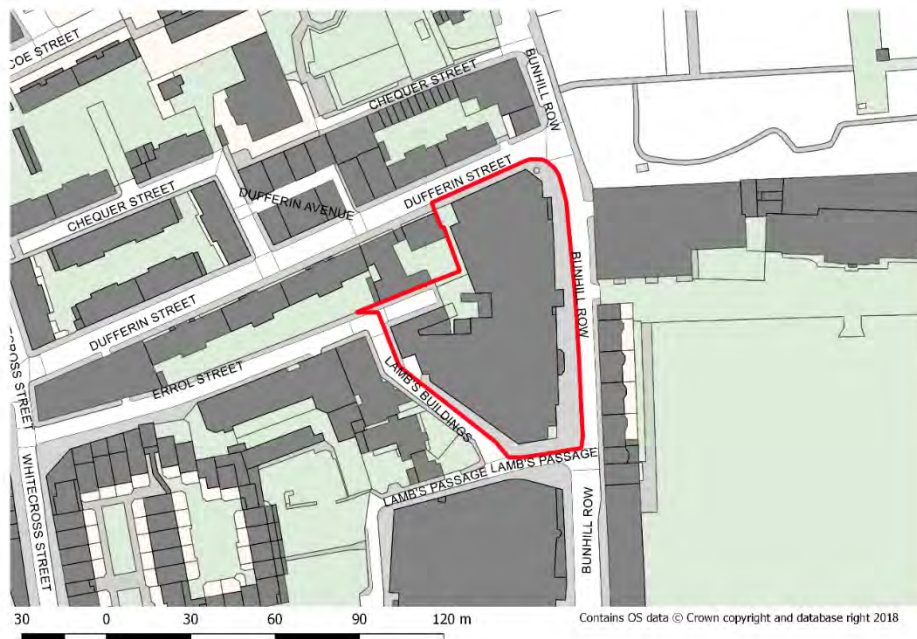
BC34: 20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street



Address	20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street, EC2Y 9AR
Ownership	Great Elm Assets Limited
Approximate size of site	3,334sqm
Current/previous use	Offices (B1) and financial and professional services (A2)
How the site was identified and relevant planning history	Planning application P2017/3103/FUL
Allocation and justification	Office led mixed use development with a significant increase in office floorspace, provision of affordable workspace and active commercial uses at ground floor level.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (policy BC3) • Moorfields Archaeological Priority Area • Close to the Bunhill Fields and Finsbury Square Conservation Area.
Development considerations	<ul style="list-style-type: none"> • This site has been identified by the Islington Tall Buildings Study as suitable for a District Landmark building of up to 26 office storeys (106m), which would extend the Moorgate Cluster of tall buildings. Any tall building should be subordinate in height to the Citypoint tower at 1 Ropemaker Street. Development needs to be

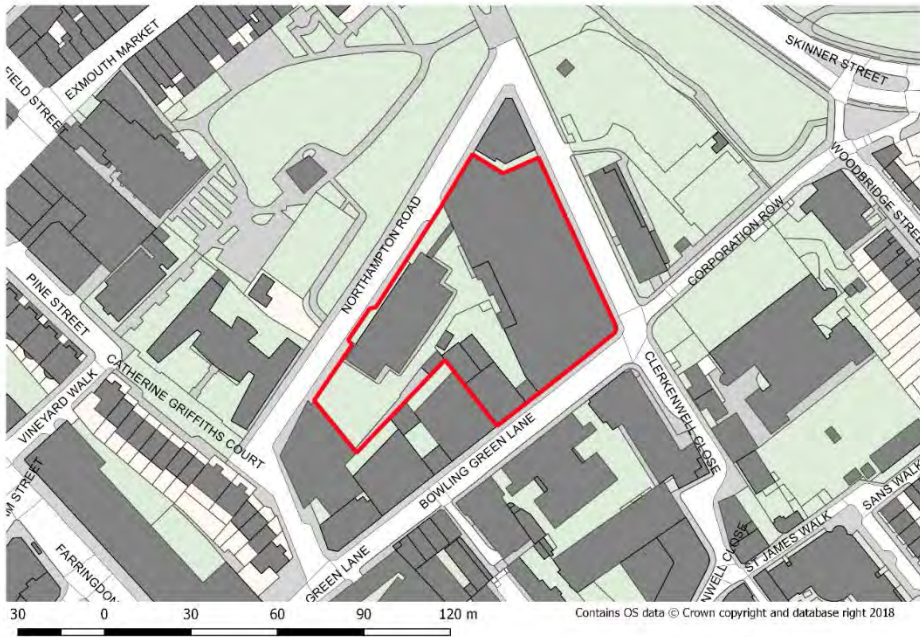
	sensitive of, and calibrate its height and form in respect of, its impact on nearby heritage assets, such as the Artillery Grounds, Finsbury Square and Lambs Passage; it should not encroach into protected vistas to St Pauls Cathedral (backdrop in view from Westminster Pier).
Estimated timescale	2020/21-2024/25

BC35: Finsbury Tower, 103-105 Bunhill Row



Address	Finsbury Tower, 103-105 Bunhill Row, EC1Y 8LZ
Ownership	Finsbury Tower Estates Limited
Approximate size of site	5,043sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Planning permission P2016/3939/FUL
Allocation and justification	Intensification of office use.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (policy BC3) • Moorfields Archaeological Priority Area • Adjacent to the St. Luke's and Bunhill Fields and Finsbury Square Conservation Areas • There are a number of Grade II listed buildings opposite the site at 20-29 Bunhill Row, as well as a locally listed building at 12 Errol Street • The site is opposite the Grade II listed Bunhill Fields Burial Ground, which is also a designated open space and a Borough Grade 2 SINC
Development considerations	<ul style="list-style-type: none"> • No site specific development considerations
Estimated timescale	2020/21-2024/25

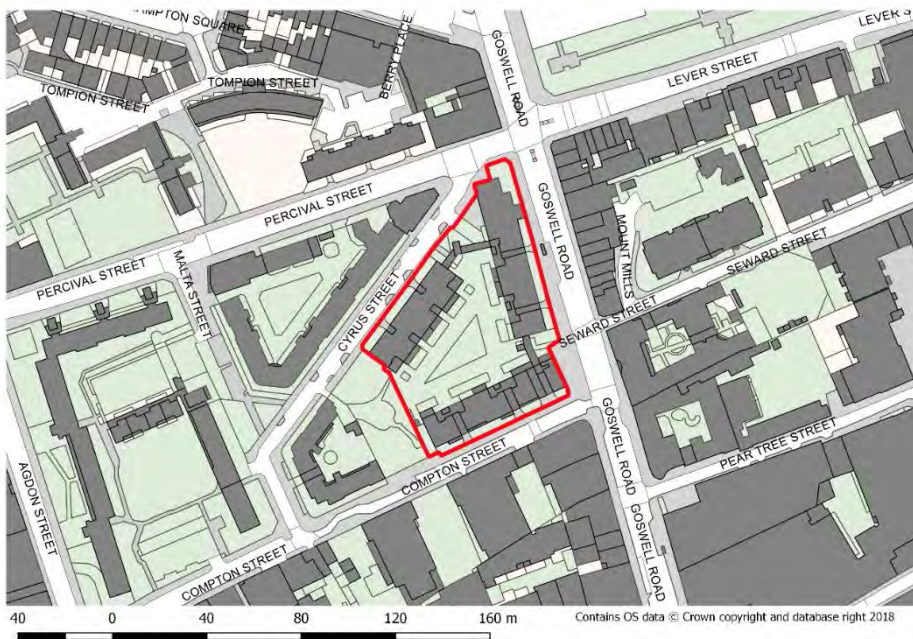
BC36: Finsbury Business Centre, 40 Bowling Green Lane



Address	Finsbury Business Centre, 40 Bowling Green Lane, EC1R 0NE
Ownership	Rathbone Trust Company Limited
Approximate size of site	3,441sqm
Current/previous use	Office and light industrial (B1)
How the site was identified and relevant planning history	London Borough of Islington's Call for Sites
Allocation and justification	Intensification of business use.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6) • Adjacent to the Clerkenwell Green and Rosebery Avenue Conservation Areas • There are Grade II listed buildings opposite the site on Bowling Green Lane and Kingsway Place. • There are also a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site. • Opposite the Three Corners Adventure Playground and the Spa Fields Garden Open Space, which is a local Site of Importance for Nature Conservation (SINC) • Protected viewing corridors

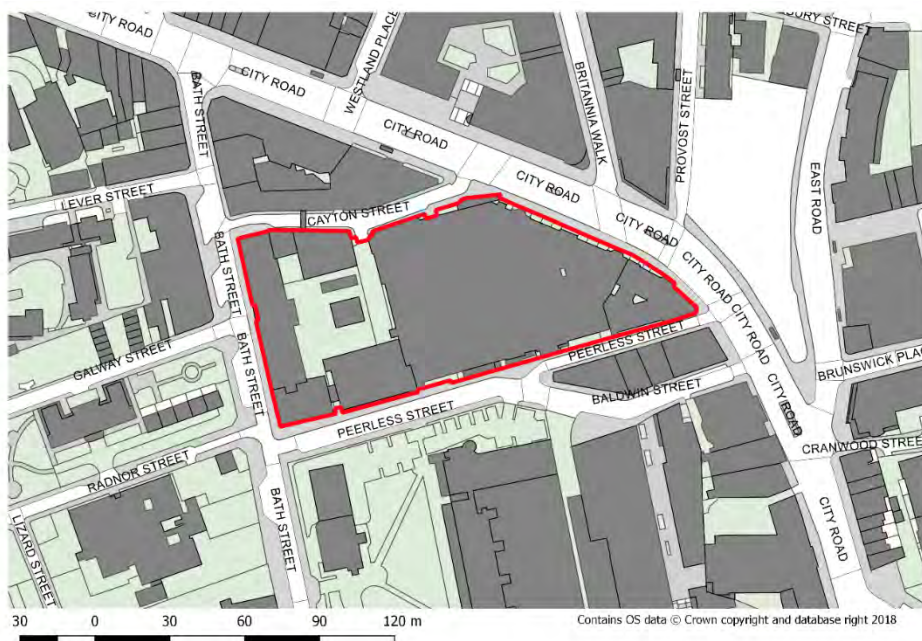
Development considerations	<ul style="list-style-type: none">• Development should ensure that the ongoing operation of the London Metropolitan Archives is not affected.
Estimated timescale	2025/26-2029/30

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



Address	Triangle Estate, Goswell Road/Compton Street/Cyrus Street, EC1
Ownership	London Borough of Islington
Approximate size of site	7,065sqm
Current/previous use	Housing estate
How the site was identified and relevant planning history	Planning permission P2016/4634/FUL
Allocation and justification	Residential development and reversion of retail floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) . • Central Finsbury Spatial Strategy area (policy BC7) • The site is adjacent to the Hat and Feathers Conservation Area. • There are also a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site. • The site includes Compton Park Open Space and is opposite King Square Open Space, which is also a local SINC • Part of the site falls within a protected viewing corridor defined by the London View Management Framework.
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

BC38: Moorfields Eye Hospital



Address	Moorfields Eye Hospital, City Road, EC1V 2PD
Ownership	Moorfields Eye Hospital NHS Foundation Trust; University College London
Approximate size of site	10,015sqm
Current/previous use	Hospital and education use
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	<p>Given the site's location within the CAZ, the City Fringe Opportunity Area and its close proximity to the cluster of new business developments in the wider Tech City area, the Moorfields site represents a unique opportunity to provide a very significant additional amount of business floorspace which would enable the expansion of this internationally important concentration of tech businesses. The site will play a key role in the consolidation and expansion of the cluster of technology firms that has become well established around the wider Old Street area.</p> <p>This site is, therefore, required to deliver a very substantial quantum of B1 floorspace, a large proportion of which is expected to be Grade A office space. A range of unit types and sizes, including a significant proportion of small units, particularly for SMEs, must be provided.</p>

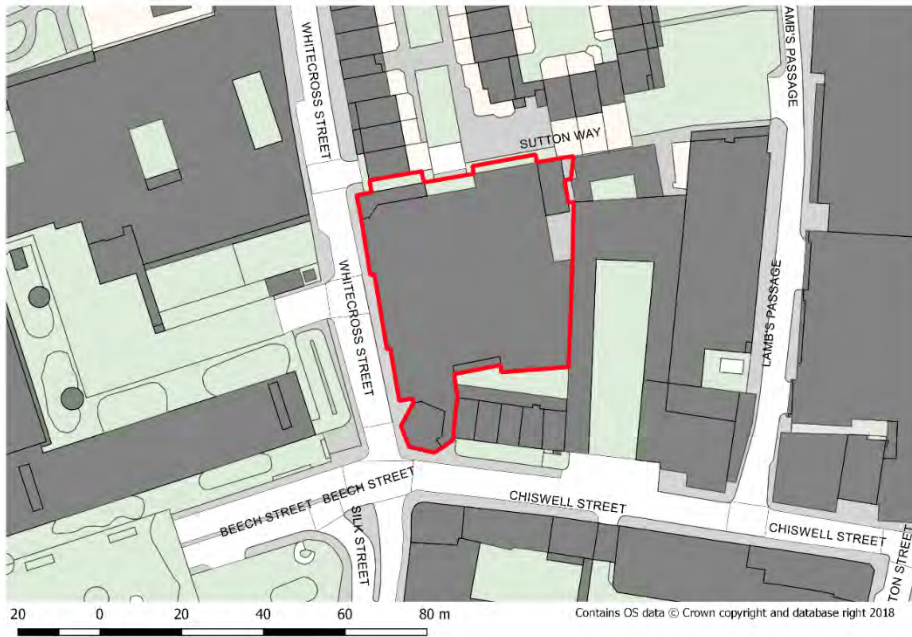
	<p>An element of social infrastructure will also be required, potentially consisting of two elements: Eye hospital /Institute of Ophthalmology “legacy” eye clinic facility; and a GP/community health hub.</p> <p>Active A1, A3 and/or A4 uses on the ground floor will be sought as part of any future development proposal.</p> <p>A substantial amount of affordable workspace at peppercorn rent will be delivered as part of the B1 floorspace, as well as a proportion of affordable retail units. The council will be undertaking additional work, including viability testing of a range of development scenarios, which will be used as a basis for setting specific requirements for the provision of affordable workspace to be secured from any future development proposal on this site.</p>
<p>Site designations and constraints</p>	<ul style="list-style-type: none"> • Central Activities Zone • City Fringe Opportunity Area Spatial Strategy area (policy BC3) • Moorfields Conservation Area • Heritage assets within the site: the main eye hospital building, Kemp House, King George V extension.
<p>Development considerations</p>	<ul style="list-style-type: none"> • Creation of a new high quality business quarter, along the following key principles: • Careful integration of the existing historic buildings and new buildings to create a high quality public realm to offer character and sense of place • New north south internal link to be created connecting Cayton Street and Peerless Street • Retention /refurbishment of the historic buildings and conversion to office use • Comprehensive development to the rear, potentially creating three new large floor plate office buildings • New public space as the focus of the development on Cayton Street • Pedestrianised lanes between buildings • Active frontages, with retail, cafe/restaurant opportunities particularly around the public spaceAs stated above the site is located within Moorfields Conservation Area. There are several Locally Listed Buildings within and directly adjacent to the site, as well as other heritage assets, all of which contribute positively to the character of the conservation area. Any future development will be expected to protect and enhance the site's heritage assets. • The site has been identified as one of the sites where tall building/s (over 30m) might be acceptable in principle, subject to complying fully with the criteria set out in Policy DH3, including the maximum heights threshold. The north west corner of the site (corner of Cayton St /Bath St) could potentially accommodate a building of up to 50 metres (approx 12 office storeys). A tall building of up to 70 metres (approx 17 office storeys) could be accommodated on Peerless Street, north of the junction with Baldwin St.
<p>Estimated timescale</p>	<p>2025/26-2029/30</p>

BC39: Laser House, 132-140 Goswell Road



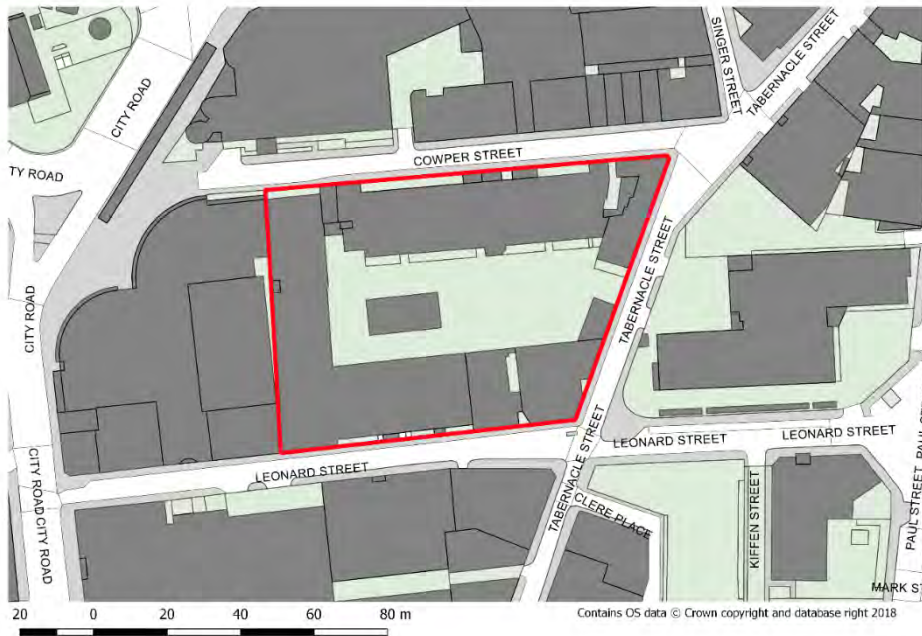
Address	Laser House, 132-140 Goswell Road, EC1V 7DY
Ownership	Northern & Midland Holdings Limited
Approximate size of site	2,027sqm
Current/previous use	Office
How the site was identified and relevant planning history	Planning applications P2017/1103/FUL (refused) and P2018/1578/FUL
Allocation and justification	Intensification of business use.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (policy BC7) • Adjacent to the Hat and Feathers Conservation Area <p>There are also a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site.</p>
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply
Estimated timescale	2020/21-2024/25

BC40: The Pentagon, 48 Chiswell Street



Address	The Pentagon, 48 Chiswell Street, EC1Y 4XX
Ownership	Bay Shore Estates Limited
Approximate size of site	2,617sqm
Current/previous use	Offices
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Intensification of office floorspace
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (policy BC3) • Moorfields Archaeological Priority Area • Partially within the Chiswell Street Conservation Area • There are a number of Grade II listed buildings adjacent to the site at 38 to 46 Chiswell Street
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply
Estimated timescale	2030/31-2034/35

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



Address	Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 [Shoreditch County Court] & 21-23 Leonard Street, EC2
Ownership	The Central Foundation Schools of London
Approximate size of site	6,717sqm
Current/previous use	D1 education use
How the site was identified and relevant planning history	Planning permission P2017/1046/FUL
Allocation and justification	Improved education and sports facilities with the provision of office floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (policy BC3) • The site contains two Grade II listed buildings • Moorfields Archaeological Priority Area • Bunhill Fields and Finsbury Square Conservation Area • 55 Tabernacle Street, opposite the site, is a locally listed building
Development considerations	<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
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BC42: Site of electricity substation opposite 15-27 Gee Street and car park spaces at 90-98 Goswell Road



Address	Site of electricity substation opposite 15-27 Gee Street and car park spaces at 90-98 Goswell Road, EC1
Ownership	Chait Investment Corporation Limited
Approximate size of site	654sqm
Current/previous use	Car park with substation
How the site was identified and relevant planning history	London Borough of Islington's Call for Sites / planning application P2017/3389/FUL [granted subject to completion of legal agreement, February 2018]
Allocation and justification	<ul style="list-style-type: none"> • Development for office use with retail at ground floor level.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (policy BC7)
Development considerations	<ul style="list-style-type: none"> • No site specific development considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

BC43: Easy Hotel, 80-86 Old Street



Address	Easy Hotel, 80-86 Old Street, EC1V 9AZ
Ownership	Easyhotel UK Limited
Approximate size of site	740sqm
Current/previous use	Hotel, office
How the site was identified and relevant planning history	Planning application P2015/2680/FUL (refused and dismissed on appeal)
Allocation and justification	Intensification of business use. Refurbishment of the existing hotel and existing office floorspace. Any full scale redevelopment should be office led.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (policy BC7) • Moorfields Archaeological Priority Area • St. Luke's Conservation Area • Grade II listed buildings close to the site at 11-15 Old Street
Development considerations	<ul style="list-style-type: none"> • No site specific development considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

BC44: Crown House, 108 Aldersgate Street



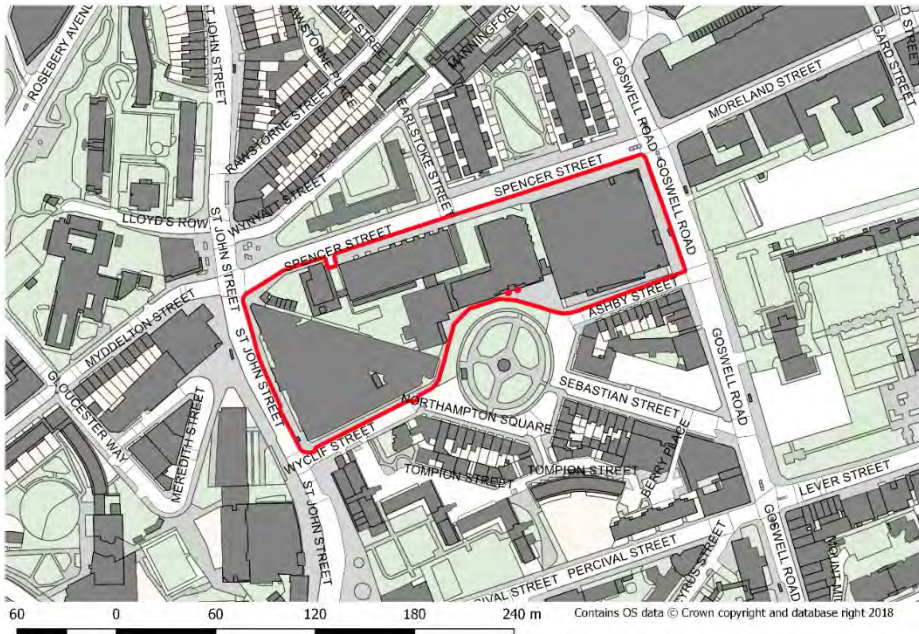
Address	Crown House, 108 Aldersgate Street, EC1A 4JN
Ownership	Blanco Investments Limited
Approximate size of site	149sqm
Current/previous use	B1
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Intensification of office floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Historic Clerkenwell Spatial Strategy area (policy BC8) • Clerkenwell Archaeological Priority Area
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

BC45: 27 Goswell Road



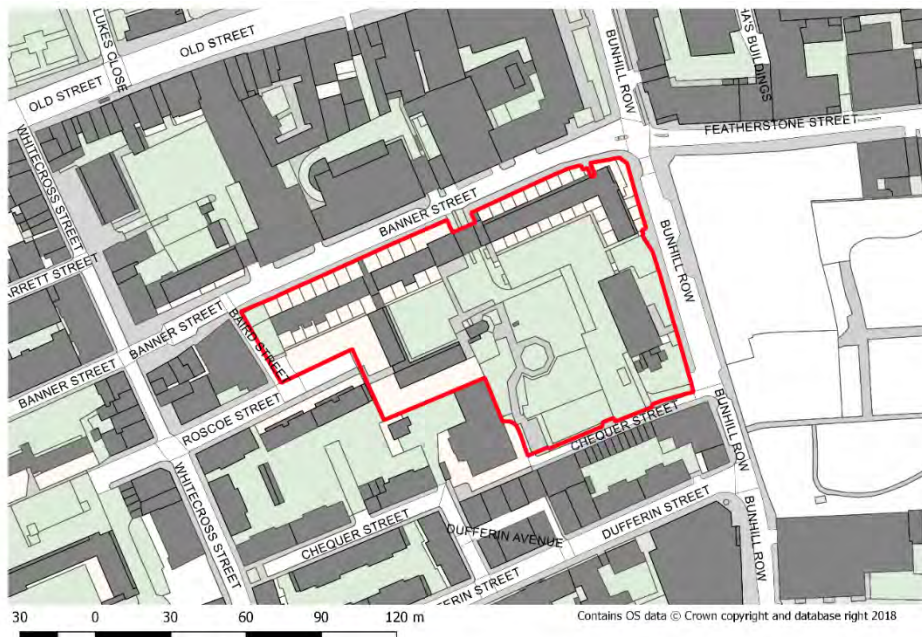
Address	27 Goswell Road, EC1M 7AJ
Ownership	Throgmorton Securities Limited
Approximate size of site	906sqm
Current/previous use	Offices
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Refurbishment and intensification of office floorspace.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Historic Clerkenwell Spatial Strategy area (policy BC8) • Clerkenwell Archaeological Priority Area • Adjacent to the Hat and Feathers Conservation Area • Adjacent to Grade II listed buildings (the William Harvey Research Institute and the Charterhouse Square)
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2030/31-2034/35

BC46: City, University of London, 10 Northampton Square



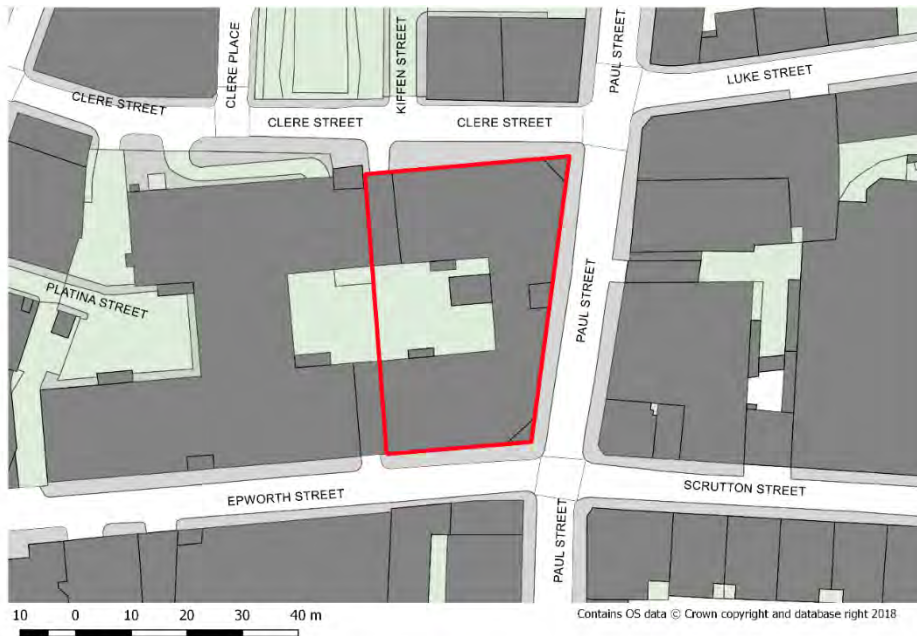
Address	City, University of London, 10 Northampton Square, EC1V 0HB
Ownership	City, University of London
Approximate size of site	12,160sqm
Current/previous use	University teaching facilities (D1) and ancillary uses
How the site was identified and relevant planning history	2013 Site Allocation (BC1) and response to Islington's Site Allocations Direction of Travel consultation (2018).
Allocation and justification	Refurbishment and redevelopment to provide improved education and ancillary facilities.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (policy BC7)
Development considerations	<ul style="list-style-type: none"> • Proposals on this site should accord with the Northampton Square Campus Planning Brief . • The Planning Brief for Northampton Square Campus (September 2009) provides further detail and will inform the assessment of any development proposals at this site.
Estimated timescale	2020/21-2024/25

BC47: Braithwaite House and Quaker Court, Bunhill Row



Address	Braithwaite House and Quaker Court, Bunhill Row, EC1Y 8NE
Ownership	London Borough of Islington
Approximate size of site	1,309sqm
Current/previous use	Housing estate
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Residential development. LBI's Housing Service are proposing to provide 38 new homes at the estate by demolishing and redeveloping the Braithwaite House podium and garages, adding 2 storeys to Quaker Court and constructing a new block adjacent to Braithwaite House. Possible landscaping improvements to Quaker Gardens.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (policy BC7) • Moorfields Archaeological Priority Area • Partially within the St. Luke's Conservation Area. • The site is opposite the Grade II listed Bunhill Fields Burial Ground, which is also a designated open space and a Borough Grade 2 SINCThe site includes Quaker Garden Open Space.
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

BC48: Castle House, 37-45 Paul Street



Address	Castle House, 37-45 Paul Street, EC2A 4JU
Ownership	Fitzroy House Epworth Street Limited
Approximate size of site	1,588sqm
Current/previous use	Offices
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Intensification of office use.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (policy BC3) • Moorfields Archaeological Priority Area • Adjacent to the Bunhill Fields and Finsbury Square Conservation Area • It is opposite locally listed buildings at 24 Epworth Street and 23 Paul Street
Development considerations	<ul style="list-style-type: none"> • Potential for more comprehensive redevelopment incorporating Fitzroy House (site BC50) to the west. • A redeveloped building should provide level access and active frontages to the street.
Estimated timescale	2030/31-2034/35

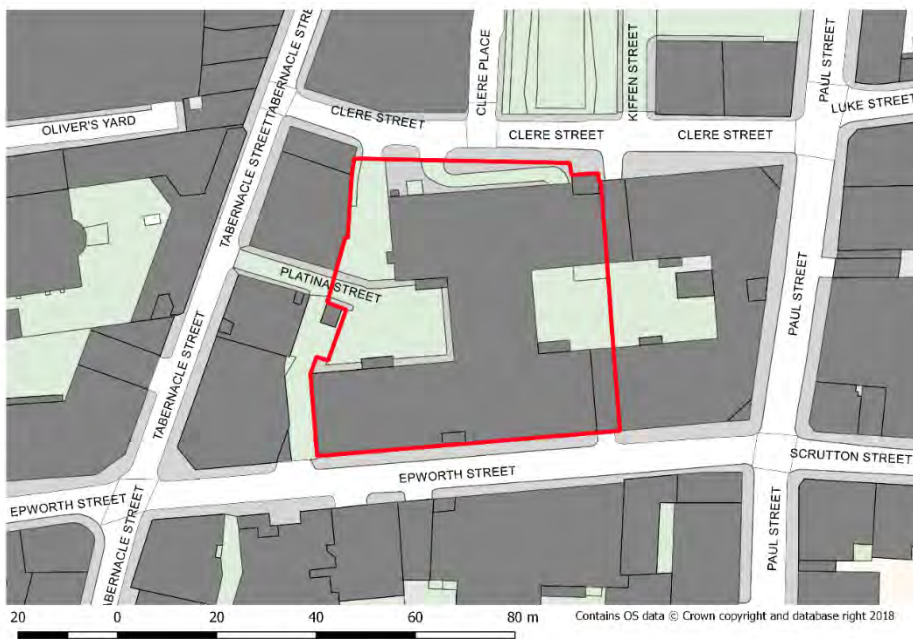
BC49: Building adjacent to railway lines and opposite 18-20 Farringdon Lane



Address	Building adjacent to railway lines and opposite 18-20 Farringdon Lane, EC1R
Ownership	London Underground Limited
Approximate size of site	386sqm
Current/previous use	Former escalator workshop
How the site was identified and relevant planning history	Site identified by council officers working on projects in the Farringdon area
Allocation and justification	Intensification for business use.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Farringdon Spatial Strategy area (policy BC5) • Protected viewing corridors • Clerkenwell Archaeological Priority Area • Clerkenwell Green Conservation Area • Located in close proximity to a number of listed and locally listed buildings, including the Grade 1 listed Well Court, 14-16 Farringdon Lane which sits opposite the site • Local Flood Risk Zone
Development considerations	<ul style="list-style-type: none"> • There is a unique opportunity to develop a new high quality building in this location. The design will need to respond to the

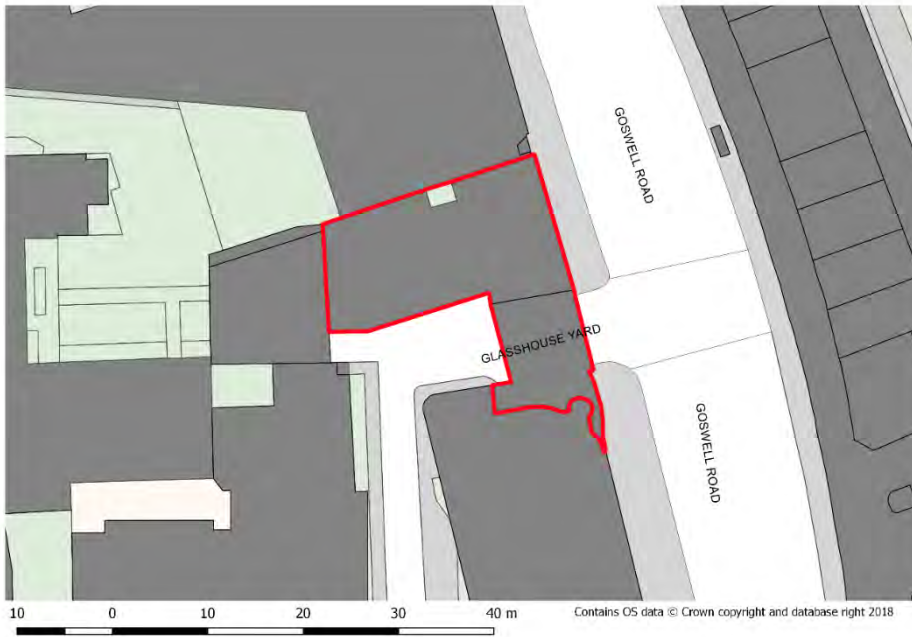
	<p>long and narrow site and be designed and detailed to fit its prominent highly visible location.</p> <ul style="list-style-type: none">• Proposals must consider suitable mitigation of noise and vibration impacts from the adjacent rail line.
Estimated timescale	2030/31-2034/35

BC50: Fitzroy House, 13-17 Epworth Street and 1-15 Clere street



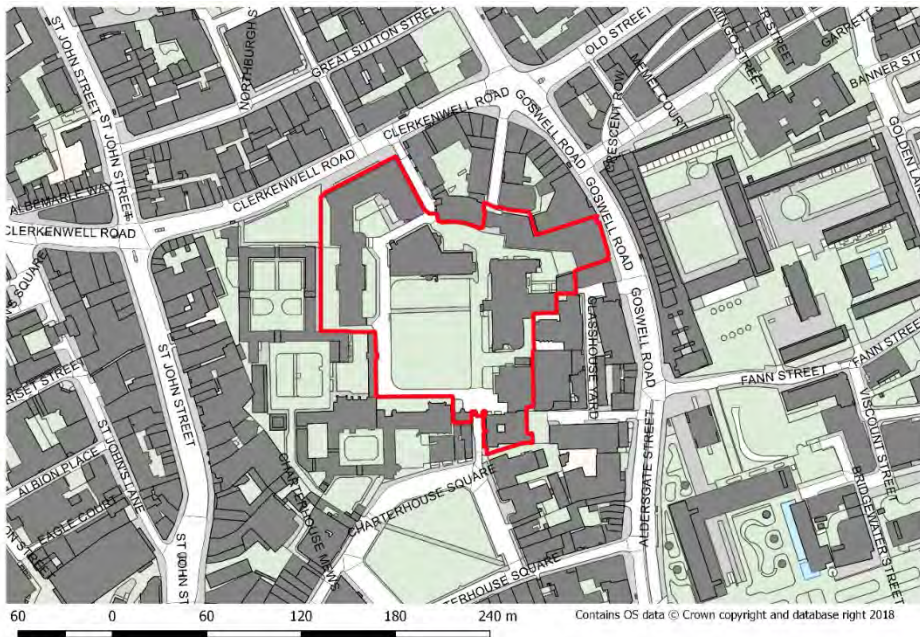
Address	Fitzroy House, 13-17 Epworth Street, EC2A 4DL and 1-15 Clere street, EC2A 4UY
Ownership	Fitzroy House Epworth Street Limited
Approximate size of site	3,146sqm
Current/previous use	Offices
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Intensification of business use.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • City Fringe Opportunity Area Spatial Strategy area (policy BC3) • Moorfields Archaeological Priority Area • Adjacent to the Bunhill Fields and Finsbury Square Conservation Area • Adjacent to locally listed buildings at 48-50 and 52-58 Tabernacle Street
Development considerations	<ul style="list-style-type: none"> • Potential for more comprehensive redevelopment incorporating Castle House (site BC48) to the east. • A redeveloped building should provide level access and active frontages to the street.
Estimated timescale	2030/31-2034/35

BC51: Italia Conti School, 23 Goswell Road



Address	Italia Conti School, 23 Goswell Road, EC1M 7AJ
Ownership	The Italia Conti Academy of Theatre Arts Limited
Approximate size of site	430sqm
Current/previous use	D1
How the site was identified and relevant planning history	Pre-application discussions
Allocation and justification	Retention of D1 use unless the loss of D1 use can be robustly justified in which case office development may be suitable in this location.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Historic Clerkenwell Spatial Strategy area (policy BC8) • Clerkenwell Archaeological Priority Area • Adjacent to Grade II listed buildings and the wall between 23 and 25 Goswell Road is a heritage asset
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2025/26-2029/30

BC52: Queen Mary University, Charterhouse Square Campus



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

Development considerations	<ul style="list-style-type: none">• Development should prioritise a new pedestrian route through the site from Charterhouse Buildings to Rutland Place
Estimated timescale	2020/21-2024/25

BC53: Travis Perkins, 7 Garrett Street



Address	Travis Perkins, 7 Garrett Street, EC1Y 0TY
Ownership	Travis Perkins (Properties) Limited
Approximate size of site	1,030sqm
Current/previous use	Builders merchant (B8)
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
Allocation and justification	Intensification of business use.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (policy BC7) • Grade II listed • Moorfields Archaeological Priority Area • St. Luke's Conservation Area.
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2025/26-2029/30

BC54: Sycamore House, 5 Sycamore Street



Address	Sycamore House, 5 Sycamore Street, EC1Y 0SR
Ownership	Ndemi Investments Limited
Approximate size of site	341sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Planning permission P2016/4807/FUL
Allocation and justification	Intensification of office use.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (policy BC7) • Moorfields Archaeological Priority Area • Within St. Luke's Conservation Area and adjacent to Hat and Feathers Conservation Area. • Opposite a Grade II listed building at 12 Old Street There are also a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site.
Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

BC55: 2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street



Address	2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street, Islington, London EC1M 5PQ
Ownership	Maurice Limited (freehold); Omenport Developments Limited (leasehold)
Approximate size of site	1,122sqm
Current/previous use	Offices (B1)
How the site was identified and relevant planning history	Planning permission P112478 (now lapsed)
Allocation and justification	Office-led redevelopment with retail and leisure uses at ground floor fronting Clerkenwell Road and Goswell Road. Development should provide units suitable for SMEs.
Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Historic Clerkenwell Spatial Strategy area (policy BC8) • Adjacent to the Grade II listed Hat and Feathers public house • Clerkenwell Archaeological Priority Area • Within the Hat and Feathers Conservation Area <p>There are also a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site.</p>

Development considerations	<ul style="list-style-type: none">• No site specific considerations, relevant policies apply.
Estimated timescale	2020/21-2024/25

5 Appendices

Appendix 1: Heritage assets in Historic Clerkenwell

Buildings and features that the council considers to contribute to the special character of Historic Clerkenwell are listed in Table A1.1. As specified in Policy BC7 new development should protect and enhance these and other heritage assets.

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

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

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

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

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

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

Scheduled Monuments

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

Appendix 2: Change in site references from Direction of Travel consultation (Feb 2018)

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 A2.1: Change in site reference from previous consultation

Site name	Direction of Travel draft (Feb 2018) site reference	Regulation 18 draft (Nov 2018) site reference
City Barbican Thistle Hotel, Central Street, EC1V 8DS	DOT78	BC1
City Forum, 250 City Road, EC1V 2PU	DOT79	BC2
Islington Boat Club, 16-34 Graham Street, N1 8JX	DOT80	BC3
Finsbury Leisure Centre, EC1V 3PU	DOT81	BC4
1 Pear Tree Street, EC1V 3SB	DOT82	BC5
Redbrick Estate: Vibast Centre, garages and car park, Old Street, EC1V 9NH	DOT83	BC6
148 Old Street (Royal Mail Building), EC1V 9HQ	DOT84	N/A – site removed as development on site is near completion
198-208 Old Street (petrol station), EC1V 9FR	DOT85	BC7
Old Street roundabout area, EC1V 9NR	DOT86	BC8
Inmarsat, 99 City Road (east of roundabout), EC1Y 1BJ	DOT87	BC9
254-262 Old Street (east of roundabout), EC1Y [comprises 250-254 Old Street; Albert House, 256 Old Street; and Golden Bee Bar, 262-264 Old Street], EC1Y 1BJ	DOT88	BC10

Longbow House, 14-20 Chiswell Street, EC1Y 4TW	DOT89	BC11
Cass Business School, 106 Bunhill Row, EC1Y 8TZ	DOT90	BC12
Car park at 11 Shire House, Whitbread Centre, Lamb's Passage, EC1Y 8TE	DOT91	BC13
City YMCA, 8 Errol Street, EC2Y 8BR	DOT92	N/A – site removed as development on site is near completion
Peabody Whitecross Estate, Roscoe Street, EC1Y 8SX	DOT93	BC14
Richard Cloudesley School, Golden Lane, EC1Y 0TJ	DOT94	BC15
36-43 Great Sutton Street (Berry Street), EC1V 0AB	DOT95	BC16
Caxton House, 2 Farringdon Road, EC1M 3HN	DOT96	BC17
Cardinal Tower / Crossrail over-site, EC1M 3HS	DOT97	BC18
Farringdon Place, 20 Farringdon Road, EC1M 3NH	DOT98	BC19
Lincoln Place, 50 Farringdon Road, EC1M 3NH	DOT99	BC20
Former Petrol Station, 96-100 Clerkenwell Road, EC1M 5RJ	DOT100	BC21
Vine Street Bridge, EC1R 3AU	DOT101	BC22
Guardian Building, 119 Farringdon Road, EC1R	DOT102	BC23
Clerkenwell Fire Station, 42-44 Rosebery Avenue, EC1R 4RN	DOT103	BC24
Mount Pleasant Post Office, 45 Rosebery Avenue, EC1R 4TN	DOT104	BC25

68-86 Farringdon Road (NCP carpark), EC1R 0BD	DOT105	BC26
Finsbury Health Centre and Pine Street Day Centre, EC1R 0LP	DOT106	BC27
Angel Gate, Goswell Road, EC1V 2PT	DOT107	BC28
Taylor House, 88 Rosebery Avenue, EC1R 4QU	N/A – site added at Regulation 18 draft (November 2018)	BC29
Charles Simmons House, 3 Margery Street, WC1X 0HP	DOT108	N/A – site was mistakenly included in Bunhill and Clerkenwell AAP area. Now included in Site Allocations document, site reference:OIS25
Telfer House, 27 Lever Street, EC1V 3QX	DOT109	BC30
112-116 Old Street, EC1V 9BD	DOT110	BC31
Monmouth House, 58-64 City Road, EC1Y 2AE	DOT112	BC32
Oliver House, 51-53 City Road, EC1Y 1AU	DOT113	BC33
20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street, EC2Y 9AR	DOT114	BC34
Finsbury Tower, 103-105 Bunhill Row, EC1Y 8LZ	DOT115	BC35
Finsbury Business Centre, 40 Bowling Green Lane, EC1R 0NE	DOT116	BC36
Triangle Estate, Goswell Road/Compton Street/Cyrus Street, EC1	DOT117	BC37
Moorfields Eye Hospital, City Road, EC1V 2PD	DOT118	BC38
Laser House, 132-140 Goswell Road, EC1V 7DY	DOT119	BC39

The Pentagon, 48 Chiswell Street, EC1Y 4XX	DOT120	BC40
Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 [Shoreditch County Court] & 21-23 Leonard Street, EC2	DOT121	BC41
Site of electricity substation opposite 15-27 Gee Street and car park spaces at 90-98 Goswell Road, EC1	DOT122	BC42
Easy Hotel, 80-86 Old Street, EC1V 9AZ	DOT123	BC43
108 Aldersgate Street, EC1A 4JN	DOT124	BC44
27 Goswell Road, EC1M 7AJ	DOT125	BC45
Amwell Street Water Pumping Station, Clerkenwell, EC1R	DOT126	N/A – site was mistakenly included in Bunhill and Clerkenwell AAP area. Now included in Site Allocations document, site reference:OIS26
City, University of London, 10 Northampton Square, EC1V 0HB	N/A – site added at Regulation 18 draft (November 2018)	BC46
Braithwaite House and Quaker Court, Bunhill Row, EC1Y 8NE	DOT127	BC47
Castle House, 37-45 Paul Street, EC2A 4JU	DOT128	BC48
Building adjacent to railway line and opposite 18-20 Farringdon Lane, EC1R	DOT129	BC49
Fitzroy House, 13-17 Epworth Street, EC2A 4DL and 1-15 Clere street, EC2A 4UY	DOT130	BC50
Italia Conti School, 23 Goswell Road, EC1M 7AJ	DOT131	BC51

Queen Mary University, Charterhouse Square Campus, EC1M 6BQ	DOT132	BC52
Travis Perkins, 7 Garrett Street, EC1Y 0TY	DOT133	BC53
Sycamore House, 5 Sycamore Street, EC1Y 0SR	DOT134	BC54
2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street, Islington, London EC1M 5PQ	DOT111	BC55

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Published November 2018