



Individual Development Sites

Policy IDS1 - Network Building and 88 Whitfield Street

10.1 The Network Building (identified in Figure 10.1) is located in Fitzrovia, part of the Central London Area characterised by a dense mix of housing, commercial and institutional uses. The Network Building currently provides shops and other retail uses as part of the Tottenham Court Road Central London Frontage, with office uses on the upper floors and fronting Howland and Whitfield Streets. 88 Whitfield Street provides seven permanent homes in Use Class C3.

10.2 Proposals for this site will be considered having regard to Policy IDS1, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.



Figure 10.1: Network Building & 88 Whitfield Street Map

Policy IDS1

The Network Building and 88 Whitfield Street are allocated for office and retail led development that also retains and adds to existing permanent self-contained housing. Development must:

- Not harm the designated strategic view from Parliament Hill
- Use entrances and windows to provide activity and visual interest on the Whitfield Street frontage
- Respond to the smaller plot-sizes and building widths found in the wider Fitzrovia area
- Remove the low plinth on the Whitfield Street and Howland Street facades
- Respond to the priority given in Fitzrovia to creation of additional publicly accessible open space
- Make the eastern end of Howland Street more pleasant for pedestrians

10.3 Additional office and retail space on this site will help to meet the needs identified by the Camden Local Plan and support Central London functions. Under existing Camden Local Plan policies, additional non-housing floorspace also generates a requirement for additional permanent self-contained housing in Use Class C3. We estimate that there is capacity for at least thirteen additional homes on this site by extending the existing residential block along Whitfield Street. Existing Camden Local Plan policies also set out how we will consider the appropriate mix between housing and other uses, and the potential for housing to be provided off-site.

10.4 The Network Building falls almost entirely within a landmark viewing corridor protected by the

London Plan and the London View Management Framework, running from Parliament Hill (at the Oak Tree identified as location 2B) to the Palace of Westminster. The Framework defines a threshold plane above which development is likely to harm appreciation of the view, and which passes relatively close to the existing rooflines of the buildings in this area. Consequently, the London View Management Framework will be used to guide the maximum height of development at this site.

10.5 The blocks immediately to the east and south of the site are dominated by large institutional and commercial buildings. Many of the facades are featureless and provide no activity or visual interest, including the façade facing the Network Building across Whitfield

Street. In contrast, the Fitzroy Square Conservation Area (some 50 metres north-west of the site) and the Charlotte Street Conservation Area (some 50 metres to the south) are characterised by relatively small plot sizes and narrow building-widths, with many doorways and windows providing movement and views into the buildings and out of them, which add to community safety. Development of this site should use housing and/ or business entrances and windows to introduce activity and visual interest to Whitfield Street frontage, and seek to respond to the rhythm created by the smaller plot sizes and building-widths found in the wider area, including the nearby Conservation Areas.

10.6 Along much of Whitfield Street and part of Howland Street, the façade of the Network Building is currently set back from the street behind a low plinth that provides ventilation to the basement car parking. Development should remove this plinth to improve the relationship between the building and the street.

10.7 The northern part of Fitzrovia is deficient in public open space, and the creation of additional open space is a particular priority in this area. If development of the Network Building is unable to incorporate on-site open space, we will expect a contribution to creating or enhancing publicly

accessible open space nearby. We will encourage contributions to the West End Project, which is transforming Tottenham Court Road and creating new open spaces through road closures and pavement widening, including a new public space opposite the Network Building at Capper Street.

10.8 The Fitzrovia Area Action Plan identifies Howland Street as having a poor pedestrian environment due to high traffic volumes. Development of the site should make the nearby stretch of Howland Street more pleasant for pedestrians through measures such as wider pavements, planting, and alterations to the road to reduce the dominance of motor vehicles. Works to pavements and roads in this area will need to be coordinated with the West End Project.

10.9 Many older commercial properties in Fitzrovia have been redeveloped or converted to create housing or large open plan office floors, reducing the availability of low cost office space for small firms. We expect redevelopment of existing business premises to mitigate the loss of low cost offices by including managed affordable workspace.

Site address	Network Building, 95 100 Tottenham Court Road and 76 80 Whitfield Street and 88 Whitfield Street, London W1T
Site area (ha)	0.21ha
Proposed uses	Offices, retail, self-contained homes
Indicative housing capacity	13 additional homes



Question box

Q95. Do you support Policy IDS1? If not, what changes are needed and why?

Q96. Is the boundary shown in Figure 10.1 appropriate in the context of Policy IDS1? If not, what changes are needed and why?

Policy IDS2 - Former Tottenham Mews Day Hospital

10.10 The former Tottenham Mews Day Hospital (identified in Figure 10.2) is located in Fitzrovia, part of the Central London Area characterised by a dense mix of housing, commercial and institutional uses. The former hospital is a prefabricated structure built in 1974 which has a dilapidated appearance and is identified in the Charlotte Street Conservation Area Appraisal as a detractor from the character and appearance of the area. The facility closed in 2011, but was previously used by the Camden and Islington NHS Foundation Trust for community-based mental health treatment to out-patients.

10.11 In December 2012 planning permission was granted for the redevelopment of the site as a Mental Health Resource Centre, but subsequently mental health care has moved away from 'bricks and mortar provision' to focus on more timely intervention closer to home. The new Resource Centre was to have been funded partly by a planning obligation associated with nearby University College Hospital developments, but the Council has now agreed that this funding should be used to refocus services around early intervention and prevention and reducing reliance on acute services and inpatient stays. Consequently, the former hospital use has now been replaced by alternative services, and there is no longer a need for a mental health facility on the site.

Site address	14-19 Tottenham Mews, London, W1T 4AA
Site area (ha)	0.05ha
Proposed uses	Self-contained homes, community, health
Indicative housing capacity	12 additional homes

Policy IDS2

The former Tottenham Mews Day Hospital site is allocated for a housing led development providing at least twelve permanent self-contained homes. Housing led development could also include an alternative small-scale community or healthcare use. Development must:

- Provide a welcoming, spacious and safe pedestrian-cycling connection north-west from Tottenham Mews to join the east-west link from Chitty Street to Foley Street
- At street level, include windows that provide views into the buildings and out of them, to enhance community safety and visual interest along the Mews and the pedestrian-cycling routes
- At street level and above, respect the building line established by the adjacent housing block
- Respond to the scale, plot-sizes and building widths of buildings opposite the site in Tottenham Mews
- Respond to the priority given in Fitzrovia to creation of additional publicly accessible open space.

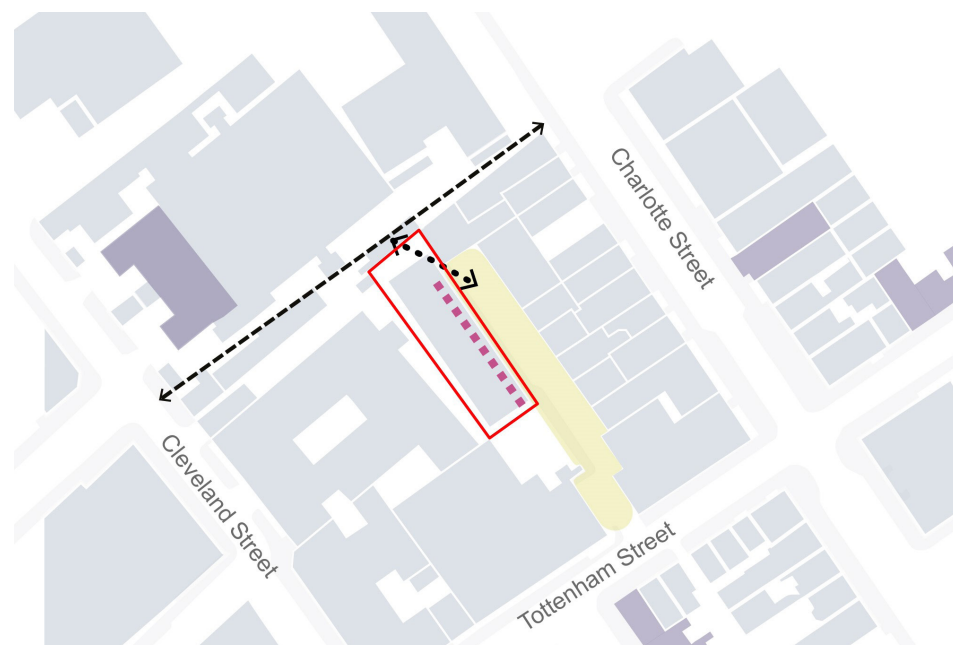


Figure 10.2: Former Tottenham Mews Day Hospital Map

10.12 Proposals for this site will be considered having regard to Policy IDS2, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.13 Where community uses on a site have been replaced by alternative provision, the Council's preferred alternative use is housing, including the maximum viable amount of affordable housing. The development of permanent self-contained housing in Use Class C3 will help to tackle Camden's challenging housing needs, support the existing housing community and maintain the mixed-use character of the area. We estimate that there is capacity for at least twelve homes based on the plot-widths at 81-97 Charlotte Street, and assuming two homes per plot.

10.14 Although a replacement community use is not sought on this site, the Central London Area is an appropriate location for community and healthcare facilities, subject to other development plan considerations such as the character and accessibility of the particular site and the locality. The former Day Hospital has a floor area of 700 sqm (GIA). A small-scale alternative community or healthcare use (up to the same floor area as the former Day Hospital) would be an acceptable use of part of the site in conjunction with a housing-led development. A larger facility would be likely to harm the character of the Mews and compromise the housing potential of the site.

10.15 The Fitzrovia Area Action Plan sets a high priority for development sites in this area to create an east-west pedestrian-cycling link from Chitty Street to Foley Street known as Bedford Passage, with a connecting spur to Tottenham Mews. The east-west link is being delivered by the recent refurbishment and extension of Astor College on Charlotte Street and the redevelopment of the former Middlesex Hospital Annex on Cleveland Street (currently underway).

10.16 The connection north-west from Tottenham Mews to Bedford Passage is currently blocked by the former Day Hospital and 13 Tottenham Mews, a smart 20th century industrial building similar in scale and character to others on the Mews. In accordance with development plan policies on design, transport, and community safety and security, development of the Day Hospital site should provide a welcoming, spacious and safe link from Tottenham Mews to Bedford Passage, suitable for pedestrians and cyclists, and with clear sightlines on the approach along the Mews. Community safety and visual interest will be enhanced by including ground floor windows and adopting a building line that matches the residential block currently under construction at the rear of Arthur Stanley House, 40-50 Tottenham Street.

10.17 The whole of Tottenham Mews forms part of the Charlotte Street Conservation Area, together with properties to the south, east and

west, including the former Middlesex Hospital Annex. Designing to respond to the scale, width and rhythm of the buildings on the opposite side of the Mews will help to conserve the character of the Conservation Area.

10.18 Tottenham Mews is within a landmark viewing corridor protected by the London Plan and the London View Management Framework, running from Parliament Hill to the Palace of Westminster. Development that reflects the scale of the Mews and buildings opposite would be below the plane at which harm to the view is likely.

10.19 The Fitzrovia Area Action Plan prioritises creation of publicly accessible open space on-site, but acknowledges that this is unlikely to be possible for the former Day Hospital given the small scale of the site and the creation of the pedestrian-cycling connection to Bedford Passage. For this site, we will expect a contribution to creating or enhancing publicly accessible open space nearby, including space within the wider public realm of streets and footpaths. Proposals should explore extending the streetscape treatment of Bedford Passage through the pedestrian-cycling connection

and into Tottenham Mews, subject to the servicing requirements of adjacent buildings. If this approach to Tottenham Mews is not possible, we will encourage a contribution to the West End Project, which is transforming Tottenham Court Road and creating new open spaces through road closures and pavement widening, including regeneration of Whitfield Gardens, less than 200 metres east of the site.



Question box

- Q97. Do you support Policy IDS2? If not, what changes are needed and why?
- Q98. Is the boundary shown in Figure 10.2 appropriate in the context of Policy IDS2? If not, what changes are needed and why?

Policy IDS3 - Central Cross, 18 30 Tottenham Court Road and 1 and 2 Stephen Street

10.20 Central Cross (identified in Figure 10.3) is located in Fitzrovia, part of the Central London Area characterised by a dense mix of housing, commercial and institutional uses. The site is 200 metres from the Tottenham Court Road Underground and Crossrail Station, and immediately outside the Growth Area associated with them. Central Cross comprises a mixed-use development with a number of distinct elements. The ground floor along Tottenham Court Road provides shops, other

retail uses, and a cinema entrance. Above these is an office complex that rises by two to eight storeys above the retail frontage. Set back from the frontage is a distinctive tower, resembling a flattened chevron in plan form, that rises by the equivalent of four more storeys (two office floors plus a prominent unglazed plant room). At the rear in Gresse Street is a housing apartment block, rising nine storeys above a single storey office podium.

Site address	Central Cross, 18 30 Tottenham Court Road and 1 and 2 Stephen Street, London W1T
Site area (ha)	0.84ha
Proposed uses	Offices, retail, cinema, self-contained homes

Policy IDS3

The Central Cross site is allocated for modest alterations and extensions to increase the amount of office floorspace, retain the existing retail uses and cinema, and retain and add to existing permanent self-contained housing. Proposals must:

- Not increase the existing negative impact of the building on views from Bedford Square and nearby Conservation Areas, and where possible reduce it
- Not harm the designated strategic view from Parliament Hill
- Respond to the priority given in Fitzrovia to creation of additional publicly accessible open space
- Seek to provide publicly accessible open space at roof-level, and if publicly accessible open space is not deliverable, seek to provide roof gardens



Figure 10.3: Central Cross Map

10.21 Proposals for this site will be considered having regard to Policy IDS3, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.22 The Fitzrovia Area Action Plan indicates that a comprehensive redevelopment of this site may be proposed in the long term. Comprehensive redevelopment is not anticipated in the lifetime of this local plan, but the criteria in Policy IDS3 are considered suitable for assessing any comprehensive proposals that emerge.

10.23 In recent years, modest works have been carried out to the ground floor of Central Cross to provide additional retail space, increase the attractiveness of the retail units and office entrances, and improve the relationship between the building and the street. We consider that there is potential for further modest works to increase the office floorspace significantly through conversion of redundant plant rooms and limited extension on the rooftops of some of the lower office elements.

10.24 Additional office space on this site will help to meet the needs identified by the Camden Local Plan and support Central London functions. Under existing Local Plan policies, additional non-housing floorspace also generates a requirement for additional permanent

self-contained housing in Use Class C3. This requirement would not arise from altering existing non-housing space within the current building, but would arise from rooftop extensions. In the context of the limited extensions currently envisaged, we anticipate that any additional self-contained housing would be provided on an alternative site nearby.

10.25 There are numerous heritage assets in the immediate vicinity of Central Cross, including Conservation Areas in Camden and Westminster, listed terraces in Percy Street and Bedford Square, and Bedford Square Gardens, which is included in the English Heritage Register of Parks and Gardens of Special Interest. The distinctive office tower at Central Cross is prominent in views from the north and south sides of Bedford Square (Bloomsbury Conservation Area) where several floors appear above the Grade I Listed terrace to the west. The tower is also a significant feature in views along Hanway Street (approaching the junction with Hanway Place), Whitfield Street and long views along Eastcastle Street (in the Hanway Street, Charlotte Street and Marylebone East Conservation Areas respectively).

10.26 Any new development at Central Cross, particularly changes to the appearance of the office tower and other rooftop elements, should seek to reduce the negative impact the building currently has on views



from Bedford Square and other parts of nearby Conservation Areas. Particular attention should be paid to any new or altered glazing and cladding proposed at upper levels.

10.27 The western part of the Central Cross site falls within a landmark viewing corridor protected by the London Plan and the London View Management Framework, running from Parliament Hill (at the Oak Tree identified as location 2B) to the Palace of Westminster. The office tower is outside the viewing corridor. The housing apartment block is within the corridor, but appears to be below the threshold plane indicating where development is likely to harm appreciation of the view.

10.28 We do not expect the limited extensions currently envisaged will have any impact on the strategic view. If more substantial development is proposed, the height of the development should be guided by the London View Management Framework as well as the impact of the proposals on Bedford Square and other heritage assets.

10.29 Creation of additional publicly accessible open space is identified as a particular local priority in the Fitzrovia Area Action Plan, so the open space needs of additional office space should be met on-site where feasible. The existing Central Cross development has near complete site coverage, so open space at roof level should be explored, and if public access is not feasible, private roof gardens should be considered as a way of mitigating the pressure on public open space. Proposals for comprehensive redevelopment should consider the potential to create new publicly accessible open space at street level by redistributing the building mass and removing the open service yard. If development at Central Cross is unable to incorporate publicly accessible open space, we will expect a contribution to creating or enhancing publicly accessible open space nearby. We will encourage improvements to the public realm in Stephen Street and Gresse Street, for example through wider pavements, planting, new surfaces, and alterations to the road to reduce the dominance of motor vehicles. We will

also support contributions to the West End Project, which is transforming Tottenham Court Road and creating new open spaces through road closures and pavement widening, including new public spaces near Central Cross at Bayley Street and Bedford Avenue.

10.30 Many older commercial properties in Fitzrovia have been redeveloped or converted to create housing or large open plan office floors, reducing the availability of low cost office space for small firms. For large-scale development of existing business premises involving floorspace of 1,000 sqm (GIA or gross internal area) or more, we expect proposals to mitigate the loss of low cost offices by including managed affordable workspace. If managed affordable workspace cannot feasibly be incorporated within the limited office extensions envisaged, we will consider alternative measures to contribute to affordable workspace, such as provision elsewhere on the site or in an alternative location nearby.



Question box

Q99. Do you support Policy IDS3? If not, what changes are needed and why?

Q100. Is the boundary shown in Figure 10.3 appropriate in the context of Policy IDS3? If not, what changes are needed and why?

Policy IDS4 - 85 Camden Road

10.31 85 Camden Road (identified in Figure 10.4) comprises a green lawn with semi-circular driveway and car parking to the Camden Road frontage with a six storey building to the rear. The site is occupied by retail uses including Pets at Home and Carpet Right at ground level, with 16 homes above.

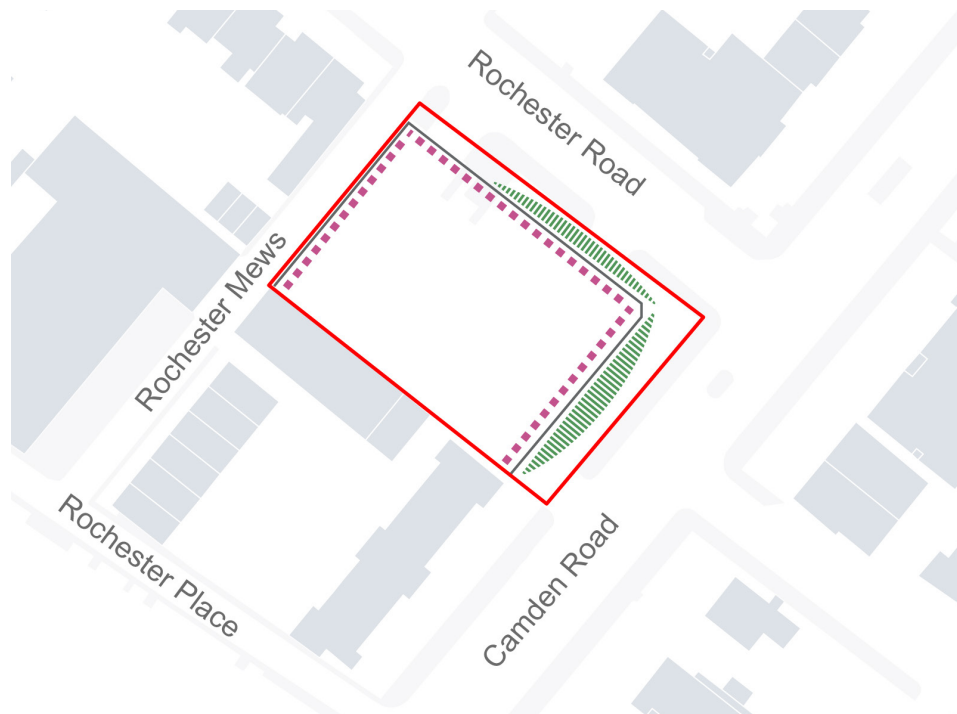


Figure 10.4: 85 Camden Road Map

Site address	85 Camden Road, London, NW1 9EX
Site area (ha)	0.14ha
Proposed uses	Self-contained homes and retail
Indicative housing capacity	24 additional homes

Policy IDS4

The 85 Camden Road site is allocated for permanent self-contained homes, with the potential of retail and/or employment uses at ground floor. Development must:

- Explore the comprehensive redevelopment of the site as the preferred option, including demolition of the existing building and removal of the hardstanding area
- Bring the Camden Road building line forward to be in alignment with adjoining buildings and maintain the Rochester Road building line as existing, while providing a soft landscaped perimeter around both frontages
- Re-provide a soft landscaped area within the site as part of a comprehensive redevelopment of the site
- Ensure the redevelopment engages with Camden Road, Rochester Road and Rochester Mews at ground floor and contributes to the wider townscape
- Ensure that any redevelopment is designed to preserve or enhance the setting of the adjoining Rochester and Camden Square conservation areas
- Ensure servicing continues to be from Rochester Road



10.32 Proposals for this site will be considered having regard to Policy IDS5, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.33 Redevelopment of the site for mixed use is supported provided that housing is retained as the priority land use. Given the site fronts Camden Road, the commercial uses should be focused towards the front of the site at ground floor level, with housing to the rear and on upper floors.

10.34 The Council considers that the existing building does not fully make use of the sites potential and therefore there is an opportunity to increase the building footprint and amount of floorspace on the site. This should utilise the site more effectively, improve the standard of housing accommodation and commercial premises and the site's visual appearance and quality of design.

10.35 Redevelopment of this site must respond appropriately to the scale of the adjoining properties and open spaces, with the commercial properties along Camden Road ranging from 4 to 7 storeys, and the properties on Rochester Road and Rochester Mews being lower in scale at generally 3 storeys.

10.36 The existing building is considerably setback in comparison to the general building line along Camden Road, with an open green

area to the front. The building line should be brought forward as part of redevelopment to activate the frontage with Camden Road. However, the Council would also seek to retain a reasonable portion of greenspace to the front, similar to adjoining sites.

10.37 The building currently fronts Rochester Mews with a blank elevation, which appears to attract fly tipping and could contribute towards anti-social behaviour. Therefore, there is a clear opportunity for a new development to include active retail uses at ground floor that address both street frontages, similar to other recent developments along Rochester Mews. The ground floor of any new development should be interesting and varied to create an inviting and enriching urban environment.

10.38 The site is adjacent to Rochester and Camden Square conservation areas, therefore the redevelopment should be carefully considered and designed to preserve and enhance the setting of these designated heritage areas.



Question box

Q101. Do you support Policy IDS4? If not, what changes are needed and why?

Q102. Is the boundary shown in Figure 10.4 appropriate in the context of Policy IDS4? If not, what changes are needed and why?

Policy IDS5 - Shirley House 25 – 27 Camden Road

10.39 Shirley House (identified in Figure 10.5) is an office building on the corner of Camden Road and Camden Street, within the Regent's Canal Conservation Area. It is occupied by the British Transport Police headquarters in a 7 storey building with car parking at ground floor and basement levels. The Regent's Canal Conservation Area Appraisal identifies the existing

office building as having a negative impact, due to its undistinguished architectural quality, poor relationship with the canal and effect in obscuring views of the listed Camden Bridge. Between the building and the canal is a yard used for parking and servicing, which is protected by security fencing.



Figure 10.5 Shirley House Map

Policy IDS5

The Council would support an employment-led scheme with small-scale retail (A1) or café/restaurant (A3) uses on the ground floor. Housing is also considered to be an appropriate use. Development must:

- Retain as much employment floorspace on this site as possible. Employment floorspace must meet a range of needs in Camden Town including for SMEs and 'move-on' space for expanding businesses
- Ensure the design, layout and orientation of development positively relates to the canal and local character.
- Enhance views of the listed Camden Bridge through removal of the viewing platform
- Establish a strong building line along Camden Street and Camden Road
- Improve the quality of the site's boundary through high-quality landscaping
- Incorporate measures to manage the effects of lighting on biodiversity

Site address	Shirley House, 25-27 Camden Road NW1 9LN
Site area (ha)	0.1ha
Proposed uses	Offices, self-contained homes and retail
Indicative housing capacity	30 additional homes

10.40 The immediate context of this canal side area is changing with a recently completed housing scheme at 31-39 Camden Road and a mixed-use redevelopment currently under construction at 140-146 Camden Street.

10.41 Proposals for this site will be considered having regard to Policy IDS5, any other relevant policies in this Site Allocations Local Plan, all

relevant development plan policies and any other relevant material considerations.

10.42 The Council considers this is a suitable site to retain business floorspace (B1a) given there appears to be no history of the offices being vacant, the continuing demands from businesses for premises in Camden Town and the site's good accessibility to public transport services.

10.43 If the existing offices were to become available, it is likely there would be interest from potential occupants. However, it is recognised there may be an opportunity to make more efficient use of this site, particularly from the removal of the car parking to the rear. This site is also a sustainable location for housing, and therefore a mixed-use scheme will be supported, subject to an appropriate level of employment floorspace being maintained and new high-quality flexible space being provided to meet local economic needs.

10.44 It is clear that the context of this area is continuing to change as nearby sites are redeveloped. The Council considers that redevelopment would allow the design shortcomings of the existing development to be addressed. The existing office building and car park makes very little attempt to relate with the surrounding context, notably the canal, and an unused viewing platform hides views of the attractive listed bridge that crosses Camden Road. A

redevelopment scheme must be a high-quality design befitting the prominent location and sensitive canal side setting.

10.45 Removal of the angled orientation of the existing building with Camden Road would help to restore a stronger building line. This could be accompanied by the introduction of retail or café/restaurant uses at pavement level to serve people living and working at this site. It may also be possible to introduce an area of amenity space to take advantage of views over the canal.

10.46 It is understood that the canal is used as a corridor by protected species of bats due to its relatively dark and secluded nature. The Council will secure measures to avoid light pollution of the canal and protect biodiversity.

Question box

Q103. Do you support Policy IDS5? If not, what changes are needed and why?

Q104. Is the boundary shown in Figure 10.5 appropriate in the context of Policy IDS5? If not, what changes are needed and why?



Policy IDS6 - Camden Town over station development

10.47 Camden Town over station development site (identified in Figure 10.6) is located in the heart of Camden. A proposed capacity upgrade by Transport for London (TfL) has been postponed due to funding constraints but it is expected that plans to enhance this station will be revisited in the medium-term should sufficient funding become available.

10.48 TfL has acquired land within this site as the preferred location for facilitating delivery of the station works and providing a second station entrance.

10.49 Delivery of the station capacity upgrade and a new station entrance will be contingent on a Transport and Works Act Order being confirmed by the Secretary of State, and therefore planning permission for these works are not required. Over station development can only come forward once the main station works have been completed; therefore, it is anticipated that redevelopment of this site would only occur towards the end of the Plan period.

10.50 The auction house and school buildings on this site are presently occupied by Camden Collective providing co-working and training space for young entrepreneurs.

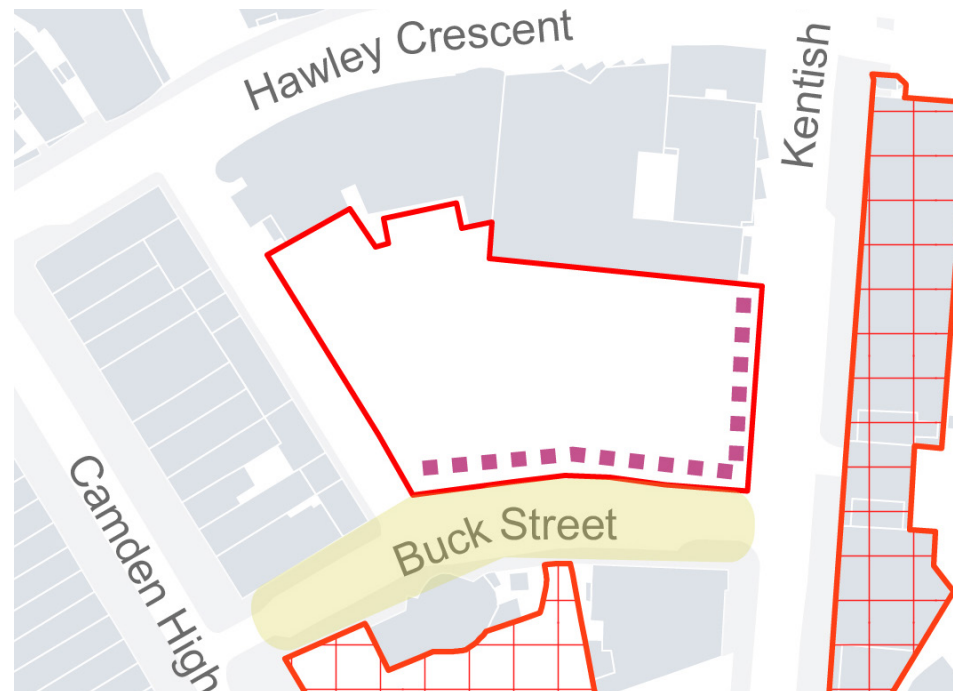


Figure 10.6: Camden Town over station development Map

Policy IDS6

The land is allocated for a new station entrance and ancillary supporting facilities for the station with small-scale retail uses provided at ground floor level along the Buck Street and Kentish Town frontages and housing on upper storeys. Employment uses are also considered to be appropriate and should be concentrated in Stucley Place. Development must:

- Provide frontages that engage with the street along Buck Street and Kentish Town Road with a continuous building line established along Buck Street
- Employment floorspace should give priority to accommodating creative industries, light-industrial workshops, co-working and small and medium sized businesses. This should include space for existing employment uses operating on this site
- Ensure development integrates successfully into the surrounding area in terms of the scale, height and massing of development, achieving a positive relationship with the Camden Town Conservation Area and Regent's Canal Conservation Area
- Provide improvements to the public realm to create a safer and more attractive and accessible environment, including the provision of new public/civic space, widening of pavements along Buck Street and wayfinding for visitors and tourists
- Ensure that food, drink and entertainment uses are only provided where their impacts are fully mitigated
- Not cause harm to the continuing operation of uses on nearby sites including Buck Street Market and the Electric Ballroom
- Demonstrate to the Council's satisfaction how any impacts arising from night-time uses and activities will be managed
- Explore opportunities for decentralised heating and cooling drawing on the ability of the Underground station to supply development above ground

Site address	1-8 Stucley Place, 5–7 Buck Street and 25–27 Kentish Town Road
Site area (ha)	0.27ha
Proposed uses	Self-contained homes, maker spaces/creative industries, retail (ground level)
Indicative housing capacity	50 additional homes

10.51 Proposals for this site will be considered having regard to Policy IDS6, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.52 The site is considered to be an appropriate location to provide a significant contribution towards the Borough’s housing needs, including affordable housing. A minimum of 50 permanent self-contained homes should be provided. The layout and design of this accommodation will need to carefully consider its proximity to the station entrance and the levels of pedestrian activity that are anticipated when it is operational. Proximity to surrounding buildings means that levels of daylight and sunlight for occupants of new dwellings, as well as impacts on existing households and businesses, will need to be thoroughly assessed.

10.53 The Council will expect any lost employment uses to be reprovided in line with Policy E2 of the Camden Local Plan. Any shortfall in re-provision will need to be justified. Space should be provided that draws on employment uses and clusters

already existing in Camden Town, with a proportion of floorspace let at affordable rates.

10.54 Commercial uses would be particularly suitable along Stucley Place, including at ground and first floor level, which currently has a mix of commercial uses and housing. A large office block on this site is not considered to be suitable either in terms of impacts on the adjoining conservation areas or being best placed to meet the particular needs of businesses operating in Camden Town.

10.55 The site is located in the heart of Camden Town Centre. The Council will support retail and food and drink uses which positively complement the local retail offer and Camden Town’s distinctive identity, subject to any necessary mitigation being provided that meets the Council’s requirements. Small-scale units are considered to be the most appropriate in the context of Camden Town’s retail role and function.

10.56 At ground floor level, uses should bring a sense of life and activity to Buck Street and Kentish

Town Road with a strong building line established to frame Buck Street. The Council will consider redesignating Buck Street as a ‘sensitive frontage’, providing a cap on the amount of food and drink uses that can be accommodated and restrictions to limit opening hours. Completion of the station entrance may also provide justification for the Council to review and re-designate other frontages in the area to reflect changes in their retail role.

10.57 The Hawley Wharf school building is on the Council’s Local List due to its architectural and townscape significance. The auction house/piano factory (5-7. Buck Street), while not having any formal heritage status, is recognised as having merit in conservation and design terms. Demolition of these buildings may not require planning permission where such works are confirmed by the Secretary of State through a Transport and Works Act Order. However, the existing quality of the buildings, their heritage value and the uses they support should inform any redevelopment scheme requiring consent from the local planning authority and the loss of these buildings is unlikely to be acceptable without the station works coming forward on this site.

10.58 The Council will expect developers to contribute to public realm improvements. Priorities include widening of pavements, better street lighting and wayfinding such as ‘Legible London’ signage. Subject to consultation on a future traffic

order, the Council considers there is an opportunity to create a new civic space in front of the station entrance. This would be contingent on restricting access along part of Buck Street during certain times of the day or on a more permanent basis. There should be a strong ‘sense of arrival’ as people approach the new station entrance. Development around the station should mark its civic significance and not dominate or overpower its presence.

10.59 The Council will expect the area to become more accessible and widely used. Buck Street is currently a relatively difficult environment for people with limited mobility to pass through, with a change in levels between Camden High Street and Kentish Town Road. The ease and comfort for residents and visitors passing between the site, the station entrance and the Town Centre should form a key principle for public realm works in this area. The Council also wish to see pavements widened along Kentish Town Road.

10.60 Development should respect the local context, positively respond to the qualities of the Camden Town Conservation Area and Regent’s Canal Conservation Area and be sensitive to the setting of the Trinity United Reformed Church. An effective design approach is likely to involve a transition in height and scale across the site from the more intimate, low-rise nature of Stucley Place to Kentish Town Road, which is generally lined by buildings of 4-5 storeys south of Hawley Crescent.

Proposals that significantly exceed the prevailing height and scale of buildings in the area are unlikely to be acceptable.

10.61 The design of the scheme should preserve valued local views (the conservation area appraisals describe views and vistas which are considered to be important).

10.62 To the south-west of the site is the Electric Ballroom music venue, nightclub and indoor market which is an important cultural attraction in Camden Town. The Council will expect construction works to minimise any impact on the Electric Ballroom. In line with the agent of change principle, the party responsible for a change should also be responsible for managing the impact of that change, proposals must include noise mitigation measures to ensure that the ability of existing premises to operate effectively is not adversely affected with the applicant of any scheme responsible for any mitigation costs.

10.63 The evening and night time operation of the station will mean there will be noise caused by the movement of people through the area and there may also be the residual transmission of noise and vibration from the underground station and platforms. Appropriate acoustic measures are therefore likely to be required. Redevelopment should ensure this area functions as a safe and secure place at all times of the day.

10.64 The use of decentralised energy should be thoroughly explored taking into account the energy demands and cooling needs of the underground station. The density and mix of uses may make this a particularly feasible location to create a new energy network.



Question box

- Q105. Do you support Policy IDS6? If not, what changes are needed and why?
- Q106. Is the boundary shown in Figure 10.6 appropriate in the context of Policy IDS6? If not, what changes are needed and why?

Policy IDS7 - Buck Street Market (Camden Market) 192-200 Camden High Street

10.65 Buck Street Market (identified in Figure 10.7) is in a busy location fronting onto Camden High Street near to Camden Town Underground Station. While the existing market appears to trade successfully, it sells a limited range of goods, with little appeal to local people, and provides cramped accommodation for traders and visitors.

10.66 Planning permissions for a market use have been granted on a temporary basis since the 1980s due to the likelihood of Transport for London bringing forward station improvement works. The capacity upgrade referred to in Policy IDS6 is dependent on excavations directly beneath this site.



Figure 10.7: Buck Street Market Map

Policy IDS7

The Buck Street Market site is allocated predominantly for market use. This could be supported by ancillary uses, such as other suitable town centres uses – retail, food and drink or small-scale office facilities - to secure more intensive use of the site. Applicants should also investigate the suitability of locating housing above ground level as an element of any scheme. Development must:

- a. Secure enhancement of the market and the range of goods sold
- b. Provide space for independent and start-up businesses including small retail units fronting onto Camden High Street
- c. Subject to securing satisfactory mitigation measures, provide new food and drink uses that can complement the market offer
- d. Deliver a high-quality design that can make a positive contribution to the Camden Town Conservation Area, restore the building line along Camden High Street and achieve a positive relationship with the Trinity United Reform Church
- e. Be market-led with at least the existing quantum of market floorspace reprovided, ensuring any scheme contributes to Camden Town Centre's unique character and the particular appeal of its markets
- f. Address the poor accessibility of the market, giving consideration to older people and visitors with limited mobility
- g. Contribute to Camden Town's evening economy while ensuring that appropriate community safety measures are in place and negative amenity impacts mitigated
- h. If the provision of housing is shown to be unachievable, the Council will expect it to be provided off-site
- i. Ensure that the potential effects of redevelopment on existing traders are assessed and any necessary mitigation measures secured

Site address	Buck Street Market (Camden Market) 192-200 Camden High Street NW1 8QP
Site area (ha)	0.1ha
Proposed uses	Market, retail, food and drink
Indicative housing capacity	5 additional homes

10.67 Proposals for this site will be considered having regard to Policy IDS7, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.68 The Council's Conservation area appraisal for Camden Town identified the market as a negative contributor. This has partly arisen from its ad hoc structure with a history of temporary planning consents preventing significant investment in this site. The building line along Camden High Street is disrupted, forming an uncharacteristic break where continuous building lines otherwise occur.

10.69 The Council wishes to see this site used much more intensively, recognising its centrality in Camden Town. It should continue to be predominantly in market use, with a more varied offer, with one or more complementary town centre uses. This should support the character and flavour of the other markets in Camden Town. We will also expect a proportion of the stalls and units to be provided at affordable rates for local businesses.

10.70 Along the Camden High Street frontage, small-scale retail units are likely to be particularly suitable to activate the frontage at ground floor level. The site would also be suitable for a limited amount of food and drink uses to complement

the market. Standard larger units for retail/food and drink uses would not be considered to make a positive contribution to the distinctive character of Camden Town as a town centre and conservation area.

10.71 The existing market is not open in the evenings so there may also be potential to extend the opening hours, subject to impacts on local amenity being assessed, to ensure the site makes an active contribution to the Town Centre at this time.

10.72 The Council would expect any scheme in such a prominent location to be designed to a high-quality that respects the local character and improves the appearance of this site. The internal design of individual stalls and retail units, with attractive circulation spaces, is also likely to be important to delivering a successful design concept that is welcoming to passers-by.

10.73 Physical and visual permeability through the site is critical for the ease of passage for people with disabilities and with buggies. The Council would also welcome the creation of spaces for sitting and encourages the provision of public toilets, especially if any new food and drink establishments are created.

10.74 In line with Policy H2 of the Camden Local Plan, the Council wishes to see housing provided at upper levels, subject to achieving

a satisfactory standard of housing amenity (with off-site provision if it is not possible for housing to be delivered within the site). Impacts on existing entertainment uses such as the Electric Ballroom must also be considered, taking into account the agent of change principle, the party responsible for a change should also be responsible for managing the impact of that change, proposals must include noise mitigation measures to ensure that the ability of existing premises to operate effectively is not adversely affected with the applicant of any scheme responsible for any mitigation costs.

10.75 The Council accepts that the existing range of stalls may not be retained as part of a redevelopment scheme. The Council will expect the applicant to provide appropriate safeguards to ensure the relocation of existing businesses as far as possible, preferably to other sites within Camden Town town centre.

10.76 Development must also consider the proximity to the London Underground vent shaft and emergency access behind the site and ensure that sufficient clearance from this structure is maintained.



Question box

Q107. Do you support Policy IDS7? If not, what changes are needed and why?

Q108. Is the boundary shown in Figure 10.7 appropriate in the context of Policy IDS7? If not, what changes are needed and why?

Policy IDS8 - Grand Union House, 18-20 Kentish Town Road

10.77 'Grand Union House' (identified in Figure 10.8), forms part of the wider Grand Union group of buildings (together with the Sainsbury supermarket on Camden Road, Grand Union Walk terrace and a small crèche building). Historic England recently decided to list the supermarket and terrace but rejected listing of Grand Union House and the crèche.

10.78 The site sits opposite the allocation for Camden Town over Station Development (Policy IDS6), which fronts onto the western side of Kentish Town Road. Therefore, the character and context of the wider area would change during the Plan period, with significant additional footfall expected if a new station entrance is constructed in Buck Street.

Policy IDS8

Grand Union House is allocated for an employment-led development with retail and food and drink uses on the ground floor. Housing would also be acceptable use above ground floor level. Development must:

- Activate the ground floor along Kentish Town Road through infill development that complements Camden Town Centre's retail character, and supported by improvements to the public realm surrounding the site.
- Achieve a positive relationship with the now listed elements of the Grand Union group of buildings
- Address the issues associated with anti-social behaviour in and around this site
- Retain the access to Sainsbury's while removing vehicle parking associated with the existing commercial use of Grand Union House
- Explore opportunities to improve the public realm in the servicing yard and improve access to, and visibility of, St Michael's Church

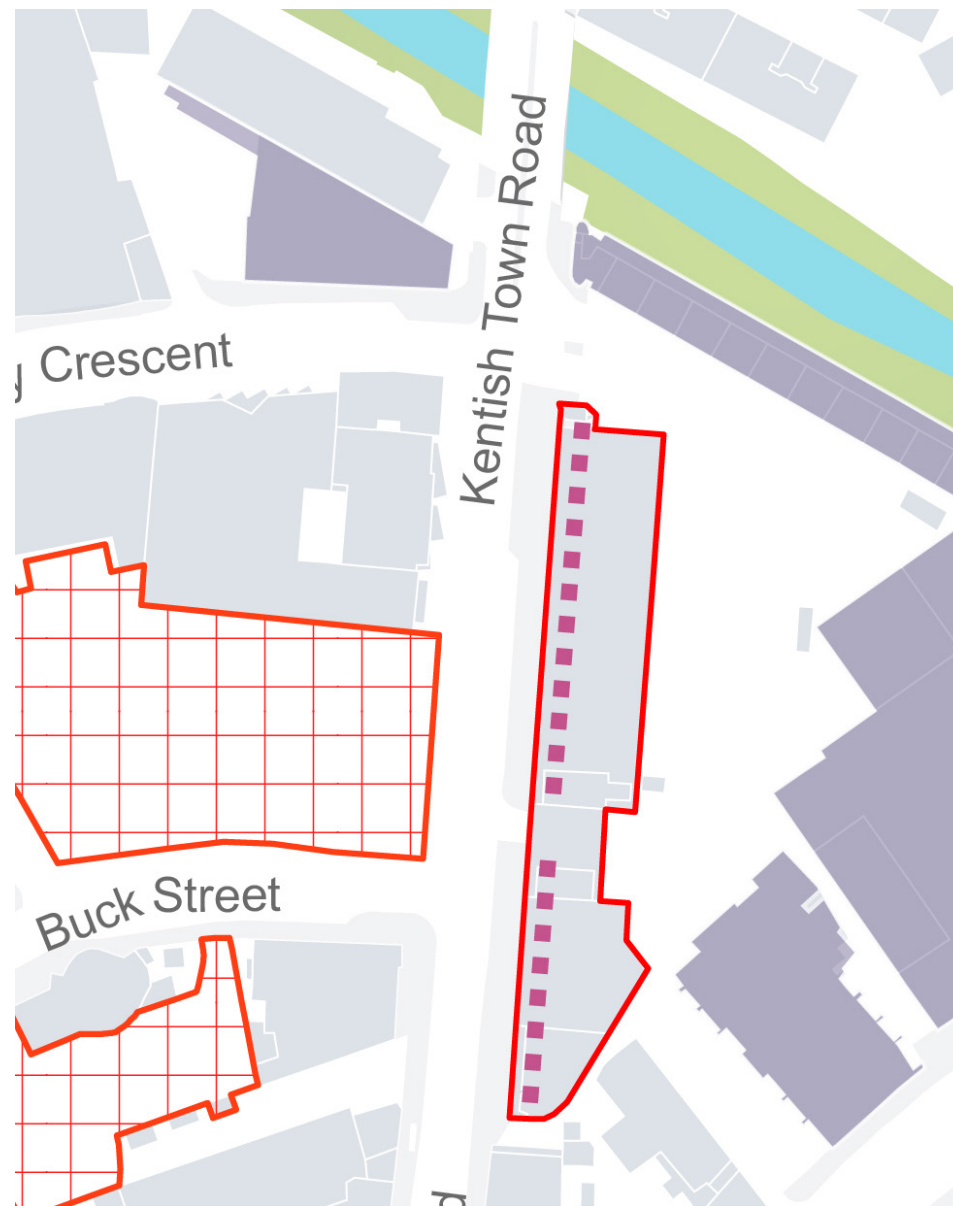


Figure 10.8: Grand Union House Map

10.79 Proposals for this site will be considered having regard to Policy IDS8, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.80 There is developer interest in intensifying use of this site and bringing activity to Kentish Town Road. The existing undercroft relates extremely poorly with the street and the car parking is an inefficient use of space at ground level. The Council would expect any scheme to remove the parking associated with the commercial use of this site.

10.81 The Council considers there is an opportunity to increase the level of employment floorspace, which should remain the predominant element in any scheme. There may also be an opportunity to include a limited amount of permanent self-contained housing within the site, subject to a satisfactory standard of amenity being achieved.

10.82 At ground floor level, the relationship with Kentish Town Road must be addressed through the provision of new retail or food and drink units to complement the wider offer in Camden Town Centre. We would expect predominantly small units to be provided along this frontage, although some flexibility will be provided for units of longer width, recognising the limited depth of this site.

10.83 The Council will also seek improvements to the public realm immediately to the front of the site to provide a more attractive space, both for people visiting the site and passers-by. The access through to Sainsbury's means that the parking and servicing area to the rear of the building has a significant visual role and therefore, we will seek landscaping improvements for this area and a car-free obligation for Grand Union House in line with Policy T2 of the Camden Local Plan. Consideration should be given to improving the permeability and access to the neighbouring St Michael's Church.

10.84 The site is in close proximity to a number of listed and locally listed assets and therefore the relationship between any proposed scheme and these existing assets will need to be carefully assessed. This includes the now listed components of Grimshaw's comprehensive scheme. The height, bulk, scale and detailed design will need to be assessed carefully and an increase in the building's dominance along Kentish Town Road should be avoided. Materials and finishes should be considered which help to sustain the building's relationship and connection with the supermarket and houses at Grand Union Walk.

Site address	Grand Union House, 18-20 Kentish Town Road NW1 8NH
Site area (ha)	0.1ha
Proposed uses	Employment (offices), self-contained homes, retail (ground level)
Indicative housing capacity	6 additional homes



Question box

Q109. Do you support Policy IDS8? If not, what changes are needed and why?

Q110. Is the boundary shown in Figure 10.8 appropriate in the context of Policy IDS8? If not, what changes are needed and why?

Policy IDS9 - 202 - 204 Finchley Road

10.85 202-204 Finchley Road (identified in Figure 10.9) is occupied by a property known as Meridian House which comprises of a five storey building fronting Finchley Road in commercial and housing use together with a two storey commercial building and large car park area to the rear.

10.86 There is a single storey former caretaker's property to the rear of the car park adjacent to a wooded area. This copse is subject to a group Tree Preservation Order (TPO) and

falls within the Redington Froggnal Conservation Area, which means that the trees are protected. The site is adjacent to, but not within Swiss Cottage / Finchley Road town centre designation.

10.87 Planning permission was granted in 2008 and renewed in 2011 for an additional three storey office block in the rear of the site replacing the caretaker's property and some of the parking area. The permission was not implemented but establishes that some form of additional building could be considered here subject to suitable design.

Policy IDS9

202 -204 Finchley Road is allocated for mixed commercial and permanent self-contained homes

Proposals for the redevelopment of this site must:

- a. Ensure the operation of existing or future employment uses on the site are not compromised by the inclusion of additional homes
- b. Retain or reprovide the employment floor space, in a manner suitable for small to medium business enterprises and include an appropriate proportion of affordable workspace
- c. Retain an active frontage onto Finchley Road
- d. Be of high-quality design to reflect its relationship with the adjacent Conservation Area
- e. Ensure the protected wooded copse is sensitively integrated into any redevelopment and enhanced

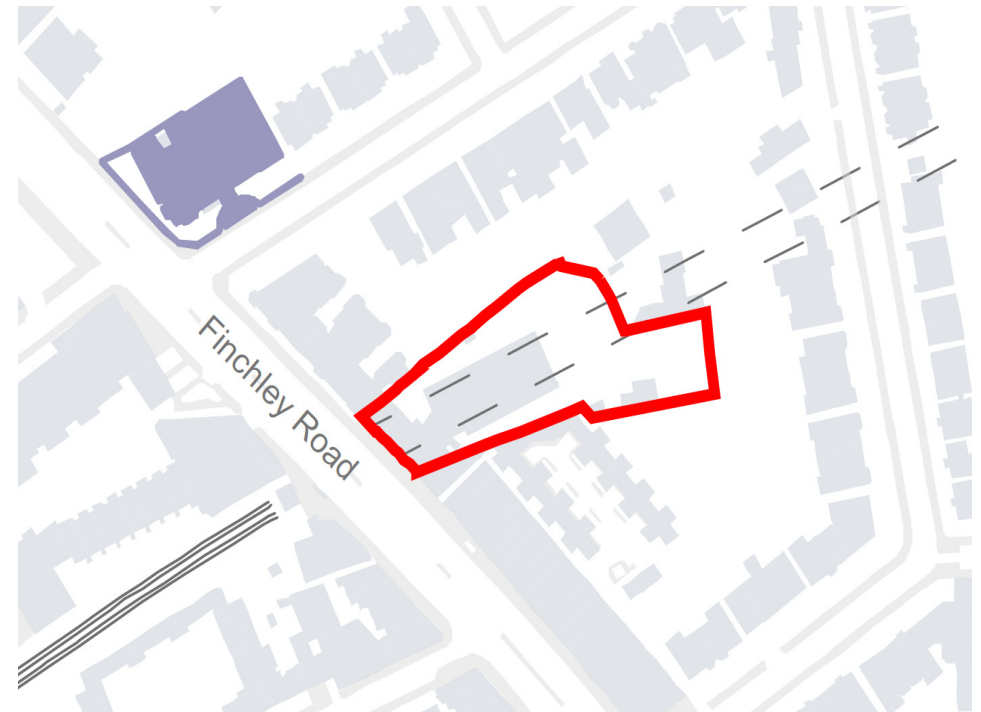


Figure 10.9: 202-204 Finchley Road Map



10.88 Proposals for this site will be considered having regard to Policy IDS9, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.89 The site currently provides a significant amount of employment floor space and is subject to an Article 4 restriction that means a change of use of the employment floor space requires planning approval.

10.90 Development of the site for additional housing units would be supported provided that this does not compromise existing or future employment uses on the site.

10.91 Development may take the form of building above or to the rear of the existing properties or a total redevelopment. In either case, there should be no net loss of employment floor space and the reprovided floorspace should include space suitable for small medium enterprises and micro businesses, together with affordable workspace.

10.92 Development must respect the adjacent properties within the Conservation Area and any extension to the existing building should be set back appropriately to fit into the streetscape.

10.93 There are a number of level changes both across the site and in relation to the adjacent housing properties that will require careful design to maximise potential on the site without harmful impact on adjacent housing properties.

10.94 There are a number of protected trees in the curtilages of adjacent properties that would need to be sensitively considered to ensure they are not harmed. The copse protected by the TPO appears partially overgrown and would therefore benefit from careful management to ensure the enhancement of the protected trees. Any design would need to ensure that it addressed the raised level of the copse.



Site area (ha)	0.35ha
Proposed uses	light industrial, offices and self-contained homes
Indicative housing capacity	12 additional homes

Question box

Q111. Do you support Policy IDS9? If not, what changes are needed and why?

Q112. Is the boundary shown in Figure 10.9 appropriate in the context of Policy IDS9? If not, what changes are needed and why?

Policy IDS10 – Gondar Gardens Reservoir

10.95 The Gondar Gardens Reservoir site (identified in Figure 10.10) comprises some 1.24 ha of open land within the housing suburb of West Hampstead. The site forms a long rectangle, bounded on three sides by the rear gardens of terraced houses and with an unbuilt frontage along Gondar Gardens. The site contains a decommissioned reservoir, which comprises a vaulted brickwork structure supported on brick piers and perimeter walls, mostly buried in the ground or contained within a grassed embankment.

10.96 Proposals for this site will be considered having regard to Policy IDS10, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.97 The site is subject to a number of designations, which are illustrated in Figure 10.10. The site sits within a sensitive context, therefore any future development of the site needs to be carefully considered and designed in response to these development constraints.



Figure 10.10: Gondar Gardens Reservoir Map

Policy IDS10

The Gondar Gardens Reservoir site is allocated for permanent self-contained homes. Development must:

- a. Be of an appropriate scale on the un-designated area in order to protect and enhance the designated open space and SINC.
- b. Ensure ecological mitigation measures are incorporated to prevent a decline in valuable habitats and protected species on the site.
- c. Protect views across the site from significant harm or loss, in particular the view to the east towards Hampstead.
- d. Establish clearly defined entrances on the Gondar Gardens street frontage to ensure the development actively contributes towards the streetscene.

Site address	Gondar Gardens Reservoir, Gondar Gardens, London NW6 1QF
Site area (ha)	1.24ha
Proposed uses	Self-contained homes
Indicative housing capacity	30 additional homes
Planning history	2017/6045/P was refused 30 January 2018 and dismissed on appeal 10 June 2019. 2013/7585/P - The Second Frontage Scheme: Refused by the Council but allowed on appeal. This permission was not implemented and has since expired. 2012/0521/P - The Frontage Scheme: Refused by the Council in May 2012. Inspectorate resolved to refuse the appeal on 3 June 2013. 2011/0395/P - The Reservoir Scheme: Refused by the Council but allowed on appeal. This permission was not implemented and has since expired.

10.98 The Fortune Green and West Hampstead Neighbourhood Plan adopted in 2015 outlines some specific visions for the Gondar Gardens Site if development were to come forward, including the retention of open space with managed public access, maintaining suitable conditions for biodiversity, protecting views across the site, and any future development to match the character of existing.

10.99 Since decommissioning there have been several proposals for the development of the site. Although all were refused by the Council two were allowed at appeal, the Reservoir Scheme and the Second Frontage Scheme, as listed in the table above. These proposals allowed on appeal therefore establish the principle of, and some parameters for, development on the site.

10.100 A housing led development is the most appropriate land use for this site as it is situated within a housing suburban environment. Housing properties would also be easily accessible to the high streets of Mill Lane and West End Lane, as well as the public transport services of West Hampstead stations, Kilburn Station and Cricklewood Station. Based on a review of previous applications within the development area, the Council is of the view that there is the potential to provide 30 housing units.

10.101 As illustrated in Figure 10.10, a large portion of the site is covered by formal designations and policy protections. Therefore the

Council considers that development should be focussed on the area of un-designated land. Development of this area should be sensitively designed to reflect the form, scale and local character of surrounding buildings. The whole of the reservoir footprint as well as areas to the east of the site are designated as a Site of Importance for Nature Conservation (SINC). These areas of the site feature a range of high-quality grassland habitats that support a wide mosaic of fauna and flora. The Council acknowledges that a previous permission was allowed at appeal for the development of the reservoir structure which had included a very high standard of ecological mitigation and compensation. However, this scheme has since lapsed as it was not started within the 3 years of being granted. In addition the Inspectors decision on the latest proposal, in which the appeal was dismissed, determined that previous permissions should not be relied on as compelling precedents for future proposals, particularly for the footprint and scale of development.

10.102 A majority of the site is covered by the SINC designation, therefore any development should seek to avoid development of these areas in the first instance and, thereafter, thoroughly consider the impacts on the biodiversity value of the site, including habitats, soils and species. If needed, ecological mitigation measures should also be incorporated to any proposal to ensure any new development results in a net gain in terms of ecological

value rather than a decline in valuable habitats and protected species on the site. The protection of these environmental assets can also be fostered by the management of public access, in order to maintain suitable conditions for bio-diversity and wildlife.

10.103 As outlined in the Neighbourhood Plan, local residents' vision is for the views across the site to be protected from significant harm or loss; of particular significance is the view to the east towards Hampstead, due to the significant

amount of open space the site provides. The site allocation supports this vision by including a provision to protect views across the site.

10.104 Development should remove the current hoarding and activate the Gondar Gardens frontage. Establish clearly defined entrances on the Gondar Gardens street frontage to ensure the development actively contributes towards the streetscene.



.....

Question box

Q113. Do you support Policy IDS10? If not, what changes are needed and why?

Q114. Is the boundary shown in Figure 10.10 appropriate in the context of Policy IDS10? If not, what changes are needed and why?

.....

Policy IDS11 – Wendling Estate and St Stephens Close

10.105 The Wendling Estate and St Stephens Close (identified in Figure 10.11) are located in the Gospel Oak regeneration area and were originally part of the wider Lismore Circus Estate, along with Bacton, Waxham and Ludham estates.

10.106 The estate is centred on the retail and community facilities of Queen’s Crescent, a 5 minute walk to the south east, which include a public library, community centre, post office and sports facilities, with further retail on Southampton Road and Malden Road. Bus connections to central London are well located directly outside the estate, and several rail and underground stations are within 1km. The green spaces and recreational facilities of Parliament Hill Fields are also a short walk away.

10.107 The Camden Local Plan 2017 identifies Gospel Oak as a regeneration area due to high levels of relative deprivation and significant housing challenges. Through engagement with local residents, businesses and community groups the following priorities have been identified

- Invest in housing;
- Community Safety;
- Getting about;
- Jobs and enterprise;
- Improve open space;
- Community provision; and
- Improvements to Queen’s Crescent

10.108 Significant progress has already been made with the completion 72 high-quality new affordable homes at Bacton Low Rise phase 1, now called Cherry Court, and a further 20 new homes at Kiln Place and Barrington and Lambie. Bacton Low Rise phase 2 is due to start on site in 2020 and will provide 265 new homes. In addition, significant investment has taken place at Waxham and Bacton Tower through Camden’s Better Homes Programme.

10.109 Following constructive conversations with the residents of Wendling and West Kentish Town estates Camden’s Cabinet agreed funding to progress plans for redevelopment of those estates in July 2019. The final decision will be dependent on a ballot of residents but in anticipation of further population growth it is essential to ensure that appropriate infrastructure is provided and that development is coordinated to create a cohesive and attractive place.

10.110 The Council will undertake further engagement with the wider community to agree a Community Vision for Gospel Oak and Haverstock during 2020. The Community Vision will ensure that these developments deliver the improvements that residents have told us that they want to see in the wider area, addressing the local priorities identified.

Policy IDS11

Wendling Estate and St Stephens Close is allocated for a housing led mixed-use development. Development must:

- a. Deliver significant regeneration benefits and be supported by a ballot of residents
- b. Create a safe, welcoming and attractive environment that limits the opportunity for crime and antisocial behaviour
- c. Establish a clear network of well-defined streets that integrate with the wider street network and improve connectivity with surrounding services/ facilities and open spaces including Lismore Circus and Gospel Oak open space.
- d. Explore opportunities to reintroduce the historic street pattern including a radial route from Lismore Circus to St. Dominic’s Priory
- e. Make provision for a hierarchy of open spaces including public, semi-public and private space with clear thresholds between them and explore opportunities to integrate play across the site
- f. Ensure that the health centre, nursery and hostel are able to maintain continuity of service throughout the redevelopment period
- g. Minimise the impacts of operational vehicles and servicing on existing streets and incorporate appropriately located and designed shared access points and off-street servicing arrangements

Site address	Wendling Estate and St Stephens Close
Site area (ha)	2.6ha
Proposed uses	Self-contained homes, community
Indicative housing capacity	409 additional homes

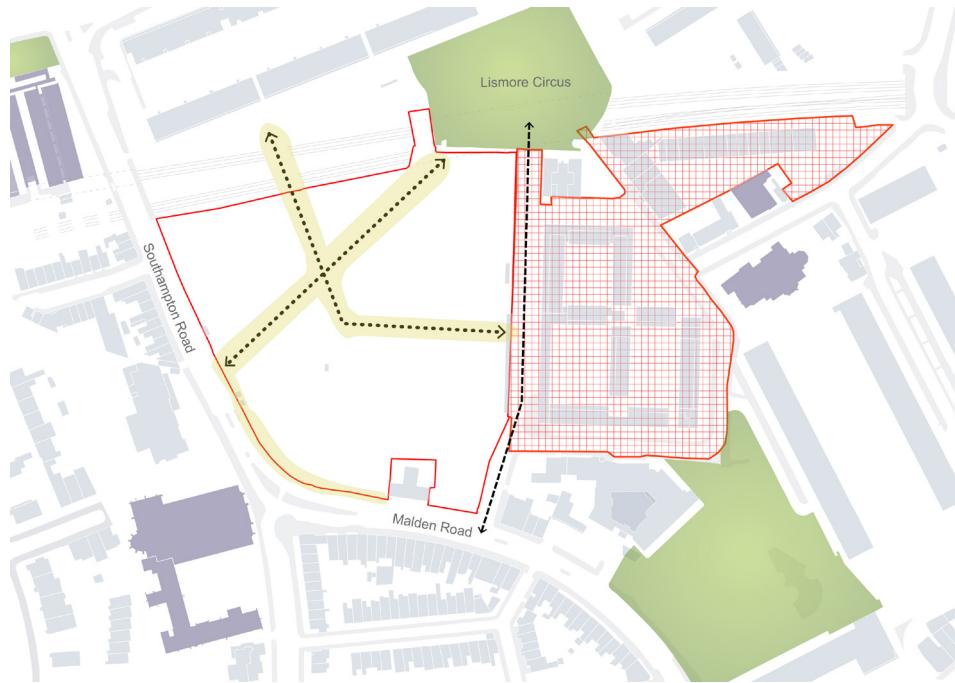


Figure 10.11: Wendling Estate Map

10.111 Proposals for this site will be considered having regard to Policy IDS11, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.112 Wendling Estate comprises of a collection of three to four storey blocks divided into flats and maisonettes, and a point block of 10 storeys divided into one bed flats. It is a deck access estate that faces inwards, away from surrounding streets with pedestrian walkways all above the level of surrounding streets. Streets surrounding the estate are faced by its garages or back gardens

and entrances to the estate are unwelcoming to non-residents.

10.113 The existing design means that Wendling Estate is very inward looking, turning its back on the surrounding roads and railway and connectivity from one side to the other is poor, leading to wider issues of dead ends, poor passive surveillance and antisocial behaviour. However, the estate's generous internal and external spaces are highly valued by residents.

10.114 The regeneration of the neighbouring Bacton Low-Rise provides the opportunity to open up new routes between Grafton Road

to the east, and Southampton Road to the west, tying the estate into the urban fabric of the surrounding streets, greatly improving permeability and beginning to address the issue of short but inefficient journeys caused by the impenetrability of the estate. With the improvement of links through the site there is an opportunity to increase the provision of green space and create a more generous park that opens the estate up to its neighbours and encourages non-residents to use the routes through the estate rather than bypassing it.

10.115 The site forms of part of Camden's Community Investment Programme (CIP). Over the last 18 months the Council have been working closely with residents, ward members and locally recruited Community Liaison Advisors to look at potential development options for the area. As part of this work local residents involved in the project created a residents' brief to influence the type and form of development that may happen in the future. This brief has been used to help inform the development principles set out in Policy IDS11.

Question box

Q115. Do you support Policy IDS11? If not, what changes are needed and why?

Q116. Is the boundary shown in Figure 10.11 appropriate in the context of Policy IDS11? If not, what changes are needed and why?

Policy IDS12 – Former Mansfield Bowling Club

10.116 The former Mansfield Bowling Club site (identified in Figure 10.12) is located in a housing neighbourhood within the Dartmouth Park Conservation Area. Its former use was as a private bowls club and part of the site is currently a designated private open space. The site is also identified as a specific neighbourhood site in the emerging Dartmouth Park Neighbourhood Plan. The neighbourhood plan also designated part of the site as a Local Green Space.

10.117 Proposals for this site will be considered having regard to Policy IDS12, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.118 The former Mansfield Bowling Club site falls within an area where

there is a recognised under provision of leisure/sports facilities and smaller scale open/play spaces. The redevelopment of this site creates an opportunity to provide an enhanced sport/leisure offer and a new public open space.

10.119 In January 2017 planning permission was granted on appeal for 21 new dwellings, a new public space, enhanced tennis facilities and an ancillary sports pavilion. At the time of writing it is noted that work on the site has technically commenced but is not at an advanced construction stage which is why it is deemed appropriate for this site to be included in this Plan.

10.120 The proposed policy mirrors the consented scheme for the site and seeks to ensure that the wider community benefits are retained if a new application were to be received on this site.

Site address	Mansfield Bowling Club, Croftdown Road, Highgate, NW5 1EP
Site area (ha)	0.85ha
Proposed uses	Self-contained homes
Indicative housing capacity	21 additional homes
Planning history	Planning permission granted in 2017. Work has commenced on site.

Policy IDS12

The former Mansfield Bowling Club site is allocated for permanent self-contained homes. Development must make provision for a new public open space; enhanced tennis facilities; and an ancillary sports pavilion on-site.



Figure 10.12: Former Mansfield Bowling Club Map

Question box

Q117. Do you support Policy IDS12? If not, what changes are needed and why?

Q118. Is the boundary shown in Figure 10.12 appropriate in the context of Policy IDS12? If not, what changes are needed and why?

Policy IDS13 – West Kentish Town

10.121 The West Kentish Town Estate (identified in Figure 10.13) is located in the Gospel Oak area and is bordered by Queen's Crescent neighbourhood centre to the north and Grafton Road to the east. The Overground railway line runs adjacent to the site in the south east corner, continuing north/south between Gospel Oak and Kentish Town West Stations. Obstructed by the railway line, Kentish Town Underground and Thameslink Station is a short walk from the south of the site, but more difficult to reach from the north of the site and Queen's Crescent.

10.122 The Camden Local Plan 2017 identifies Gospel Oak as a regeneration area due to high levels of relative deprivation and significant housing challenges. Through engagement with local residents, businesses and community groups the following priorities have been identified:

- Invest in housing;
- Community Safety;
- Getting about;
- Jobs and enterprise;
- Improve open space;
- Community provision; and
- Improvements to Queen's Crescent

10.123 Significant progress has already been made with the completion 72 high-quality new

affordable homes at Bacton Low Rise phase 1, now called Cherry Court, and a further 20 new homes at Kiln Place and Barrington and Lambie. Bacton Low Rise phase 2 is due to start on site in 2020 and will provide 265 new homes. In addition, significant investment has taken place at Waxham and Bacton Tower through Camden's Better Homes Programme.

10.124 Following constructive conversations with the residents of Wendling and West Kentish Town estates Camden's Cabinet agreed funding to progress plans for redevelopment of those estates in July 2019. The final decision will be dependent on a ballot of residents but in anticipation of further population growth it is essential to ensure that appropriate infrastructure is provided and that development is coordinated to create a cohesive and attractive place.

10.125 The Council will therefore undertake further engagement with the wider community to agree a Community Vision for Gospel Oak and Haverstock during 2020. The Community Vision will ensure that these developments deliver the improvements that residents have told us that they want to see in the wider area, addressing the local priorities identified.

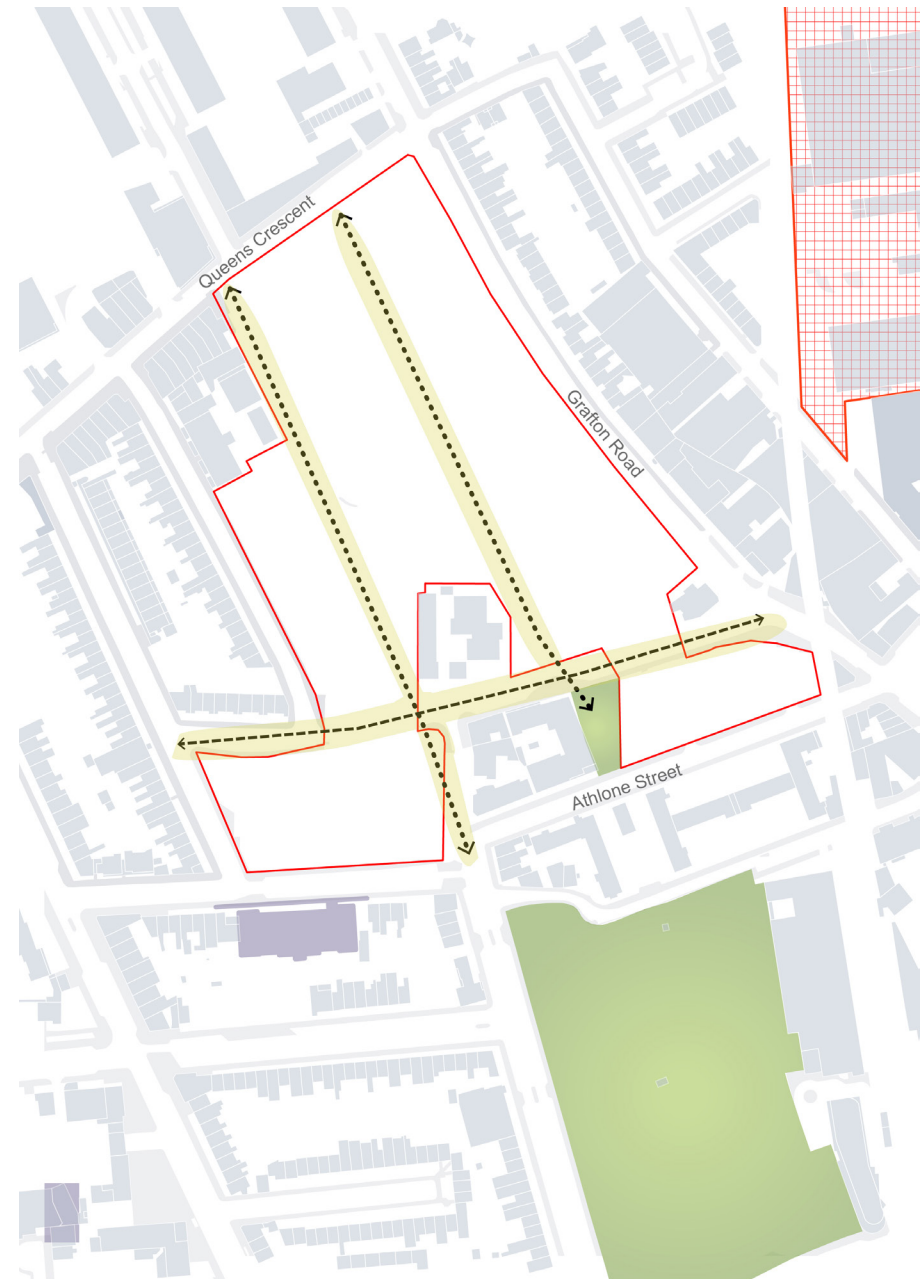


Figure 10.13: West Kentish Town Map

Policy IDS13

West Kentish Town Estate is allocated for a housing led mixed-use development. Development must:

- a. Deliver significant regeneration benefits and be supported by a ballot of residents
- b. Create a safe, welcoming and attractive environment that fosters an increased sense of community pride
- c. Ensure that any non-housing uses are focused towards Queen’s Crescent to help reinforce and improve local facilities and services in this location
- d. Establish a clear network of well-defined streets and spaces including spaces to relax, play and grow food
- e. Explore opportunities to reinstate the historic street pattern, with North/South and East/West built form, creating direct, legible routes connecting key destinations, reinforced by strong built form and building lines to frame the streets
- f. Minimise the impacts of operational vehicles and servicing on existing streets and incorporate appropriately located and designed shared access points and off-street servicing arrangements

10.126 Proposals for this site will be considered having regard to Policy IDS13, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.127 The site is surrounded by a mixture of uses, with the adjacent Queen’s Crescent providing amenity to the existing residents including retail, leisure and commercial uses. Public parks with sports facilities are offered to the north and south, while a number of leisure centres are also located in the surrounding area. The site is within walking distance of several primary schools and other educational facilities. In general the area is primarily housing, with a large

area of industrial and mixed uses to the east of the railway line.

10.128 The site as seen today was built in 1964 following the demolition of the original Victorian Street properties. The original linear routes of Carlton Street and Weedington Road were lost or rerouted. The original line of Weedington Road which ran unbroken north/south through the area, was severed by the centrally placed 15 storey tower block on Warden Road. Portions of the surrounding area retain some of the original historic character, much of which is preserved as part of the West Kentish Town Conservation Area. A number of listed buildings and buildings of local significance are located nearby, both within and

Site address	West Kentish Town Estate
Site area (ha)	3.5ha
Proposed uses	Self-contained homes, community and retail
Indicative housing capacity	484 additional homes

outside the conservation areas. Notable buildings include the Grade II listed Fiddlers Elbow pub and Rhyl Primary School.

10.129 Local public open spaces are linked by the Metropolitan Walk which runs through Talacre Park, crossing the site and Queen’s Crescent, and continues north to Gospel Oak open spaces. Further to the north of the site is Parliament Hill and Hampstead Heath.

10.130 Talacre Gardens are located to the south of the site and offer large green open spaces with play equipment and sports pitches. Within the site there are numerous pockets of green open space, however they are largely undefined, unused and poorly overlooked.

10.131 The current layout of the site lacks a clear orientation north-south or east-west. In addition, streets and

open spaces are poorly defined and are not in keeping with the layout of the surrounding area. Together, these create a confusing street structure with poor legibility and familiarity. With the increase in density, usable public amenity space, good quality public realm, aspirational design and placemaking principles will be key.

10.132 The site forms part of Camden’s Community Investment Programme (CIP). Over the last 18 months the Council have been working closely with residents, ward members and locally recruited Community Liaison Advisors to look at potential development options for the area. As part of this work local residents involved in the project created a residents’ brief to influence the type and form of development that may happen in the future. This brief has been used to help inform the development principles set out in Policy IDS13.

Question box

Q119. Do you support Policy IDS13? If not, what changes are needed and why?

Q120. Is the boundary shown in Figure 10.13 appropriate in the context of Policy IDS13? If not, what changes are needed and why?

Policy IDS14 – Royal Free

10.133 The Royal Free Hospital is a major teaching hospital located on Pond Street in Hampstead. The hospital is part of the Royal Free NHS Foundation Trust and offers a wide range of medical services, including ground-breaking transplantation research.

10.134 The overall site encompasses the main hospital building, with its

main entrance on Pond Street, in conjunction with the surrounding areas, bounded by Rosslyn Hill, St Stephen's Church and Hampstead Hill School to the west, the Stag public house to the east and the southern car park to the west. A row of shops is located immediately north of the site, along Fleet Road with Camden Ambulance Station located to the north-east.

Site address	Royal Free, Pond Street, NW3 2QG
Site area (ha)	3.34ha
Proposed uses	Health and other complementary/supporting uses

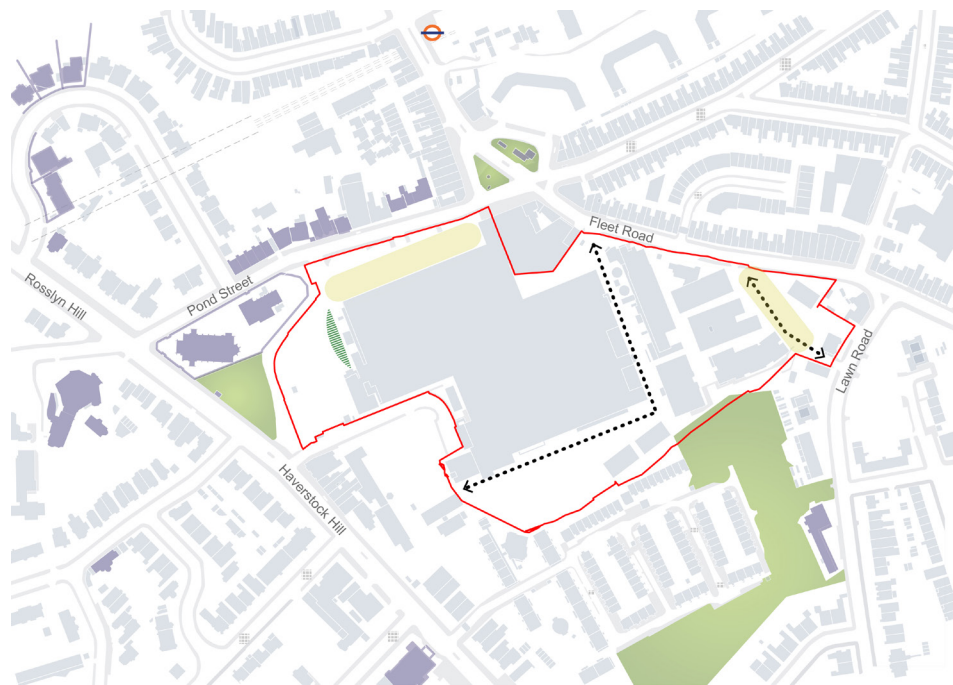


Figure 10.14: Royal Free Map

Policy IDS14

The Royal Free Hospital is allocated for a health-led mixed-use development including a hospital and a range of complementary uses. Development must:

- Improve the on-site health offer. Complementary uses that support the onsite health offer without compromising the future growth and function of the hospital will be encouraged
- Be informed by a robust understanding of the historic context of the site, including the merits of existing buildings
- Improve movement across the site and the wider area by providing accessible level entrances to the street frontages, in particular at the Pond Street entrance
- Maximise opportunities for urban greening and create a network of accessible, green open spaces for people to relax, recover and reflect
- Explore opportunities to maximise social value at the planning, construction and end user phases, including access to jobs and skills training and improved community access to private facilities intended to serve the development such as lobby spaces, roof gardens, cafes and gyms
- Explore opportunities to provide an on-site local heating network
- Minimise the impacts of operational vehicles and servicing on existing streets and incorporate appropriately located and designed, shared access points and off-street servicing arrangements

10.135 Proposals for this site will be considered having regard to Policy IDS14, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

- Lawn Road car park
- Southern car park

10.136 The Royal Free is a major centre for medical research and pioneering health care. Within the site there are four distinct character areas:

- Heath Strange Gardens (substantially developed)
- The hospital's main entrance (Pond Street)

10.137 The site covers a substantial area: the southern carpark site, which is for staff carpark faces south; the Lawn Road car park site, an eastern triangular site that faces Lawn Road and Fleet Road; and the Pond St entrance site, which lies east of the raised forecourt. The Heath Strange Gardens site, which incorporates the car park and memorial garden facing Rosslyn Hill/Hampstead Green, is already undergoing substantial development.

10.138 The main hospital building which dominates the site has its main access from Pond Street. Uses to the north, south and east are predominantly residential, terraced brick houses, along with some independently owned restaurants and cafes. These are more concentrated towards the north-west of the site where Pond Street, Elm Terrace, South End Green and Fleet Road meet to form a natural retail centre.

10.139 Much of the developable area of the site under NHS ownership has been used for parking. Comprehensive development of the site offers the opportunity to encourage further growth and development as a leading health and research campus with complementary uses that support the on-site health offer, including housing, commercial and research uses and community and leisure facilities.

10.140 The site is surrounded by conservation areas: the Mansfield Conservation Area lies to the east

and north of the site, the Hampstead Conservation Area lies to the north-west and the Parkhill Conservation Area to the south. Belsize Wood Open Space is to the south of the site. The site also sits in the Fleet river valley, with the land rising into the Parkhill & Upper Park Conservation Area, which is characterised by the nineteenth century development of Belsize Park, defined by the busy, urban nature of Haverstock Hill and the quiet residential streets that branch from it.

10.141 William Gunn House (50 Lawn Road) on the eastern side of the site is considered a positive contributor. It is an historic two-storey building featuring good quality brickwork detailing, a large central window and a slate hipped roof which stands on the site's eastern edge. It is set back from the street edge and in this area two mature trees are located. The Stag public house, on the corner of Fleet Road and Lawn Road, with a typical 19th century public house façade is also another building of particular interest within the site that is considered to be significant with regard to the character and significance of the Mansfield Conservation Area.

10.142 Opportunities to change the bulk and massing of the overall site and built form should be explored to maximise the potential of the site. Improving accessibility and connections within and through the site, through improved public realm, open space networks and urban greening should also be sought.



Question box

Q121. Do you support Policy IDS14? If not, what changes are needed and why?

Q122. Is the boundary shown in Figure 10.14 appropriate in the context of Policy IDS14? If not, what changes are needed and why?

Policy IDS15 – 330 Grays Inn Road

10.143 330 Grays Inn Road (identified in Figure 10.15) is located in the Central Activities Zone near King’s Cross Station. The site is currently occupied by the Royal National Throat, Nose and Ear Hospital, however they are due to relocate to a new centre on Huntley Street at which point the site will potentially become available for redevelopment.

10.144 Proposals for this site will be considered having regard to Policy IDS14, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.145 The site sits within the King’s Cross St. Pancras Conservation Area, with the boundary to the Bloomsbury Conservation Area running along Swinton Street to the south, and contains a number of buildings that are currently identified in the King’s Cross Conservation Area Statement as making a positive contribution to the conservation area. It is important that any future

redevelopment of the site is informed by a robust understanding of the context of the site and the merits of existing buildings and/or collections of buildings. Given the historic context of the site and its contribution to the wider conservation area, proposals for demolition/extension or redevelopment of buildings and/or collections of buildings must be clearly justified and new development must be designed in a way that respects the character of the original building/s, the wider site as a whole and their setting.

10.146 The area surrounding 330 Grays Inn Road is home to a blend of different uses including retail, offices, hotels and housing. The site’s size and location means that it could accommodate a range of different uses which would add to the vibrancy of the surrounding area and support key industries associated with the knowledge economy. There is also the opportunity to make improvements to the public realm and increase the permeability across the site by creating a meaningful pedestrian route and making provision on-site for a pocket park and/or public amenity space.

Site address	330 Grays Inn Road, King’s Cross, WC1X 8DA
Site area (ha)	0.61ha
Proposed uses	Knowledge Quarter uses (including offices), self-contained homes
Indicative housing capacity	130 additional homes

Policy IDS15

330 Grays Inn Road is allocated for a mixed-use development including offices and other uses related to the knowledge and innovation economy, and permanent self-contained homes. Development must:

- Be informed by a robust understanding of the context of the site, including the merits of existing buildings and/or collections of buildings. Proposals for demolition/extension or redevelopment of buildings and/or collections of buildings must be clearly justified and any replacement building/s must be designed in a way that respects the character of the original building/s, the wider site as a whole and their setting
- Improve permeability across the site and the wider area by providing a pedestrian route through the site
- Make provision on-site for pocket park/public amenity space

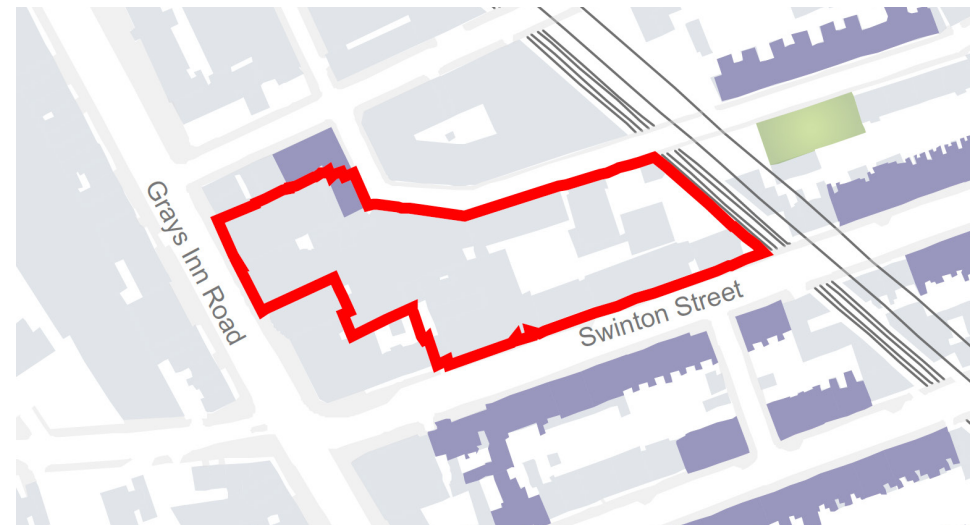


Figure 10.15: 330 Grays Inn Road Map

Question box

Q123. Do you support Policy IDS15? If not, what changes are needed and why?

Q124. Is the boundary shown in Figure 10.15 appropriate in the context of Policy IDS15? If not, what changes are needed and why?

Policy IDS16 – Belgrove House

10.147 Belgrove House (identified in Figure 10.16) is a three storey building used predominantly for storage purposes (use class B8). It contains retail and post office (A1) and restaurant (A3) uses fronting Euston Road as part of the designated Central London Frontage.

10.148 The site is within the King’s Cross Conservation Area, adjacent to Bloomsbury Conservation Area and surrounded by a number of listed buildings, including Grade I listed King’s Cross Station and St Pancras Chambers. The site frames the designated open spaces, King’s Cross Square to the north and Argyle Square to the south.

Site address	Belgrove House, Belgrove Street, King’s Cross, WC1H 8AA
Site area (ha)	0.4ha
Proposed uses	Knowledge Quarter uses (including offices), self-contained homes
Indicative housing capacity	50 additional homes

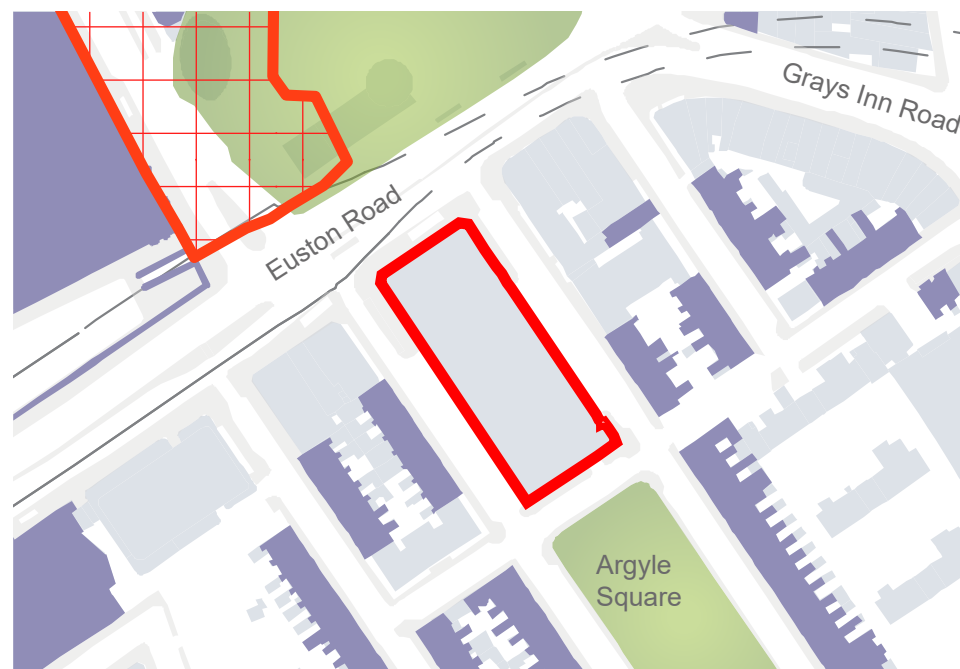


Figure 10.16: Belgrove House Map

Policy IDS16

Belgrove House is allocated for an employment-led mixed-use development, in particular uses related to the knowledge and innovation economy and permanent self-contained homes. Development must:

- a. Be informed by a robust understanding of the historic context of the site, including the merits of the existing building. Proposals for demolition and redevelopment of Belgrove House will only be considered acceptable if the public benefits of any redevelopment scheme outweigh any heritage harm
- b. Be of the highest quality design reflecting its prominent location and context including the nationally significant King’s Cross Station and St Pancras Chambers
- c. Relate appropriately to the openness of King’s Cross Square reflecting its important role in the area
- d. Transform the relationship between the site and Argyle Square by presenting an inviting entrance on this frontage, locating housing on this part of the site and provide ground floor uses that relate directly to Crestfield Street and Belgrove Street
- e. Ensure the height, bulk and massing fits appropriately between the larger-scaled buildings and more domestic-scaled properties that form part of the historic environment of Bloomsbury and King’s Cross Conservation Area
- f. Set the building line back to widen the pavement on Euston Road
- g. Explore the inclusion of a step-free entrance/exit to King’s Cross underground station to improve connectivity to King’s Cross and St Pancras stations
- h. Include appropriate public and community benefits which could include provision of flexible affordable space for communities in line with the scale of development and improvements to Argyle Square open space
- i. Contribute towards public realm enhancement projects, including significant improvements to pedestrian and cycling environments adjacent to the site and new and improved pedestrian crossings on Euston Road.

10.149 Proposals for this site will be considered having regard to Policy IDS16, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

should be for commercial-led mixed-use given its highly accessible location in the Central Activity Zone (CAZ). The site also lies within the heart of the Knowledge Quarter Innovation District and therefore uses to support this will be welcomed, subject to the scheme meeting the objectives of Policy KQ1.

10.150 Development of this site

10.151 The building occupies an entire block and is prominent both in visual terms and importance within the historical context. A robust case must therefore be made if demolition and redevelopment is proposed to justify this within the Conservation Area in accordance with the relevant tests of the NPPF and Local Plan Policy D2. Any redevelopment must deliver substantial public benefits as set out in the KQ1 policy to outweigh any heritage harm.

10.152 Development must be to an exceptional standard of architecture to enhance the setting of the area's rich character, heritage assets including the Grade 1 listed buildings and open spaces. Development must respond appropriately to the scale of the adjoining properties and open spaces. The properties in the general vicinity are three to six storeys (except for the former town hall extension, now Standard Hotel) whilst the properties on Belgrove Street and Crestfield Street are lower in scale, being generally four storeys.

10.153 King's Cross Square is an important civic open space and development will be expected to respect the character of this space, where the sense of openness due to relatively low buildings immediately to the south provides relief from the Euston Road corridor and enhances the setting of the adjacent listed buildings. This character is distinct from further west of the site, where the Standard Hotel and St Pancras Chambers mark a transition in scale from the taller buildings on Euston

Road and the lower buildings and open space that line the southern edge of the King's Cross Square through to the lighthouse building to the east of this site.

10.154 The current building provides long frontages with few windows or doors onto the side streets and to the rear. Development should therefore consider how to improve the relationship with these streets, particularly at ground floor level to create both visual connections and activity.

10.155 Argyle Square is protected under the London Squares Preservation Act 1931 and is a designated public open space, which includes play facilities for the local community. Development offers a significant opportunity to improve the site's relationship with the surrounding streets and the open space, through provision of an entrance on the south of the building together with windows, balconies or opportunities to view into the open space. Development should improve the relationship to the space by supporting more social interaction between the inside of the building and the public realm around it. Consideration should be given to locating the residential element facing towards this frontage to reflect the more residential nature of the square.

10.156 Development must make an appropriate contribution to public open space. As a first consideration this should be on site. Any financial contributions to open space under the

Local Plan policy should contribute to improvements to Argyle Square open space. Any alterations to the open space should not harm the protected trees adjacent to and within Argyle Square. Local open space improvements should be explored with Friends of Argyle Square, local residents, businesses and interest groups.

10.157 Setting back the building line on Euston Road to match the building line of the properties to the west will improve pedestrian movement significantly. The integration of step free London Underground entrance(s) within the site (in conjunction with agreement from London Underground) would enable the removal of the entrance structures in front of Belgrove House and the Megaro Hotel. This would improve the setting of the building and King's Cross Square and would provide more freedom of pedestrian movement in the area.

10.158 The site is within one the most deprived wards in Camden and therefore development will be expected to deliver benefits that make a real improvement to local people's quality of life. The

site is within an identified Central London Frontage and the post office contributes to the local retail role and therefore re-providing or relocating the post office or other community functions, such as genuinely flexible and affordable space for the local community, should be considered.

10.159 Belgrove and Crestfield Street currently have low levels of traffic, servicing and parking. Efforts should be made to capitalise on this and enhance the environment for pedestrians and cyclists and improve community safety on these roads, which can also assist in improving linkages to Argyle Square as an attractive green space in the area.

10.160 Opportunities to deliver a direct pedestrian crossing across Euston Road on the east arm of the Belgrove Street junction would be welcomed, and should be investigated in consultation with Transport for London, alongside the relocation of the tube entrances.

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• Question box

• Q125. Do you support Policy IDS16? If not, what changes are needed and why?

• Q126. Is the boundary shown in Figure 10.16 appropriate in the context of Policy IDS16? If not, what changes are needed and why?

.....

Policy IDS17 – Former Thameslink Station

10.161 This site (identified in Figure 10.17) was a former Thameslink station entrance and now houses a ticket office and entrance to the London Underground. The site lies in the King's Cross Conservation Area and is currently occupied by a single storey building of low architectural merit, with a glazed façade and is set back from the building line. To the rear of the site are railway tracks.

10.162 The site is in between the Grade II, three storey 'Big Chill' late night music venue at 257-259 Pentonville Rd and the Scala, the music venue and snooker hall at the corner of Grays Inn Road and Pentonville Road. The Scala is identified as a positive contributor to the King's Cross Conservation Area and together with the nearby lighthouse building are considered to be local landmarks in the area.



Figure 10.17: Former Thameslink Station Map

Policy IDS17

The former Thameslink station on Pentonville Road is allocated for an employment-led mixed-use development including uses supporting the knowledge economy and permanent self-contained homes. Development must:

- a. Include an entrance / exit and ticketing area for the London Underground station
- b. Demonstrate that an acceptable level of amenity can be achieved to housing occupiers given the adjacent late night uses, train tracks to the rear of the site and busy nature of Pentonville Road
- c. Ensure that any housing provided would not harm the operation of the adjacent late night venues and be designed in line with the agent of change principle
- d. Ensure the height respects the adjacent listed building and the Scala as a positive contributor to the conservation area
- e. Include an improved relationship with the street through an active frontage.

10.163 The site is considered suitable for redevelopment to infill the gap in the street scene and to make more efficient use of land in this Central London frontage and Central Activities Zone (CAZ) location.

10.164 Development should include employment uses and could support small to medium enterprises connected to the knowledge economy due to its location within the heart of the Knowledge Quarter.

10.165 An entrance / exit and ticketing area to the underground station must be retained, although this can be remodelled subject to meeting relevant Transport for London standards. The relationship to the adjacent bus stops should also be carefully considered to minimise any impact.

10.166 Any redevelopment delivering more than 200 square meters additional floor space will generate a requirement for additional permanent self-contained housing on the basis of the Local Plan mixed-use policy in this Central London location.

10.167 The Council will carefully consider whether self-contained housing would be compatible with the two nearby late night uses. Applicants will need to clearly demonstrate that development could achieve acceptable levels of amenity for the occupiers of any housing at this location. Given the potential constraints it may not be possible to deliver acceptable housing use on site and if this is demonstrated, no on-site housing will be sought

10.168 It is essential that new uses, particularly housing, do not have a detrimental impact on the operation of the venues. In line with the agent of change principle, the party responsible for a change should also be responsible for managing the impact of that change, proposals must include noise mitigation measures to ensure that the ability of existing premises to operate effectively is not adversely affected with the applicant of any scheme responsible for any mitigation costs.

10.169 This is an important site in visual terms and any design needs to respond positively to the adjacent heritage assets. Any additional height must not dominate the view of the Scala when viewed from the wider vantage points in the surrounding area including King's Cross Square.



Site address	Former Thameslink station, 271- 273 Pentonville Road, King's Cross, N1 9NL
Site area (ha)	0.07ha
Proposed uses	Knowledge Quarter uses (including offices), self-contained homes
Indicative housing capacity	12 additional homes– subject to demonstrating site is suitable for housing use

Question box

Q127. Do you support Policy IDS17? If not, what changes are needed and why?

Q128. Is the boundary shown in Figure 10.17 appropriate in the context of Policy IDS17? If not, what changes are needed and why?

Policy IDS18 – Land bounded by Pakenham Street and Wren

10.170 The Land bounded by Pakenham and Wren Street site (shown in Figure 10.18) is located to the south of Euston Road and on the north side of Grays Inn Road.

10.171 The site is within the Knowledge Quarter Innovation District and the Central Activities Zone. This area is heavily built up and contains a mix of different uses including offices, retail, hotels and housing. Major development is taking place opposite at the Mount Pleasant Sorting Office and a significant health and academic scheme has been approved to the west at the Eastman’s Dental Hospital site.

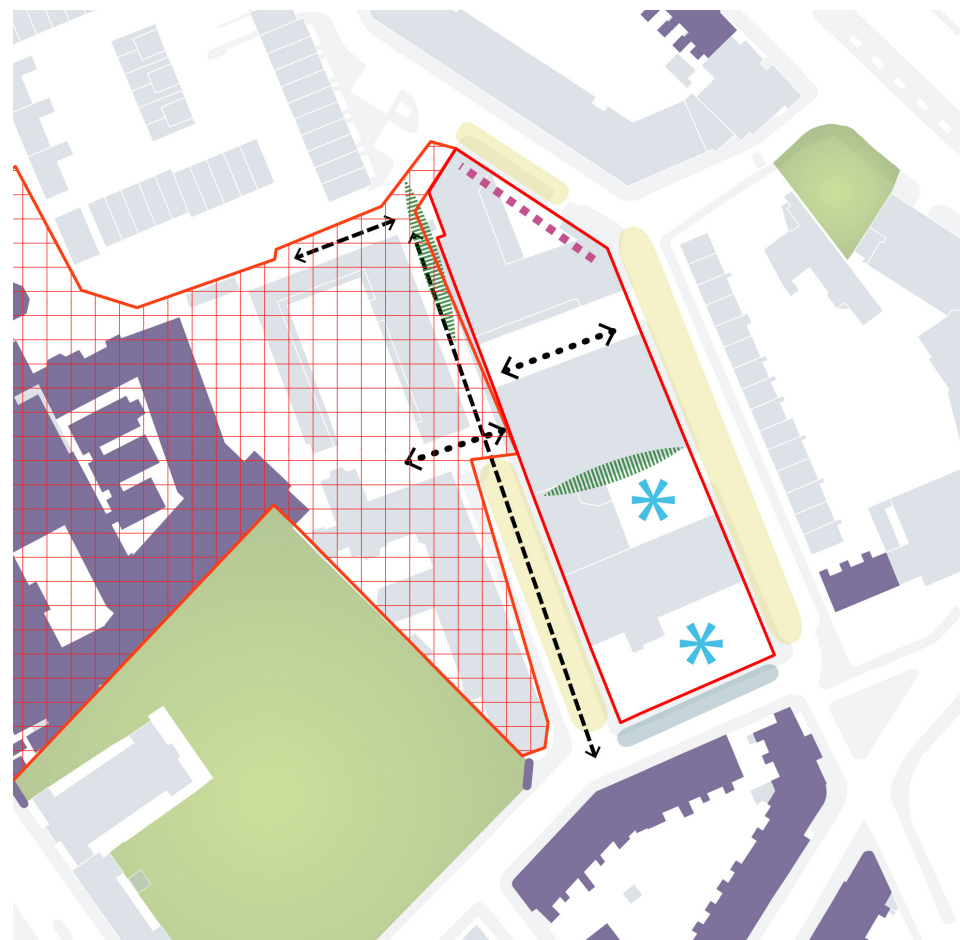


Figure 10.18: Land bounded by Pakenham Street and Wren Street Map

Policy IDS18

The Land bounded by Pakenham Street and Wren Street is allocated for a mixed-use development including education, commercial and self-contained homes. Development must:

- a. Consider local educational needs and make provision for educational use if required. If the educational use is not currently required to meet existing needs then the development proposal must seek to ensure that part of the site could be used as school/educational floorspace if local needs change
- b. Be informed by a robust understanding of the historic context of the site and the merits of existing buildings including 23-24 Pakenham Street and 21 Wren Street
- c. Improve permeability across the site and the wider area by creating an east-west route through the site

Site address	22-24 Pakenham Street and 21 Wren Street
Site area (ha)	0.44ha
Proposed uses	Education, self-contained homes and Knowledge Quarter uses (including offices)
Indicative housing capacity	70 additional homes



10.172 Proposals for this site will be considered having regard to Policy IDS18, all relevant development plan policies and any other relevant material considerations

10.173 The site is currently occupied by a number of small businesses, including printing, graphic design, video graphics, light manufacturing and offices. The site size and location means that there is an opportunity to reprovide/intensify the commercial floorspace and include floorspace for other uses such as new homes.

10.174 This site has been allocated as a potential site for a new secondary school. However at the time of writing the most recent set of pupil place projections for Camden indicate that there is no current need for a new secondary school in this location. Projections are updated regularly, as such it is important that the educational needs are considered in full when the proposal is submitted to the Council for consideration.

10.175 If there is no need for educational floorspace when the proposal is submitted then consideration should still be given during the design stage as to how parts of the site could be used to provide educational floorspace in the future if local needs change. Examples of how this could be achieved include, but are not necessarily limited to, the use of flexible floorplates, temporary buildings, useable roof spaces, and the provision of meanwhile/temporary

uses linked to an educational needs review mechanism. Safeguarding the potential use of the site for educational purposes is important because sites of this size and nature are in increasingly short supply in Central London and pupil place projections can and are likely to change over time as a result of urban intensification and changes in population mix.

10.176 The Bloomsbury Conservation Area is immediately to the south and east of the site, the boundary of which runs along part of the frontage of the site that is bounded by Pakenham Street, Wren Street and Langton Close. 23-24 Pakenham Street, 21 Wren Street and the boundary wall are locally listed and considered to be of architectural, historical and townscape significance. The design of any development proposal would need to retain and reuse buildings of significant townscape value.

10.177 Opportunities exist to improve pedestrian and cycle routes and the public realm around the site. Redevelopment should be used to break down the large size of this block to introduce some east-west permeability and link into other routes and spaces being created through redevelopment happening to the west.



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Question box

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Q129. Do you support Policy IDS18? If not, what changes are needed and why?

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Q130. Is the boundary shown in Figure 10.18 appropriate in the context of Policy IDS17? If not, what changes are needed and why?

.....

Policy IDS19 - Land to the rear of the British Library

10.178 The land to the rear of the British Library site (identified in Figure 10.19) is located at the heart of the Knowledge Quarter Innovation District, between the British Library, the Francis Crick Institute and close to Central Somers Town and the King's Cross Central development site. Part of the site is occupied by the British Library Conservation Centre. The Centre houses state-of-

the-art book conservation studios and sound preservation studios, together with facilities for an extensive training and public outreach programme.

10.179 The site benefits from excellent public transport links and is adjacent to the national and international rail gateways of King's Cross and St Pancras stations.

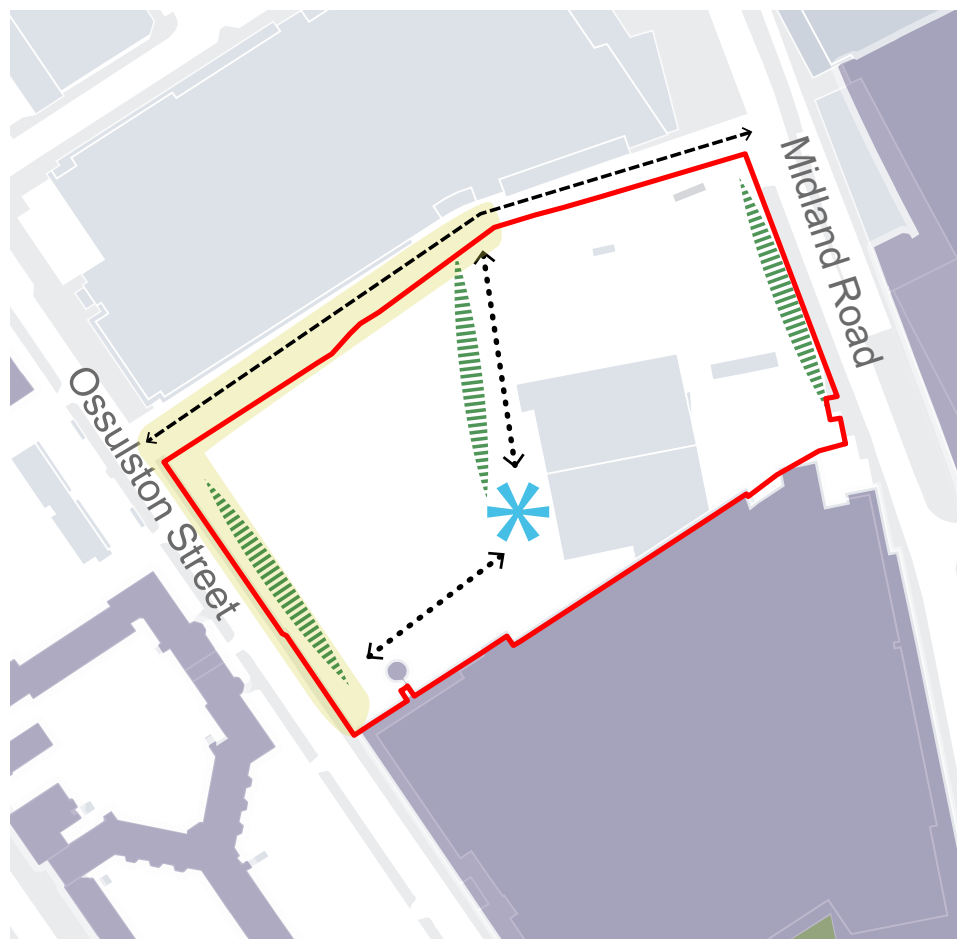


Figure 10.19: Land to the rear of the British Library Map

Policy IDS19

Land to the rear of the British Library is allocated for a mixed use development that complements and supports the expansion plans and future service needs of the British Library, including cultural, commercial and community uses and in particular uses related to the knowledge and innovation economy. Development must:

- Be welcoming, outward facing and socially inclusive by inviting a diverse range of visitors in and encouraging them to feel a sense of pride and ownership over the community spaces within it
- Be of exceptional design quality reflecting the site's prominent and internationally significant location and historic context. Appropriate consideration should be given to the impact of development on existing buildings on the site.
- Ensure that the main entrance to the public library facilities are visible from the St Pancras Station entrance on Midland Road. Additional entrances from Ossulston Street should be provided to support links to and public access from communities on all sides.
- Make provision for a range of measures that provide strong social value from the development including flexible community space/s that could be used for meetings, social enterprise, informal training and learning, pop-up cafes/shops and exhibitions, for example.
- Explore opportunities to provide a public facing hub/learning/employment/resource centre for the Knowledge Quarter Innovation District
- Maximise opportunities for integrating green infrastructure into the fabric of the development. A range of inclusive, easily-accessible public open and green spaces that provide opportunities for everyone to relax, reflect and play should be included. Consideration should be given to how roof spaces can support this role and provide a public asset
- Complement, expand and enhance the role of Dangoor Walk as a pedestrian/cycle route. Create new routes and spaces through the site to make it a more inclusive part of the city and integrate it into the local area
- Ensure that the site is served by a single service access via Midland Road
- Contribute towards the provision of permanent self-contained homes
- Ensure that Crossrail 2 infrastructure is incorporated into the design in a manner which responds positively to the public realm

10.180 Proposals for this site will be considered having regard to Policy IDS19, any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.

10.181 The British Library is the national library of the United Kingdom and gives access to the world's most comprehensive research collection. The British Library St Pancras campus is used by over 1.5 million people each year and is much-loved as a space for research, inspiration and enjoyment. In 2015 the British Library launched its 'Living Knowledge' strategy setting out the Library's ambitions for growth, innovation and development between 2015 and 2023. This strategy identifies a number of key priorities based on six themes (custodianship; research; business; culture; learning; and international).

10.182 Development on the land to the rear of the British Library has the opportunity to dramatically enhance the visitor experience at the St Pancras campus and help deliver several of the priorities set out in the Library's 'Living Knowledge' strategy including:

- Ensuring that on-site facilities and services keep pace with the changing needs of researchers

- Developing the St Pancras campus to maximise its potential for knowledge exchange and innovation at the heart of the Knowledge Quarter
- Growing the profile, diversity and creative impact of the Library's cultural activities
- Improving and expanding on-site capacity to grow the number of school students, young people, families and local communities able to engage with the collection

10.183 The site is in a highly accessible, prominent location at the edge of the Central Activity Zone and is surrounded by a variety of different uses including cultural, commercial, educational/research, retail and residential. The size of the site and its location mean that there is an opportunity for development to bring forward a range of different activities linked to the British Library and the knowledge and innovation economy including cultural, commercial and community uses.

Site address	Land to the rear of the British Library
Site area (ha)	1.42ha
Proposed uses	Cultural, Knowledge Quarter uses



10.184 The Camden Local Plan 2017 states that development involving the creation of additional non-residential floorspace in this location generates a requirement to provide permanent self-contained homes. It also supports the investment plans of educational and research bodies in expanding and enhancing operations and the development of the Knowledge Quarter around Euston and King's Cross. The proposed nature and balance of acceptable uses and the extent of any housing requirements on-site (or alternatively off-site) will be considered in the light of competing land use needs, other priorities and relevant policy criteria, including the extent to which proposals are publicly funded and support the investment plans and operational needs of the British Library.

10.185 The site falls within a strategic viewing corridor and lies within the King's Cross/St Pancras Conservation Area with a number of listed buildings in close proximity: St Pancras Station (Grade I), British Library (Grade I) and Levita and Chamberlain House (Grade II). The British Library was designed by architect Sir Colin St John Wilson and is the largest UK public building to be built in the 20th century. The building achieved Grade I listing status from Historic England in 2015.

10.186 It is important that development proposals embrace the site's prominent and internationally significant location and use the surrounding historic context to help

create a development of exceptional design quality that combines innovative architectural approaches with welcoming and inclusive open spaces, informal play opportunities and a high quality public realm. Development should be responsive to each of the different urban conditions on its public boundaries. Development should also use green infrastructure measures to promote the essential value of the natural environment and its role in prosperity, health and wellbeing. This can contribute to drawing people into the site and make the site an inviting, healthy and attractive part of the city environment.

10.187 Dangoor Walk is a key pedestrian and cycle route which runs along the south side of the Francis Crick Institute, connecting Midland Road and Ossulston Street, on the pedestrian route between Euston and King's Cross St Pancras stations. Development proposals must ensure that they complement Dangoor Walk and enhance its role through providing more opportunities for site users to overlook and interact with the route. New routes across the site should make it feel like an inclusive part of the city and help to integrate the development with the surrounding area. It is important that essential infrastructure needed to support Crossrail 2 is considered as an integral part of the overall design early on in the process so that it contributes positively to the public realm and the new routes and spaces across the site.

10.188 The site will be expected to provide a range of social value measures to the surrounding area, in particular to encompass the local communities in Somers Town. Community Benefits supported and facilitated by the development of the site should be led by a shared vision for delivering social value, which should include but not be limited to: a flexible community space; a British Library community fund; affordable workspace and a public-facing knowledge quarter resource and outreach centre.



Question box

Q131. Do you support Policy IDS19? If not, what changes are needed and why?

Q132. Is the boundary shown in Figure 10.19 appropriate in the context of Policy IDS19? If not, what changes are needed and why?

Policy IDS20 – Other Development Sites



Figure 10.20: Other Development Sites (East) Map

Policy IDS20

Sites identified in Figure 10.23 will be safeguarded for the use(s) for which they have been allocated

10.189 Within Camden there are a number of other development sites not included within designated growth areas. These sites are listed in Figure 10.23. We consider that Policies KQ1 (where applicable), relevant made neighbourhood plans and the Camden Local Plan 2017 provide a robust basis for considering proposals for development in these locations. As such the Plan does not include a detailed allocation policy for these sites and seeks to allocate them through Policy IDS20.

10.190 Proposals for sites identified in Figure 10.23 will be considered having regard to any other relevant policies in this Site Allocations Local Plan, all relevant development plan policies and any other relevant material considerations.



Figure 10.21: Other Development Sites (West) Map

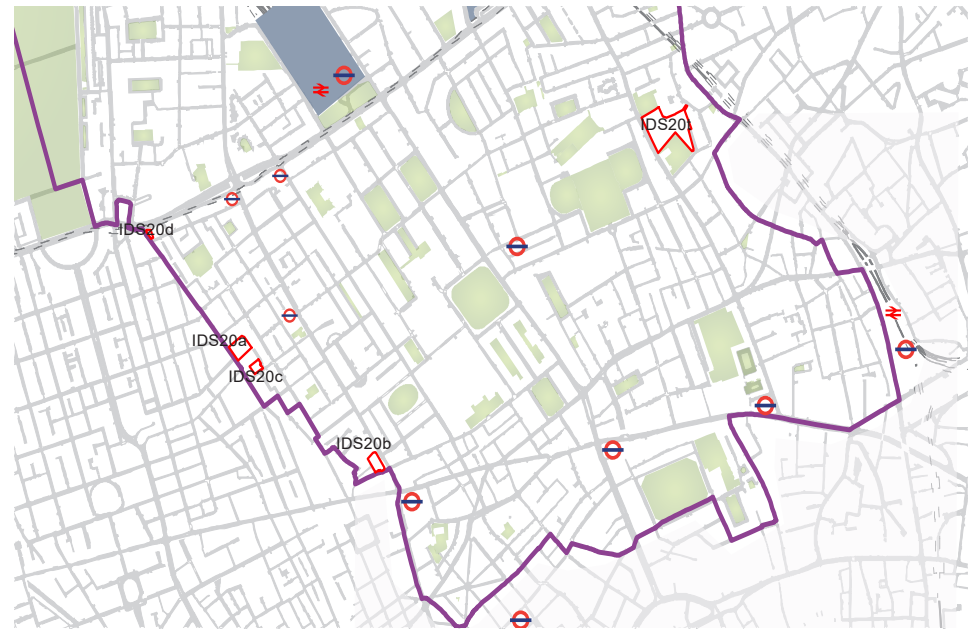


Figure 10.22: Other Development Sites (South) Map

Figure 10.23 – Other development sites in Camden

Allocation Reference	Site Name	Proposed uses	Indicative Housing Capacity
IDS20a	Middlesex Hospital Annex - 44 Cleveland Street	Self-contained homes, Health	50 additional homes
IDS20b	1-5 Hanway Place and 6-17 Tottenham Court Road	Retail, Commercial Self-contained homes	15 additional homes
IDS20c	Arthur Stanley House - 44-50 Tottenham Street	Self-contained homesHealth	10 additional homes
IDS20d	Cambridge House	Lecture facility (D1)	0
IDS20e	Ifor Evans Halls of Residence, 109 Camden Road	Housing (Student accommodation)	300 additional student units
IDS20f	Jamestown / Arlington Road depot	Light industrial, depot, self-contained homes	40 additional homes
IDS20g	Lot 1 Hadley Street	Self-contained homes	10 additional homes
IDS20h	BP Petrol Station, 104A Finchley Road	Self-contained homes, offices	25 additional homes
IDS20i	Branch Hill	Self-contained homes	25 additional homes
IDS20j	113a, 115 and 117 Wellesley Road - Bacton Low Rise	Self-contained homes	213 additional homes (314 total)
IDS20k	Queen Marys House, 124 Heath St	Self-contained homes	150 additional homes
IDS20l	Hampstead Delivery Office, Shepherd's Walk	Self-contained homes	45 additional homes
IDS20m	Former Charlie Ratchford Centre	Self-contained homes	124 additional homes
IDS20n	Land at Grafton Terrace and Maitland Park Villas	Self-contained homes, community	112 additional homes
IDS20o	Highgate New Town Community Centre	Community, self-contained homes	39 additional homes

IDS20p	246-248 Kilburn High Road	Self-contained homes	27 additional homes
IDS20q	Abbey Co-Op Housing Site, Casterbridge and Snowman House	Self-contained homes	141 additional homes
IDS20r	1 Hampshire Street	Self-contained homes	16 additional homes
IDS20s	11-12 Ingestre Road	Housing (assisted living)	50 additional assisted living units
IDS20t	Eastman Dental Clinic	Health Housing (Student accommodation)	TBC
IDS20u	52 Avenue Road	Self-contained homes	20 additional homes
IDS20v	100 Avenue Road	Self-contained homes	184 additional homes
IDS20w	Barrie House, 29 St Edmund's Terrace	Self-contained homes	15 additional homes
IDS20x	Central Somers Town – Edith Neville Primary School, Polygon Road Open Space and Purchase Street Open Space	Community, self-contained homes	153 additional homes
IDS20y	King's Cross Central	Knowledge Quarter uses, self-contained homes, community	781 additional homes
IDS20z	Liddell Road Industrial Estate	Self-contained homes, light industrial	106 additional homes

Question box

Q133. Do you support Policy IDS20? If not, what changes are needed and why?

Q134. Are the boundaries shown in Figure 10.20, 10.21 and 10.22 appropriate in the context of Policy IDS20? If not, what changes are needed and why?





Appendices

APPENDIX 1 – List of all sites considered for potential inclusion in the Site Allocations Plan

DEVELOPMENT AREAS AND SITES INCLUDED IN THE SITE ALLOCATIONS LOCAL PLAN

Knowledge Quarter Innovation District

SALP Policy Ref	
Policy KQ1	Knowledge Quarter Innovation District Policy – This policy will apply to all major development sites for commercial, research and/or learning uses within the innovation district including sites listed in the individual development site section of the Site Allocations Local Plan and any new windfall sites.

Bloomsbury Campus Area

SALP Policy Ref	Site name	Ward	Site identification source/s
Policy BC1	Bloomsbury Campus Area Policy – This policy will apply to all major development sites within the Bloomsbury Campus Area including sites listed in this table and any new windfall sites that have not been identified in the Site Allocations Local Plan		
Policy BC2	Birkbeck College, Malet Street	Bloomsbury	Major site ¹
	Senate House (NE quadrant)		Current Site Allocation
	20 Russell Square		Nominated by a Council officer

Camden Goods Yard

SALP Policy Ref	Site name	Ward	Site identification source/s
Policy CGY1	Camden Goods Yard Area Policy – This policy will apply to all major development sites within the Camden Goods Yard Area including sites listed in this table and any new windfall sites that have not been identified in the Site Allocations Local Plan.		
Policy CGY2	Morrisons Supermarket	Camden Town with Primrose Hill	Major site
Policy CGY3	Morrisons Petrol Filling Station		Major site
Policy CGY4	100 Chalk Farm Road		London SHLAA ² and Major site
Policy CGY5	Juniper Crescent		Nominated by a Council officer
Policy CGY6	Network Rail at Juniper Crescent		Nominated in the 2018 Call for Sitesw
Policy CGY7	Gilbey's Yard		Nominated by a Council officer
Policy CGY8	Camden Lock Market		Major site

Camley Street and St Pancras Way Area

SALP Policy Ref	Site Name	Ward	Site Identification Source/s
Policy CPS1	Camley Street and St Pancras Way Area Policy – This policy will apply to all major development sites within the Camley Street and St Pancras Way Area including sites listed in this table and any new windfall sites that have not been identified in the Site Allocations Local Plan.		
Policy CPS2	120-136 Camley Street	St Pancras & Somers Town	London SHLAA and CIP ³
Policy CPS3	104-114 Camley Street and Cedar Way Industrial Estate		London SHLAA, CIP and nominated in the 2018 Call for Sites (HS2 land)
Policy CPS4	Parcelforce Site		Current Site Allocation and Major site
Policy CPS5	St. Pancras Hospital		Current Site Allocation, London SHLAA and nominated in the 2018 Call for Sites
Policy CPS6	Shorebase Access Site		Nominated in the 2018 Call for Sites
Policy CPS7	Agar Grove Estate		London SHLAA and Major site
	Bangor Wharf		Current Site Allocation, London SHLAA and Major site
	St. Pancras Commercial Centre	London SHLAA and Major site	
	Ugly Brown Building	London SHLAA and Major site	

Holborn and Covent Garden Area

SALP Policy Ref	Site Name	Ward	Site Identification Source
Policy HCG1	Holborn and Covent Garden Area Policy – This policy will apply to all major development sites within the Holborn and Covent Garden Area including sites listed in this table and any new windfall sites that have not been identified in the Site Allocations Local Plan.		

SALP Policy Ref	Site Name	Ward	Site Identification Source
Policy HCG2	Former Central St Martins	Holborn and Covent Garden	Current Site Allocation, London SHLAA and nominated in the 2018 Call for Sites
Policy HCG3	1 Museum Street		Major site
Policy HCG4	135-149 Shaftesbury Avenue		Major site
Policy HCG5	Tybalds Estate		Major site
	294-295 High Holborn		Major site
	Panther House		Major site
	Castlewood House and Medius House		Major site
	8-10 Southampton Row		Major site
	60-67 Short's Gardens & 14-16 Betterton Street		Major site
	GOSH Masterplan		Major site
	Holborn Library and Cockpit Yard		London SHLAA and CIP
Hand Court, 50-57 High Holborn	Current Site Allocation, London SHLAA and Major site		
18 Vine Hill and 15-29 Eyre Street Hill	Major site and nominated in the 2018 Call for Sites		

Kentish Town Area

SALP Policy Ref	Site Name	Ward	Site Identification Source
Policy KT1	Kentish Town Area Policy – This policy will apply to all major development sites within the Kentish Town Area including sites listed in this table and any new wind-fall sites that have not been identified in the Site Allocations Local Plan.		
Policy KT2	Regis Road Growth Area	Kentish Town	London SHLAA
Policy KT3	Murphy Site		Major site
Policy KT4	Kentish Town Police Station		Current Site Allocation, identified in a Neighbourhood Plan and nominated in the 2018 Call for Sites
Policy KT5	369-377 Kentish Town Road		Major site
Policy KT6	Kentish Town Fire Station		Current Site Allocation and identified in a Neighbourhood Plan
Policy KT7	Highgate Centre		Major site

West Hampstead Interchange

SALP Policy Ref	Site Name	Ward	Site Identification Source/s
Policy WHI1	West Hampstead Interchange Area Policy – This policy will apply to all major development sites within the West Hampstead Interchange Area including sites listed in this table and any new windfall sites that have not been identified in the Site Allocations Local Plan.		
Policy WHI2	O2 Centre, carpark and car show-room sites	West Hampstead	Current Site Allocation, London SHLAA, nominated in the 2018 Call for Sites and Major site
Policy WHI3	13 Blackburn Road		Identified in a Neighbourhood Plan and Major site
Policy WHI4	188-190 Iverson Road		London SHLAA and nominated in the 2018 Call for Sites
Policy WHI5	Land at Midland Crescent		London SHLAA, identified in a Neighbourhood Plan and Major site
	156 West End Lane		Current Site Allocation and nominated in the 2018 Call for Sites

Individual Development Sites

SALP Policy Ref	Site Name	Ward	Site Identification Source/s
Policy IDS1	Network Building	Bloomsbury	Identified in the Fitzrovia AAP and nominated in the 2018 Call for Sites
Policy IDS2	Tottenham Mews Day Hospital	Bloomsbury	Identified in the Fitzrovia AAP
Policy IDS3	Central Cross	Bloomsbury	Identified in the Fitzrovia AAP
Policy IDS4	85 Camden Road	Canteloves	Nominated in the 2018 Call for Sites
Policy IDS5	Shirley House	Camden Town with Primrose Hill	Major site
Policy IDS6	Camden Town Station	Camden Town with Primrose Hill	London SHLAA
Policy IDS7	Buck Street Market	Camden Town with Primrose Hill	Major site
Policy IDS8	Grand Union House	Camden Town with Primrose Hill	Major site
Policy IDS9	202-204 Finchley Road	Frognaal and Fitzjohns	Nominated in the 2018 Call for Sites
Policy IDS10	Gondar Gardens	Fortune Green	Major site
Policy IDS11	Wendling Estate	Gospel Oak	CIP
Policy IDS12	Mansfield Bowling Club	Hampstead Town	Major site
Policy IDS13	West Kentish Town Estate	Haverstock	CIP

SALP Policy Ref	Site Name	Ward	Site Identification Source/s
Policy IDS14	Royal Free	Haverstock	Major site
Policy IDS15	330 Grays Inn Road	King's Cross	Nominated in the 2018 Call for Sites and Major site
Policy IDS16	Belgrove House	King's Cross	Nominated in the 2018 Call for Sites and Major site
Policy IDS17	Thameslink, Pentonville Road	King's Cross	Nominated in the 2018 Call for Sites
Policy IDS18	Land at Pakenham Street	King's Cross	Current Site Allocation
Policy IDS19	Land to the rear of the British Library	St Pancras & Somers Town	Current Site Allocation, nominated in the 2018 Call for Sites and Major site
Policy IDS20	Middlesex Hospital Annex – 44 Cleveland Street	Bloomsbury	Identified in the Fitzrovia AAP, London SHLAA, Major site
	1-5 Hanway Place and 6-17 Tottenham Court Road	Bloomsbury	Identified in the Fitzrovia AAP and London SHLAA
	Arthur Stanley House – 44-50 Tottenham Street	Bloomsbury	Identified in the Fitzrovia AAP and Major site
	Cambridge House	Bloomsbury	Major site
	Ifor Evans Halls of Residence, 109 Camden Road	Canteloves	Nominated by a Council officer
	Jamestown/Arlington Road Depot	Camden Town with Primrose Hill	Nominated by a Council officer
	Lot 1 Hadley Street	Camden Town with Primrose Hill	Nominated by a Council officer
	BP Petrol Station, 104A Finchley Road	Frognal and Fitzjohns	Major site
	Branch Hill House	Frognal and Fitzjohns	Major site
	113a, 115 and 117 Wellesley Road – Bacton Low Rise	Gospel Oak	CIP
	Queen Marys House, 124 Heath Street	Hampstead Town	Major site
	Hampstead Delivery Office, Shepherd's Walk	Hampstead Town	London SHLAA
	Former Charlie Ratchford Centre	Haverstock	Major site
	Land at Grafton Terrace and Maitland Park Villas	Haverstock	London SHLAA and Major site

	Highgate New Town Community Centre	Highgate	CIP
	246-248 Kilburn High Road	Kilburn	Major site
	Abbey Co-Op Housing Site, Cast-erbridge and Snowman House	Kilburn	Nominated in the 2018 Call for Sites and Major site
	1 Hampshire Street	Kentish Town	Identified in a Neighbourhood Plan and Major site
	11-12 Ingestre Road	Kentish Town	Major site
	Eastman Dental Clinic	King's Cross	Nominated in the 2018 Call for Sites and Major site
	52 Avenue Road	Swiss Cottage	Nominated in the 2018 Call for Sites
	100 Avenue Road	Swiss Cottage	Major site
	Barrie House, 29 St Edmund's Terrace	Swiss Cottage	Major site
	Central Somers Town	St Pancras & Somers Town	CIP
	King's Cross Central	St Pancras & Somers Town	Current Site Allocation, London SHLAA, Major site
	Liddell Road Industrial Estate	West Hampstead	Identified in a Neighbourhood Plan and London SHLAA

SITES NOT INCLUDED IN THE SITE ALLOCATIONS LOCAL PLAN

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
BB06	Saatchi Block	Bloomsbury	Identified in the Fitzrovia AAP and London SHLAA,	Under construction/ advanced construction stage
BB12	27 Gordon Square and 15 Gordon Street	Bloomsbury	Current Site Allocation	Recently developed
BB13	20-22 Gordon Street / Wates House	Bloomsbury	Current Site Allocation	Recently developed
BB14	61 - 63 Tottenham Court Road & 1-7 and 11-13 Goodge Street	Bloomsbury	Identified in the Fitzrovia AAP	Recently developed
BB15	Astor College, 99 Charlotte Street	Bloomsbury	Identified in the Fitzrovia AAP	Under construction/ advanced construction stage
BB16	Royal Ear Hospital and Medical Students Union Huntley Street	Bloomsbury	Identified in the Fitzrovia AAP	Under construction/ advanced construction stage
BB17	Rosenheim Building Grafton Way	Bloomsbury	Identified in the Fitzrovia AAP	Under construction/ advanced construction stage
BB18	Odeon Site Grafton Way	Bloomsbury	Identified in the Fitzrovia AAP	Under construction/ advanced construction stage
C01	CIP - Maiden Lane Estate	Cantelowes	London SHLAA	Recently developed
C02	79 Camden Road	Cantelowes	London SHLAA	Recently developed
C03	196-206 Camden Road NW1 9HG	Cantelowes	London SHLAA	Unlikely to become available
C05	Hammond Street depot	Cantelowes	CIP, Nominated by a Council officer	Limited development potential ¹
C06	r/o 142 Camden Road	Cantelowes	Nominated by a Council officer	Limited development potential
CTPH01	Centric Close, Oval Road	Camden Town with Primrose Hill	London SHLAA and Major site	Under construction/ advanced construction stage
CTPH02	Utopia Village, 7 Chalcot Road	Camden Town with Primrose Hill	London SHLAA	Substantive policy/environmental constraint
CTPH03	Hawley Wharf Chalk Farm Road NW1 8QU	Camden Town with Primrose Hill	London SHLAA	Under construction/ advanced construction stage
CTPH12	44 - 44a Gloucester Avenue and R/O 46-50 Gloucester Avenue	Camden Town with Primrose Hill	London SHLAA and Major site	Under construction/ advanced construction stage
CTPH13	57-71 Pratt Street, 10-15 Georgiana Street and Royal College Street	Camden Town with Primrose Hill	Current Site Allocation and London SHLAA	Unlikely to become available
CTPH17	Primrose hill workshops, Oppidans Road	Camden Town with Primrose Hill	Nominated by a Council officer	Unlikely to become available

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
CTPH18	Camden Road Juniper Crescent	Camden Town with Primrose Hill	Major site	Duplicate site – see Policy CGY06
FF01	King's College London Kidderpore Avenue Hampstead Residence	Frognaal & Fitzjohns	London SHLAA	Under construction/ advanced construction stage
FF04	Holy Trinity Church Finchley Road	Frognaal & Fitzjohns	Major site	Limited development potential
FF05	252 Finchley Road	Frognaal & Fitzjohns	Major site	Under construction/ advanced construction stage
FF06	328-338 Finchley Road	Frognaal & Fitzjohns	London SHLAA	Under construction/ advanced construction stage
FF07	Heath Park Gardens, Templewood Avenue	Frognaal & Fitzjohns	London SHLAA	Unlikely to become available
FF11	Meridian House, 202 Finchley Road	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Duplicate site see Policy IDS9
FF12	Conrad Court, 27 Redington Gardens	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FF13	1 Platt's Lane	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FF14	Garages (8) on southside of Frognaal Lane	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FF15	Garages to R/O 27A Frognaal	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FF16	Hampstead Gate, 1A Frognaal NW3 6AL (offices)	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Unlikely to become available
FF17	R/O 166-200A Finchley Road, adjacent to Hampstead Gate	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FF18	282-284 Finchley Road	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan and Major site	Limited development potential
FF19	Garages adjacent to 30 Redington Road	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FF20	Kidderpore Hall	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FF21	24,25, 26 Redington Gardens	Frognaal & Fitzjohns	Identified in a Neighbourhood Plan	Limited development potential
FG02	65 and 67 Maygrove Rd	Fortune Green	London SHLAA and Major site	Recently developed

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
FG03	23 Ravenshaw Street	Fortune Green	Nominated by a Council officer	Limited development potential
FG04	West Hampstead Police Station, 21 Fortune Green Road	Fortune Green	Identified in a Neighbourhood Plan	Unlikely to become available
FG05	Fortune Green Play centre, Fortune Green Road	Fortune Green	Identified in a Neighbourhood Plan	Substantive policy/environmental constraint
GO01	32 Lawn Road, NW3 2XU	Gospel Oak	London SHLAA	Under construction/ advanced construction stage
GO03	Land at Kiln Place (Blocks 1-64 65-80 81-96 97-104 105-116 1 Kiln Place	Gospel Oak	London SHLAA	Under construction/ advanced construction stage
GO05	Land adjacent to the Murphy's site (Network Rail)	Gospel Oak	Nominated in the 2018 Call for Sites	Duplicate site – see Policy KT05
HCG02	21-31 New Oxford Street	Holborn & Covent Garden	Current Site Allocation	Under construction/ advanced construction stage
HCG03	St Giles Circus/Consolidated	Holborn & Covent Garden	Current Site Allocation	Recently developed
HCG04	Mount Pleasant, Phoenix Place	Holborn & Covent Garden	Current Site Allocation and Major site	Under construction/ advanced construction stage
HCG05	150 High Holborn London EC1N 2NS	Holborn & Covent Garden	London SHLAA and Major site	Under construction/ advanced construction stage
HCG08	35 - 41 New Oxford Street, 10-12 Museum Street, 16A-18 West Central Street	Holborn & Covent Garden	Major site	Under construction/ advanced construction stage
HCG10	Italian Hospital, GOSH	Holborn & Covent Garden	Major site	Limited development potential
HCG11	Templar House	Holborn & Covent Garden	Major site	Recently developed
HCG12	12-14 Greville Street	Holborn & Covent Garden	Major site	Limited development potential
HCG13	Ambassadors Theatre, West Street	Holborn & Covent Garden	Major site	Limited development potential
HCG15	17 Charterhouse Street	Holborn & Covent Garden	Major site	Under construction/ advanced construction stage
HCG17	4 Wild Court & 75 Kingsway	Holborn & Covent Garden	Major site	Under construction/ advanced construction stage
HCG19	19-20 Procter Street	Holborn & Covent Garden	Major site	Unlikely to become available
HCG20	Centre Point Tower (Scheme A)	Holborn & Covent Garden	London SHLAA	Recently developed
HCG21	Bourne Estate (south) Portpool Lane	Holborn & Covent Garden	London SHLAA	Recently developed
HCG22	Triangle Estate, High Holborn	Holborn & Covent Garden	Major site	Limited development potential

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
HCG23	Thomas Neal Centre, Neal Street	Holborn & Covent Garden	Major site	Limited development potential
HCG30	Herbal House	Holborn & Covent Garden	Current Site Allocation	Recently developed
HCG31	124 Theobalds Road	Holborn & Covent Garden	Major site	Limited development potential
HCG32	Queens Square House 22 Queen Square	Holborn & Covent Garden	Major site	Unlikely to become available
HG02	Athlone House Hampstead Lane	Highgate	London SHLAA and Major site	Under construction/ advanced construction stage
HG03	57-84 & 85-112 Makepeace Mansions	Highgate	London SHLAA	Recently developed
HG05	Swains Lane Retail Parade	Highgate	Identified in a Neighbourhood Plan and major site	Under construction/ advanced construction stage
HG06	ASF garage, Highgate Road	Highgate	Identified in a Neighbourhood Plan	Limited development potential
HS05	Harmood Street and r/o 34 Chalk Farm Road	Haverstock	Current Site Allocation	Recently developed
HT02	Bartrams Convent Hostel	Hampstead Town	London SHLAA	Under construction/ advanced construction stage
HT06	Former Hampstead Police Station 26 Rosslyn Hill	Hampstead Town	Nominated in the 2018 Call for Sites and Major site	Limited development potential
HT07	6 Streatley Place	Hampstead Town	Nominated by a Council officer	Limited development potential
HT08	29 New End	Hampstead Town	Current Site Allocation	Under construction/ advanced construction stage
KB02	254 Kilburn High Road	Kilburn	Major site	Under construction/ advanced construction stage
KB04	154 Loudoun Road NW8 0DQ	Kilburn	Nominated in the 2018 Call for Sites and London SHLAA	Recently developed
KB05	Belsize Priory Health Centre, 208 Belsize Road	Kilburn	Nominated in the 2018 Call for Sites	Duplicate site see Policy IDS20
KB06	Mazenod Avenue	Kilburn	Nominated by a Council officer	Limited development potential
KT01	Greenwood Place, 19-37 Highgate Road	Kentish Town	Current Site Allocation and Major site	Unlikely to become available
KT06	Former BR Staff Association Club, College Lane London NW5 1BJ	Kentish Town	London SHLAA and Major site	Under construction/ advanced construction stage
KT08	Spire BMW, 1 Brown's Lane	Kentish Town	London SHLAA	Duplicate site – see Policy KT02
KT13	Frideswide Place, Kentish Town Library	Kentish Town	Identified in a Neighbourhood Plan	Unlikely to become available

SALP Site Assessment Ref	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
KT14	Wolsey Mews	Kentish Town	Identified in a Neighbourhood Plan	Unlikely to become available
KT15	2 Prince of Wales Road	Kentish Town	Identified in a Neighbourhood Plan	Unlikely to become available
KT16	Veolia Council depot site, 78 Holmes Road	Kentish Town	Identified in a Neighbourhood Plan	Under construction/ advanced construction stage
KT17	Adjacent to 42 Falkland Road	Kentish Town	Nominated by a Council officer	Limited development potential
KX01	King's Cross Methodist Church, 58a Birkenhead Street	King's Cross	Major site	Limited development potential
KX03	Stratstone, 277A Gray's Inn Road	King's Cross	Current Site Allocation and Major site	Recently developed
KX04	49 Mecklenburgh Square	King's Cross	Major site	Limited development potential
KX09	Former King's Cross Thamelink Station, Pentonville Road	King's Cross	Major site	Duplicate site – see Policy IDS17
RP01	Stephenson House, 75 Hampstead Road	Regent's Park	Identified in Euston Area Plan and Major site	Within Euston Area Plan area
RP02	Koko 1A Camden High Street, Hope & Anchor PH	Regent's Park	Major site	Under construction/ advanced construction stage
RP07	Three Fields - Brierfield, Fairfield and Foxfield	Regent's Park	Major site	Unlikely to become available
RP08	Diorama, 17, 18 and 19 Park Square East	Regent's Park	Major site	Limited development potential
RP10	Regent's Park Barracks, Albany Street, Ministry of Defence	Regent's Park	London SHLAA	Unlikely to become available
RP15	Maria Fidelis School, North Gower Street	Regent's Park	Identified in Euston Area Plan	Within Euston Area Plan area
RP16	Clarkson Row	Regent's Park	Identified in Euston Area Plan	Within Euston Area Plan area
RP18	Harrington Square	Regent's Park	Identified in Euston Area Plan	Within Euston Area Plan area
SC03	Ye Olde Swiss Cottage, ODEON Cinema	Swiss Cottage	London SHLAA and Major site	Unlikely to become available

SALP Site	Site Name/Address	Ward	Site identification source/s	Reason why the site was not included in the SALP
Assessment Ref				
SCO5	40 -49 St Edmund's Terrace	Swiss Cottage	Current Site Allocation	Recently developed
SPST04	Belle Isle Frontage Site, York Way, N1 0AD	St Pancras & Somers Town	Nominated in the 2018 Call for Sites	Wholly or mostly outside the borough boundary
SPST06	102 Camley Street	St Pancras & Somers Town	Major site	Recently developed
SPST07	101 Camley Street	St Pancras & Somers Town	London SHLAA and Major site	Under construction/ advanced construction stage
SPST09	The Triangle Site 180 York Way London N1C 0AZ	St Pancras & Somers Town	Major site	Wholly or mostly outside the borough boundary
SPST11	Maria Fidelis School 34 Phoenix Road and 1-39 Drummond Crescent London NW1 1TA	St Pancras & Somers Town	Identified in Euston Area Plan , London SHLAA and Major site	Recently developed
SPST12	53-55 Chalton Street & 70 Churchway	St Pancras & Somers Town	Identified in Euston Area Plan and Major site	Within Euston Area Plan area
SPST16	Building T1, King's Cross Central	St Pancras & Somers Town	London SHLAA	Recently developed
SPST18	Godwin And Crowndale Estate	St Pancras & Somers Town	Major site	Unlikely to become available
SPST19	24 Crowndale Road	St Pancras & Somers Town	Major site	Unlikely to become available
SPST26	King's Cross Station Throat	St Pancras & Somers Town	Nominated in the 2018 Call for Sites	Unlikely to become available
WH01	Rear of 148-152 West End Lane	West Hampstead	London SHLAA and Major site	Limited development potential
WH03	187-199 West End Lane	West Hampstead	London SHLAA	Recently developed
WH10	English National Opera, 165 Broadhurst Gardens	West Hampstead	Identified in a Neighbourhood Plan	Unlikely to become available
WH11	West Hampstead Fire Station, West End lane	West Hampstead	Identified in a Neighbourhood Plan	Unlikely to become available
WH12	14 Blackburn Road	West Hampstead	Identified in a Neighbourhood Plan	Unlikely to become available

APPENDIX 2 – Policy replacement schedule

The Site Allocations Local Plan when adopted will supersede the 2013 Sites Allocations Local Plan (excluding sites within the Euston Area Plan area) and Opportunity Sites 1 to 14 (inclusive) in the Fitzrovia Area Action Plan.

Previous plan document	Previous plan reference	Replacement policy (where applicable)
Site Allocations Plan - 2013	Site 1 – King's Cross Growth Area	IDS20y – King's Cross Central
	Site 2 – Camden Town Hall Extension	N/A – Development is completed
	Site 3 – Lighthouse block, Pentonville Rd	N/A – Development is completed
	Site 4 – 277a Grays Inn Road	N/A – Development is completed
	Site 5 - Midland Road Site, Land to rear of The British Library	IDS19 - Land to the rear of the British Library
	Site 6 - 4 St Pancras Way (St Pancras Hospital)	CSP5 – St Pancras Hospital
	Site 7 - 103 Camley Street	N/A – Development is completed
	Site 8 - Land west of Westminster King'sway College, 45 Sidmouth Street	N/A – Development is completed
	Site 9 - Euston Station, Euston Road	Site is within the Euston Area Plan (EAP) area. As such, the existing 2013 SAP policy will continue be part of the development plan until the EAP is reviewed.
	Site 10 - BHS Warehouse, 132-140 Hampstead Rd and 142 Hampstead Rd	Site is within the Euston Area Plan (EAP) area. As such, the existing 2013 SAP policy will continue be part of the development plan until the EAP is reviewed.
	Site 11 - Granby Terrace Depot	Site is within the Euston Area Plan (EAP) area. As such, the existing 2013 SAP policy will continue be part of the development plan until the EAP is reviewed.
	Site 12 - 110-122 Hampstead Road (Former National Temperance Hospital)	Site is within the Euston Area Plan (EAP) area. As such, the existing 2013 SAP policy will continue be part of the development plan until the EAP is reviewed.
	Site 13 - 1-39 Drummond Crescent (Euston Traffic Garage)	N/A – Development is completed

Site 14 - Westminster King'sway College, Regent's Park Centre, Longford Street	Site is within the Euston Area Plan (EAP) area. As such, the existing 2013 SAP policy will continue be part of the development plan until the EAP is reviewed.
Site 15 - Land at Goldsmith's House and adjoining land, Cumberland Market Estate, Park Village East/Augustus St	Site is within the Euston Area Plan (EAP) area. As such, the existing 2013 SAP policy will continue be part of the development plan until the EAP is reviewed.
Site 16 - St Giles Circus	N/A – Development is completed
Site 17 - The Royal Mail Sorting Office, 21-31 New Oxford Street	N/A – Development is completed
Site 18 - Land Bound by New Oxford Street, Museum Street and West Central Street	Partly under Policy HCG3 – 1 Museum Street, partly completed development.

Site 19 - 12-42 Southampton Row & 1-4 Red Lion Squarew	Policy HCG2 – Former Central St Martins
Site 20 - Land Bounded by 50-57 High Holborn, 18-25 Hand Court, 45-51 Bedford Row & Brownlow Street	Policy HCG5i – Hand Court, 50-57 High Holborn
Site 21 - Senate House (north block) Malet Street	BC2b Senate House (NE quadrant), Malet Street
Site 22 - 26 Gordon Square and 15 Gordon Street	N/A – Development is completed
Site 23 - 20-22 Gordon Street/Wates House	N/A – Development is completed
Site 24 - Phoenix Place	Under construction/ advanced construction stage
Site 25 - Herbal House, 10 Back Hill	N/A – Development is completed
Site 26 - Land bounded by Wren Street, Pakenham Street, Cubit Street, Langton Walk	Policy IDS18 – Land bounded by Pakenham Street and Wren Street

Site 27 - 187-199 West End Lane	N/A – Development is completed
Site 28 - 156 West End Lane	Policy WHI5b - 156 West End Lane
Site 29 - O2 Centre Car park	Policy WHI2 – O2 Centre, carpark and car showroom sites
Site 30 - 100 Avenue Road, Swiss Cottage	Policy IDS20v – 100 Avenue Road
Site 31 - Belsize Road Car Park	N/A – Development is completed
Site 32 - Hawley Wharf, Water Lane and 39-45 Kentish Town Road	Under construction/ advanced construction stage
Site 33 - 202-212 Regent's Park Road (Roundhouse car park)	Under construction
Site 34 - 2-12 Harwood Street and Rear of 34 Chalk Farm Road	N/A – Development is completed
Site 35 - Bangor Wharf, Georgiana Street	Policy CSP7b – Bangor Wharf

	Site 36 - 57 - 71 Pratt Street, 10 - 15 Georgiana Street And Royal College Street	Considered as part of the SALP site assessment however it was decided that it was unlikely to become available.
	Site 37 - 24 - 58 Royal College Street	Policy CSP4 – Parcellforce and ATS Tyre Site
	Site 38 - 115-117 Wellesley Road (including 2-16 Vicars Road) and Lismore Circus Health Centre & Nursery	Policy IDS20j - 113a,115 and 117 Wellesley Road - Bacton Low Rise
	Site 39 - 19-37 Highgate Road, Day Centre and 25 and 37 Greenwood Place	Policy KT7 – Highgate Centre
	Site 40 - Kentish Town Police Station, 10A,12A, 14 Holmes Road	Policy KT4 – Kentish Town Police Station
	Site 41 - Fire Station, 20 Highgate Road	Policy KT6 – Kentish Town Fire Station
	Site 42 - Former Nurses Hostel, 29 New End	Under construction/ advanced construction stage
	Site 43 - 40-49 St Edmunds Terrace, former car park and adjacent land to south of Barrow Hill Reservoir	N/A – Development is completed

Fitzrovia Area Action Plan - 2014	Opportunity Site 1 (Astor College)	N/A – Development is completed
	Opportunity Site 2 (Middlesex Hospital annex)	IDS20a - Middlesex Hospital Annex - 44 Cleveland Street
	Opportunity Site 3 (Arthur Stanley House)	IDS20c - Arthur Stanley House - 44-50 Tottenham Street
	Opportunity Site 4 (Tottenham Mews)	IDS2 - Former Tottenham Mews Day Hospital
	Opportunity Site 5 (Rosenheim Building)	N/A – Development is near completion
	Opportunity Site 6 (Odeon Site)	N/A – Development is near completion

	Opportunity Site 7 (Royal Ear Hospital)	N/A – Development is completed
	Opportunity Site 8 (Medical Students' Union)	N/A – Development is completed
	Opportunity Site 9 (Central Cross)	Policy IDS3 - Central Cross, 18-30 Tottenham Court Road and 1 and 2 Stephen Street
	Opportunity Site 10 (6-17 Tottenham Court Road)	Policy IDS20b - 1-5 Hanway Place and 6-17 Tottenham Court Road
	Opportunity Site 11 (80 Charlotte Street)	N/A – Development is near completion
	Opportunity Site 12 (Asta House)	N/A – Development is near completion
	Opportunity Site 13 (Network Building)	Policy IDS1 - Network Building and 88 Whitfield Street
	Opportunity Site 14 (61-63 TCR, 1-7 and 11-13 Goodge St)	N/A – Development is completed

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Planning Policy
and Implementation
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