

Camden Local Plan Proposed Submission Draft 2025

Site Selection and Allocation Topic Paper

October 2025

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1 Introduction

- 1.1. This paper summarises the work undertaken to inform the allocation of sites in the Camden Local Plan Proposed Submission Draft 2025.
- 1.2. The Local Plan includes 70 site allocations and sets out the Council's policy approach to guide the delivery of these sites.
- 1.3. This paper provides an overview of the process that the Council has undertaken to identify sites and assess their development potential to determine their suitability for allocation in the Local Plan.
- 1.4. The approach we have taken is consistent with national guidance and demonstrates that we have followed a robust process to identify and allocate all suitable, available and achievable sites.

2 Background

Camden site allocations

- 2.1 The current Camden Site Allocations Plan was adopted in 2013 and sets out the Council's approach to the development of key sites across the borough. It allocates 43 sites and was consistent with the planning strategies and policies in the Local Development Framework (LDF) as set out in the Core Strategy and Development Policies documents at that time.
- 2.2 Following the publication of the Camden Site Allocations (2013), the Council began a review of the LDF, which led to the adoption of the current Camden Local Plan in 2017. A decision was then taken to update the Camden Site Allocations (2013) to reflect the strategy set out in the new Local Plan and a review of the Site Allocations subsequently commenced in 2018.
- 2.3 A draft Site Allocations Local Plan (SALP) was prepared and consulted on in early 2020 and the same document was made available for comment again in December 2021 to January 2022.
- 2.4 Later in 2022, the Council decided to begin a review of the Camden Local Plan 2017. It also decided to incorporate the proposed site allocations from the draft Site Allocations Local Plan 2020 into the new Local Plan, to take a more holistic and place-based approach, rather than progress two separate plans.
- 2.5 The draft new Local Plan was published for consultation in January 2024. The publication of the draft Local Plan superseded the draft Site Allocations Local Plan, meaning it no longer holds any weight in planning decisions.

- 2.6 Following this, the Camden Local Plan Proposed Submission Draft was published for consultation in May 2025.

National Policy and Guidance

National Planning Policy Framework 2024

- 2.7 Section 5 of the NPPF is entitled 'delivering a sufficient supply of homes'. Here, paragraph 61 of the NPPF establishes the Government's objective of *"significantly boosting the supply of homes"* and states that *"it is important that a sufficient amount and variety of land can come forward where it is needed."*
- 2.8 Under the NPPF sub-section titled 'Identifying land for homes' paragraph 72 states that:

"Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

a) specific, deliverable sites for five years following the intended date of adoption³⁴; and

b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period."

National Planning Practice Guidance - Housing and Economic Land Availability Assessment

- 2.9 The NPPG on Housing and Economic Land Availability Assessment states that the purpose of undertaking an assessment of land availability is to identify *"a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period"*, and that this assessment *"is an important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land"*.
- 2.10 The guidance goes on to clarify however that *"the assessment does not in itself determine whether a site should be allocated for development"* as *"it is for the*

development plan itself to determine which of those sites are the most suitable to meet those requirements”.

2.11 Furthermore the guidance states that:

“Plan-making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which is most appropriate.

An assessment should:

- *identify sites and broad locations with potential for development;*
- *assess their development potential; and*
- *assess their suitability for development and the likelihood of development coming forward (the availability and achievability).”*

2.12 The guidance sets out the process for undertaking a Housing and Economic Land Availability Assessment. The process involves five stages:

- Stage 1 – Site / broad location identification
- Stage 2 – Site / broad location assessment
- Stage 3 – Windfall assessment
- Stage 4 – Assessment review
- Stage 5 – Final evidence base

The site selection work carried out to inform the Local Plan has been undertaken in accordance with this process.

London Plan 2021

2.13 The London Plan 2021 sets a housing target for Camden of 10,380 additional homes over a ten year period from 2018/19 to 2028/29, which equates to a need to deliver a minimum of 1,038 homes per year. This includes 3,280 homes from small sites.

2.14 Where a target is needed beyond the 10 year period (2019/20 to 2028/29) paragraph 4.1.11 of the London Plan states:

“If a target is needed beyond the 10 year period (2019/20 to 2028/29), boroughs should draw on the 2017 SHLAA findings (which cover the plan period to 2041) and any local evidence of identified capacity, in consultation with the GLA, and should take into account any additional capacity that could be delivered as a result of any committed transport infrastructure improvements, and roll forward the housing capacity assumptions applied in the London Plan for small sites.”

Optimising site capacity

- 2.15 London Plan Policy D3 sets out the approach to optimising site capacity through the design-led approach.
- 2.16 Part A of the Policy states *“All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site’s context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.”*
- 2.17 To support Policy D3 and provide further details on how it should be applied the GLA have also prepared guidance entitled ‘Optimising Site Capacity: A Design-led Approach’, which was adopted in June 2023.

Site assessment process

- 2.18 Work on site identification and assessment has been on-going as part of the plan-making process and the structure of this report reflects this:
- **Section 3** sets out the initial site identification and eligibility assessment work undertaken to inform the preparation of the draft Site Allocations Local Plan;
 - **Section 4** provides an overview of the site suitability, availability and achievability assessment work undertaken to inform the preparation of the draft Site Allocations Local Plan;
 - **Section 5** sets out further sites considered following consultation on the draft Site Allocations Local Plan;
 - **Section 6** sets out further sites considered as part of the preparation of the draft new Local Plan;
 - **Section 7** provides an overview of further sites considered as part of the preparation of the Local Plan Proposed Submission Draft;
 - **Section 8** sets out how the allocated uses for site allocations were determined;
 - **Section 9** provides an overview of how indicative housing capacities were calculated for the site allocations; and
 - **Section 10** provides further detail on the design led capacity work undertaken to inform the indicative housing capacities for the site allocations in the Plan.
- 2.19 The findings of each stage / site specific information are then set out in the appendices of this report.

3 Initial site identification and eligibility assessment

- 3.1 Work on the draft Site Allocations Local Plan commenced in 2018. The first stage involved identifying all potential sites for allocation. As part of this the Council held a 'call for sites' where landowners, site promoters etc were invited to submit sites (parcels of land) to the Council for consideration. In total 28 sites were submitted through the call for sites for assessment.
- 3.2 In addition to this, we also undertook a review of:
- sites in the adopted Camden Site Allocations (2013);
 - existing and emerging development plans (including the Fitzrovia Area Action Plan and the borough's made neighbourhood plans);
 - sites identified in the 2017 London Strategic Housing Land Availability Assessment (SHLAA) produced by the GLA to inform the London Plan 2021; and
 - planning applications and permissions.
- 3.3 Around 200 potential sites were identified from the above sources. These were then assessed to consider their suitability for allocation against the following criteria:
- Could the site deliver at least 10 dwellings (net) or 1,000sqm of additional floorspace
 - Has the site been recently refurbished or developed?
 - Is the site currently being redeveloped and at an advance stage of construction?
 - Are there any significant policy conflicts? (e.g. site is within a safeguarded area or an open space)
 - Is the site within the London Borough of Camden?
 - Is the site within the area covered by the Euston Area Plan? (and therefore would be considered as part of the review of that plan)
- 3.4 Where sites did not meet the above eligibility criteria they were discounted and not taken forward to the next stage of assessment. Of the 200 sites assessed, 112 sites were discounted. These sites and the reason why they were discounted are set out in Appendix A. The remaining 88 sites were taken forward for suitability assessment.

4. Assessment of site suitability, availability and achievability

- 4.1 Sites that passed the initial eligibility assessment described in section 3 were then subject to a more detailed assessment to determine their suitability. As part of this a desktop assessment was undertaken using GIS to identify any relevant on-site constraints. This considered a number of factors including:
- Strategic views
 - Neighbourhood Plan local views
 - Aggregate safeguarding areas
 - Waste safeguarding Areas
 - Public Transport Accessibility Levels
 - Index of Multiple Deprivation
 - Contaminated land
 - Air Quality Focus Areas
 - Nearby noise generating uses
 - Flood risk
 - Water sources
 - Conservation areas
 - Listed buildings
 - Local List sites
 - Archaeological Priority Areas
 - Open spaces
 - Registered Historic Parks and Gardens
 - Local Green Spaces
 - Local Nature Reserves
 - Tree Preservation Orders
 - Sites of Importance for Nature Conservation.
- 4.2 The results of this detailed assessment work are presented in Appendix B of this report.
- 4.3 Following this, sites were then physically surveyed and assessed to determine their suitability. Where constraints were identified on sites, these were considered against national, regional and local policy to determine whether they could be mitigated. Appendix C provides a summary of the suitability assessment work undertaken. This shows that all 88 sites assessed were considered to be suitable. Given this, the sites were then assessed to determine their availability.
- 4.4 As part of the availability assessment, sites were considered to be available where:
- they were an existing allocation in a Plan;
 - they were actively promoted through the call for sites;

- the site had planning permission;
- the site was subject to a planning application or pre-application discussions; or
- the site was in the Council's ownership.

4.5 Here, all 88 sites assessed were considered to be available (see Appendix C) and were taken through to the achievability assessment stage.

4.6 As part of this, sites were assessed to determine their achievability. As set out in national planning guidance, a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time, which is essentially a judgement about the viability of sites. Based on the evidence of a sites availability, all sites were considered to be achievable (see Appendix C).

4.7 Where sites were found to be suitable, available and achievable, they were taken forward as site allocations in the draft Site Allocations Local Plan 2020. The site assessment process ultimately led to the identification of 88 sites for allocation. Further information on how we established the proposed use and capacity of the site allocations is set out in sections 8, 9 and 10 below.

4.8 As the initial site assessment work was carried out in 2018/2019 this work has been updated as work on the Plan has progressed, to ensure we are working from an up-to-date baseline. This is reflected in the tables in the appendices.

5. Draft Site Allocations Local Plan

5.1 Consultation of the draft Site Allocations Local Plan and a further call for sites took place from February to March 2020. Five sites were submitted by site promoters at this stage:

- 11 Blackburn Road
- 14 Blackburn Road
- King's Cross Signal Box
- Tavistock Centre, 120 Belsize Lane
- Kentish Town Station.

5.2 Following this, in response to various requests from local residents and community groups, an additional consultation was undertaken on the draft Site Allocations Local Plan from December 2021 to January 2022 (with the same document being consulted on as previously). As part of this a further call for sites was also carried out, with two further sites proposed at this stage:

- 250 Belsize Road
- Concrete works, King's Cross.

- 5.3 These 7 sites were then subject to an eligibility assessment. Of these, 5 sites were discounted (see Appendix D for reasons) and the remaining 2 sites (11 Blackburn Road and 14 Blackburn Rd) were then taken forward for suitability assessment (see Appendix E and F). As both sites were considered to be suitable, they were then assessed to determine their availability and achievability (see Appendix F). Both sites were considered to be available and achievable.
- 5.4 As the decision was then made to start work on the review of the Local Plan (see section 6 below), these two sites were then subsequently taken forward as site allocations in the draft Local Plan. Here 11 Blackburn Rd was allocated as an individual site allocation, whereas 14 Blackburn Road was allocated as an extension to the existing O2 Centre site allocation.

6. Draft New Local Plan

- 6.1 In 2022 work commenced on a review of the Camden Local Plan 2017 and the decision was taken to incorporate the proposed site allocations from the draft Site Allocations Local Plan 2020 into the new Local Plan, to take a more holistic and place-based approach, rather than progress two separate plans.
- 6.2 To inform the development of the new Local Plan, the Council held a ‘call for views’ from November 2022 to January 2023. The purpose of this engagement was to enable residents, businesses, and community groups to share their views on the current Local Plan and set out their key priorities for the future, to help shape the borough’s future planning policies.
- 6.3 Officers also wrote to the site promoters / landowners of the sites that were allocated in the draft Site Allocations Local Plan in December 2022 to re-confirm the availability of sites.
- 6.4 Furthermore, alongside the call for views, the Council also held another call for sites (including housing, employment and gypsy and traveller sites). In response to this, 17 sites were submitted. Of these:
- 4 were new sites¹. These were then subject to a stage 1 eligibility assessment and all 4 sites were discounted (see Appendix G for reasons).
 - 5 were sites that had previously been considered through the site assessment work². Of these 5 sites, 2 sites had already been assessed as being suitable, available and achievable, but had not yet been published as site allocations (see paras 5.3 and 5.4 above), so these sites were not re-assessed at this stage. The remaining 3 sites were however subject to

¹ 118 - 124 Charing Cross Road, Ramsey Hall, 20 Maple Street, 160 Malden Road and St Dominic Primary School, Southampton Road

² Kentish Town Station, West Hampstead underground station land and adjacent sites fronting West End Lane, 11 Blackburn Road, 14 Blackburn Road and Holmes Road Depot

another stage 1 eligibility assessment based on the new information submitted. Of these 3 sites, 2 were again discounted (see Appendix G for reasons). The remaining site was then taken forward for suitability assessment (see Appendix H and I).

- 8 were sites that were already included as allocations in the draft Site Allocations Local Plan³. As these sites had already been assessed as being suitable, available and achievable, they were not re-assessed through this process. With the exception of one site, Bangor Wharf, where the site promoter had proposed an extension to the existing site in the form of Eagle Wharf. As Eagle Wharf had not previously been assessed it was considered as part of this process. Eagle Wharf passed the stage 1 eligibility assessment and was then taken forward for suitability assessment (see Appendix H and I).

6.5 The two sites taken forward for suitability assessment were both considered to be suitable. Given this, they were then assessed to determine their availability and achievability (see Appendix I). Both sites were considered to be available and achievable. These two sites were then subsequently taken forward as site allocations in the draft Local Plan. Here, Eagle Wharf was allocated as an extension to the existing Bangor Wharf site allocation, and the Holmes Rd Depot was allocated as an extension to the existing Regis Road site allocation.

6.6 As part of the preparation of the draft new Local Plan, all site allocations in the draft Site Allocations Local Plan were reviewed. This included:

- Not taking forward sites for allocation in the Draft Local Plan where they were either substantially under construction; complete; no longer expected to come forward over the Plan period; or below the capacity threshold for inclusion;
- Amending some allocations to include adjacent sites;
- Updating the proposed capacity and allocated uses to reflect recent planning permissions, where appropriate;
- Updating the planning status of sites, where appropriate;
- Amendments in response to consultation responses received on the draft SALP, where appropriate; and
- Updates to reflect new evidence from the updated Strategic Flood Risk Assessment and the Camden Building Heights Study.

6.7 This resulted in 21 sites that were allocated in the draft Site Allocations Local Plan being removed. These sites and the reason for removal is set out in Appendix J.

6.8 In addition to this, as part of the preparation of the draft Local Plan the Council also undertook a review of recent planning decisions to identify further sites for

³ 1-8 Stucley Place, 5-7 Buck Street and 25-27 Kentish Town Road; 104 Camley Street; 108 - 114 Camley Street; Bangor Wharf / Eagle Wharf; Ifor Evans Student Halls of Residence, 109 Camden Road; Murphy's Yard; 33 -35 Jamestown Road; and Shirley House, 25 - 27 Camden Road.

allocation. As these sites were already subject to planning permission they were considered to pass the stage 1 eligibility assessment, so were then assessed for their suitability, availability and achievability. The results of this are set out in Appendix K and L.

6.9 As a result of this assessment the following sites were allocated in the draft Local Plan:

- Chalton Street, Godwin and Crowndale Estate
- 5-17 Haverstock Hill (Eton Garage)
- 551-557 Finchley Road
- 317 Finchley Road

6.10 The process outlined above resulted in 72 sites being allocated in the draft New Local Plan. The draft Plan was published for consultation and engagement from January to March 2024. As part of the consultation on the draft Local Plan officers also wrote to site promoters again to confirm the availability of the sites identified in the Plan.

7. Camden Local Plan Proposed Submission Draft

7.1 Nine additional sites were submitted for consideration in response to the consultation on the draft New Local Plan. These were:

- 88-92 Kilburn High Road
- Hawkridge House
- Freight Lane
- 1 Barnaby Street
- Darwin Court, Gloucester Avenue
- Trinity Court, Grays Inn Road
- Endsleigh Court, 24 Upper Woburn Place
- Clare Court, Judd Street
- Witley Court, Coram Street

7.2 These sites were then subject to a stage 1 eligibility assessment. Of these, 6 sites were discounted (see Appendix M for reasons) and the remaining 3 sites (York Way Depot and adjacent land at Freight Lane; Hawkridge House; and 88-92 Kilburn High Road) were then taken forward for suitability assessment (see Appendix N and O). As all 3 sites were considered to be suitable, they were then assessed to determine their availability and achievability (see Appendix O). All 3 sites were considered to be available and achievable. These sites were subsequently allocated in the Camden Local Plan Proposed Submission Draft.

- 7.3 In addition to this, as part of the preparation of the Local Plan Proposed Submission Draft the Council also undertook a review of recent planning decisions to identify further sites for allocation.
- 7.4 Furthermore, the Proposed Submission Draft Local Plan also allocated two sites to help meet the need for Gypsy and Traveller accommodation. These were: York Way Depot and adjacent land at Freight Lane, King's Cross and land adjacent to Constable House, Chalk Farm. These sites were identified through the Gypsy and Traveller Site Identification Study and subject to further assessment. This is set out in the Gypsy and Traveller Accommodation Topic Paper.
- 7.5 As part of the preparation of the Camden Local Plan Proposed Submission Draft all the site allocations in the draft Local Plan were reviewed and updated as necessary. This exercise considered the consultation responses received on the Draft Plan, any updated evidence, and changes to a sites planning status. Where sites were either substantially under construction or development was complete, they were removed from the Plan. In total 7 sites were removed from the Plan at this stage. These sites and the reason for deletion is set out in Appendix P.
- 7.6 The Proposed Submission Draft Local Plan included 70 site allocations. The Plan was published for consultation from May – June 2025. In response to the consultation on the Proposed Submission Draft, four additional sites were submitted for consideration:
- BT Tower
 - Holborn Telephone Exchange
 - Highgate Studios
 - Land Bounded by 50-57 High Holborn, 18-25 Hand Court, 45-51 Bedford Row & Brownlow Street.
- 7.7 These 4 sites were then subject to an eligibility assessment. All 4 sites were ultimately discounted (see Appendix Q). The first three sites listed above were discounted due to the fact that insufficient information was provided by the site promoters to allow for adequate assessment in terms of their suitability, availability and achievability. The fourth site listed above is included in the Site Allocations Plan 2013 and was included in the draft Site Allocations Local Plan. However, as the site has been granted various permissions for predominantly commercial uses, all delivering less than 10 homes, it is considered that the capacity for housing falls below the threshold for allocation in the Plan.
- 7.8 Given this, none of the sites suggested above are proposed as modifications to the Plan.

8. Allocated Uses

- 8.1 To determine the proposed mix of allocated uses for the site allocations a number of factors were considered, including:
- existing planning permissions
 - existing site allocations
 - whether a site was identified for particular uses in an adopted Planning Policy Framework or Neighbourhood Plan
 - the existing use of sites
 - relevant planning policy designations and requirements (for example, whether a site is located in the Central Activities Zone or a town centre)
 - the evidence base prepared to support the Local Plan (for example, the Employment Land Review and Retail and Town Centre Needs Assessment)
 - discussions with service providers on the need for community facilities, education uses and health uses
 - responses to consultations on the Local Plan / draft Site Allocations Local Plan
 - information provided by site promoters as part of a call for sites.
- 8.2 Where planning permission has been granted on a site (whether extant or expired) the permitted uses formed the basis for determining the allocated uses for the site allocation, as this represented the best available information about suitable, viable and deliverable schemes.
- 8.3 For sites mentioned in adopted [neighbourhood plans](#) and [Planning Frameworks](#), the contents of those documents have been used to inform the allocated uses in the site allocations, as they represent the Council's adopted planning position and have been subject to local consultation and engagement. Where considered relevant, the principles and issues considered in the neighbourhood plans and planning frameworks have also been incorporated into the Development and Design principles and Infrastructure requirements set out in the site allocation policies⁴.
- 8.4 Relevant planning policy designations were also considered when determining the allocated uses for sites. Here, sites were considered suitable for employment development where they were in an employment area or town centre; and suitable for town centre uses if they were within a designated centre. In addition to this, where sites are located within the Central Activities

⁴ None of Camden's made neighbourhood plans contain formal site allocations within the borough boundary, but several refer to specific development opportunities.)

Zone and Camden Town and Finchley Road / Swiss Cottage Town Centres, Local Plan Policy H2 Maximising the Supply of Self Contained Housing from Mixed Use Schemes would apply. Therefore, sites in these locations are generally allocated for mixed use development, including housing. The allocated uses for relevant sites also recognise the Council's priority for supporting growth sectors including knowledge and creative based uses and maker spaces.

- 8.5 In addition to the above considerations, the existing use of sites was also taken into account, particularly where there are uses that Local Plan policy seeks to protect, such as employment / industrial or community uses. As a result, on the majority of such sites the allocation seeks to retain and intensify the existing uses alongside the provision of housing uses to help meet identified needs. Furthermore, existing community facilities, such as police and fire stations, are protected subject to ongoing operational requirements. The allocations identify that, should any of these uses no longer be required, the priority land use is self-contained housing to help meet identified needs.
- 8.6 Some sites are also allocated for single uses, reflecting their specific existing use and context. This includes sites allocated for self-contained housing, student accommodation, higher educational use, or theatre / cinema / cultural use.
- 8.7 Given the acute need for self-contained housing in Camden, and particularly affordable housing, every attempt has been made to allocate sites to deliver new homes. Here, sites were considered suitable for housing unless potential amenity issues were identified which the Council considered couldn't be mitigated.
- 8.8 Finally, where sites included the adopted Sites Allocations Plan (2013) are also allocated in the Local Plan, the proposed uses have been updated to reflect the objectives and priorities in the draft new Plan and any changes in site circumstances.
- 8.9 As part of the consultation on the draft Local Plan the Council received a number of comments suggesting that sites should be allocated to deliver student accommodation to meet identified need (as set out in Local Plan Policy H9 Purpose Built Student Accommodation). Four sites⁵ were already allocated for uses including student accommodation in the draft Local Plan and in response to this consultation, eight⁶ site allocations were updated in the Proposed Submission Draft Local Plan to allow for the delivery of student accommodation. These sites were selected based on an assessment of the

⁵ C6 Kentish Town Fire Station, C9100 Chalk Farm Road, C17 109 Camden Road, W8 Midland Crescent.

⁶ S9 Shorebase, S16 Former Central St Martins, C3 Murphys, C4 Kentish Town Police station, C14 Hawkridge House, C16 Shirly House, C17 Camden Town Station site, C19 Jamestown Road.

allocated sites, taking into account their existing uses, planning permissions and site-specific considerations.

- 8.10 The Council therefore considers that it has followed a robust process in determining the proposed allocated use of sites.

9. Indicative housing capacity

9.1 Where sites were identified as being suitable for self-contained housing, the site allocation policies include indicative housing capacities. The indicative housing capacities have been informed by existing planning permissions, the content of adopted area-based supplementary guidance documents, and design-led capacity assessment.

9.2 Where an allocated site benefitted from planning permission, the housing capacity established in the permission was used. Where large sites, particularly phased developments, were under construction when the Proposed Submission Draft Local Plan was being drafted, the site capacities in the Plan reflect the remaining quantum housing to be delivered on relevant sites within the plan period.

9.3 Adopted area-based supplementary planning documents were also used to inform capacities where relevant. These documents have been subject to public consultation and formally adopted by the Council, setting out its planning position and aspirations.

9.4 Where a site is not subject to planning permission or covered by an adopted area-based supplementary document, a design-led capacity assessment was undertaken by the Council to inform the indicative site capacities. Further information on the process followed is set out in section 10 below.

9.5 The source of each indicative site capacity figure for each of the site allocations in the Proposed Submission Draft Local Plan is set out in Appendix R.

10. Design-led Capacity Assessment

10.1 Where capacity work was undertaken to inform the relevant site allocation policies as part of the preparation of both the draft Site Allocations Local Plan and the Local Plan, this followed a design-led approach, which sought to optimise site capacity, in line with national policy, London Plan Policy D3 (Optimising Site Capacity through the design-led approach) and associated guidance ([Optimising Site Capacity: A design-led approach - London Planning Guidance](#)).

10.2 The approach taken to the capacity work was based on:

- relevant Local Plan policies, including Policy CC2 (Prioritising the retention of existing buildings), policies seeking to maximise housing supply and Policy H7 (Large and small homes);
- [Camden Planning Guidance](#) on housing mix and sizes; and
- The [Camden Building Heights Study](#).

10.3 The first stage of the capacity assessment involved an appraisal of the site and its context. This considered the following matters, where relevant:

- Site context – considering existing buildings on the site and surrounding buildings in terms of height, massing, orientation, setbacks etc.
- Policy considerations - such as strategic viewing corridors, designated open spaces
- Evidence - in particular the findings of the Camden Building Heights Study
- Heritage – for example, whether there is a listed building on or adjacent to the site; whether the site is in or adjacent to a conservation area, positive contributors or locally listed buildings
- Environmental considerations - such as flood risk, air quality issues, Sites of Importance for Nature Conservation and trees.

10.4 Following this, based on the above assessment, a decision was taken whether to model one or more of the following development scenarios to determine the most appropriate form of development for the site:

- Full demolition and new build
- Partial demolition and new build
- Retention and extension of existing buildings
- A combination of the above.

Appendix S provides further detail of the development scenarios modelled for each site considered.

10.5 As part of the design led capacity work, standard floor-to-floor heights were assumed, with 3.3m typically applied to residential elements and 4.3m for other uses. For sites identified as potentially suitable locations for tall buildings the height ranges identified in the Camden Building Heights Study were considered when calculating the potential height of a building and considering the potential location of tall buildings within a site.

10.6 The allocated uses in the draft Plan were then applied to the potential built forms, ensuring the modelled uses were compliant with the policy approach set out in Plan.

10.7 The design-led work produced a Gross External Area (GEA), which was then reduced to 90% to provide a Gross Internal Area (GIA), in line with the guidance in the GLA's Optimising Site Capacity guidance.

- 10.8 The Net Internal Area (NIA) was then calculated at 72.5% of GIA⁷ for buildings under 18m and 65% of GIA for buildings above 18m, to account for the additional circulation and plant areas. This resulted in a figure that could be used to determine the site's housing capacity.
- 10.9 Where sites are allocated for self-contained homes, the overall floorspace figure was divided by the average size of a home in Camden (66.7 sq m), to calculate the indicative housing capacity. The figure of 66.7sqm is based on the average size of a fully compliant housing development in terms of tenure mix and dwelling size, as specified in Local Plan policy H7 (Large and small homes) and Camden Planning Guidance on Housing.
- 10.10 Where sites are allocated solely for student accommodation, the indicative capacity was calculated on the basis of an average size student flat of 34 sqm. The figure of 34 sqm is based on the average size of student rooms across a range of approved student schemes in Camden. These include both purpose-built self-contained student units⁸ and cluster unit developments⁹, together with extensions to existing student accommodation.

Indicative housing capacities

- 10.11 The design-led capacity work undertaken to inform the site allocation policies in the Plan has ensured that the indicative housing capacities for relevant site allocations have been assessed in a consistent manner and designed to optimise housing delivery. Paragraph 1.38 of the Local Plan recognises however that the site capacities are indicative and therefore are not fixed figures that must be adhered to exactly.
- 10.12 The exact quantum of housing that will be delivered on each allocated site will depend on further detailed site design work undertaken when schemes are taken forward for planning permission. Given this, a range of housing capacities could be delivered while still meeting the design, housing, and site allocation policies in the Local Plan.
- 10.13 Paragraph 1.39 of the Local Plan states that where schemes come forward that propose full or substantial demolition of existing buildings on sites where retention has been assumed, applicants will need to comply with the requirements set out in Policy CC2 (Retention of Existing Buildings). If it can be demonstrated to the Council's satisfaction that an existing building cannot be retained and improved upon, and demolition is permitted, then the development capacity of the site will be agreed as part of the planning application process, in accordance with the development plan.

⁷ This compares to 70% used by the GLA Optimising Capacity, as a detailed Camden specific assessment of permissions found Camden's efficiency was higher at 72.5%

⁸ Self contained units typically have their own bedroom, bathroom and kitchenette

⁹ Cluster units are where multiple students share a larger unit with individual bedrooms but communal kitchens and living rooms.

10.14 As set out in Local Plan paragraph 1.40, a larger number of homes than the indicative capacity may be supported where it is shown that the proposed quantity is appropriate to the local context taking account of relevant design and heritage policies and can be accommodated without unacceptable harm to the amenity of occupiers and neighbours. A lower number may be supported where this can be justified, having regard to the overall supply of housing in the borough compared with housing needs and demonstrable needs for other land uses.

11. Conclusion

- 11.1 This topic paper an overview of the work undertaken by the Council to identify sites for allocation in the Local Plan and demonstrates that we have followed a robust procedure, which is in line with national guidance.
- 11.2 Furthermore, it shows that we have done all we reasonably can to identify land for housing in the Local Plan to maximise housing supply and we do not consider that it is possible to identify any other significant development opportunities within the borough.
- 11.3 We therefore consider our approach to be positively prepared, justified, effective, and consistent with national and regional policy.

Appendices

Appendix A - Initial site identification and eligibility assessment - sites discounted

Around 200 sites were identified for consideration as part of the preparation of the draft Site Allocations Local Plan 2020. Following the initial eligibility assessment 112 sites were discounted. These sites and the reason why they were discounted are set out in the table below. The remaining 88 sites were then taken forward for suitability assessment, and the results of this are set out in Appendix B below.

Site Name/Address	Site identification source/s	Reason why the site was discounted
Saatchi Block, 80 Charlotte St	Fitzrovia AAP and London SHLAA 2017	Under construction/ advanced construction stage at the time of consideration
Queens Square House, 22 Queen Square	Pre-app submission	Unlikely to become available in the Plan period
27 Gordon Square and 15 Gordon Street	Allocated in Camden Site Allocations 2013	Recently developed
20-22 Gordon Street / Wates House	Allocated in Camden Site Allocations 2013	Recently developed
61 - 63 Tottenham Court Road & 1-7 and 11-13 Goodge Street	Fitzrovia AAP	Recently developed
Astor College, 99 Charlotte Street	Fitzrovia AAP	Under construction/ advanced construction stage at the time of consideration
Royal Ear Hospital and Medical Students Union, Huntley Street	Fitzrovia AAP	Under construction/ advanced construction stage at the time of consideration
Rosenheim Building, Grafton Way	Fitzrovia AAP	Under construction/ advanced construction stage at the time of consideration
Odeon Site, Grafton Way	Fitzrovia AAP	Under construction/ advanced construction stage at the time of consideration

Site Name/Address	Site identification source/s	Reason why the site was discounted
CIP - Maiden Lane Estate	London SHLAA 2017	Recently developed
79 Camden Road	London SHLAA 2017	Recently developed
196-206 Camden Road	London SHLAA 2017	Unlikely to become available in the Plan period
Hammond Street depot	CIP, Officer suggestion	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
r/o 142 Camden Road	Officer suggestion	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Centric Close, Oval Road	London SHLAA 2017 and Planning application	Under construction/ advanced construction stage at the time of consideration
Utopia Village, 7 Chalcot Road	London SHLAA 2017	Unlikely to become available in the Plan period
Hawley Wharf, Chalk Farm Road	London SHLAA 2017	Under construction/ advanced construction stage at the time of consideration
44 - 44a Gloucester Avenue and r/o 46-50 Gloucester Avenue	London SHLAA 2017 and Planning application	Under construction/ advanced construction stage at the time of consideration
57-71 Pratt Street, 10-15 Georgiana Street and Royal College Street	2013 Site Allocation Plan and London SHLAA 2017	Unlikely to become available in the Plan period
Primrose Hill workshops, Oppidans Road	Officer suggestion	Unlikely to become available in the Plan period

Site Name/Address	Site identification source/s	Reason why the site was discounted
Camden Road, Juniper Crescent	Call for Sites	Duplicate site – see Policy C11
King's College London, Kidderpore Avenue Hampstead Residence	London SHLAA 2017	Under construction/ advanced construction stage at the time of consideration
Holy Trinity Church, Finchley Road	Planning application	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
252 Finchley Road	Planning application	Under construction/ advanced construction stage at the time of consideration
328-338 Finchley Road	London SHLAA 2017	Under construction/ advanced construction stage at the time of consideration
Heath Park Gardens, Templewood Avenue	London SHLAA 2017	Unlikely to become available in the Plan period
Meridian House, 202 Finchley Road	Neighbourhood Plan	Duplicate site - see Policy W6
Conrad Court, 27 Redington Gardens	Neighbourhood Plan	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
1 Platt's Lane	Neighbourhood Plan	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Garages (8) on south side of Frogal Lane	Neighbourhood Plan	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.

Site Name/Address	Site identification source/s	Reason why the site was discounted
Garages to r/o 27A Frognal	Neighbourhood Plan	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Hampstead Gate, 1A Frognal	Neighbourhood Plan	Unlikely to become available in the Plan period
R/o 166-200A Finchley Road, adjacent to Hampstead Gate	Neighbourhood Plan	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
282-284 Finchley Road	Neighbourhood Plan and Planning application	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Garages adjacent to 30 Redington Road	Neighbourhood Plan	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Kidderpore Hall	Neighbourhood Plan	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
24, 25, 26 Redington Gardens	Neighbourhood Plan	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
65 and 67 Maygrove Rd	London SHLAA 2017 and Planning application	Recently developed
23 Ravenshaw Street	Officer suggestion	Limited development potential. The scale of development that can be achieved here is

Site Name/Address	Site identification source/s	Reason why the site was discounted
		considered to be beneath the threshold for allocation in the Plan.
West Hampstead Police Station, 21 Fortune Green Road	Neighbourhood Plan	Unlikely to become available in the Plan period
Fortune Green Play Centre, Fortune Green Road	Neighbourhood Plan	Unlikely to become available in the Plan period
32 Lawn Road	London SHLAA 2017	Under construction/ advanced construction stage at the time of consideration
Land at Kiln Place (Blocks 1-64 65-80 81-96 97-104 105-116 1 Kiln Place	London SHLAA 2017	Under construction/ advanced construction stage at the time of consideration
Land adjacent to the Murphy's site	Call for Sites	Duplicate site within Policy C3
21-31 New Oxford Street	2013 Site Allocation Plan	Under construction/ advanced construction stage at the time of consideration
St Giles Circus/Consolidated	2013 Site Allocation Plan	Recently developed
Mount Pleasant, Phoenix Place	2013 Site Allocation Plan and Planning application	Under construction/ advanced construction stage at the time of consideration
150 High Holborn, London	London SHLAA 2017 and Planning application	Under construction/ advanced construction stage at the time of consideration
35 - 41 New Oxford Street, 10-12 Museum Street, 16A-18 West Central Street	Planning application	Under construction/ advanced construction stage at the time of consideration
Italian Hospital, GOSH	Planning application	Limited development potential. The scale of development that can be achieved here is

Site Name/Address	Site identification source/s	Reason why the site was discounted
		considered to be beneath the threshold for allocation in the Plan.
Templar House	Planning application	Recently developed
12-14 Greville Street	Planning application	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Ambassadors Theatre, West Street	Planning application	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
17 Charterhouse Street	Planning application	Under construction/ advanced construction stage at the time of consideration
4 Wild Court & 75 Kingsway	Planning application	Under construction/ advanced construction stage at the time of consideration
19-20 Procter Street	Officer suggestion	Unlikely to become available in the Plan period
Centre Point Tower	London SHLAA 2017	Recently re-developed
Bourne Estate (south), Portpool Lane	London SHLAA 2017	Recently developed
Triangle Estate, High Holborn	Pre-app submission	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.

Site Name/Address	Site identification source/s	Reason why the site was discounted
Thomas Neal Centre, Neal Street	Planning application	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Herbal House, 10 Back Hill	2013 Site Allocation Plan	Recently developed
124 Theobalds Road	Holborn Framework	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Athlone House, Hampstead Lane	London SHLAA 2017 and Planning application	Under construction/ advanced construction stage at the time of consideration
57-84 & 85-112 Makepeace Mansions	London SHLAA 2017	Recently developed
Swains Lane Retail Parade	Neighbourhood Plan and Planning application	Under construction/ advanced construction stage at the time of consideration
ASF garage, Highgate Road	Neighbourhood Plan	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Harmood Street and r/o 34 Chalk Farm Road	2013 Site Allocation Plan	Recently developed
Bartrams Convent Hostel, Rowlands St	London SHLAA 2017	Under construction/ advanced construction stage at the time of consideration
Former Hampstead Police Station, 26 Rosslyn Hill	Call for Sites	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.

Site Name/Address	Site identification source/s	Reason why the site was discounted
6 Streatley Place	Officer suggestion	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
29 New End	2013 Site Allocation Plan	Under construction/ advanced construction stage at the time of consideration
254 Kilburn High Road	Planning application	Under construction/ advanced construction stage at the time of consideration
154 Loudoun Road	London SHLAA 2017	Recently developed
Belsize Priory Health Centre, 208 Belsize Road	Call for Sites	Duplicate site within Policy W11
Mazenod Avenue Car Park	Officer suggestion	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Greenwood Place, 19-37 Highgate Road	2013 Site Allocation Plan and Planning application	Recently developed
Former BR Staff Association Club, College Lane	London SHLAA 2017 and Planning application	Under construction/ advanced construction stage at the time of consideration
Spire BMW, 1 Brown's Lane	London SHLAA 2017	Duplicate site – see Policy C2
Frideswide Place, Kentish Town Library	Neighbourhood Plan	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.

Site Name/Address	Site identification source/s	Reason why the site was discounted
Wolsey Mews	Neighbourhood Plan	Unlikely to become available in the Plan period
2 Prince of Wales Road	Neighbourhood Plan	Unlikely to become available in the Plan period
Veolia Council depot site, 78 Holmes Road	Neighbourhood Plan	Under construction/ advanced construction stage at the time of consideration
Land adjacent to 42 Falkland Road	Officer suggestion	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
King's Cross Methodist Church, 58a Birkenhead Street	Planning application	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Stratstone, 277A Gray's Inn Road	2013 Site Allocation Plan and Planning application	Recently developed
49 Mecklenburgh Square	Planning application	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Former King's Cross Thameslink Station, Pentonville Road	Planning application	Duplicate site – see Policy S13
Stephenson House, 75 Hampstead Road	Identified in Euston Area Plan and Planning application	Within Euston Area Plan area
Koko, 1A Camden High Street, Hope & Anchor PH	Planning application	Under construction/ advanced construction stage at the time of consideration

Site Name/Address	Site identification source/s	Reason why the site was discounted
Three Fields - Brierfield, Fairfield and Foxfield	Planning application	Unlikely to become available in the Plan period
Diorama, 17, 18 and 19 Park Square East	Planning application	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Regent's Park Barracks, Albany Street	London SHLAA 2017	Unlikely to become available in the Plan period
Maria Fidelis School, North Gower Street	Identified in Euston Area Plan	Within Euston Area Plan area
Clarkson Row	Identified in Euston Area Plan	Within Euston Area Plan area
Harrington Square	Identified in Euston Area Plan	Within Euston Area Plan area
Ye Olde Swiss Cottage, ODEON Cinema	London SHLAA 2017 and Planning application	Unlikely to become available in the Plan period
40-49 Edmund Terrace	2013 Site Allocation Plan	Recently developed
Belle Isle Frontage Site, York Way	Nominated in the 2018 Call for Sites	Wholly or mostly outside the borough boundary
102 Camley Street	Planning application	Recently developed
101 Camley Street	London SHLAA 2017 and Planning application	Under construction/ advanced construction stage at the time of consideration

Site Name/Address	Site identification source/s	Reason why the site was discounted
The Triangle Site, 180 York Way	Planning application	Recently developed
Maria Fidelis School, 34 Phoenix Road and 1-39 Drummond Crescent	Identified in Euston Area Plan and London SHLAA 2017	Within Euston Area Plan area
53-55 Chalton Street & 70 Churchway	Identified in Euston Area Plan and Planning application	Within Euston Area Plan area
Building T1, Kings Cross Central	London SHLAA 2017	Recently developed
Godwin and Crowndale Estate	Officer suggestion	Unlikely to become available in the Plan period
24 Crowndale Road	Planning application	Unlikely to become available in the Plan period
Kings Cross Station Throat	Nominated in the 2018 Call for Sites	Unlikely to become available in the Plan period
Rear of 148-152 West End Lane	London SHLAA 2017 and Planning application	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
187-199 West End Lane	London SHLAA 2017	Recently developed
English National Opera, 165 Broadhurst Gardens	Neighbourhood Plan	Unlikely to become available in the Plan period
West Hampstead Fire Station, West End Lane	Neighbourhood Plan	Unlikely to become available in the Plan period

Site Name/Address	Site identification source/s	Reason why the site was discounted
West Hampstead Underground station	Call for Sites	Whilst improvements to the station are planned, we are not aware of proposals to re-develop the station at this time and limited evidence has been provided to support this. We have no evidence to suggest that the site is deliverable in the Plan period. Site is considered to be unavailable.

Appendix B – Site suitability assessment

The 88 sites that passed the stage 1 eligibility assessment were then subject to a more detailed suitability assessment, the results of which are set out below. Given the initial suitable assessment was carried out in 2018/2019 this work has been updated as work on the Plan has progressed, to ensure we are working from an update baseline.

Environmental Considerations

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
120-136 Camley Street	Yes	N/a	21 – 40 sewer flooding incidents in this postcode area between 2013 - 2023. The majority of the site is identified as being at either very low or low risk of surface water flooding, with small proportion of medium to high risk towards the west of the site.	N/a	Rail track and businesses.
104 – 114 Camley Street and Cedar Way Industrial Estate	Yes	N/a	21 – 40 sewer flooding incidents in this postcode area between 2013 - 2023. The majority of the site is identified as being at either very low or low risk of surface water flooding, with the majority of medium to high risk contained within the southern half of the site.	N/a	Rail track, businesses, and aggregate site.
24-28 Royal College Street (Parcelforce and ATS Tyre Site)	Yes	N/a	Kings Cross LFRZ. Evidence suggests the historic River Fleet flowing through the site. 21 – 40 sewer flooding incidents in this postcode area between 2013 – 2023. The majority of the site is identified as being at either very low or low risk of surface water flooding, with a small area of high risk located along the eastern boundary of the site.	N/a	Businesses
St Pancras Hospital	Yes	N/a	Kings Cross LFRZ. 21 – 40 sewer flooding incidents in this postcode area between 2013 – 2023. Evidence suggests the historic River Fleet flowing close to the site. The majority of the site is identified as being at either very low or low risk of surface water flooding with small pockets of medium and high risk.	N/a	Businesses
Shorebase Access	Yes	N/a	Kings Cross LFRZ. Evidence suggests the historic River Fleet flowed close to the site. The majority of the	N/a	Rail track and businesses

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
			site is identified as being at either very low or low risk of surface water flooding, with 40% of the site identified at medium/high risk of surface water flooding.		
Bangor Wharf	Yes	N/a	21 – 40 sewer flooding incidents in this postcode area between 2013 – 2023. The majority of the site is identified as being at either very low or low risk of surface water flooding, with small pockets of medium to high risk.	N/a	N/a
Former Royal National Throat, Nose and Ear Hospital	Yes	Marylebone Road from Marble Arch/ Euston/ King's Cross Junction	North Swinton Street LFRZ. The majority of the site is identified as being at either very low or low risk of surface water flooding, with small pockets of medium risk.	N/a	TfL Red Route, Strategic Road Network, businesses
Belgrove House	Yes	Marylebone Road from Marble Arch/ Euston/ King's Cross Junction	The whole site has very low risk of surface water flooding. Evidence suggests the historic River Fleet flowed through the site.	N/a	TfL Red Route, Strategic Road Network, businesses
Former Thameslink, Pentonville Road	Yes	King's Cross/ Caledonian Road area	North Swinton Street LFRZ. The majority of the site is identified as being at high risk of surface water flooding.	N/a	TfL Red Route, Strategic Road Network, businesses, night time uses
Land bounded by Pakenham Street and Wren Street	Yes	N/a	Potential for groundwater flooding to occur at surface. Evidence suggests the historic River Fleet flowed through the site. The majority of the site is identified as being at either very low or low risk of surface water flooding.	Secondary A Aquifer	N/a
Land to the rear of the British Library	Yes	Marylebone Road from	Kings Cross LFRZ. The majority of the site is high to medium risk of surface water flooding. Evidence		N/a

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
		Marble Arch/Euston/Kings Cross Junction	suggests the historic River Fleet flowed close to the site.		
Former Central St Martins College	Yes	Oxford Street from Marble Arch to Bloomsbury	Potential for groundwater flooding of property situated below ground level. The majority of the site is identified as being at either very low or low risk of surface water flooding, with small pockets of high and medium risk.	Secondary A Aquifer	Strategic Road Network, businesses
Selkirk house, 166 High Holborn, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16a-18 West Central Street	Yes	Oxford Street from Marble Arch to Bloomsbury	Potential for groundwater flooding of property situated below ground level. The majority of the site is identified as being very low risk of surface water flooding, with small pockets of high and medium risk.	Secondary A Aquifer	Strategic Road Network, businesses
135 – 149 Shaftesbury Avenue	N/a	N/a	The majority of the site is identified as being at high risk of surface water flooding. Potential for groundwater flooding of property situated below ground level and potential for groundwater flooding to occur at surface.	Secondary A Aquifer	Strategic Road Network, businesses
Cockpit Yard and Holborn Library	Yes	N/a	The majority of the site is identified as being at either very low or low risk of surface water flooding, with 25% of the site identified at medium/high risk of surface water flooding. Potential for groundwater flooding situated below ground level.	Secondary A Aquifer	Strategic Road Network, businesses
Agar Grove Estate	Yes	N/a	21 – 40 sewer flooding incidents in this postcode area between 2013 – 2023. The majority of the site is identified as being very low and low risk of surface water flooding, with a small area of medium and high risk.	N/a	Rail track
6 St Pancras Way	Yes	N/a	Kings Cross LFRZ. Adjacent Regents Canal. Evidence suggests the historic River Fleet flowed close to the site. The majority of the site is identified as being low	N/a	Strategic Road Network, businesses

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
			risk of surface water flooding with small pockets of medium and high risk.		
Tybalds Estate	Yes	N/a	Evidence suggests the historic River Fleet flowed close to the site. The majority of the site is identified as being very low and low risk of surface water flooding, with small pockets of high and medium risk. Potential for groundwater flooding of property situated below ground level.	Secondary A Aquifer	Businesses
294-295 High Holborn	N/a	Holborn High Street and Southampton Row Junction	Potential for groundwater flooding of property situated below ground level. The site is identified as having very low surface water flood risk.	Secondary A Aquifer	Strategic Road Network, businesses
156 – 164 Gray's Inn Road	Yes	N/a	Potential for groundwater flooding of property situated below ground level. The site is identified as having very low risk of surface water flooding.	Secondary A Aquifer	Strategic Road Network, businesses
8-10 Southampton Row	Yes	Holborn High Street and Southampton Row Junction	Potential for groundwater flooding of property situated below ground level. The site is identified as having very low risk of surface water flooding.	Secondary A Aquifer	Strategic Road Network, businesses
Middlesex Hospital Annex, 44 Cleveland Street	Yes	N/a	Potential for groundwater flooding of property situated below ground level. The site is identified as being very low and low risk of surface water flooding.	Secondary A Aquifer	Businesses
Central Somers Town	Yes	N/a	Kings Cross LFRZ. The majority of the site is identified as being very low and low risk of surface water flooding with small pockets of medium and high risk.	N/a	N/a
Birkbeck College, Malet Street	N/a	N/a	Potential for groundwater flooding of property situated below ground level. The majority of the site is identified as being very low and low risk of surface water flooding with small pockets of high risk.	Secondary A Aquifer	Businesses
Senate House (NW quadrant), Malet Street	N/a	N/a	Potential for groundwater flooding of property situated below ground level. The site is identified as being very low risk of surface water flooding.	Secondary A Aquifer	Businesses

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
20 Russell Square	Yes	N/a	Potential for groundwater flooding of property situated below ground level. The majority of the site is identified as being very low and low risk of surface water flooding with small pockets of medium and high risk.	Secondary A Aquifer	Businesses
Regis Road	Yes	N/a	Evidence suggests the historic River Fleet flowed through the site. The majority of the site is identified as being at either very low or low risk of surface water flooding, with 20% of the site identified at medium/high risk of surface water flooding.	N/a	Businesses, rail track
Murphy site	Yes	N/a	Evidence suggests the historic River Fleet flowed through the site. The majority of the site is identified as being at either very low or low risk of surface water flooding, with 25% of the site identified at medium/high risk of surface water flooding.	N/a	Businesses, Local Plan Industry Area
Kentish Town Police Station	Yes	N/a	The majority of the site is identified as being at either very low or low risk of surface water flooding.	N/a	Businesses
369 – 377 Kentish Town Road	N/a	N/a	Previously flooded street. Evidence suggests the historic River Fleet flowed through the site. The site is identified as being very low and low risk of surface water flooding.	N/a	Strategic Road Network, businesses
Kentish Town Fire Station	Yes	N/a	Previously flooded street. The majority of the site is identified as being at either very low or low risk of surface water flooding.	N/a	Strategic Road Network, businesses
Morrisons Supermarket	Yes	N/a	The majority of the site is identified as being very low and low risk of surface water flooding, with small areas of medium and high risk. 41 - 60 sewer flooding incidents in this postcode area between 2013 - 2023	N/a	Businesses, rail track
Former Morrisons Petrol Station	Yes	N/a	The majority of the site is identified as being high risk of surface water flooding. 41 - 60 sewer flooding incidents in this postcode area between 2013 - 2023	N/a	Strategic Road Network, rail track, businesses

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
100 Chalk Farm Road	Yes	N/a	The majority of the site is identified as being very low risk of surface water flooding. 41 - 60 sewer flooding incidents in this postcode area between 2013 - 2023	N/a	Strategic Road Network, rail track, businesses
Juniper Crescent	Yes	N/a	The majority of the site is identified as being at either very low or low risk of surface water flooding, with 15% of the site identified at medium/high risk of surface water flooding. 41 - 60 sewer flooding incidents in this postcode area between 2013 – 2023.	N/a	Businesses, rail track
Network Rail land at Juniper Crescent	Yes	N/a	The majority of the site is identified as being at either very low or low risk of surface water flooding, with 7% of the site identified at medium/high risk. 41 - 60 sewer flooding incidents in this postcode area between 2013 – 2023.	N/a	Businesses, rail track
Gilbeys Yard	Yes	N/a	Sited next to the Regent's Canal. The majority of the site is identified as being at either very low or low risk of surface water flooding, with 15% of the site identified at medium/high risk. 41 - 60 sewer flooding incidents in this postcode area between 2013 – 2023.	N/a	Businesses, rail track
West Kentish Town Estate	Yes	N/a	The majority of the site is identified as being at either very low or low risk of surface water flooding. Evidence suggests the historic River Fleet flowed through part of the site.	N/a	N/a
Wendling Estate and St Stephens Close	Yes	N/a	Maitland Park LFRZ and previously flooded street. The majority of the site is identified as being at either very low or low risk of surface water flooding, with 20% of the site identified at medium/high risk. 21 - 40 sewer flooding incidents in this postcode area between 2013 – 2023.	N/a	N/a
Shirley House	Yes	Camden High Street from Mornington Crescent to Chalk Farm	Adjacent to the Regents Canal. The majority of the site is identified as being at either very low or low risk of surface water flooding, with 13% of the site identified at medium/high risk.	N/a	TFL red route, Strategic Road Network, businesses

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
		and Camden Road			
Camden Town over station development	Yes	Camden High Street from Mornington Crescent to Chalk Farm and Camden Road	Previously flooded street. 41 - 60 sewer flooding incidents in this postcode area between 2013 – 2023. Half the site is identified at medium to high risk of surface water flooding.	N/a	Strategic Road Network, businesses
UCL Camden Campus, 109 Camden Road	Yes	N/a	The majority of the site is identified as being at either very low or low risk of surface water flooding, with 15% of the site identified at medium/high risk.	N/a	TFL red route, Strategic Road Network
Arlington Road former depot	Yes	N/a	21 - 40 sewer flooding incidents in this postcode area between 2013 – 2023. The majority of the site is identified as being at either very low or low risk of surface water flooding.	N/a	Strategic Road Network, businesses
Highgate Centre	N/a	N/a	Previously flooded street. Evidence suggests the historic River Fleet flowed through the site. The majority of the site is identified as being at either medium or high risk of surface water flooding.	N/a	Strategic Road Network, businesses
Grand Union House	N/a	Camden High Street from Mornington Crescent to Chalk Farm and Camden Road	Previously flooded street. 41 - 60 sewer flooding incidents in this postcode area between 2013 – 2023. The majority of the site is identified as being at either medium or high risk of surface water flooding.	N/a	TFL red route, Strategic Road Network, businesses
Heybridge garages	N/a	N/a	41 - 60 sewer flooding incidents in this postcode area between 2013 – 2023. The majority of the site is identified as being at low risk of surface water flooding, with 15% at medium and high risk.	N/a	Strategic Road Network, businesses

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
Former flats 121 – 129 Bacton, Haverstock Road	Yes	N/a	Maitland Park LFRZ. Previously flooded street. Evidence suggests the historic River Fleet flowed through the site. The majority of the site is identified as very low risk of surface water flooding with small areas of medium and high risk.	N/a	N/a
52 – 54 Avenue Road	N/a	N/a	Previously flooded street. The majority of the site is identified as being very low risk of surface water flooding, with a small pocket of high risk.	Source Protection Zone 2	N/a
O2 Centre and car park, car showrooms	Yes	Swiss Cottage from South Hamstead to Finchley Road Station	Previously flooded street. 41 – 60 and 60+ sewer flooding incidents in this postcode area between 2013 – 2023. Evidence suggests the historic River Westbourne flowed through the site. The majority of the site is identified as being at low risk of surface water flooding, with 25% at medium and high risk.	N/a	TfL Red Route, Strategic Road Network, businesses, rail track
13 Blackburn Road	Yes	N/a	41 – 60 sewer flooding incidents in this postcode area between 2013 – 2023. Evidence suggests the historic River Westbourne flowed through the site. The majority of the site is identified as being at very low risk of surface water flooding with a small pocket of low, medium and high risk.	N/a	N/a
188 – 190 Iverson Road	Yes	N/a	Evidence suggests the historic River Westbourne flowed near the site. The majority of the site is identified as being at very low risk of surface water flooding.	N/a	N/a
Land to the rear of Meridian House	Yes	Swiss Cottage from South Hamstead to Finchley Road Station	Located on a previously flooded street. 21 – 40 sewer flooding incidents in this postcode area between 2013 – 2023. Site identified as being at low / very low risk of surface water flooding.	N/a	TfL Red Route, Strategic Road Network, businesses
Gondar Gardens	Yes	N/a	21 – 40 sewer flooding incidents in this postcode area between 2013 – 2023.	N/a	N/a

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
			Site identified as being at very low risk of surface water flooding.		
Land at Midland Crescent, Finchley Road	Yes	Swiss Cottage from South Hamstead to Finchley Road Station	Previously flooded street. 21 – 40 sewer flooding incidents in this postcode area between 2013 – 2023. Evidence suggests the historic River Westbourne flowed through the site. Site identified as being at very low risk of surface water flooding with small pocket of low, medium, and high risk.	N/a	TfL Red Route, Strategic Road Network, businesses, rail track
BP Petrol Station, 104A Finchley Road	N/a	Swiss Cottage from South Hamstead to Finchley Road Station	Previously flooded street. 21 – 40 sewer flooding incidents in this postcode area between 2013 – 2023. Site identified as being at very low and low risk of surface water flooding.	N/a	TfL Red Route, Strategic Road Network, businesses, rail track
Abbey Co-Op Housing Site, Emminster and Hinstock	N/a	N/a	Priory LFRZ. Previously flooded street. 41 – 60 sewer flooding incidents in this postcode area between 2013 – 2023 Site identified as being at very low and low risk of surface water flooding, with small area of low medium, and high risk.	N/a	N/a
100 Avenue Rd	Yes	Swiss Cottage from South Hamstead to Finchley Road Station	Previously flooded street. The site is identified as being low risk of surface water flooding, with a small pocket of low, medium and high risk.	Source Protection Zone 2	TfL Red Route, Strategic Road Network, businesses
Mansfield Bowling Club	N/a	N/a	The site is identified as being very low and low risk of surface water flooding with a small area of medium and high risk.	N/a	N/a
Queen Mary's House	N/a	N/a	Located on a previously flooded street (2021). 21 – 40 sewer flooding incidents in this postcode area between 2013 – 2023. Site identified as being at very low risk of surface water flooding.	Secondary A Aquifer	N/a

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
Hampstead Delivery Office	N/a	N/a	21 – 40 sewer flooding incidents in this postcode area between 2013 – 2023. Site identified as being at very low risk of surface water flooding. Limited potential for ground water flooding.	Secondary A Aquifer	N/a
St Pancras Commercial Centre	Yes	N/a	Evidence suggests the historic River Fleet flowed close to the site.	N/a	N/a
Castlewood House and Medius House	Yes	Oxford Street from Marble Arch to Bloomsbury	Potential for small areas of surface water flooding. Potential for groundwater flooding.	Secondary A Aquifer	Businesses
60 – 67 Shorts Gardens and 14 – 16 Betterton Street	N/a	N/a	Potential for small areas of surface water flooding. Potential for groundwater flooding.	Secondary A Aquifer	LRN, Businesses
GOSH Masterplan	Yes	N/a	Evidence suggests the historic river fleet flowed through the site. Potential for groundwater flooding.	Secondary A Aquifer	LRN, Hospital, Businesses
Hand Court, 50 – 57 High Holborn	Yes	Holborn High Street and Southampton Row Junction	Potential for small areas of surface water flooding. Potential for groundwater flooding.	Secondary A Aquifer	LRN, Businesses.
18 Vine Hill and 15 – 29 Eyre Street	Yes	N/a	Pockets of medium to high surface water flood risk. Evidence suggests the historic River Fleet flowed through the site. Potential for groundwater flooding to occur at surface.	Secondary A Aquifer	Businesses
1-5 Hanway Place and 6-17 Tottenham Court Road	Yes	Oxford Street from Marble Arch to Bloomsbury	Potential for groundwater flooding of property situated below ground level.	Secondary A Aquifer	Designated Central London Frontage, Strategic Road Network
Arthur Stanley House – 44-50 Tottenham Street	Yes	N/a	Evidence suggests Gower Street to East of site has been subject to historic flooding (2021). Potential for	Secondary A Aquifer	LRN, Higher Education

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
			surface water flooding at northern edge of site. Potential for groundwater flooding.		Institution, Businesses.
Cambridge House	N/a	Marylebone Road from Marble Arch/Euston/King's Cross Junction	Potential for small areas of surface water flooding. Potential for groundwater flooding.	Secondary A Aquifer	TfL Red Route, LRN, Businesses
Network Building	N/a	N/a	Potential for small areas of surface water flooding. Potential for groundwater flooding.	N/a	LRN, Businesses
Tottenham Mews Day Hospital	Yes	N/a	The site is identified as having medium risk of surface water flooding. Potential for groundwater flooding of property situated below ground level.	Secondary A Aquifer	Businesses
Central Cross	Yes	Oxford Street from Marble Arch to Bloomsbury to South.	Evidence suggests Gower Street to North-East of site has been subject to historic flooding (2021). Potential for surface water flooding within central area/ North of site. Potential for groundwater flooding.	N/A	TfL Red Route, LRN, Businesses.
85 Camden Road	Yes	N/a	N/a	N/a	N/a
Camden Lock Market	Yes	Camden High Street from Mornington Crescent to Chalk Farm and Camden Road	Evidence suggests Chalk Farm Road to East of site has been subject to historic flooding (2021). Regent's Canal to South of site. Potential for small areas of surface water flooding.	N/A	LRN, Businesses (Market)
Royal Free	Yes	N/a	Evidence suggests Fleet Road to the North-West has been subject to historic flooding (2002). Also, South End Road and Hampstead Hill Gardens to North, Belsize Lane, Haverstock Hill to West, and Woodland	N/a	LRN, Hospital, Businesses

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
			Walk to South (2021). Potential for small areas of surface water flooding around edges of site.		
Buck Street Market	Yes	Camden High Street from Mornington Crescent to Chalk Farm and Camden Road	N/a	N/a	Town centre uses
Branch Hill House	N/a	N/a	Limited potential for groundwater flooding to occur.	Secondary A Aquifer	N/a
156 West End Lane	Yes		Sumatra Road LFRZ to West of Site. Evidence suggests West End Lane to the West of site has been subject to historic flooding (2002). Potential for surface water flooding at rail track to south of site.	N/a	LRN, Businesses
Former Charlie Ratchford Centre	N/a	N/a	N/a	N/a	N/a
Land at Grafton Terrace and Maitland Park Villas	Yes		Maitland Park LFRZ to North of site. Evidence suggests Parkhill Road to the West has been subject to historic flooding (2002). Potential for surface water flooding to the northern end of the site and around Maitland Park Road crescent.	N/a	LRN
Highgate New Town Community Centre	No	N/a	Potential for surface water flooding on the site.	N/a	LRN
246-248 Kilburn High Road	Yes	Kilburn Town Centre	Kingsgate LFRZ. Evidence suggests Kilburn High Road to the West has been subject to historic flooding (1975). High risk of surface water flooding on the site.	N/a	TfL Red Route, LRN, Businesses
1 Hampshire Street	Yes	N/a	Potential for surface water flooding to South-West of site.	Secondary A Aquifer	LRN, Residential
11-12 Ingestre Road	Yes	N/a	Previously flooded street. Evidence suggests the historic River Fleet flowed through the site.	N/a	Near a rail track.

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
Eastman Dental Clinic	Yes	N/a	N/a	Secondary A Aquifer	Strategic Road Network
Barrie House, 29 St Edmund's Terrace	N/a	N/a	N/a	Inner Source Protection Zone	N/a
Kings Cross Central	Yes	Marylebone Road from Marble Arch/Euston/King's Cross Junction at South of site.	Kings Cross LFRZ. Regent's Canal runs through the site. Site identified as being at risk from surface water flooding.	Secondary A Aquifer	TfL Red Route, LRN, Businesses, Rail Terminus.
Liddell Road Industrial Estate	Yes	N/a	Evidence suggests Maygrove Road to the South has been subject to historic flooding (1975), also Sumatra Road to the North (2021). Areas of potential for surface water flooding at northern end of the site.	N/a	LRN, Industrial Estate, Rail Station and Track

Built Environment Considerations

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
120-136 Camley Street	Parliament Hill summit to St Paul's Cathedral	Camley Street Neighbourhood Plan: 1. View along canal 2. View towards St Pancras 3. View towards Camley Street Natural Park	N/a	N/a	6b	i – within 10% to 20% most deprived

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
104 – 114 Camley Street and Cedar Way Industrial Estate	Parliament Hill summit to St Paul's Cathedral	Camley Street Neighbourhood Plan: 1. View along canal 2. View towards St Pancras 3. View towards Camley Street Natural Park	Nearby: Aggregate Safeguarding	N/a	6b	N/a
24-28 Royal College Street (Parcelforce and ATS Tyre Site)	N/a	N/a	N/a	N/a	6a	N/a
St Pancras Hospital	Parliament Hill summit to St Paul's Cathedral	Camley Street Neighbourhood Plan: 1. View along canal 2. View towards St Pancras 3. View towards Camley Street Natural Park	N/a	N/a	6b	N/a
Shorebase Access	N/a	N/a	N/a	N/a	6b	i – within 10% to 20% most deprived
Bangor Wharf	N/a	N/a	N/a	N/a	6a	N/a
Former Royal National Throat, Nose and Ear Hospital	Parliament Hill summit to St Paul's Cathedral	N/a	N/a	N/a	6b	i – within 10% to 20% most deprived

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
Belgrove House	N/a	N/a	N/a	N/a	6b	i – within 10% to 20% most deprived
Former Thameslink, Pentonville Road	Parliament Hill summit to St Paul's Cathedral	N/a	N/a	N/a	6b	i – within 10% to 20% most deprived
Land bounded by Pakenham Street and Wren Street	Kenwood viewing gazebo to St Paul's Cathedral	N/a	N/a	N/a	6b	N/a
Land to the rear of the British Library	Blackheath Point to St Paul's Cathedral	N/a	N/a	N/a	6b	i – within 10% to 20% most deprived
Former Central St Martins College	N/a	N/a	N/a	N/a	6b	N/a
Selkirk house, 166 High Holborn, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16a-18 West Central Street	N/a	N/a	N/a	N/a	6b	N/a
135 – 149 Shaftesbury Avenue	N/a	N/a	N/a	N/a	6b	N/a

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
Cockpit Yard and Holborn Library	Primrose Hill summit to St Paul's Cathedral	N/a	N/a	N/a	5	N/a
Agar Grove Estate	Parliament Hill summit to St Paul's Cathedral	Camley Street Neighbourhood Plan: 1. View along canal 2. View towards St Pancras 3. View towards Camley Street Natural Park	N/a	N/a	2	N/a
6 St Pancras Way	Parliament Hill summit to St Paul's Cathedral	Camley Street Neighbourhood Plan: 1. View along canal 2. View towards St Pancras 3. View towards Camley Street Natural Park	N/a	N/a	6b	N/a
Tybalds Estate	Primrose Hill summit to St Paul's Cathedral	N/a	N/a	N/a	5	N/a
294-295 High Holborn	N/a	N/a	N/a	N/a	6b	N/a
156 – 164 Gray's Inn Road	Blackheath Point to St Paul's Cathedral	N/a	N/a	N/a	6b	i – within 10% to 20% most deprived
8-10 Southampton Row	N/a	N/a	N/a	N/a	6b	N/a
Middlesex Hospital Annex,	Parliament Hill summit to the	N/a	N/a	N/a	6b	N/a

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
44 Cleveland Street	Palace of Westminster					
Central Somers Town	N/a	N/a	N/a	N/a	6b	i – within 10% to 20% most deprived
Birkbeck College, Malet Street	N/a	N/a	N/a	N/a	6b	N/a
Senate House (NW quadrant), Malet Street	N/a	N/a	N/a	N/a	6b	N/a
20 Russell Square	Greenwich Park Wolfe statue to St Paul's Cathedral	N/a	N/a	N/a	6b	N/a
Regis Road	Parliament Hill summit to St Paul's Cathedral	Kentish Town Neighbourhood Plan: Kentish Town Station towards crown of Parliament Hill	N/a	Waste Safeguarding Site on Regis Road.	4	N/a
Murphy site	Kenwood viewing gazebo to St Paul's Cathedral	Kentish Town Neighbourhood Plan: Kentish Town Station towards crown of Parliament Hill	N/a	N/a	6b	N/a
Kentish Town Police Station	N/a	Kentish Town Neighbourhood Plan: Kentish Town Station towards crown of Parliament Hill	N/a	N/a	6a	N/a
369 – 377 Kentish Town Road	Kenwood viewing gazebo to St Paul's Cathedral	Kentish Town Neighbourhood Plan: Kentish Town Station towards crown of Parliament Hill	N/a	N/a	6a	N/a

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
Kentish Town Fire Station	N/a	Kentish Town Neighbourhood Plan: Kentish Town Station towards crown of Parliament Hill	N/a	N/a	5	N/a
Morrisons Supermarket	Parliament Hill summit to the Palace of Westminster	N/a	N/a	N/a	6a	i – within 10% to 20% most deprived
Former Morrisons Petrol Station	Parliament Hill summit to the Palace of Westminster	N/a	N/a	N/a	6a	i – within 10% to 20% most deprived
100 Chalk Farm Road	Parliament Hill summit to the Palace of Westminster	N/a	N/a	N/a	6a	i – within 10% to 20% most deprived
Juniper Crescent	Parliament Hill summit to the Palace of Westminster	N/a	N/a	N/a	3	i – within 10% to 20% most deprived
Network Rail land at Juniper Crescent	N/a	N/a	N/a	N/a	3	i – within 10% to 20% most deprived
Gilbeys Yard	Parliament Hill summit to the Palace of Westminster	N/a	N/a	N/a	5	ii – within 10% to 20% most deprived
West Kentish Town Estate	Parliament Hill oak tree to	Nearby:	N/a	N/a	4	i – within 20% to 30% most deprived

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
	Palace of Westminster	Kentish Town Neighbourhood Plan: Kentish Town Station towards crown of Parliament Hill				
Wendling Estate and St Stephens Close	Parliament Hill summit to the Palace of Westminster	N/a	N/a	N/a	3	i – within 10% to 20% most deprived
Shirley House	N/a	N/a	N/a	N/a	6b	i – within 20% to 30% most deprived
Camden Town over station development	N/a	N/a	N/a	N/a	6b	i – within 10% to 20% most deprived
UCL Camden Campus, 109 Camden Road	Kenwood viewing gazebo to St Paul's Cathedral	Kentish Town Neighbourhood Plan: Kentish Town Station towards crown of Parliament Hill	N/a	N/a	6b	N/a
Arlington Road former depot	N/a	N/a	N/a	N/a	6b	N/a
Highgate Centre	Kenwood viewing gazebo to St Paul's Cathedral	Kentish Town Neighbourhood Plan: Kentish Town Station towards crown of Parliament Hill	N/a	N/a	5	N/a
Grand Union House	N/a	N/a	N/a	N/a	6b	i – within 20% to 30% most deprived

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
Heybridge garages	N/a	N/a	N/a	N/a	6a	i – within 10% to 20% most deprived
Former flats 121 – 129 Bacton, Haverstock Road	Parliament Hill summit to the Palace of Westminster	N/a	N/a	N/a	4	i – within 10% to 20% most deprived
52 – 54 Avenue Road	N/a	N/a	N/a	N/a	1a	N/a
O2 Centre and car park, car showrooms	N/a	Fortune Green and West Hampstead neighbourhood Plan: 1. Views to the east to Hampstead 2. Views to the south to the skyline of central London 3. Views of, from, and around conservation areas	N/a	N/a	6a	i – within 20% to 30% most deprived
13 Blackburn Road	N/a	Fortune Green and West Hampstead Neighbourhood Plan: 1. Views to the east to Hampstead 2. Views to the south to the skyline of central London 3. Views of, from, and around conservation areas	N/a	N/a	6a	N/a

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
188 – 190 Iverson Road	N/a	Fortune Green and West Hampstead Neighbourhood Plan: 1. Views to the east to Hampstead 2. Views to the south to the skyline of central London 3. Views of, from, and around conservation areas	N/a	N/a	6a	N/a
Land to the rear of Meridian House	N/a		N/a	N/a	6a	N/a
Gondar Gardens	N/a	Fortune Green and West Hampstead Neighbourhood Plan: 1. Views to the east to Hampstead 2. Views to the south to the skyline of central London 3. Views of, from, and around conservation areas	N/a	N/a	1a	N/a
Land at Midland Crescent, Finchley Road	N/a	Fortune Green and West Hampstead Neighbourhood Plan: 1. Views to the east to Hampstead 2. Views to the south to the skyline of central London	N/a	N/a	6a	ii – within 20% to 30% most deprived

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
		3. Views of, from, and around conservation areas				
BP Petrol Station, 104A Finchley Road	N/a	N/a	N/a	N/a	6a	N/a
Abbey Co-Op Housing Site, Emminster and Hinstock	N/a	N/a	N/a	N/a	6a	N/a
100 Avenue Rd	N/a	N/a	N/a	N/a	6a	N/a
Mansfield Bowling Club	N/a	Dartmouth Park Neighbourhood Plan: 1. View up Highgate Road 2. View from highpoint of Chetwynd Road down towards Highgate Road 3. View down Chester Road 4. View down Laurier Road towards Hampstead Heath 5. View up Croftdown Road	N/a	N/a	4	N/a
Queen Mary's House	N/a	Hampstead Neighbourhood Plan: Views a) – m)	N/a	N/a	4	N/a
Hampstead Delivery Office	N/a	Hampstead Neighbourhood Plan: Views a) – m)	N/a	N/a	4	N/a

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
St Pancras Commercial Centre	N/a	N/a	N/a	N/a	6a	N/a
Castlewood House and Medius House	N/a	N/a	N/a	N/a	6b	N/a
60 – 67 Shorts Gardens and 14 – 16 Betterton Street	N/a	N/a	N/a	N/a	6b	N/a
GOSH Masterplan	Greenwich Park Wolfe statue to St Paul's Cathedral	N/a	N/a	N/a	6a	N/a
Hand Court, 50 – 57 High Holborn	Edge of Greenwich Park Wolfe statue to St Paul's Cathedral	N/a	N/a	N/a	6b	N/a
18 Vine Hill and 15 – 29 Eyre Street	Parliament Hill summit to St Paul's Cathedral	N/a	N/a	N/a	6b	N/a
1-5 Hanway Place and 6-17 Tottenham Court Road	N/a	N/a	N/a	N/a	6b	N/a
Arthur Stanley House – 44-50 Tottenham Street	Parliament Hill summit to the Palace of Westminster	N/a	N/a	N/a	6b	N/a
Cambridge House	N/a	N/a	N/a	N/a	6b	N/a

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
Network Building	Parliament Hill oak tree to Palace of Westminster	N/a	N/a	N/a	6b	N/a
Tottenham Mews Day Hospital	Parliament Hill summit to the Palace of Westminster	N/a	N/a	N/a	6b	N/a
Central Cross	Parliament Hill oak tree to Palace of Westminster	N/a	N/a	N/a	6b	N/a
85 Camden Road	N/a	N/a	N/a	N/a	6a	N/a
Camden Lock Market	Edge of Parliament Hill oak tree to Palace of Westminster	N/a	N/a	N/a	6a	10-20% Most deprived
Royal Free	N/a	N/a	N/a	N/a	4-5	N/a
Buck Street Market	N/a	N/a	N/a	N/a	6b	10 – 20% most deprived
Branch Hill House	N/a	N/a	N/a	N/a	3	N/a
156 West End Lane	N/a	Fortune Green and West Hampstead Neighbourhood Plan: 1. Views to the east to Hampstead 2. Views to the south to the skyline of central London	N/a	N/a	6a	20-30% Most deprived

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
		3. Views of, from, and around conservation areas				
Former Charlie Ratchford Centre	N/a	N/a	N/a	N/a	5	10 – 20% most deprived
Land at Grafton Terrace and Maitland Park Villas	N/a	N/a	N/a	N/a	3	N/a
Highgate New Town Community Centre	N/a	N/a	N/a	N/a	2-3	10-20% Most deprived
246-248 Kilburn High Road	N/a	N/a	N/a	N/a	6a	10-20% Most deprived
1 Hampshire Street	N/a	N/a	N/a	N/a	3	20-30% Most deprived
11-12 Ingestre Road	N/a	N/a	N/a	N/a	5	N/a
Eastman Dental Clinic	N/a	N/a	N/a	N/a	6b	N/a
Barrie House, 29 St Edmund's Terrace	N/a	N/a	N/a	N/a	1b	N/a
Kings Cross Central	Parliament Hill summit to St Paul's Cathedral and edge of Kenwood viewing gazebo to St Paul's Cathedral	Camley Street Neighbourhood Plan: 1. View along canal 2. View towards St Pancras 3. View towards Camley Street Natural Park	Edge of Aggregate Safeguarding Area	N/a	6b	10-20% Most deprived

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
Liddell Road Industrial Estate	N/a	Fortune Green and West Hampstead Neighbourhood Plan: 1. Views to the east to Hampstead 2. Views to the south to the skyline of central London 3. Views of, from, and around conservation areas	N/a	N/a	5	N/a

Heritage Considerations

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
120-136 Camley Street	N/a	N/a	N/a	N/a	N/a
104 – 114 Camley Street and Cedar Way Industrial Estate	N/a	N/a	N/a	N/a	N/a
24-28 Royal College Street (Parcelforce and ATS Tyre Site)	N/a	N/a	N/a	Ref448 - 101-135 Royal College Street	N/a
St Pancras Hospital	Kings Cross St Pancras CA	Kings Cross St Pancras CA	(East side) St Pancras Old Church Garden	N/a	St Pancras Old Church and Burial Ground

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
			gates and railings to road frontage, PANCRAS ROAD - Grade II		
Shorebase Access	Kings Cross St Pancras CA	Kings Cross St Pancras CA	(East side) St Pancras Old Church Garden gates and railings to road frontage, PANCRAS ROAD - Grade II	N/a	St Pancras Old Church and Burial Ground
Bangor Wharf	Regents Canal CA	Regents Canal CA	N/a	Ref447 - 120-136 & 140 -142 (even) Royal College Street	N/a
Former Royal National Throat, Nose and Ear Hospital	Kings Cross St Pancras CA	Kings Cross St Pancras CA	(West side) No.75, WICKLOW STREET - Grade II	N/a	N/a
Belgrove House	Kings Cross St Pancras CA	Kings Cross St Pancras CA	N/a	N/a	N/a
Former Thameslink, Pentonville Road	Kings Cross St Pancras CA	Kings Cross St Pancras CA	Big Chill House, 259 Pentonville Road, PENTONVILLE ROAD - Grade II	N/a	N/a
Land bounded by Pakenham Street and Wren Street	N/a	N/a	N/a	N/a	N/a
Land to the rear of the British Library	N/a	Kings Cross St Pancras CA	The British Library, 96 Euston Rd, London NW1 2DB, EUSTON ROAD - Grade I	N/a	N/a
Former Central St Martins College	Kingsway CA	Kingsway CA	(East side) Central St Martin's College of Art	N/a	London Suburbs (Tier II)

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
			and Design, SOUTHAMPTON ROW - Grade II*		
Selkirk house, 166 High Holborn, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16a-18 West Central Street	Bloomsbury CA	Bloomsbury CA	(South East side) Nos.43 AND 45, NEW OXFORD STREET - Grade II; 35 and 37 New Oxford Street, London, WC1A 1BH, NEW OXFORD STREET - Grade II; 10-12 Museum Street, London, WC1A 1JS, MUSEUM STREET - Grade II; The Old Crown, 33 New Oxford Street, London, WC1A 1BH, NEW OXFORD STREET - Grade II	N/a	London Suburbs (Tier II)
135 – 149 Shaftesbury Avenue	N/a	N/a	Former Saville Theatre, SHAFTESBURY AVENUE - Grade II	N/a	Lundenwic
Cockpit Yard and Holborn Library	Bloomsbury CA	Bloomsbury CA	(East side) Nos.3-16 (Consecutive) and attached railings, GREAT JAMES STREET - Grade II*	N/a	London Suburbs (Tier II)
Agar Grove Estate	N/a	Camden Square CA	N/a	N/a	N/a
6 St Pancras Way	Regents Canal CA	Regents Canal CA	(East side) Penfold Pillar box outside Royal Mail NW District Office	N/a	N/a

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
			(office not included), ST PANCRAS WAY - Grade II		
Tybalds estate	Bloomsbury CA	Bloomsbury CA	N/a	N/a	London Suburbs (Tier II)
294-295 High Holborn	Bloomsbury CA	Bloomsbury CA	N/a	N/a	N/a
156 – 164 Gray's Inn Road	Hatton Garden CA	Hatton Garden CA	N/a	N/a	London Suburbs (Tier II)
8-10 Southampton Row	Kingsway CA	Kingsway CA	(East side) Nos.8 AND 10 Carlisle House, SOUTHAMPTON ROW - Grade II	N/a	London Suburbs (Tier II)
Middlesex Hospital Annex, 44 Cleveland Street	Charlotte Street CA	Charlotte Street CA	CLEVELAND STREET No. 44 Former Strand Union Workhouse (Middlesex Hospital Annex), CLEVELAND STREET - Grade II	N/a	N/a
Central Somers Town	Kings Cross St Pancras CA	Kings Cross St Pancras CA	(North East side) Nos.1-17 (Consecutive), CHARRINGTON STREET - Grade II	N/a	N/a
Birkbeck College, Malet Street	Bloomsbury CA	Bloomsbury CA	(East side) Senate House & Institute of Education (University of London) & att'd railings, MALET STREET - Grade II*	N/a	N/a

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
Senate House (NW quadrant), Malet Street	Bloomsbury CA	Bloomsbury CA	(East side) Senate House & Institute of Education (University of London) & att'd railings, MALET STREET - Grade II*	N/a	N/a
20 Russell Square	Bloomsbury CA	Bloomsbury CA	(North side) Nos.21-24 (Consecutive) and attached railings, RUSSELL SQUARE - Grade II; Nos. 17, 20 and 26 Institute of Education, Clore Institute of Advanced Legal Studies and accommodation for University College, BEDFORD WAY (West side) - Grade II*	N/a	N/a
Regis Road	N/a	Inkerman CA	N/a	N/a	Kentish Town (Tier II)
Murphy site	N/a	Dartmouth Park CA	N/a	Ref506 - 53-79 Highgate Road (Highgate Studios), and Ref630 - 81a Highgate Road (off Sanderson Close), and Ref354 - Railway Arches - Gordon House Road by Gospel Oak station	Kentish Town (Tier II)

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
Kentish Town Police Station	N/a	N/a	(North side) No.12A Police Station and attached railings and lamp, HOLMES ROAD - Grade II	N/a	Kentish Town (Tier II)
369 – 377 Kentish Town Road	N/a	N/a	N/a	N/a	Kentish Town (Tier II)
Kentish Town Fire Station	N/a	N/a	N/a	Ref380 - 11 Fortess Road	Kentish Town (Tier II)
Morrisons Supermarket	Regents Canal CA	Regents Canal CA	N/a	N/a	Regents Canal and Rail Infrastructure (Tier II)
Former Morrisons Petrol Station	Regents Canal CA	Regents Canal CA	N/a	N/a	Regents Canal and Rail Infrastructure (Tier II)
100 Chalk Farm Road	Regents Canal CA	Regents Canal CA	(South West side) The Roundhouse, CHALK FARM ROAD - Grade II*; (South West side) Drinking Fountain set in wall next to the Roundhouse, CHALK FARM ROAD - Grade II		Regents Canal and Rail Infrastructure (Tier II)
Juniper Crescent	N/a	N/a	N/a	N/a	Regents Canal and Rail Infrastructure (Tier II)
Network Rail land at Juniper Crescent	Regents Canal CA	Regents Canal CA	N/a	N/a	Regents Canal and Rail Infrastructure (Tier II)

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
Gilbeys Yard	Regents Canal CA	Regents Canal CA	(North side) The Interchange on north side of Grand Union Canal, OVAL ROAD - Grade II	N/a	Regents Canal and Rail Infrastructure (Tier II)
West Kentish Town Estate	N/a	Inkerman CA	N/a	N/a	N/a
Wendling Estate and St Stephens Close	N/a	N/a	N/a	N/a	N/a
Shirley House	Regents Canal CA	Regents Canal CA	N/a	N/a	N/a
Camden Town over station development	N/a	N/a	N/a	Ref459 - Hawley Infant School, Buck Street	N/a
UCL Camden Campus, 109 Camden Road	Bartholomew Estate CA	Bartholomew Estate CA	N/a	N/a	N/a
Arlington Road former depot	Primrose Hill CA	Primrose Hill CA	N/a	Ref454 - 31 Jamestown Road	N/a
Highgate Centre	Dartmouth Park CA	Dartmouth Park CA	N/a	N/a	N/a
Grand Union House	Regents Canal CA	Regents Canal CA	N/a	N/a	N/a
Heybridge garages	N/a	N/a	N/a	N/a	N/a
Former flats 121 – 129 Bacton, Haverstock Road	N/a	N/a	N/a	N/a	N/a
52 – 54 Avenue Road	Elsworthy CA	Elsworthy CA	N/a	N/a	N/a
O2 Centre and car park, car showrooms	N/a	Fitzjohns Netherhall CA	N/a	N/a	N/a

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
13 Blackburn Road	N/a	N/a	N/a	N/a	N/a
188 – 190 Iverson Road	N/a	N/a	N/a	N/a	N/a
Land to the rear of Meridian House	Redington Frogna CA	Redington Frogna CA	N/a	N/a	N/a
Gondar Gardens	N/a	N/a	N/a	Ref418 - Gondar Gardens Covered Reservoir, Gondar Gardens (originally called Shoot Up Hill Reservoir)	N/a
Land at Midland Crescent, Finchley Road	N/a	N/a	N/a	N/a	N/a
BP Petrol Station, 104A Finchley Road	N/a	N/a	N/a	N/a	N/a
Abbey Co-Op Housing Site, Emminster and Hinstock	Priory Road CA	Priory Road CA	N/a	N/a	Kilburn Priory and Settlement (Tier II)
100 Avenue Rd	N/a	N/a	N/a	Ref341 - Swiss Cottage Park containing water feature and landscaped amphitheatre	N/a
Mansfield Bowling Club	Dartmouth Park CA	Dartmouth Park CA	N/a	N/a	N/a

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
Queen Mary's House	Hampstead CA	Hampstead CA	(East side) Boundary wall, piers and southern gate, HEATH STREET - Grade II	N/a	Hampstead (Tier II)
Hampstead Delivery Office	Fitzjohns Netherhall CA	Fitzjohns Netherhall CA	N/a	N/a	Hampstead (Tier II)
St Pancras Commercial Centre	N/a	Regents Canal CA	N/a	N/a	N/a
Castlewood House and Medius House	Medius House within Bloomsbury CA	Bloomsbury CA adjacent to Castlewood House, Denmark Street CA to South of both blocks	Several GII & GII* nearby both blocks.	N/a	London Suburbs (Tier II)
60 – 67 Shorts Gardens and 14 – 16 Betterton Street	Seven Dials CA	N/a	Several Grade II Listed Buildings nearby. No.24 Betterton St to West (GII*).	Ref - 52 - 181 High Holborn	Lundenwic (Tier I)
GOSH Masterplan	Bloomsbury CA	N/a	Several Grade II Listed Buildings within site. Great Ormond Street Hospital Chapel in central block (GII*).	N/a	London Suburbs (Tier II)
Hand Court, 50 – 57 High Holborn	Bloomsbury CA	N/a	Several Grade II Listed Buildings to North and East. Nos.8-13 Bedford Row to North (GII*)	N/a	London Suburbs (Tier II)
18 Vine Hill and 15 – 29 Eyre Street	Hatton Graden CA	N/a	N/a	N/a	London Suburbs Tier II
1-5 Hanway Place and 6-17 Tottenham Court Road	Hanway Street CA	N/a	N/a	N/a	London Suburbs Tier II

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
Arthur Stanley House – 44-50 Tottenham Street	Charlotte Street CA	N/a	Several Grade II Listed Buildings to South of site.	N/a	N/a
Cambridge House	N/a	Fitzroy Square CA to South	Several Grade II Listed Buildings to South of site.	N/a	N/a
Network Building	N/a	Bloomsbury CA to East and Fitzroy Square to North	Eleven lamp posts in centre of road between Goodge Street and Warren Street nearby to East	Ref 57 - Carpenters Arms, 68-70 Whitfield Street nearby to South	N/a
Tottenham Mews Day Hospital	Charlotte Street CA	N/a	N/a	N/a	N/a
Central Cross	Bloomsbury CA	N/a	Nos.28-38 Bedford Square to East (GI), Several Grade II Listed Buildings nearby.	Ref 54 - Stephen Buildings, 30 Gresse Street	London Suburbs (Tier II)
85 Camden Road	N/a	Rochester / Camden Square	N/a	N/a	N/a
Camden Lock Market	Regent's Canal CA	Harmood Street CA to North, Primrose Hill CA to West and South	Cluster of Grade II Listed Buildings on site and close by.	N/a	Regents Canal and Rail Infrastructure (Tier II)
Royal Free	Hampstead CA	Fitzjohns Netherhall CA to West and Mansfield CA to East.	Row of Grade II Listed Buildings along Pond Street within site, and Church of St Stephen GI to West.	Ref 398 - The Armoury building, 25 Pond Street	South End
Buck Street Market	Camden Town CA	N/a	N/a	Opposite Ref 456 The Buck's Head	N/a
Branch Hill House	Hampstead CA	Redington Frogna CA	N/a	Ref 254 Branch Hill Woodland including Branch Hill Allotments,	N/a

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
				Branch Hill/Oak Hill Way/Spedan Close/Heysham Lane, Hampstead	
156 West End Lane	N/a	West End Green CA to North and West.	N/a	N/a	N/a
Former Charlie Ratchford Centre	N/a	N/a	N/a	N/a	N/a
Land at Grafton Terrace and Maitland Park Villas	N/a	Parkhill CA to North-West and West of Site	Grade II Listed buildings nearby to North West. No 46 Grafton Terrace (GII*) nearby to North.	Ref 424 - 1-17 Southampton Road to North opposite site	N/a
Highgate New Town Community Centre	Dartmouth Park CA	N/a	22-32 Winscombe Street (GII) to East of site.	N/a	N/a
246-248 Kilburn High Road	N/a	N/a	N/a	Ref 245 - Kilburn Grange, Grangeway off Kilburn High Road/Messina Avenue/Hemstal Road to East	Watling Street (Tier II)
1 Hampshire Street	N/a	N/a	N/a	N/a	N/a
11-12 Ingestre Road	N/a	N/a	N/a	N/a	N/a
Eastman Dental Clinic	Bloomsbury CA	N/a	Grade II No. 256 Eastman Dental Hospital (former Eastman Dental Clinic)	Next to Ref280 St Andrews Gardens	N/a
Barrie House, 29 St Edmund's Terrace	N/a	N/a	N/a	N/a	N/a

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
Kings Cross Central	Kings Cross St Pancras CA	Bloomsbury CA to South, Regent's Canal CA to North	The Granary (GII) and Eastern coal drops at King's Cross Goods Yard (GII) and Former Gasholders (GII) at North of site. Stanley Buildings, flats Nos.21-30 (GII) and Great Northern Hotel (GII) within site. St Pancras Station and former Midland Grand Hotel (GI) and King's Cross Station (GI) either side of site. Several other Grade II Listed Buildings nearby	Ref 259 - Camley Street Natural Park, 12 Camley Street	Regents Canal and Rail Infrastructure (Tier II). St Pancras Old Church and Burial Ground (Tier II) to North-West of site.
Liddell Road Industrial Estate	N/a	N/a	N/a	N/a	N/a

Open Space Considerations

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
120-136 Camley Street	N/a	N/a	N/a	N/a	N/a	N/a
104 – 114 Camley Street and Cedar	N/a	N/a	N/a	N/a	N/a	N/a

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
Way Industrial Estate						
24-28 Royal College Street (Parcelforce and ATS Tyre Site)	N/a	N/a	N/a	N/a	Yes 1x Robinia 1955 TPO lists 7x Lime to west boundary	N/a
St Pancras Hospital	St Pancras Gardens Late 19th Century public garden now designated as Private Open Space, and also as a Garden of Special Historic Interest by English Heritage due to its history as a medieval churchyard.	N/a	N/a	N/a	Yes 1 x Robinia at the entrance of St Pancras Hospital	Borough Grade 2 St Pancras Gardens
Shorebase Access	St Pancras Gardens Late 19th Century public garden now designated as Private Open Space, and also as a Garden of Special Historic Interest by English Heritage	N/a	N/a	N/a	N/a	Borough Grade 2 St Pancras Gardens

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
	due to its history as a medieval churchyard.					
Bangor Wharf	Regent's Canal Open water course running to north of site.	N/a	N/a	N/a	N/a	Metropolitan London Canals
Former Royal National Throat, Nose and Ear Hospital	N/a	N/a	N/a	N/a	N/a	N/a
Belgrove House	N/a	N/a	N/a	N/a	N/a	N/a
Former Thameslink, Pentonville Road	N/a	N/a	N/a	N/a	N/a	N/a
Land bounded by Pakenham Street and Wren Street	N/a	N/a	N/a	N/a	N/a	N/a
Land to the rear of the British Library	N/a	N/a	N/a	N/a	N/a	N/a
Former Central St Martins College	N/a	N/a	N/a	N/a	N/a	N/a
Selkirk house, 166 High Holborn, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford	N/a	N/a	N/a	N/a	N/a	N/a

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
Street and 16a-18 West Central Street						
135 – 149 Shaftesbury Avenue	N/a	N/a	N/a	N/a	N/a	N/a
Cockpit Yard and Holborn Library	N/a	N/a	N/a	N/a	N/a	N/a
Agar Grove Estate	Agar Grove Estate Grassed Public Open Space subject to Urban Forest plantings by arrangement and with central seating area.	N/a	N/a	N/a	Yes 9 trees of various specimens to north west boundary; Limes, Ash, Hawthorn, Thorn, Weeping Ash, Horse Chestnut	N/a
6 St Pancras Way	Nearby: Regent's Canal Large Public Open Space running through London, designated a metropolitan Site of Nature Conservation Importance by English Nature and as a Green Chain.	N/a	N/a	N/a	N/a	Metropolitan London Canals

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
Tybalds Estate	The Alf Barrett Playground Refurbished in 1990/91 this is now a landscaped, local Public Open Space for walking dogs and ball games. It also includes a soft-surfaced children's play area.	N/a	N/a	N/a	N/a	N/a
294-295 High Holborn	Lincoln's Inn Large Private Open Space adjacent to Lincoln's Inn Fields, providing open grassed and partially wooded gardens for quiet enjoyment. The Inspector has recommended that this be designated a London Square and the Council are investigating this possibility	N/a	N/a	N/a	N/a	N/a
156 – 164 Gray's Inn Road	N/a	N/a	N/a	N/a	N/a	N/a

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
8-10 Southampton Row	N/a	N/a	N/a	N/a	N/a	N/a
Middlesex Hospital Annex, 44 Cleveland Street	N/a	N/a	N/a	N/a	N/a	N/a
Central Somers Town	Chalton Street Open Space Semi-wooded and grassed Public Open Space bounded by raised gardens and containing a children's play area.	N/a	N/a	N/a	N/a	N/a
Birkbeck College, Malet Street	Torrington Square University of London owned Private Open Space, being a lawn bounded by mature trees with a raised pavement area to the North and similar feature to the South.	N/a	N/a	N/a	N/a	N/a
Senate House (NW quadrant), Malet Street	N/a	N/a	N/a	N/a	N/a	N/a
20 Russell Square	N/a	N/a	N/a	N/a	N/a	N/a

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
Regis Road	Railway Embankment, Kentish Town Junction	N/a	N/a	N/a	Yes 1 x Birch on land at or adjacent to Unit 12, Kentish Town Industrial Estate	Borough Grade 1 Kentish Town South (Camden)
Murphy site	Gospel Oak Gantry SNI, Sustainable Neighbourhood Infrastructure, 194 Policies map.	N/a	Carol Close and Sanderson Close gardens and playground UID 60 & Mortimer Terrace Nature Reserve UID 56	N/a	Nearby: Yes Woodland consisting mainly of Sycamore and Birch within the Mortimer Terrace Nature Reserve (TPO includes a single TPO, see C668 2007)	Borough Grade 1 Kentish Town City Farm, Gospel Oak Railsides & Mark Fitzpatrick Nature Reserve
Kentish Town Police Station	N/a	N/a	N/a	N/a	N/a	N/a
369 – 377 Kentish Town Road	N/a	N/a	N/a	N/a	N/a	N/a
Kentish Town Fire Station	N/a	N/a	N/a	N/a	Yes group of 4 specimens (2x Robinia, 2x Ailanthus)	N/a
Morrisons Supermarket	N/a	N/a	N/a	N/a	N/a	N/a

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
Former Morrisons Petrol Station	N/a	N/a	N/a	N/a	N/a	N/a
100 Chalk Farm Road	N/a	N/a	N/a	N/a	N/a	N/a
Juniper Crescent	N/a	N/a	N/a	N/a	N/a	N/a
Network Rail land at Juniper Crescent	N/a	N/a	N/a	N/a	N/a	N/a
Gilbeys Yard	Regent's Canal Large Public Open Space running through London, designated a metropolitan Site of Nature Conservation Importance by English Nature and as a Green Chain.	N/a	N/a	N/a	N/a	Metropolitan Regent's Canal
West Kentish Town Estate	Beckington Open Space Open space between Athlone Street and Warden Road subject to Urban Forest	N/a	N/a	N/a	Nearby: Yes 1 x Oak and 1 x Sycamore at the junction of Athlone St/Rhyl	N/a

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
	plantings by arrangement.				Street/Talacre Road	
Wendling Estate and St Stephens Close	Lismore Circus Public Open Space comprising children's playground, two circular enclosed ball courts, and a central circular open space listed in the London Squares Preservation Act 1931.	N/a	N/a	N/a	Yes 2 x London Plane at Malden Rd boundary to south of site.	N/a
Shirley House	Regent's Canal Large Public Open Space running through London, designated a metropolitan Site of Nature Conservation Importance by English Nature and as a Green Chain.	N/a	N/a	N/a	N/a	Metropolitan Regent's Canal
Camden Town over station development	N/a	N/a	N/a	N/a	N/a	N/a

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
UCL Camden Campus, 109 Camden Road	N/a	N/a	N/a	N/a	Yes 4x Lime 1956 TPO lists 9x Lime 1x Thorn, Site redeveloped since	N/a
Arlington Road former depot	N/a	N/a	N/a	N/a	N/a	N/a
Highgate Centre	N/a	N/a	N/a	N/a	N/a	N/a
Grand Union House	N/a	N/a	N/a	N/a	N/a	N/a
Heybridge garages	N/a	N/a	N/a	N/a	N/a	N/a
Former flats 121 – 129 Bacton, Haverstock Road	Lismore Circus Public Open Space comprising children's playground, two circular enclosed ball courts, and a central circular open space listed in the London Squares Preservation Act 1931.	N/a	N/a	N/a	N/a	N/a
52 – 54 Avenue Road	N/a	N/a	N/a	N/a	Yes 2 x Lime specimens to S/SW.	N/a

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
O2 Centre and car park, car showrooms	Nearby:	N/a	Railway Embankment	N/a	N/a	Nearby: Borough Grade 1 West Hampstead railsides and Westbere Copse
13 Blackburn Road	N/a	N/a	Railway Embankment (Billy Fury Way)	N/a	N/a	N/a
188 – 190 Iverson Road	Railway Embankment, Medley Road, and Medley Road Orchard	N/a	Railway Embankment	N/a	N/a	Borough Grade 1 West Hampstead Railsides and Westbere Copse
Land to the rear of Meridian House	N/a	N/a	N/a	N/a	Yes Group of trees including 4 x Sycamore, 1 x Ash and 1 x Oak in the rear	N/a
Gondar Gardens	Gondar Gardens Reservoir, and Gondar Gardens	N/a	Gondar Gardens Reservoir	N/a	Yes Group of Trees (of various species) adjacent to Shoot up Hill Reservoir, on strip of land along the eastern boundary adjoining property on Agamemnon Road	Borough Grade 2 Gondar Gardens Covered Reservoir

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
Land at Midland Crescent, Finchley Road	N/a	N/a	N/a	N/a	N/a	Metropolitan Regent's Canal (to south of site)
BP Petrol Station, 104A Finchley Road	N/a	N/a	N/a	N/a	N/a	N/a
Abbey Co-Op Housing Site, Emminster and Hinstock	N/a	N/a	N/a	N/a	N/a	N/a
100 Avenue Rd	Swiss Cottage Public Open Space Swiss Cottage Public Open Space	N/a	N/a	N/a	N/a	N/a
Mansfield Bowling Club	Mansfield Club Grounds	N/a	Mansfield Bowling Club	N/a	Yes 4 x specimens on site. 2 x Lime, 1 x Ash & 1 x Mimosa	N/a
Queen Mary's House	N/a	N/a	N/a	N/a	N/a	N/a
Hampstead Delivery Office	N/a	N/a	N/a	N/a	Yes Mature Thorn specimen	N/a
St Pancras Commercial Centre	N/a	N/a	N/a	N/a	N/a	Near Metropolitan Canal SINC
Castlewood House and Medius House	N/a	N/a	N/a	N/a	N/a	N/a

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
60 – 67 Shorts Gardens and 14 – 16 Betterton Street	N/a	N/a	N/a	N/a	4 x Malus Tschonoski on Betterton Street (South) and 4 x Plantanus x hispanica on Short Gardens (North-West)	N/a
GOSH Masterplan	Coram's Fields, Brunswick Square Gardens & Mecklenburgh Square Gardens to North. Queens Square Gardens to West.	Coram's Fields, Brunswick Square Gardens & Mecklenburgh Square Gardens to North.	N/a	N/a	N/a	Coram's Fields SINC to North (Grade L).
Hand Court, 50 – 57 High Holborn	N/a	N/a	N/a	N/a	N/a	N/a
18 Vine Hill and 15 – 29 Eyre Street	N/a	N/a	N/a	N/a	N/a	N/a
1-5 Hanway Place and 6-17 Tottenham Court Road	N/a	N/a	N/a	N/a	N/a	N/a
Arthur Stanley House – 44-50 Tottenham Street	N/a	N/a	N/a	N/a	N/a	N/a
Cambridge House	N/a	N/a	N/a	N/a	N/a	N/a
Network Building	N/a	N/a	N/a	N/a	N/a	N/a

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
Tottenham Mews Day Hospital	N/a	N/a	N/a	N/a	N/a	N/a
Central Cross	N/a	N/a	N/a	N/a	Group of 3 x Plane & Group of 5 x Plane to East. 2 x Plane Trees to West.	N/a
85 Camden Road	N/a	N/a	N/a	N/a	1x Sycamore	N/a
Camden Lock Market	Regent's Canal	N/a	N/a	Regent's Canal Camden Buffer	1 x False Acacia, 1 x Norway Maple in courtyard, 3 x Willow to South & 1 x Willow to East.	London Canals SINC (Grade M6)
Royal Free	Belsize Wood to South-East of site.		Hampstead Green to West of Site.	Belsize Wood Nature Reserve to South-East of Site.	Various trees within grounds to North, West and East	Belsize Wood Nature Reserve SINC (GII) to South-East of site. Hampstead Green to West of Site.
Buck Street Market	N/a	N/a	N/a	N/a	N/a	N/a
Branch Hill House	Branch Hill	N/a	Branch Hill	N/a	N/a	Next to Branch Hill Grade I
156 West End Lane	Crown Close Open Space to East of site.	N/a	N/a	N/a	N/a	N/a
Former Charlie Ratchford Centre	N/a	N/a	N/a	N/a	N/a	N/a
Land at Grafton Terrace and Maitland Park Villas	Small grassed crescent at Maitland Park Road	N/a	N/a	N/a	1 x Sycamore at 8 St Thomas Gardens to East.	N/a

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
Highgate New Town Community Centre	N/a	N/a	N/a	N/a	1 x Lime at 30 Bramshill Gardens to South East	N/a
246-248 Kilburn High Road	Kilburn Grange Park.	N/a	N/a	N/a	Several Trees of various species to East.	Kilburn Grange Park SINC (Grade L) to East.
1 Hampshire Street	N/a	N/a	N/a	N/a	2 x Lime at 213 Camden Road to rear, South-East.	N/a
11-12 Ingestre Road	N/a	N/a	N/a	N/a	N/a	N/a
Eastman Dental Clinic	Next to St Andrews Gardens	N/a	N/a	N/a	N/a	Next to Local SINC
Barrie House, 29 St Edmund's Terrace	Near Barrow Hill Reservoir, Metropolitan Open Land	N/a	N/a	N/a	N/a	Near Grade II SINC
Kings Cross Central	Kings Cross Square to South, Battle Bridge Place & Pancras Square, Camley Street Natural Park, London Canals. Granary Square St Pancras Gardens to North-West. Handyside Gardens to East.	St Pancras Gardens (GII) to North-West of site.	N/a	Camley Street Natural Park, London's Canals.	Several Trees of various species to North of site.	Camley Street Natural Park SINC (Grade M), London Canals SINC (Grade M). St Pancras Gardens SINC (Grade II) to North-West of site.
Liddell Road Industrial Estate	Maygrove Open Space to South of	N/a	Maygrove Open Space to South of	N/a	1 x woodland at Land adjacent to	N/a

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
	site, and Maygrove Peace Park to West.		site, and Maygrove Peace Park to West, and Railway Embankment to East.		highway between Liddell Road and Liddell Place London NW6 2EG	

Appendix C - Assessment of the suitability, availability and achievability of sites

Appendix C provides a summary of the findings of the suitability assessment work set out in Appendix B above. This shows that all 88 sites assessed were found to be suitable. Given this, the sites were then assessed to determine their availability and achievability. The findings of this assessment are set out in the table below. Here, all 88 sites were found to be available and achievable.

Given the initial suitability, availability and achievability assessment work was carried out in 2018/2019 this work has been updated as work on the Plan has progressed, to ensure we are working from an update baseline.

Provided a site was found to be suitable, available and achievable, it was taken forward for allocation in the draft Site Allocations Plan. All of the 88 sites listed below were allocated in the draft Site Allocations Local Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
120-136 Camley Street	London SHLAA 2017 and CIP	Previously developed site, currently occupied by commercial sheds and hardstanding with light industrial uses involved in vehicle maintenance. Site is located in an area that scores highly against the Index of Multiple Deprivation. Site has a good level of accessibility. Site constraints include: - Strategic viewing corridor	Site promoters have confirmed that the site is available and that active discussions are being undertaken with landowners. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Local views - Contaminated land - Historic sewer flooding - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
104 – 114 Camley Street and Cedar Way Industrial Estate	London SHLAA 2017, CIP and 2018 call for sites	<p>Previously developed site, currently occupied by warehouse buildings and hardstanding with commercial uses involved in wholesale food supply businesses.</p> <p>Site has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Local views - Nearby Aggregates - Safeguarding site 	Site promoters have confirmed that the site is available and that active discussions are being undertaken with landowners. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Contaminated land - Historic sewer flooding - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
24-28 Royal College Street (Parcelforce and ATS Tyre Site)	Site Allocation Plan 2013	<p>Previously developed site, currently occupied by a large commercial warehousing and parking spaces associated with a logistics business, situated within a predominantly residential/ mixed use setting. Site has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Historic sewer flooding, historic 	Site promoters have confirmed that the site is available and that active discussions are being undertaken with landowners. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>river flow path, and Local Flood Risk Zone</p> <ul style="list-style-type: none"> - Local List Ref448 - 101-135 Royal College Street. - TPOs on site (1 x Robinia and 7 x Lime). - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
St Pancras Hospital	Site Allocation Plan 2013, London SHLAA 2017 and 2018 call for sites	<p>Previously developed site. Includes a collection of buildings between 1-6 storeys (+ basement) in height, in use for medical and healthcare provision. The site is enclosed by St Pancras Way and Granary Street, also with an internal servicing road. St Pancras Gardens is to the South of site and the Regent's</p>	Active discussions with landowner. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Canal to the North-East. Close by to transformational developments at Kings Cross Central/ St Pancras and emerging Knowledge Quarter.</p> <p>Site also has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Local Flood Risk Zone - Historic sewer flooding - Archaeological Priority Area (Tier II). - Noise - Strategic viewing corridor - Local views - Kings Cross St Pancras CA - Listed Buildings nearby - St Pancras Gardens Open Space 			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>- St Pancras Gardens open space, Borough Grade 2 SINC</p> <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
Shorebase Access	2018 call for sites	<p>Previously developed site, includes patches of green space as well as hardstanding and is immediately adjacent to the railway lines which run along the east boundary. Opposite the site there are a mixture of uses, which include existing residential properties. Site is located in an area that scores highly against the Index of Multiple Deprivation.</p>	<p>Site promoted through call for sites. Site is therefore considered to be available.</p>	<p>Site is being actively promoted. Site is therefore considered to be achievable.</p>	<p>Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.</p>

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Historic sewer flooding, historic river flow path close by, some higher surface water flood risk, and Local Flood Risk Zone - Kings Cross St Pancras CA - St Pancras Old Church Garden gates and railings Grade II - St Pancras Old Church Burial Ground Archaeological Priority Area - St Pancras Gardens open space, Borough Grade 2 SINC - Noise <p>It is considered that these constraints can be mitigated through</p>			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		policy. The site is therefore considered to be suitable.			
Bangor Wharf	Site Allocation Plan 2013 and London SHLAA 2017	<p>Previously developed site, adjacent to the Regent's Canal and Gray's Inn Bridge. The site is surrounded by the Canal to the northeast, by Georgiana Street to the southeast and by a row of listed Georgian townhouses along Royal College Street to the southwest. It comprises hard standing and a range of buildings.</p> <p>Site has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Historic sewer flooding, and Local Flood Risk Zone - Regents Canal CA 	Site promoted through call for sites. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Local List Ref447 - 120-136 & 140 - 142 (even) Royal College Street - Regents Canal Open Space - Metropolitan SINC i) London Canals <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Former Royal National Throat, Nose and Ear Hospital	2018 call for sites and planning	Previously developed site. Includes a cluster of mixed use buildings forming a block, with frontages on Grays Inn Road, Swinton Street and Wicklow Street. Building heights range from approximately 2-6 storeys (+ basements). The site boundary excludes the buildings at the	Site promoted through call for sites. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>corner of Grays Inn Road and Swinton Street. The Thameslink railway line runs to the east of site sunken below street level.</p> <p>Site is located in an area that scores highly against the Index of Multiple Deprivation.</p> <p>Site also has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Air Quality Focus Area - Local Flood Risk Zone (North Swinton St) - Noise - Strategic Views - Kings Cross St Pancras CA - Listed Buildings <p>It is considered that these constraints can be mitigated through</p>			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
Belgrove House	2018 call for sites and planning	<p>Previously developed site. Entire block bounded by Euston Road, Crestfield Street, Argyle Square and Belgrove Street, with Grade I listed Kings Cross and St Pancras to the North, and Argyle Square Gardens to the South. Also with terraces of Grade II Listed Buildings to both East and West of site. Site has retail frontages facing Euston Road with commercial storage uses above and to the rear with vehicular/ servicing access from both Crestfield and Belgrove Streets.</p>	<p>Site promoted through call for sites. Site is therefore considered to be available.</p>	<p>Site is being actively promoted. Site is therefore considered to be achievable.</p>	<p>Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.</p>

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site is located in an area that scores highly against the Index of Multiple Deprivation.</p> <p>Site also has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Air Quality Focus Area - Noise - Kings Cross CA <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p> <p>Site now has planning permission.</p>			
Former Thameslink, Pentonville Road	2018 call for sites	<p>Previously developed site, comprises of a single storey building which was the former Thameslink station entrance and ticket office fronting onto</p>	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Pentonville Road. Site is located in an area that scores highly against the Index of Multiple Deprivation. Site has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Contaminated land - Kings Cross Caledonian Road Air Quality Focus Area - High surface water flood risk, historic sewer flooding, and Local Flood Risk Zone - Kings Cross St Pancras CA - 259 Pentonville Road Grade II - Noise <p>It is considered that these constraints can be mitigated through</p>			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		policy. The site is therefore considered to be suitable.			
Land bounded by Pakenham Street and Wren Street	Site Allocation Local Plan 2013	<p>Previously developed site, currently occupied by light manufacturing and offices uses. The wider area is heavily built up and contains a mix of different uses including offices, retail, hotels and housing.</p> <p>Site has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Contaminated land - Potential for groundwater flooding, historic river flow path - Secondary A Aquifer <p>It is considered that these constraints can be mitigated through</p>	Council owned site. Active discussions being undertaken with landowner. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		policy. The site is therefore considered to be suitable.			
Land to the rear of the British Library	Site Allocation Local Plan 2013, 2018 call for sites and planning	Previously developed site. Includes the existing British Library Conservation Centre, ancillary car parking and access along with a cleared portion of land in use at temporary site offices. Grade I Listed British Library main building to South of site and Francis Crick Institute to the North. Also with Grade I Listed St Pancras Station to the East and residential blocks along Ossulton Street to the West. Site is located in an area that scores highly against the Index of Multiple Deprivation.	Site promoted through call for sites. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Air Quality Focus Area - Local Flood Risk Zone (Kings Cross) - Strategic Views - Kings Cross CA - Listed Buildings <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
Former Central St Martins College	Site Allocation Plan 2013, London SHLAA 2017 and 2018 call for sites	Previously developed site. Former Art College building with frontages on Southampton Row, Theobalds Road, Drake Street and Fisher Street. Block facing Southampton	Site promoted through call for sites. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Row is Grade II* Listed, nearby Ivy House to South is Grade II, also with Grade II Listed Kingsway Tram Subway opposite site in centre of Southampton Row. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Air Quality Focus Area - Archaeological Priority Area (Tier II). - Noise - Secondary A Aquifer - Kingsway CA - Listed Buildings <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		Site now has planning permission.			
Selkirk house, 166 High Holborn, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16a-18 West Central Street	Planning	Previously developed site. Currently occupied by a 17 storey 1960's tower building under lease for Hotel use to Travelodge, and a 6 storey NCP car park. The site is bounded by Museum Street to the East, and High Holborn to the South. West Central Street forms the North side and connects to New Oxford Street. The existing configuration results in poor permeability across the site. There are Grade II Listed Buildings to the North within and just outside the boundary, also close by to the West. Site also has a good level of accessibility.	Active discussions with landowner. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Air Quality Focus Area - Archaeological Priority Area (Tier II). - Noise - Secondary A Aquifer - Bloomsbury CA - Listed Buildings <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
135 – 149 Shaftesbury Avenue	Planning	Previously developed site, formerly in use as a cinema, and previously was the Saville Theatre. The Phoenix Community Garden lies to the rear of the site.	Active discussions with landowner. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Potential for groundwater flooding, high risk of surface water flooding, - Secondary A Aquifer - Saville Theatre Grade II - Archaeological Priority Area - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Cockpit Yard and Holborn Library	London SHLAA 2017 and CIP	Previously developed site, contains several buildings including Holborn Library, ground floor retail (40-46 Theobalds Road), a Council street cleaning depot, and workshops occupied by the	Council owned site being actively taken forward. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Cockpits Arts organisation. Site has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Contaminated land - Secondary A Aquifer - Potential for groundwater flooding - Bloomsbury CA, 3-16 Great James Street Grade II* - Archaeological Priority Area - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Agar Grove Estate	London SHLAA 2017 and planning	Site is subject to planning permission and is therefore	Planning permission granted. Site is	Planning permission granted. Site is	Site considered to be suitable, available and achievable. Site

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		considered to be suitable.	therefore considered to be available.	therefore considered to be achievable.	can therefore be allocated in the Plan.
6 St Pancras Way	London SHLAA 2017 and planning	<p>Previously developed site. Site is occupied by a homogenous 4-5 storey roughly triangular commercial block bounded by St Pancras Way to the West, Granary Street to the South and the Regent's Canal immediately to the East of site. AKA the Ugly Brown Building. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Local Flood Risk Zone (Kings Cross) - Historic sewer flooding - Noise - Strategic Views - Local views 	Active discussions with landowner. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Regent's Canal CA - Listed buildings - Regent's Canal Open Space - Metropolitan London Canals SINC <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
Tybalds estate	Planning	<p>Previously developed site. Includes a cluster of 1960s Housing Blocks approximately 14 Storeys in height with ancillary parking and servicing spaces. Main access is provided from Orde Hall Street to the East. The site is somewhat enclosed by properties outside of the boundary</p>	Council owned site being actively taken forward. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>facing Great Ormond Street to the North and Boswell Street to the West. A series of Grade II Listed Buildings surround the site boundary to West, North and East.</p> <p>Site also has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Archaeological Priority Area (Tier II). - Noise - Secondary A Aquifer - Strategic views - Local views - Bloomsbury CA <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		Site now has planning permission.			
294-295 High Holborn	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
156 – 164 Gray's Inn Road	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
8-10 Southampton Row	Planning	Previously developed site. Site forms part of the Former Central St Martins College Campus. Ivy House is a 7-storey pitched roof Grade II Listed building fronting Southampton Row with non-listed single storey block to rear. Catton Street is to the South and Fisher Street is to North across from the main college building. Ivy House site between Grade II* buildings on either side and is	Active discussions with landowner. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>also opposite the former Kingsway Tram Subway entrance and Sicilian Avenue (Grade II). Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Air quality Focus Area - Secondary A Aquifer - Noise - Kingsway conservation Area - Listed Buildings <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
Middlesex Hospital Annex, 44 Cleveland Street	Fitzrovia Area Action Plan, London SHLAA 2017 and planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Central Somers Town	CIP	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Birkbeck College, Malet Street	Planning	<p>Previously developed site, currently occupied by the block associated with higher educational uses, forming part of the wider Bloomsbury Campus area.</p> <p>Site has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Potential for groundwater flooding - Bloomsbury CA - Nearby Senate House Grade II* 	Site promoters have confirmed their intention to develop the site. Site is therefore considered to be available	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Torrington Square open space - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Senate House (NW quadrant), Malet Street	Site Allocation Plan 2013	<p>Previously developed site, currently occupied by the host listed building associated to higher educational uses, forming part of the wider Bloomsbury Campus area. Site has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Potential for groundwater flooding - Secondary A Aquifer - Bloomsbury CA - Senate House Grade II* - Noise 	Site promoters have confirmed their intention to develop the site. Site is therefore considered to be available	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.			
20 Russell Square	Officer suggestion	<p>Previously developed site, currently vacant land between blocks associated with higher educational uses, formerly part of historic bomb-damaged site, forming part of the wider Bloomsbury Campus area. Site has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Contaminated land - Potential for groundwater flooding - Secondary A Aquifer - Bloomsbury CA 	Site promoters have confirmed their intention to develop the site. Site is therefore considered to be available	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Grade II and II* heritage assets nearby - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Regis Road	London SHLAA	<p>Previously developed site, currently occupied by industrial premises, housing logistics, manufacturing and other businesses, as well as the Council's Regis Road Recycling and Reuse Centre and car pound.</p> <p>Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Waste Safeguarding Site on Regis Road. 	Active discussions with landowner. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Contaminated land - Historic river flow path - Inkerman CA - Archaeological Priority Area - Railway Embankment, Kentish Town Junction - TPO - Borough Grade 1 SINIC Kentish Town South (Camden) - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Murphy site	Planning	<p>Previously developed site, characterised by low intensity industrial use, open yard space and vehicle parking. Site has a good level of</p>	<p>Active discussions with landowner. Site is therefore considered available.</p>	<p>Site is being actively promoted. Site is therefore considered to be achievable.</p>	<p>Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.</p>

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Contaminated land - Historic river flow path - Dartmouth Park CA, - Local List heritage assets - Gospel Oak SNI, Carol Close and Sanderson Gardens, Mortimer Terrace Nature Reserve - TPOs, Borough Grade 1 SINC Kentish Town City Farm, Gospel Oak Railsides & Mark Fitzpatrick Nature Reserve - Archaeological Priority Area - Noise <p>It is considered that these constraints can be mitigated through</p>			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		policy. The site is therefore considered to be suitable.			
Kentish Town Police Station	Site Allocation Plan 2013, Neighbourhood Plan and 2018 call for sites	<p>Previously developed site, contains a listed Victorian police station (Station House), with a more modern annex building attached, and an eight storey police Section House. It also includes a yard, vehicle parking and some small-scale structures.</p> <p>Site also has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Local view - Contaminated land - Grade II listed building - Archaeological Priority Area - Noise 	Site promoters have confirmed their intention to develop the site. Therefore, the site is considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.			
369 – 377 Kentish Town Road	Planning	<p>Previously developed site. Triangular corner site fronting Kentish Town Road with railway lines at rear, and adjacent to a terrace of mixed-use commercial frontage properties. Site is occupied by a hand car wash premises with single storey structures covering part of site and ancillary parking areas. Bus stop immediately outside site access. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Archaeological Priority Area (Tier II). 	Active discussions with landowner. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Noise - Previously Flooded Street - Strategic Views - Local views <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
Kentish Town Fire Station	Site Allocation Plan 2013 and Neighbourhood Plan	<p>Previously developed site, lies to the north of Kentish Town's town centre and is occupied by the operational Kentish Town Fire Station. Site is located in an area that scores highly against the Index of Multiple Deprivation. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Local view 	Site allocated in the 2013 Site Allocations Plan. Site is therefore considered to be available.	Site is considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Contaminated land - Local list heritage assets - Archaeological Priority Area - Previously flooded street - 4 TPO trees - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Morrisons Supermarket	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Active discussions with landowner. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Former Morrisons Petrol Station	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Active discussions with landowner. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
100 Chalk Farm Road	London SHLAA 2017 and planning	Previously developed site. The surrounding area is characterised by a mix of commercial and	Active discussions with landowner. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>residential uses of varying heights. The site is bound to the south by a railway line. To the west is abutted by the Grade II Listed Roundhouse building and to the east adjoins an access road leading to Morrisons. The main frontage is to Chalk Farm Road, but with high fortress wall and access via steps to first floor level of 6 storey block.</p> <p>Site is located in an area that scores highly against the Index of Multiple Deprivation.</p> <p>Site also has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Historic sewer flooding 			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Archaeological Priority Area (Tier II). - Noise - Strategi Views - Regent's Canal CA - Listed Buildings <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
Juniper Crescent	Officer suggestion	<p>Previously developed site, Juniper Crescent housing estate comprises 3-4 storey flats and houses arranged around a central courtyard, public open space and play facilities. Site is located in an area that scores highly against the</p>	Active discussions with landowner. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Index of Multiple Deprivation. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Contaminated land - Historic sewer flooding - Surface water flood risk - Archaeological Priority Area - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Network Rail land at Juniper Crescent	2018 Call for sites	Previously developed site, currently safeguarded to support High Speed Two (HS2) construction works and provides an operational access point to the railway.	Site promoters have confirmed their intention to develop the site. Site is therefore considered to be available	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site is located in an area that scores highly against the Index of Multiple Deprivation.</p> <p>Site also has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Historic sewer flooding - Surface water flood risk - Archaeological Priority Area - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Gilbeys Yard	Officer suggestion	<p>Previously developed site.</p> <p>Gilbeys Yard is a housing estate consisting of blocks of 3-4 storey flats and houses</p>	<p>Site promoters have confirmed their intention to develop the site. Site is therefore considered to be available</p>	<p>Site is being actively promoted. Site is therefore considered to be achievable.</p>	<p>Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.</p>

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>arranged in rows parallel to the Regent's Canal. The estate is prominent in views from the Regent's Canal and towpath. Site is located in an area that scores highly against the Index of Multiple Deprivation. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Contaminated land - Historic sewer flooding - Surface water flood risk - Regents Canal CA. - Grade II listed building - Archaeological Priority Area - Regents Canal Metropolitan 			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>SINC i) London's Canal - Noise It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
West Kentish Town Estate	CIP	<p>Previously developed site, the estate comprises 316 homes and was constructed in the early 1960s following the demolition of the original Victorian street properties. Parts 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. Site is located in an area that scores highly against the</p>	Active discussions with landowner. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Index of Multiple Deprivation. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Contaminated land - Historic river flow path - Next to Inkerman and West Kentish Town CA - Open space - Nearby TPOs <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Wendling Estate and St Stephens Close	CIP	Previously developed site; provides 241 existing homes in a mixture of three- to four-storey blocks that are divided into flats and maisonettes, with one block of 10	Active discussions with landowner. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>storeys divided into one bedroom flats. Site is located in an area that scores highly against the Index of Multiple Deprivation. Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Contaminated land - Local Flood Risk Zone - Historic sewer flooding - Open space / London Squares - 2 x TPOs <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Shirley House	Planning	Previously developed site, a 7-storey office building on the corner of Camden Road and Camden Street,	Site promoter has confirmed that the site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>adjacent to the Regent's Canal. Site is located in an area that scores highly against the Index of Multiple Deprivation. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Air Quality Focus Area - Local Flood Risk Zone - Regents Canal CA - Regents Canal Metropolitan SINC - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Camden Town over station development	London SHLAA 2017	Previously developed site. The site includes 5-7 Buck Street which formerly	Active discussions with landowner. Site	Site is being actively promoted. Site is	Site considered to be suitable, available and achievable. Site

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>served as an auction house and temporary affordable workspace, the former Hawley Wharf infant school building, Buck Street Market site fronting on to Camden High Road currently used as a temporary box park market. There is an existing ventilation shaft for the underground lines on part of the site adjacent to Buck Street, this would not be required for future upgrades to the station.</p> <p>Site is located in an area that scores highly against the Index of Multiple Deprivation. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land 	is therefore considered available.	therefore considered to be achievable.	can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Air Quality Focus Area - Previously flooded street and risk of surface water flooding - Local list heritage assets - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
UCL Camden Campus, 109 Camden Road	Officer suggestion	Previously developed site, to the rear of properties along Bartholomew Road (north) and Rochester Road (south) and bound to the east by Camden Road. The site largely comprises student accommodation (714 existing rooms) for UCL students in several separate buildings with a reception area and	Active discussions with landowner. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>communal areas for students. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Contaminated land - Bartholomew Estate CA - TPOs on site - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Arlington Road former depot	Officer suggestion	<p>Previously developed site, located on the corner of Arlington Road and Jamestown Road. The site is located immediately adjacent to Camden Town town centre. Site has a good level of accessibility.</p>	Active discussions with landowner. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Historic sewer flooding - Next to Primrose Hill CA - Local list heritage assets - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Highgate Centre	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Grand Union House	Planning	Previously developed site. Currently occupied by a fairly narrow 4 storey block fronting Kentish Town Road, spanning a vehicular access to the rear. Grade II* St	Active discussions with landowner. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Michael's Church is located to the rear of site also with two Grade II buildings in close proximity. Site is located in an area that scores highly against the Index of Multiple Deprivation. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Air Quality Focus Area - Historic sewer flooding - Noise - Previously Flooded Street - Regent's Canal CA <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
Heybridge garages	Officer suggestion	<p>Previously developed site, planning permission has been granted for the demolition of the car parking podium to facilitate the delivery of new homes as part of the Councils small sites programme.</p> <p>Site is located in an area that scores highly against the Index of Multiple Deprivation. Site also has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Historic sewer flooding - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>	Council owned and part of small sites programme. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Former flats 121 – 129 Bacton, Haverstock Road	CIP	Site is subject to planning permission and is therefore	Council owned site. Planning permission granted. Site is	Planning permission granted. Site is	Site considered to be suitable, available and achievable. Site

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		considered to be suitable.	therefore considered available.	therefore considered to be achievable.	can therefore be allocated in the Plan.
52 – 54 Avenue Road	2018 call for sites	<p>Previously developed site. Unoccupied derelict two storey residential property at the corner of Avenue Road and Elsworthy Road. High brick boundary wall to Avenue Road frontage and mature hedging to Elsworthy boundary, also with mature trees along boundary edges. Garden appears unkept and somewhat overgrown across site. Primrose Hill Open Space close by to South-East. Site constraints include:</p> <ul style="list-style-type: none"> - Previously Flooded Street - Source Protection Zone 2 - Elsworthy CA 	Site promoted through call for sites. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
O2 Centre and car park, car showrooms	Site Allocation Plan 2013, London SHLAA 2017 and 2018 call for sites	<p>Previously developed site. Large scale site incorporating retail shopping centre fronting Finchley Road, associated car parking to rear. Also including garden centre and car show rooms. Site is bounded by railway lines to north and South. Some residential properties in place at Blackburn Road opposite No.14. Site is located in an area that scores highly against the Index of Multiple Deprivation.</p>	Site promoted through call for sites. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Noise - Previously Flooded Street - Local views - Fitzjohns Netherhall CA - Railway Embankment - Local Green Space - Nearby SINC <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
13 Blackburn Road	Neighbourhood Plan	Previously developed site. Site is occupied by 2-4 storey L-shaped apartment block fronting Blackburn Road with	Active discussions with landowner. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>ancillary parking/ servicing area to rear. Student Accommodation blocks to East of site. Terrace of residential properties to West. Light industrial/ warehousing spaces to rear of site. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Historic sewer flooding - Archaeological Priority Area (Tier II). - Local views - Railway Embankment (Billy Fury Way) - Local Green Space <p>It is considered that these constraints can be mitigated through policy. The site is</p>			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>therefore considered to be suitable. Site now has planning permission.</p>			
188 – 190 Iverson Road	London SHLAA 2017 and 2018 call for sites	<p>Previously developed site, occupied by building and joinery services, storage and furniture paint spraying facilities. The uses are contained in a number of single storey buildings across the site, together with a two-storey office building and a single storey office block occupied by Innsifree Housing Association fronting on to Iverson Road. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Local views - Contaminated land 	Site promoted through call for sites. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Historic river flow path - Open Space, Local Green Space, SINC <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Land to the rear of Meridian House	2018 call for sites	<p>Previously developed site, Meridian House is a five storey building fronting onto the Finchley Road, with commercial uses on the lower floors and residential on the upper floors. Site has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Local views - Contaminated land - Air Quality Focus Area - Previously flooded street 	Site promoted through call for sites. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Historic sewer flooding - Redington Frogna! CA - Group of TPOs - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Gondar Gardens	Planning	<p>Previously developed site, 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. Site constraints include:</p> <ul style="list-style-type: none"> - Local views - Contaminated land - Historic sewer flooding 	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Local list heritage asset - Gondar Gardens Open Space, Local Green Space - TPOs - Borough Grade 2 SINC <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Land at Midland Crescent, Finchley Road	London SHLAA 2017, Neighbourhood Plan, Planning	<p>Previously developed site. The land sits between railway tracks with derelict building fronting highway and embankments to rear.</p> <p>Site is located in an area that scores highly against the Index of Multiple Deprivation.</p> <p>Site also has a good level of accessibility.</p> <p>Site constraints include:</p>	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Local views - Contaminated land - Air Quality Focus Area - Historic river flow path - Metropolitan SINC London Canals to south of site - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
BP Petrol Station, 104A Finchley Road	Planning	<p>Previously developed site. Site occupied by BP Petrol station fronting Finchley Road at corner of College Crescent which curves and rises to rear of site. Adjacent to commercial properties to the South-East (Finchley Rd), with Public</p>	<p>Active discussions with landowner. Site is therefore considered to be available.</p>	<p>Site is being actively promoted. Site is therefore considered to be achievable.</p>	<p>Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.</p>

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>House on opposite corner of College Crescent/ Finchley Road and mixture of retail/ commercial uses along Finchley Road. UCS Pre-Prep School to the rear, North-East (College Crescent). Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Air Quality Focus Area - Historic sewer flooding - Noise - Previously Flooded Street <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
Abbey Co-Op Housing Site,	2018 call for sites and planning	Previously developed site. Triangular site at	Site promoted through call for sites.	Site is being actively promoted. Site is	Site considered to be suitable, available

Site	Site Source	Suitability	Availability	Achievability	Allocate?
Emminster and Hinstock		<p>the corner of Belsize Road and Abbey Road backing on to residential properties fronting Priory Terrace. Site is occupied by two housing blocks, Hinstock is 5 storeys and Emminster is 8 Storeys. Both have retail/ commercial spaces at ground floors. Site also includes single storey Abbey Community Centre and ancillary parking/ servicing spaces.</p> <p>Site also has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Local Flood Risk Zone (Priory) - Historic sewer flooding - Archaeological Priority Area (Tier II). 	Site is therefore considered to be available.	therefore considered to be achievable.	and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Previously Flooded Street - Priors Road CA <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
100 Avenue Rd	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Mansfield Bowling Club	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Queen Mary's House	Planning	Previously developed site, bounded by East Heath Road to the north, Heath Street to the west, residential homes to the south and southeast and Horton Road to	Owners have confirmed site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>the east. Site has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Local views. - Previously flooded street - Historic sewer flooding - Secondary A Aquifer - Hampstead CA - Grade II listed building - Archaeological Priority Area (Tier II) <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Hampstead Delivery Office	London SHLAA 2017	<p>Previously developed site, bounded by residential uses and a school to the rear of the site. The site currently operates as a Royal Mail Delivery Office.</p>	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Local views - Historic sewer flooding - Secondary A Aquifer - Fitzjohns Netherhall CA - Archaeological Priority Area (Tier II) - TPO on site <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
St Pancras Commercial Centre	London SHLAA 2017 and planning	Previously developed site. Includes two storey light industrial/commercial warehousing with central parking/servicing area enclosed by red brick walls accessed via Pratt Street to the South, with Royal College Street to the	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>West, Georgiana Street to the North and St Pancras Way to the East. Parcel Force depot to South of site. Regent's Canal to East of site. Clusters of Locally Listed properties to South-West and North-West, also with Grade II properties close by and Grade I All Saints Greek Orthodox Church further West on Pratt Street.</p> <p>Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated Land - Regent's Canal Conservation Area - Near Metropolitan Canal SINC <p>It is considered that these constraints can be mitigated through policy. The site is</p>			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		therefore considered to be suitable. Site now has planning permission.			
Castlewood House and Medius House	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
60 – 67 Shorts Gardens and 14 – 16 Betterton Street	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
GOSH Masterplan	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Hand Court, 50 – 57 High Holborn	Site Allocation Plan 2013, London SHLAA 2017 and planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
18 Vine Hill and 15 – 29 Eyre Street	2018 call for sites and planning	Previously developed site. 18 Vine Hill is a 4-6 Storey London stock brick building with turreted tower. 15-29 Eyre Street is a	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>smaller scale building backing onto No.18 Vine Hill, with larger servicing yard enclosed by other commercial buildings and open frontage to Eyre Street to the East. The surrounding streets are characterised by commercial properties also some mixed uses. Clerkenwell Road is to the South of site, Roseberry Avenue is to the West, Warner Street to the North. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated Land - Potential for surface water flooding - Secondary A Aquifer - Noise 			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Hatton Garden Conservation Area - Archaeological Priority Area (Tier II) - Strategic views <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
1-5 Hanway Place and 6-17 Tottenham Court Road	Fitzrovia Area Action Plan and London SHLAA 2017	<p>Previously developed site. Hanway Place is a narrow lane off similarly narrow Hanway Street from Oxford Street to the South. Hanway Street also connects Tottenham Court Road to the East. Hanway Place properties are brick built and small in scale within the surrounding context</p>	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>ranging from 3-4 Storeys in height containing a mix of commercial lower floors and residential units at upper floors. There is very limited outside space to the rear facing onto Gresse Street. 6-17 Tottenham Court Road is a bulky 4-storey commercial block with ground floor retail uses (and ancillary upper floors) at the southern end of the street opposite the Central YMCA building.</p> <p>Site also has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated Land - Air Quality Focus Area - Potential for groundwater flooding 			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Secondary A Aquifer - Noise - Hanway Street Conservation Area - Archaeological Priority Area (Tier II) <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
Arthur Stanley House – 44-50 Tottenham Street	Fitzrovia Area Action Plan and planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Cambridge House	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Network Building	Fitzrovia Area Action Plan and 2018 call for sites	Previously developed site. Includes part 4-storey part 5-storey	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is	Site considered to be suitable, available and achievable. Site

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>mid-20th Century office building with frontages on Whitfield Street, Howland Road and Tottenham Court Road. More recent development to rear fronting Maple Street forming block. Immediate area is characterised by mixed uses with commercial offices and some retail/leisure/ pub/ restaurant uses at ground floors, also with some residential uses at upper floors. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> • Noise • Strategic Views • Heritage <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered</p>		therefore considered to be achievable.	can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		to be suitable / sustainable. Site is now subject to planning permission			
Tottenham Mews Day Hospital	Fitzrovia Area Action Plan	Previously developed site. Property was most recently in use as a mental health recourse centre for outpatients up to 2011, however this has been replaced by alternative services. The Conservation Area Appraisal and Management Plan identifies the existing prefabricated building as a detractor from the character of the Conservation Area, but identifies a number of positive contributors close to the site, including Middlesex House (adjoining to the rear), and nos. 6-12 Tottenham Mews (opposite). Part of	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>the adjacent Middlesex Hospital Annex is a Listed Building (the former Strand Union Workhouse). The existing 2-storey building has been secured with corrugated coverings to ground floor windows and entrance. The 1960s BT Tower dominates the skyline within the Mews from the North.</p> <p>Site also has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated Land - Potential for surface and groundwater flooding - Secondary A Aquifer - Noise 			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Charlotte Street Conservation Area - Strategic views <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now has planning permission.</p>			
Central Cross	Fitzrovia Area Action Plan	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
85 Camden Road	2018 call for sites	Previously developed site. Includes a mixed use 5-6 storey block set back from Camden Road at the corner of Rochester Road. Vehicular access is provided from both Camden Road and Rochester Road, with commercial units (Carpetright	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>and Pets at Home) at ground floor and residential flats to the upper floors. A small area of green space is provided at the eastern corner of the site. The immediate area is characterised by properties in predominantly residential use with more commercial uses further South towards Camden Road Overground Station. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated Land - Next to Rochester Conservation Area - Next to Camden square Conservation Area 			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now subject to planning permission.			
Camden Lock Market	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Royal Free	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Buck Street Market	Planning	Previously developed site. Comprises ground level market stalls with pedestrian access, AKA 'The Camden Market', fronting Camden High Street and Buck Street to the North. The Trinity	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>United Reform Church building is to the East of the site fronting Kentish Town Road, with a vehicular access lane to the south of the Church, namely Dewsbury Terrace. Camden Town Tube Station is close by to the South of site, with Inverness Street Market to the West and Camden Lock Market further North at the Canal. A red brick vent shaft for the underground is located to the North of site opposite the junction with Stucely Place. The area is characterised by commercial uses and colourfully decorated frontages including a variety of graffiti and street art and high pedestrian footfall.</p> <p>Site also has a good level of accessibility.</p>			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated Land - Air Quality Focus Area - Noise - Camden Town Conservation Area - Opposite Locally Listed Public House <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now subject to planning permission.</p>			
Branch Hill House	Planning	Previously developed site; includes a vacant 3-storey red brick Victorian/Edwardian era positive contributor property with later ancillary extensions from the 20 th century, formerly in use as a	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>residential care home. The site is surrounded by open space including Branch Hill allotments to the South, and is adjacent to Grade II listed buildings forming the Branch Hill Estate to the West. The western portion of Hampstead Heath is in close proximity to the North of site.</p> <p>Site also has a medium level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Secondary A Aquifer - Hampstead Conservation Area - Next to Redington Frogna Conservation Area 			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<ul style="list-style-type: none"> - Locally Listed Buildings & Assets - Branch Hill Open Space - Branch Hill Local Green Space - Next to Branch Hill Grade I SINC <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable. Site now subject to planning permission.</p>			
156 West End Lane	Site Allocation Plan 2013 and 2018 call for sites	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Former Charlie Ratchford Centre	Planning	Previously developed site. Includes the single storey flat roofed former community and day care centre situated between two road frontages: Belmont Street on the east	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>side and Crogslan Road on the west. The site is Council owned. Haverstock School is nearby to the West, and the site is in close proximity to Chalk Farm Tube Station (GII) and the Roundhouse (GII*) on Chalk Farm Road. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated Land <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable / sustainable. Site now has planning permission</p>			
Land at Grafton Terrace and Maitland Park Villas	London SHLAA and planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
Highgate New Town Community Centre	CIP	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
246-248 Kilburn High Road	Planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
1 Hampshire Street	Neighbourhood Plan and planning	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
11-12 Ingestre Road	Planning	Previously developed site; Former care-home site located within the Ingestre Road Estate, built between 1969-71, which is predominantly residential with various flat roofed buildings ranging from single to four storeys in height, also with 7-8 storey residential tower block (Grangemill) to the North. Access to	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>the site can either be from the West off Highgate Road via Little Green Street, or from the East from Ingestre Road, off Burghley Road. Ackland Burghley School (GII Listed) is located to the North-East of the Estate, Parliament Hill Fields are close by to the North-West. The railway line connecting Gospel Oak and Upper Hollloway runs to the North of the Estate, with Locally Listed properties to the other side of the track.</p> <p>Site also has a very good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Previously flooded street - Noise <p>It is considered that these</p>			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>constraints can be mitigated through policy. The site is therefore considered to be suitable.</p> <p>Site now subject to planning permission.</p>			
Eastman Dental Clinic	2018 call for sites and planning	<p>Previously developed site; includes the former Eastman Dental Clinic building (GII), with grand portico stepped entrance and pair of columns holding a trio of arches facing Grays Inn Road. An enclosed courtyard space is to the rear of the U-shaped 3-storey plus basement block. St Andrew's Gardens is located to the South-East of site. The site is surrounded by other Grade II listed buildings with GII* buildings on the opposite side of Grays Inn Road backing on to</p>	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Mecklenburgh Square to the West. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated Land - Secondary A Aquifer - Noise - Bloomsbury Conservation Area - Listed Building Grade II - Next to Locally Listed Building - Next to St Andrews Gardens Open Space - Next to Local SINC <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p> <p>Site is now subject to planning</p>			

Site	Site Source	Suitability	Availability	Achievability	Allocate?
Barrie House, 29 St Edmund's Terrace	Planning	<p>permission.</p> <p>Previously developed site; includes 8-storey roughly T-shaped block with ancillary parking area at the corner of St Edmund's Terrace and Broxwood Way (Private Road) backing on to Primrose Hill to the North-East of site in a predominantly residential area. Site also has a poor level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Inner Source Protection Zone - Near Barrow Hill Reservoir Metropolitan Open Land - Near Grade II SINC <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be</p>	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		suitable. Site is now subject to planning permission			
Kings Cross Central	Site Allocation Plan 2013, London SHLAA 2017, Planning application	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
Liddell Road Industrial Estate	Neighborhood Plan and London SHLAA 2017	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Appendix D – Eligibility assessment of sites submitted during the engagement on the draft Site Allocations Local Plan – sites discounted

7 sites were submitted for consideration as part of the two consultations held on the draft Site Allocations Local Plan in 2020 and 2021/2022. These were all subject to a stage 1 eligibility assessment. Of these, 5 sites were discounted and these are set out in the table below. The remaining 2 sites were then taken forward for suitability assessment (see Appendix E below).

Site name	Site identification source	Reason why the site was discounted
Tavistock Centre, 120 Belsize Lane and 8 Fitzjohn Avenue	Nominated in the 2020 Call for sites	Proposed scheme no longer going ahead - site is not currently available.
1 Eversholt Street (Kings Cross Signal Box)	Nominated in the 2020 Call for sites	We are not aware of proposals to re-develop this site at this time and limited evidence has been provided to support this. We have no evidence to suggest that the site is deliverable in the Plan period. Site is considered to be unavailable.
Kentish Town Station	Nominated in the 2020 Call for sites	Whilst improvements to the station are planned, we are not aware of proposals to re-develop the station at this time and limited evidence has been provided to support this. We have no evidence to suggest that the site is deliverable in the Plan period. Site is considered to be unavailable.
Priory Tavern, 250 Belsize Road	Nominated in the Call for sites 2021/2022	Limited development potential / no residential proposed. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Concrete Works, King's Cross	Nominated in the Call for sites 2021/2022	Policy conflict – designated aggregates safeguarding area

Appendix E – Site suitability assessment of sites submitted during the engagement on the draft Site Allocations Local Plan

The 2 sites that passed the stage 1 eligibility assessment were then subject to a more detailed suitability assessment, the results of which are set out below. Given the initial suitability assessment was carried out in 2022, this work has been updated as work on the Plan has progressed, to ensure we are working from an update baseline.

Environmental Considerations

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
14 Blackburn Road	Yes	Swiss Cottage from South Hamstead to Finchley Road Station	Previously flooded street. 41 – 60 and 60+ sewer flooding incidents in this postcode area between 2013 – 2023. Evidence suggests the historic River Westbourne flowed through the site. The majority of the site is identified as being at low risk of surface water flooding, with 25% at medium and high risk.	N/a	TfL Red Route, Strategic Road Network, businesses, rail track
11 Blackburn Road	Yes	N/a	41 – 60 sewer flooding incidents in this postcode area between 2013 – 2023. The majority of the site is identified as being at very low risk of surface water flooding.	N/a	N/a

Built Environment Considerations

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
14 Blackburn Road	N/a	Fortune Green and West Hampstead neighbourhood Plan:	N/a	N/a	6a	i – within 20% to 30% most deprived

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
		2. Views to the east to Hampstead 3. Views to the south to the skyline of central London Views of, from, and around conservation areas				
11 Blackburn Road	N/a	Fortune Green and West Hampstead Neighbourhood Plan: 1. Views to the east to Hampstead 2. Views to the south to the skyline of central London Views of, from, and around conservation areas	N/a	N/a	6a	N/a

Heritage Considerations

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
14 Blackburn Road	N/a	Fitzjohns Netherhall CA	N/a	N/a	N/a
11 Blackburn Road	N/a	N/a	N/a	N/a	N/a

Open Space Considerations

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
14 Blackburn Road	N/a	N/a	Railway Embankment	N/a	N/a	N/a
11 Blackburn Road	N/a	N/a	Railway Embankment (Billy Fury Way)	N/a	N/a	N/a

Appendix F - Assessment of site suitability, availability, and achievability of sites submitted during the engagement on the draft Site Allocations Local Plan

Appendix F provides a summary of the findings of the suitability assessment work set out in Appendix E above. This shows that the 2 sites assessed were found to be suitable. Given this, the sites were then assessed to determine their availability and achievability. The findings of this assessment are set out in the table below. Here, both sites were found to be available and achievable.

Given the initial suitability, availability and achievability assessment work was carried out in 2022, this work has been updated as work on the Plan has progressed, to ensure we are working from an update baseline.

Provided a site was found to be suitable, available and achievable, it was taken forward for allocation in the draft Plan. Both the sites listed below were allocated in the draft Local Plan as either individual sites or as an extension to an existing site allocation.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
14 Blackburn Road	Nominated in the Call for sites 2020 and 2022	Previously developed site. Includes warehousing/ storage facility buildings to South side of Blackburn Road in use as Builder Depot timber and builders' merchants' commercial site with ancillary parking. Rail track to South of site. Student accommodation on opposite side of street to North. Site also has a good level of accessibility.	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site constraints include:</p> <ul style="list-style-type: none"> • Contaminated Land • Air Quality Focus Area • Previously flooded streets nearby • Noise • Local views • Heritage • Local Green Space • Nearby GI SINC <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable / sustainable.</p>			
11 Blackburn Road	Nominated in the Call for sites 2020 and 2022	Previously developed site. There are two warehouse buildings on site in use as artist studios; one is a Victorian warehouse and the other a 20 th Century building.	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Local views - Contaminated land - Next to Local Green Space - Historic sewer flooding <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable / sustainable.</p>			

Appendix G – Eligibility assessment of sites submitted as part of the call for views held to inform the preparation of the new Local Plan – sites discounted

17 sites were submitted for consideration as part of the call for views held to inform the preparation of the new Local Plan. Of these:

- 4 were new sites. These were subject to a stage 1 eligibility assessment. All 4 sites were discounted and these are set out in the table below.
- 5 were sites that had previously been considered through the site assessment work. Of these 5 sites, 2 sites had already been assessed as suitable, but had not yet been published as site allocations so these sites were not re-assessed at this stage. The remaining 3 sites were however subject to another stage 1 eligibility assessment based on the new information submitted. Of these 3 sites, 2 were again discounted (see table below). The remaining site was then taken forward for suitability assessment (see Appendix H and I).
- 8 were sites that were already included as allocations in the draft Site Allocations Local Plan. As these sites had already been assessed as being suitable, available and achievable, they were not re-assessed through this process. With the exception of one site, Bangor Wharf, where the site promoter had proposed an extension to the existing site in the form of Eagle Wharf. As Eagle Wharf had not previously been assessed it was considered as part of this process. Eagle Wharf passed the stage 1 eligibility assessment and was then taken forward for suitability assessment (see Appendix H and I below).

Site name	Site identification source	Reason why the site was discounted
Kentish Town Station	Nominated in the Call for sites 2022	Whilst improvements to the station are planned, we are not aware of proposals to re-develop the station at this time and limited evidence has been provided to support this. We have no evidence to suggest that the site is deliverable in the Plan period. Site is considered to be unavailable.
Ramsey Hall, 20 Maple St	Nominated in the Call for sites 2022	Limited development potential without demolition - policy conflict. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.

Site name	Site identification source	Reason why the site was discounted
118 - 124 Charing Cross Road	Nominated in the Call for sites 2022	Limited development potential / no residential proposed. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
St Dominic Primary School, Southampton Road Camden	Nominated in the Call for sites 2022	Limited development potential - site proposed to remain as a school
160 Malden Road	Nominated in the Call for sites 2022	Limited development potential. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
West Hampstead underground station land and adjacent sites fronting West End Lane	Nominated in the Call for sites 2022	Whilst improvements to the station are planned, we are not aware of proposals to re-develop the station at this time and limited evidence has been provided to support this. We have no evidence to suggest that the site is deliverable in the Plan period. Site is considered to be unavailable.

Appendix H – Site suitability assessment of sites submitted as part of the call for views held to inform the preparation of the new Local Plan

The 2 sites that passed the stage 1 eligibility assessment were then subject to a more detailed suitability assessment, the results of which are set out below. Given the initial suitability assessment was carried out in 2023, this work has been updated as work on the Plan has progressed, to ensure we are working from an update baseline, to inform the preparation of the Plan.

Environmental Considerations

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
Eagle Wharf	Yes	N/a	21 – 40 sewer flooding incidents in this postcode area between 2013 – 2023. The majority of the site is identified as being at either very low or low risk of surface water flooding, with small pockets of medium to high risk.	N/a	N/a
Holmes Road Depot	Yes	N/a	Evidence suggests the historic River Fleet flowed through the site. The majority of the site is identified as being at either very low or low risk of surface water flooding, with 20% of the site identified at medium/high risk of surface water flooding.	N/a	Businesses, rail track

Built Environment Considerations

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
Eagle Wharf	N/a	N/a	N/a	N/a	6a	N/a

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
Holmes Road Depot	Parliament Hill summit to St Paul's Cathedral	Kentish Town Neighbourhood Plan: Kentish Town Station towards crown of Parliament Hill	N/a	N/a	4	N/a

Heritage Considerations

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
Eagle Wharf	Regents Canal CA	Regents Canal CA	N/a	Ref447 - 120-136 & 140 -142 (even) Royal College Street	N/a
Holmes Road Depot	N/a	Inkerman CA	N/a	N/a	Kentish Town (Tier II)

Open Space Considerations

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
Eagle Wharf	Regent's Canal Open water course running to north of site.	N/a	N/a	N/a	N/a	Metropolitan London Canals

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
Holmes Road Depot	N/a	N/a	N/a	N/a	N/a	N/a

Appendix I - Assessment of site suitability, availability, and achievability of sites submitted as part of the call for views held to inform the preparation of the new Local Plan

Appendix I provides a summary of the findings of the suitability assessment work set out in Appendix H above. This shows that both the sites assessed were found to be suitable. Given this, the sites were then assessed to determine their availability and achievability. The findings of this assessment are set out in the table below. Here, both sites were found to be available and achievable.

Given the initial suitability, availability and achievability assessment work was carried out in 2023 this work has been updated as work on the Plan has progressed, to ensure we are working from an update baseline, to inform the preparation of the Plan.

Provided a site was found to be suitable, available and achievable, it was taken forward for allocation in the draft Plan. Both the sites listed below were allocated in the draft Local Plan as either individual sites or as an extension to an existing site allocation.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
Eagle Wharf	Nominated in the Call for sites 2022	Previously developed site, adjacent to the Regent's Canal and Gray's Inn Bridge. The site is surrounded by the Canal to the northeast, by Georgiana Street to the southeast and by a row of listed Georgian townhouses along Royal College Street to the southwest. It comprises hard standing and a range of buildings. Site has a good level of accessibility.	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Historic sewer flooding, and Local Flood Risk Zone - Regents Canal CA - Local List Ref447 - 120-136 & 140 - 142 (even) Royal College Street - Regents Canal Open Space - Metropolitan SINC i) London Canals <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Holmes Road Depot	Nominated in the Call for sites 2022	<p>Previously developed site, currently occupied by a Council depot, offices and 25 homes.</p> <p>Site also has a good level of accessibility.</p>	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Contaminated land - Historic river flow path - Inkerman CA - Archaeological Priority Area - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			

Appendix J - Sites allocated in the draft Site Allocations Local Plan that were not included in the draft New Local Plan

As part of the preparation of the draft new Local Plan, all site allocations in the draft Site Allocations Local Plan were reviewed. This resulted in 21 sites that were allocated in the draft Site Allocations Local Plan being removed. These sites and the reason for their removal is specified in the table below.

SALP Site Ref	SALP Site name	SALP Proposed use	SALP Indicative housing capacity	Reason site not included in the Draft Local Plan
CGY8	Camden Lock Market and Interchange	Market, employment (maker spaces, creative industries), retail	50 off-site	Commercial only scheme being progressed. No longer considered to be available for residential development.
IDS20n	Land Bounded by Grafton Terrace, Maitland Park Villas and Maitland Park	Self-contained homes, community uses	119	Construction significantly progressed
IDS14	Royal Free Hospital	Health and other complementary/supporting uses	0	No longer expected to be delivered in the plan period
IDS20r	1 Hampshire Street	Self-contained homes	16	Development completed
IDS20s	11-12 Ingestre Road	Assisted living accommodation	50	Planning permission granted – involves a net loss in residential, which is below the threshold for allocation in the Plan
IDS20w	Barrie House, 29 St Edmund's Terrace	Self-contained homes	15	Planning permission granted – scheme delivering 9 units which is below the threshold for allocation in the Plan.

SALP Site Ref	SALP Site name	SALP Proposed use	SALP Indicative housing capacity	Reason site not included in the Draft Local Plan
HCG5d	Castlewood House and Medius House	Employment (offices), self-contained homes	18	Planning permission approved, under construction
HCG5g	Great Ormond Street Hospital	Hospital	0	Planning permission
HCH5i	Hand Court, 50-57 High Holborn	Employment (offices), self-contained homes, retail	6	Planning permission granted – no housing proposed.
IDS20b	1-5 Hanway Place and 6-17 Tottenham Court Road	Retail, employment (offices), self-contained homes	15	No longer expected to be delivered in the plan period
IDS20c	Arthur Stanley House 40 -5- Tottenham Street	Self-contained homes, health	10	Development completed
IDS20d	Cambridge House 373 – 375 Euston Road	Leisure	0	Construction significantly progressed
IDS20t	Eastman Dental Clinic 256 Gray's Inn Road	Health, student accommodation	0	Construction significantly progressed
IDS20y	King's Cross Central	Knowledge Quarter uses, self-contained homes, community	781	Construction significantly progressed
WHI5b	156 West End Lane	Self-contained homes, retail, community uses	164	Construction significantly progressed

SALP Site Ref	SALP Site name	SALP Proposed use	SALP Indicative housing capacity	Reason site not included in the Draft Local Plan
IDS20p	246-248 Kilburn High Road	Self-contained homes	27	Development completed
IDS20i	Branch Hill House	Self-contained homes	25	Planning permission granted – involves a net loss in residential, which is below the threshold for allocation in the Plan
IDS20o	Highgate New Town Community Centre	Community uses, self-contained homes	39	Construction significantly progressed
IDS3	Central Cross 18 -30 Tottenham Court Road	Offices, retail, cinema, self-contained homes	Not specified	No longer expected to be delivered in the plan period
IDS4	85 Camden Road	Self-contained homes, retail or employment (offices) on ground floor	24	No longer expected to be delivered in the plan period
IDS7	Buck Street Market	Market, retail, food and drink	5	Temporary planning permission granted for a market – not considered to be available at this time.

Appendix K - Assessment of site suitability - Additional sites considered for the draft New Local Plan

As part of the preparation of the draft Local Plan 2024 the Council also undertook a review of recent planning decisions to identify further sites for allocation. As these sites were already subject to planning permission, they were considered to pass the stage 1 eligibility assessment, so were then assessed for their suitability. The results of this are set out below.

Environmental Considerations

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
Chalton Street, Godwin and Crowndale Estate	Yes	N/a	The majority of the site is identified as being very low and low risk of surface water flooding with small pockets of medium risk.	N/a	TfL red route, Strategic Road Network, businesses, rail track
5-17 Haverstock Hill (Eton Garage)	Yes	N/a	Previously flooded street. 21 - 40 sewer flooding incidents in this postcode area between 2013 – 2023. The majority of the site is identified as being high risk of surface water flooding, with smaller area of very low, low, and medium risk.	N/a	Strategic Road Network, businesses
551-557 Finchley Road	N/a	N/a	Previously flooded street. 21 – 40 sewer flooding incidents in this postcode area between 2013 – 2023. Limited potential for groundwater flooding to occur. The site is identified as being very low risk of surface water flooding.	Part within Secondary A aquifer	TfL Red Route, Strategic Road Network, businesses, rail track
317 Finchley Road	Yes	Swiss Cottage from South Hamstead to Finchley Road Station	Previously flooded street. 21 – 40 sewer flooding incidents in this postcode area between 2013 – 2023. The site is identified as being very low risk of surface water flooding.	N/a	TfL Red Route, Strategic Road Network, businesses, rail track

Built Environment Considerations

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
Chalton Street, Godwin and Crowndale Estate	N/a	N/a	N/a	N/a	6b	i – within 10% to 20% most deprived
5-17 Haverstock Hill (Eton Garage)	N/a	N/a	N/a	N/a	4	N/a
551-557 Finchley Road	N/a	Fortune Green and West Hampstead neighbourhood Plan: 1. Views to the east to Hampstead 2. Views to the south to the skyline of central London Views of, from, and around conservation areas	N/a	N/a	6a	N/a
317 Finchley Road	N/a	Fortune Green and West Hampstead Neighbourhood Plan: 1. Views to the east to Hampstead 2. Views to the south to the skyline of central London Views of, from, and around conservation areas	N/a	N/a	6a	ii – within 20% to 30% most deprived

Heritage Considerations

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
Chalton Street, Godwin and Crowndale Estate	N/a	N/a	N/a	N/a	N/a
5-17 Haverstock Hill (Eton Garage)	N/a	N/a	N/a	N/a	N/a
551-557 Finchley Road	N/a	N/a	N/a	N/a	N/a
317 Finchley Road	N/a	N/a	N/a	N/a	N/a

Open Space Considerations

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
Chalton Street, Godwin and Crowndale Estate	N/a	N/a	N/a	N/a	N/a	N/a
5-17 Haverstock Hill (Eton Garage)	N/a	N/a	N/a	N/a	Nearby: Yes 1 x Sycamore in the rear garden of Eton Place, Eton College Rd NW3 2BT	N/a

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
551-557 Finchley Road	N/a	N/a	N/a	N/a	Nearby: 1 x Ash in the courtyard of Burgess Park Mansions, Fortune Green Road.	Metropolitan Regent's Canal (to south of site)
317 Finchley Road	N/a	N/a	N/a	N/a	N/a	N/a

Appendix L - Assessment of site suitability and sustainability, availability, and achievability - Additional sites considered for the draft New Local Plan

Appendix L provides a summary of the findings of the suitability assessment work set out in Appendix K above. This shows that all 4 sites assessed were found to be suitable. Given this, the sites were then assessed to determine their availability and achievability. The findings of this assessment are set out in the table below. Here, all 4 sites were found to be available and achievable.

Provided a site was found to be suitable, available and achievable, it was taken forward for allocation in the draft Local Plan. All of the 4 sites listed below were allocated in the draft Local Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
Chalton Street, Godwin and Crowndale Estate	Previously discounted site, but now has planning permission	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
5-17 Haverstock Hill (Eton Garage)	Recent planning permission	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted and under construction. Site is therefore considered available.	Planning permission granted and site is under construction. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
551-557 Finchley Road	Recent planning permission	Site is subject to planning permission and is therefore considered to be suitable.	Planning permission granted. Site is therefore considered to be available.	Planning permission granted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.
317 Finchley Road	Recent planning permission	Site is subject to planning permission	Planning permission granted. Site is	Planning permission granted. Site is	Site considered to be suitable, available

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		and is therefore considered to be suitable.	therefore considered to be available.	therefore considered to be achievable.	and achievable. Site can therefore be allocated in the Plan.

Appendix M – Eligibility assessment of sites submitted during the engagement on the draft Local Plan – sites discounted

9 sites were submitted for consideration as part of the consultation on the draft Local Plan in 2024. These were all subject to a stage 1 eligibility assessment. Of these, 6 sites were discounted, and these are set out in the table below. The remaining 3 sites were then taken forward for suitability assessment (see Appendix N below).

Site Name	Site identification source	Reason why the site was discounted
1 Barnaby Street (adjacent to Euston Station)	Consultation on the draft Local Plan 2024	Within Euston Area Plan area
Darwin Court, Gloucester Avenue	Consultation on the draft Local Plan 2024	Limited development potential without demolition - policy conflict. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Trinity Court, Grays Inn Road	Consultation on the draft Local Plan 2024	Limited development potential without demolition - policy conflict. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Endsleigh Court, 24 Upper Woburn Place	Consultation on the draft Local Plan 2024	Limited development potential without demolition - policy conflict. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.
Clare Court, Judd Street	Consultation on the draft Local Plan 2024	Limited development potential without demolition - policy conflict. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.

Site Name	Site identification source	Reason why the site was discounted
Witley Court, Coram Street	Consultation on the draft Local Plan 2024	Limited development potential without demolition - policy conflict. The scale of development that can be achieved here is considered to be beneath the threshold for allocation in the Plan.

Appendix N – Suitability assessment of sites submitted during the engagement on the draft Local Plan

The 3 sites that passed the stage 1 eligibility assessment were then subject to a more detailed suitability assessment, the results of which are set out below.

Environmental Considerations

Site	Contaminated Land	Air Quality Focus Area	Flood Risk	Water sources	Nearby noise generating uses
York Way Depot and adjacent land at Freight Lane	Yes	N/a	The majority of the site is identified as being at either very low or low risk of surface water flooding.	N/a	Safeguarded aggregate site, Strategic Road Network, businesses, rail track
Hawkridge House	Yes	N/a	The majority of the site is identified as being at either very low or low risk of surface water flooding.	N/a	N/a
88-92 Kilburn High Road	Yes	Kilburn Town Centre	Priory LFRZ. Previously flooded street. 41 – 60 sewer flooding incidents in this postcode area between 2013 – 2023. Site identified as being at very low and low risk of surface water flooding.	N/a	N/a

Built Environment Considerations

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
York Way Depot and adjacent land at Freight Lane	Kenwood viewing gazebo to St Paul's Cathedral	N/a	Nearby: Aggregate Safeguarding	N/a	2	i – within 10% to 20% most deprived

Site	Viewing Management Corridor (LVMF)	Neighbourhood Plan Local Views	Aggregate Safeguarding Area	Waste Safeguarding Area	Public Transport Accessibility Level (1 – 6)	Index of Multiple Deprivation
Hawkridge House	Parliament Hill oak tree to Palace of Westminster	Nearby: Kentish Town Neighbourhood Plan: Kentish Town Station towards crown of Parliament Hill	N/a	N/a	6a	i – within 20% to 30% most deprived
88-92 Kilburn High Road	N/a	N/a	N/a	N/a	6a	ii – within 20% to 30% most deprived

Heritage Considerations

Site	Conservation Area (CA)	CA Adjacent	Listed Buildings	Local List	Archaeological Priority Area
York Way Depot and adjacent land at Freight Lane	N/a	N/a	N/a	N/a	N/a
Hawkridge House	N/a	N/a	N/a	N/a	N/a
88-92 Kilburn High Road	N/a	N/a	N/a	N/a	Kilburn Priory and Settlement (Tier II)

Open Space Considerations

Site	Open Space	Registered Historic Park or Garden	Local Green Space	Local Nature Reserve (LNR)	Tree Preservation Orders (TPO)	Site of Importance for Nature Conservation (SINC)
York Way Depot and adjacent land at Freight Lane	North London Line Strip of private green space to north of site adjoining railway lines	N/a	N/a	N/a	N/a	Nearby: Borough Grade 2 North London Line at York Way.
Hawkridge House	N/a	N/a	N/a	N/a	N/a	N/a
88-92 Kilburn High Road	N/a	N/a	N/a	N/a	N/a	N/a

Appendix O – Assessment of site suitability, availability and achievability of sites submitted during the engagement on the draft Local Plan

Appendix O provides a summary of the findings of the suitability assessment work set out in Appendix N above. This shows that all 3 sites assessed were found to be suitable. Given this, the sites were then assessed to determine their availability and achievability. The findings of this assessment are set out in the table below. Here, all 3 sites were found to be available and achievable.

Provided a site was found to be suitable, available and achievable, it was taken forward for allocation in the draft Local Plan. All of the 3 sites listed below were allocated in the draft Local Plan as either individual sites or as an extension to an existing site allocation.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
York Way Depot and adjacent land at Freight Lane	Consultation on the draft Local Plan 2024	Previously developed site, includes a Council Depot with offices and sui generis depot facilities (primarily vehicle parking and maintenance) and largely open land last used for bus parking with ancillary staff facilities. Site is located in an area that scores highly against the Index of Multiple Deprivation.	Council owned site, being actively taken forward. Site is therefore considered to be available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>Site has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Nearby Aggregate Safeguarding Site - Contaminated land - North London Line open space, Borough Grade 2 SINC - Noise <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
Hawkridge House	Consultation on the draft Local Plan 2024	Previously developed site; comprises 216 student units in a part 10, part 15 storey tower and 2 storey annex buildings, located on the western and southwestern boundaries of the	Active discussions with landowner. Site is therefore considered available.	Site is being actively promoted. Site is therefore considered to be achievable.	Site considered to be suitable, available and achievable. Site can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>site. Site is however currently vacant. The site is adjacent to the West Kentish Town Estate, which is identified for regeneration by the Council and also allocated in the Local Plan.</p> <p>Site is located in an area that scores highly against the Index of Multiple Deprivation. Site also has a good level of accessibility. Site constraints include:</p> <ul style="list-style-type: none"> - Strategic viewing corridor - Contaminated land <p>It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.</p>			
88-92 Kilburn High Road	Consultation on the draft Local Plan 2024	Previously developed site; includes a four storey terrace with	Site promoter has confirmed this site is available.	Site is being actively promoted. Site is	Site considered to be suitable, available and achievable. Site

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		<p>retail at ground floor level, offices and three residential units above. The retail store extends towards the rear of the site, with servicing undertaken from West End Lane via a small undercroft service yard.</p> <p>Site is located in an area that scores highly against the Index of Multiple Deprivation.</p> <p>Site also has a good level of accessibility.</p> <p>Site constraints include:</p> <ul style="list-style-type: none"> - Contaminated land - Air Quality Focus Area - Local Flood Risk Zone - Historic sewer flooding - Archaeological Priority Area (Tier II). - Noise 		therefore considered to be achievable.	can therefore be allocated in the Plan.

Site	Site Source	Suitability	Availability	Achievability	Allocate?
		It is considered that these constraints can be mitigated through policy. The site is therefore considered to be suitable.			

Appendix P - Sites allocated in the draft Local Plan not taken forward for allocation in the Proposed Submission Draft Local Plan

All site allocations in the draft Local Plan were reviewed during the drafting of the Proposed Submission Draft Local Plan. As part of this, 7 sites were removed. These sites and the reason for their deletion is set out in the Table below.

Draft Local Plan Ref	Site Name	Reason site not taken forward
S10	Network Building and Whitfield Street	Construction significantly progressed
S11	Former Tottenham Mews Day Hospital	Construction significantly progressed
S21	St. Pancras Commercial Centre, Pratt Street	Development complete
S27	60-67 Short's Gardens & 14-16 Betterton Street	Development complete
S29	18 Vine Hill and 15-29 Eyre Street Hill	Development complete
C23	Former Charlie Ratchford Centre	Development complete
W12	Former Liddell Road Industrial Estate	Development complete

Appendix Q – Eligibility assessment of sites submitted during the engagement on the Local Plan Proposed Submission Draft – sites discounted

4 sites were submitted for consideration as part of the consultation on the Camden Local Plan Proposed Submission Draft in 2025. These were all subject to a stage 1 eligibility assessment. All 4 sites were discounted, and these are set out in the table below.

Site Name	Site identification source	Reason why the site was discounted
BT Tower	Consultation on the Local Plan Proposed Submission Draft 2025	Insufficient information has been provided by the site promoter to allow for adequate assessment in terms of the sites suitability, availability and achievability.
Holborn Telephone Exchange	Consultation on the Local Plan Proposed Submission Draft 2025	Insufficient information has been provided by the site promoter to allow for adequate assessment in terms of the sites suitability, availability and achievability.
Highgate Studios	Consultation on the Local Plan Proposed Submission Draft 2025	Insufficient information has been provided by the site promoter to allow for adequate assessment in terms of the sites suitability, availability and achievability.
Land Bounded by 50-57 High Holborn, 18-25 Hand Court, 45-51 Bedford Row & Brownlow Street.	Consultation on the Local Plan Proposed Submission Draft 2025	This site has been granted various permissions for predominantly commercial uses, all delivering less than 10 homes. Given this, it is considered that the scale of development that can be achieved here is beneath the threshold for allocation in the Plan.

Appendix R - Source of indicative housing capacity in sites allocated in the Camden Local Plan Proposed Submission Draft

Site allocation	Source of indicative housing capacity
South Area	
S5 – 120 – 136 Camley Street	Design-led Capacity Assessment
S6 – 104 -114 Camley Street	Design-led Capacity Assessment
S7 – 24 – 86 Royal College Street (Parcelforce and ATS site)	Design-led Capacity Assessment
S8 – St Pancras Hospital	Design-led Capacity Assessment
S9 Shorebase	Design-led Capacity Assessment
S10 – Bangor Wharf and Eagle Wharf	Design-led Capacity Assessment
S11 Former Royal National Throat, Nose and Ear Hospital	Planning Permission
S12 Belgrove House	Planning Permission
S13 Thameslink site	Design-led Capacity Assessment
S14 – Land at Packerham Street	Design-led Capacity Assessment
S15 Land to rear of the British Library	Not applicable - not allocated for housing
S16 Former Central St Martins	Planning Permission
S17 Selkirk House, 166 High Holborn, 1 Museum Street	Planning Permission
S18 135 – 149 Shaftsbury Avenue	Not applicable - not allocated for housing
S19 Cockpit Yard and Holborn Library	Design-led Capacity Assessment
S20 York Way Depot and adjacent Freight Lane	Design-led Capacity Assessment
S21 Agar Grove estate	Planning Permission
S22 6 St Pancras Way	Planning Permission
S23 – Tybalds Estate	Planning Permission
S24 294 – 295 High Holborn	Planning Permission

Site allocation	Source of indicative housing capacity
S25 - 156 – 164 Grays Inn Road	Planning Permission
S26 - 8-10 Southampton Row	Planning Permission
S27 – Middlesex Hospital Annex, 44 Cleveland Street	Planning Permission
S28 – Central Somers Town	Planning Permission
S29 – Chalton Street, Godwin and Crowndale Estate	Planning Permission
S30 – Birkbeck College, Malet Street	Not applicable - not allocated for housing
S31 – Senate House (NW quadrant), Malet Street	Not applicable - not allocated for housing
S32 – 20 Russell Square	Not applicable - not allocated for housing
Central Area	
C2 – Regis Road and Holmes Depot	Adopted area-based supplementary planning document
C3 – Murphy Site	Adopted area-based supplementary planning document
C4 – Kentish Town Police Station	Design-led Capacity Assessment
C5 – 369 -377 Kentish Town Road	Planning permission
C6 - Kentish Town fire station	Design-led Capacity Assessment
C7 – Morrisons Supermarket	Planning permission
C8 – Former Morrisons Petrol Filling Station	Planning permission
C9 – 100 Chalk Farm Road	Planning permission
C10 – Junipers Crescent	Design-led Capacity Assessment
C11 Network Rail Land at Juniper	Design-led Capacity Assessment
C12 – Gilbeys Yard	Design-led Capacity Assessment
C13 - West Kentish Town Estate	Adopted area-based supplementary planning document
C14 – Hawkridge House	Design-led Capacity Assessment
C15 – Wendling Estate and St Stephens Close	Adopted area-based supplementary planning document
C16 – Shirley House	Design-led Capacity Assessment
C17 – Camden Town over Station	Design-led Capacity Assessment
C18- UCL Campus, 109 Camden Road	Design-led Capacity Assessment
C19 Jamestown / Arlington Road	Design-led Capacity Assessment

Site allocation	Source of indicative housing capacity
C20 – Highgate Centre, Highgate Road	Planning permission
C21 – Grand Union House, 18-20 Kentish Town Road	Planning permission
C22 – Heybridge Garages, Hadley Street	Design-led Capacity Assessment
C23 – Former flats 121- 129 Bacton, Haverstock Road	Planning permission
C24 – 52 – 54 Avenue Road	Planning permission
C25 – 5 -17 Haverstock Hill (Eton Garage)	Planning permission
C26 – 160 Malden Road	Planning permission
C27 – Land adjacent to Constable House, Adelaide Road	Gypsy and Traveller site
West Area	
W2 – 02 Centre, car park, car showroom sites and 14 Blackburn Road	Planning permission
W3 – 11 Blackburn Road	Design-led Capacity Assessment
W4 – 13 Blackburn Road	Planning permission
W5 – 188 -190 Iverson Road	Design-led Capacity Assessment
W6 – 202 – 204 Finchley Road	Design-led Capacity Assessment
W7 – Gondar Gardens Reservoir	Planning permission
W8 – 88-92 Kilburn High Road	Design-led Capacity Assessment
W9 – land at Midland Crescent, Finchley Road	Planning permission
W10 – 104 A Finchley Road	Planning permission
W11 – Abbey Co-op Housing site, Emminster and Hinstock	Planning permission
W12 – 100 Avenue Road	Planning permission
W13 – 551-557 Finchley Road	Planning permission
W14 – 317 Finchley Road	Planning permission
North Area	

Site allocation	Source of indicative housing capacity
N2 – Mansfield Bowling Club	Planning permission
N3 Queen Mary House	Design-led Capacity Assessment
N4 Hampstead Delivery Office	Design-led Capacity Assessment

Appendix S – Design-led assessment of indicative housing capacity

Site Allocation	Allocated Site Capacity	Justification for approach
S5 – 120 – 136 Camley Street	110 self-contained homes	<ul style="list-style-type: none"> • Scheme involving commercial and residential uses was modelled. • Allocated capacity was based on full demolition of existing buildings. • The existing structures are low level, industrial, shed-like structures which are unlikely to be suitable for extension, given this a retention and extension scenario has not been assessed. • It is considered that a scheme involving demolition on this site has the potential to provide benefits substantially greater than those that could be realised through the retention of the existing buildings. However, any application involving the substantial demolition of an existing building/s will need to demonstrate compliance with Policy CC2 Retention of Existing Buildings, including consideration of whether the specific scheme proposed would constitute the best use of the site. • The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study.
S6– 104 -114 Camley Street	750 self-contained homes	<ul style="list-style-type: none"> • Scheme involving commercial and residential uses was modelled. • Allocated capacity was based on the demolition of existing buildings. • The existing structures are low level, industrial, shed-like structures which are unlikely to be suitable for extension. Given this a retention and extension scenario has not been assessed. • It is considered that a scheme involving demolition on this site has the potential to provide benefits substantially greater than those that could be realised through the retention of the existing buildings. However, any application involving the substantial demolition of an existing building/s will need to demonstrate compliance with Policy CC2 Retention of Existing Buildings, including consideration of whether the specific scheme proposed would constitute the best use of the site. • The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study.

Site Allocation	Allocated Site Capacity	Justification for approach
S7 – 24 – 86 Royal College Street (Parcelforce and ATS site)	280 self-contained homes	<ul style="list-style-type: none"> • Scheme involving commercial and residential uses was modelled. • Allocated capacity was based on demolition of existing building/s. • Part of the site is already cleared, and the remaining Parcelforce element comprises a shed-like structure which is unlikely to be suitable for extension. Given this a retention and extension scenario has not been assessed. • It is considered that a scheme involving demolition on this site has the potential to provide benefits substantially greater than those that could be realised through the retention of the existing buildings. However, any application involving the substantial demolition of an existing building/s will need to demonstrate compliance with Policy CC2 Retention of Existing Buildings, including consideration of whether the specific scheme proposed would constitute the best use of the site. • The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study.
S8 – St Pancras Hospital	200 self-contained homes	<ul style="list-style-type: none"> • Scheme involving commercial and residential uses as modelled. • Allocated capacity was based on the retention and extension of existing buildings, in addition to some new build development. • A scenario involving full demolition was not assessed due to the presence of significant heritage assets both within and adjacent to the site. • The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study. • Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.
S9 Shorebase	41 self-contained homes	<ul style="list-style-type: none"> • Scheme involving residential uses was modelled. • The site is already cleared and the capacity work has been undertaken on this basis. • The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study.
S10 – Bangor Wharf and Eagle Wharf	50 self-contained homes	<ul style="list-style-type: none"> • Scheme involving commercial and residential uses was modelled. • Allocated capacity was based on the retention and extension of existing buildings, in addition to an element of new build development.

Site Allocation	Allocated Site Capacity	Justification for approach
		<ul style="list-style-type: none"> • The existing buildings on the site are primarily in use as offices and it is considered likely that they could be retained and extended. In addition to this a number of heritage constraints exist on the site. Given this, we have not tested a scenario involving full demolition. • The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study. • Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.
S13 Thameslink site	22 self-contained homes	<ul style="list-style-type: none"> • Scheme involving commercial and residential uses was modelled. • Allocated capacity was based on the demolition of existing buildings • The existing structure on site is a single storey low quality structure, that used to be the entrance to the station and ticket hall. The building is therefore unlikely to be suitable for extension and on this basis a scenario involving retention and extension was not assessed. • It is considered that a scheme involving demolition on this site has the potential to provide benefits substantially greater than those that could be realised through the retention of the existing buildings. However, any application involving the substantial demolition of an existing building/s will need to demonstrate compliance with Policy CC2 Retention of Existing Buildings, including consideration of whether the specific scheme proposed would constitute the best use of the site.
S14 – Land at Pakenham Street	70 self-contained homes	<ul style="list-style-type: none"> • Scheme involving commercial, education and residential uses was modelled. • Allocated capacity was based on the retention and extension of existing buildings. • A scenario involving substantial demolition was not tested due to on-site heritage constraints. • The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study. • Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.
S19 Cockpit Yard and Holborn Library	73 self-contained homes	<ul style="list-style-type: none"> • Scheme involving commercial, library and residential uses was modelled. • Allocated capacity was based on the retention and extension of existing buildings • A scenario involving substantial demolition was not tested as a number of the buildings on the site are identified as positive contributors to the Conservation Area.

Site Allocation	Allocated Site Capacity	Justification for approach
		<ul style="list-style-type: none"> The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study. Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.
S20 York Way Depot and adjacent Freight Lane	210 self-contained homes	<ul style="list-style-type: none"> Scheme involving commercial and residential uses was modelled. Allocated capacity was based on demolition of existing buildings The existing structures on site are low level, shed like structures which are unlikely to be suitable for extension. It is considered that a scheme involving demolition on this site has the potential to provide benefits substantially greater than those that could be realised through the retention of the existing buildings. However, any application involving the substantial demolition of an existing building/s will need to demonstrate compliance with Policy CC2 Retention of Existing Buildings, including consideration of whether the specific scheme proposed would constitute the best use of the site. The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study.
C4 – Kentish Town Police Station	35 self-contained homes	<ul style="list-style-type: none"> Scheme involving commercial and residential uses was modelled. Allocated capacity was based on the retention and extension of existing buildings, in addition to an element of new build development. A scenario involving substantial demolition was not tested as the site includes a listed building (the Station House). Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings. The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study.
C6 - Kentish Town fire station	30 self-contained homes	<ul style="list-style-type: none"> Scheme involving retained fire station and residential uses was modelled. Allocated capacity was based on the retention and extension of the existing fire station, in addition to the demolition of the fire tower and an element of new build development.

Site Allocation	Allocated Site Capacity	Justification for approach
		<ul style="list-style-type: none"> • For any development here, the priority is to ensure that the requirements of the London Fire Brigade are met. • The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study. • Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.
C10 – Juniper Crescent	375 self-contained homes	<ul style="list-style-type: none"> • Scheme involving residential uses was modelled. • Allocated capacity was based on demolition of existing buildings. • At a ballot held in late 2022 the majority of residents supported the proposed redevelopment of the estate. Therefore, a scenario involving retention and extension was not tested. • The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study. • The capacity figure included in the Plan reflects the net increase in units and does not include the existing 120 homes that are to be re-provided as part of the redevelopment. • Any scheme proposing the substantial demolition of the existing buildings would still however be considered against Policy CC2 Retention of Existing Buildings.
C11 Network Rail Land at Juniper	55 self-contained homes	<ul style="list-style-type: none"> • Scheme involving residential uses was modelled. • Allocated capacity was based on a cleared site. • The site is currently occupied by temporary structures connected to HS2 works and open storage for railway maintenance works. The temporary buildings will be removed once the use ceases, therefore a retention/extension scenario has not been assessed. • The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study.
C12 – Gilbeys Yard	120 self-contained homes	<ul style="list-style-type: none"> • Scheme involving residential uses was modelled. • Allocated capacity was based on demolition of existing buildings. • The capacity of the site was assessed taking into account the recommendations in the Camden Building Heights Study. • The capacity figure included in the Plan reflects a net increase in homes and does not include the existing 80 homes that are to be re-provided as part of the redevelopment.

Site Allocation	Allocated Site Capacity	Justification for approach
		<ul style="list-style-type: none"> Any scheme proposing the substantial demolition of the existing buildings would still however be considered against Policy CC2 Retention of Existing Buildings.
C14 – Hawkridge House	19 additional student units	<ul style="list-style-type: none"> Scheme involving student accommodation was modelled. The site currently comprises 216 student units. As it is considered there is potential to retain and extend the existing buildings, the allocated capacity has been identified on this basis. Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.
C16 – Shirely House	197 student units	<ul style="list-style-type: none"> Scheme involving commercial and student accommodation was modelled, as the building is not considered suitable for continued office use. As it is considered there is potential to retain and extend the existing buildings, the allocated capacity has been identified on this basis. Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.
C17 – Camden Town over Station	58 self-contained homes	<ul style="list-style-type: none"> Scheme involving residential, commercial and the underground station was modelled. Allocated capacity was based on demolition of existing buildings. The site is expected to deliver significant strategic transport improvements that will benefit both Camden and the whole of London. The redevelopment of part of the site (the station entrance) will be covered by a Transport Work Act, which means that consent is not required for demolition. The remainder of the site is occupied by temporary structures (box park). Given this, a scenario involving the retention of existing buildings has not been tested. The capacity assessment took into account the recommendations in the Camden Building Heights Study.
C18- UCL Campus, 109 Camden Road	180 additional student units	<ul style="list-style-type: none"> Scheme involving student accommodation was modelled. Site currently comprises 714 student rooms As it is considered there is potential to retain and extend the existing buildings, in addition to delivering some new build development, the allocated capacity has been identified on this basis. This also takes account of the need to protect the existing open space and trees on this site.

Site Allocation	Allocated Site Capacity	Justification for approach
		<ul style="list-style-type: none"> Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.
C19 Jamestown / Arlington Road	63 self-contained homes	<ul style="list-style-type: none"> Scheme involving residential and commercial was modelled. As it is considered there is potential to retain and extend the existing buildings, in addition to delivering some new build development, the allocated capacity has been identified on this basis. Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.
C22 – Heybridge Garages, Hadley Street	10 self-contained homes	<ul style="list-style-type: none"> Scheme involving residential was modelled. Allocated capacity was based on demolition of existing buildings. Planning permission has been granted to demolish the existing parking podium structure and for the site to be cleared to facilitate development. Therefore, we have not assessed a scenario involving the retention/extension of the existing buildings.
W3 – 11 Blackburn Road	24 self-contained homes	<ul style="list-style-type: none"> Scheme involving commercial and residential modelled. The site is occupied by two structures - the Victorian warehouse is identified as being of high architectural quality and therefore should be retained, whilst the other is considered to be in poor condition. As it is considered there is potential to retain and extend one of the existing buildings, in addition to delivering some new build development, the allocated capacity has been identified on this basis. Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.
W5 – 188 -190 Iverson Road	17 self-contained homes	<ul style="list-style-type: none"> Scheme involving commercial and residential was modelled. The capacity work considered only the front section of the site, based on the information provided in the call for sites, as there is a need to retain the existing employment space to the rear of the site. Allocated capacity was based on the retention and extension of one the existing buildings, in addition to the demolition of the other building and an element of new build development. Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.

Site Allocation	Allocated Site Capacity	Justification for approach
W6 – 202 – 204 Finchley Road	15 self-contained homes	<ul style="list-style-type: none"> • Scheme involving residential was modelled. • Allocated capacity as based on the demolition of existing building (the caretakers cottage) to the rear of the site. • The development potential for this site is focused on the area of land to the rear of the existing buildings, currently occupied by a derelict single storey house, previously used by a caretaker. The structure is in poor condition, therefore the retention of the existing building in any redevelopment scheme was considered unlikely, meaning that only a scenario involving the demolition of this building was considered. • Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.
W8 – 88-92 Kilburn High Road	21 self-contained homes	<ul style="list-style-type: none"> • Scheme involving commercial and residential was modelled. • Allocated capacity was based on the retention and extension of existing buildings • The existing structure fronting Kilburn High Road includes three homes on the upper floors of the building, which are separately accessed and not part of the site allocation. A scenario involving demolition was therefore not considered on this basis. • The indicative capacity reflects the overall net gain of units, taking into account the existing 3 homes on site. • Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.
N3 Queen Mary House	98 self-contained homes	<ul style="list-style-type: none"> • Scheme involving residential was modelled. • Allocated capacity was based on the retention and extension of existing buildings, in addition to an element of new build. • A scenario involving demolition was not tested given the sites location within a Conservation Area and the fact that Queen Mary House is identified as a building of historical significance. There are also a number of existing trees on the site to consider. • Any scheme proposing the substantial demolition of the existing buildings would need demonstrate compliance with Policy CC2 Retention of Existing Buildings.
N4 Hampstead Delivery Office	45 self-contained homes	<ul style="list-style-type: none"> • Scheme involving commercial and residential was modelled. • Allocated capacity was based on demolition of existing buildings.

Site Allocation	Allocated Site Capacity	Justification for approach
		<ul style="list-style-type: none"> • The site is currently used as a Royal Mail delivery office and the existing structure is considered to be a relatively low quality building, which is unlikely to be suitable for an alternative use. Given this it is unlikely to be suitable for retention / extension. • It is considered that a scheme involving demolition on this site has the potential to provide benefits substantially greater than those that could be realised through the retention of the existing buildings. However, any application involving the substantial demolition of an existing building/s will need to demonstrate compliance with Policy CC2 Retention of Existing Buildings, including consideration of whether the specific scheme proposed would constitute the best use of the site.