

Appendix 4:

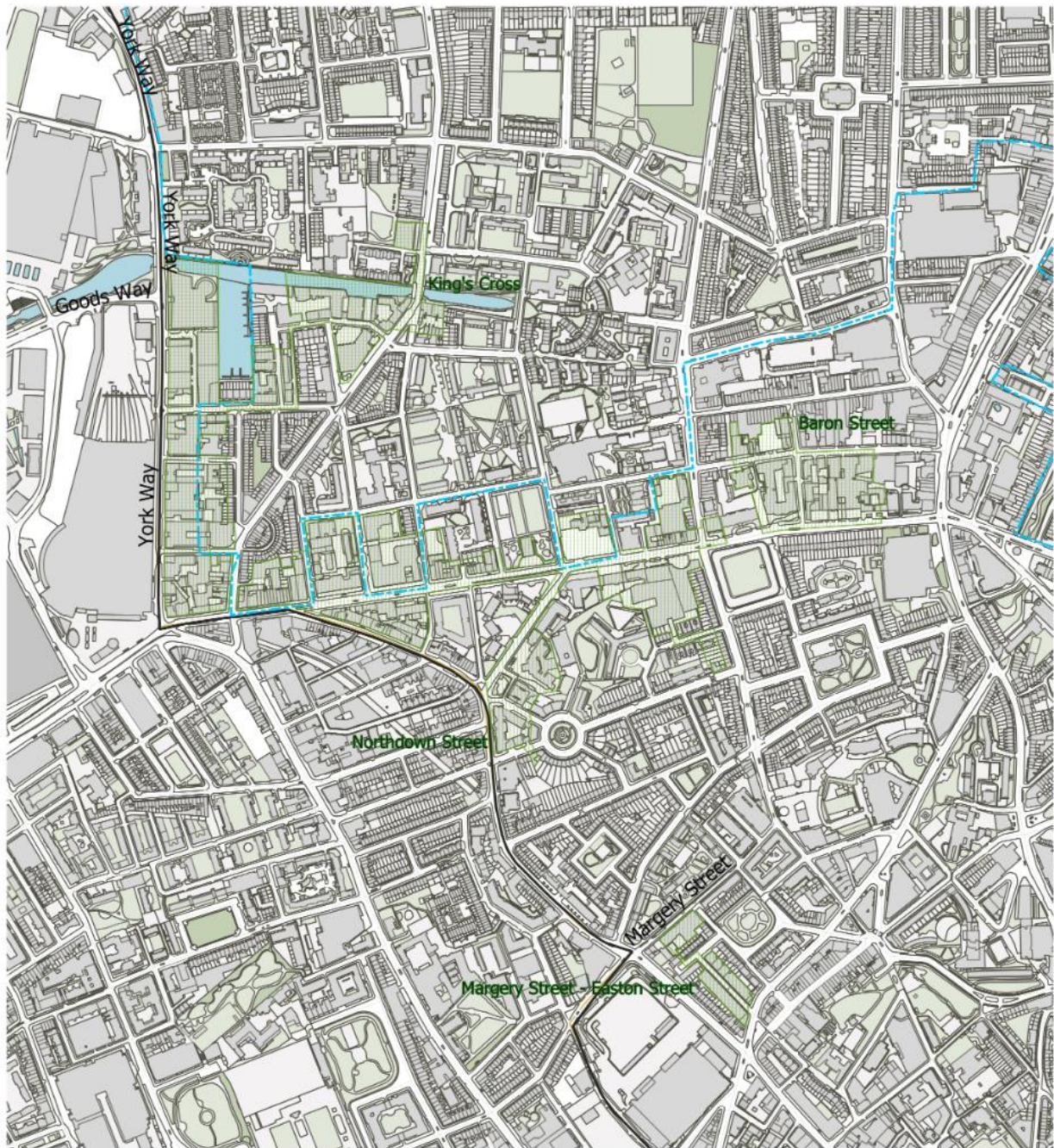
Evidence to support the making of an Article 4 Direction to remove the Class MA permitted development right for limited additional employment sites in the CAZ

Introduction




1. In line with the Tranche 2 focus on employment, the four Priority Employment Locations located with Islington's part of the CAZ (shown below), have been assessed. Islington's part of the CAZ has already been assessed as part of Tranche 1 and involved a broad focus and assessment of all Class E uses. A small number of additional employment sites that were not identified and included within the tranche 1 direction have been put forward for protection as part of this proposed article 4 direction.
2. The evidence provided in support of the Tranche 1 direction provided a detailed summary of the employment characteristics of the CAZ/CAZ Fringe (including the King's Cross Area) and the need for article 4 protection to protect against residential conversions in the area.¹ Whilst a level of detail is provided below which offers an overview of the King's Cross area, it does not seek to replicate the evidence and level of detail provided within the supporting documents associated with Tranche 1.
3. This assessment process has not resulted in all identified employment uses being included within the proposed direction, instead, this focused assessment has provided an opportunity for strategically important employment sites within the King's Cross Fringe Area's PELs to be identified and protected which are considered to have significant importance to Islington's economy.
4. It is important to note here that no additional coverage is proposed for the Margery Street PEL as part of Tranche 2. Instead, only the three PELs located within the Kings Cross CAZ Fringe Area are recommended to be partially protected by the proposed Tranche 2 article 4 direction, these are:
 - Baron Street
 - Kings Cross
 - Northdown Street

¹ A4D Main Report, Section 11; Appendix 1: CAZ Evidence (<https://democracy.islington.gov.uk/ieDecisionDetails.aspx?Id=1543>)

Figure 1: PELs within Islington's part of the CAZ



Key for CAZ overview PEL

-  Priority Employment Locations
-  CAZ
-  Islington Borough Boundary

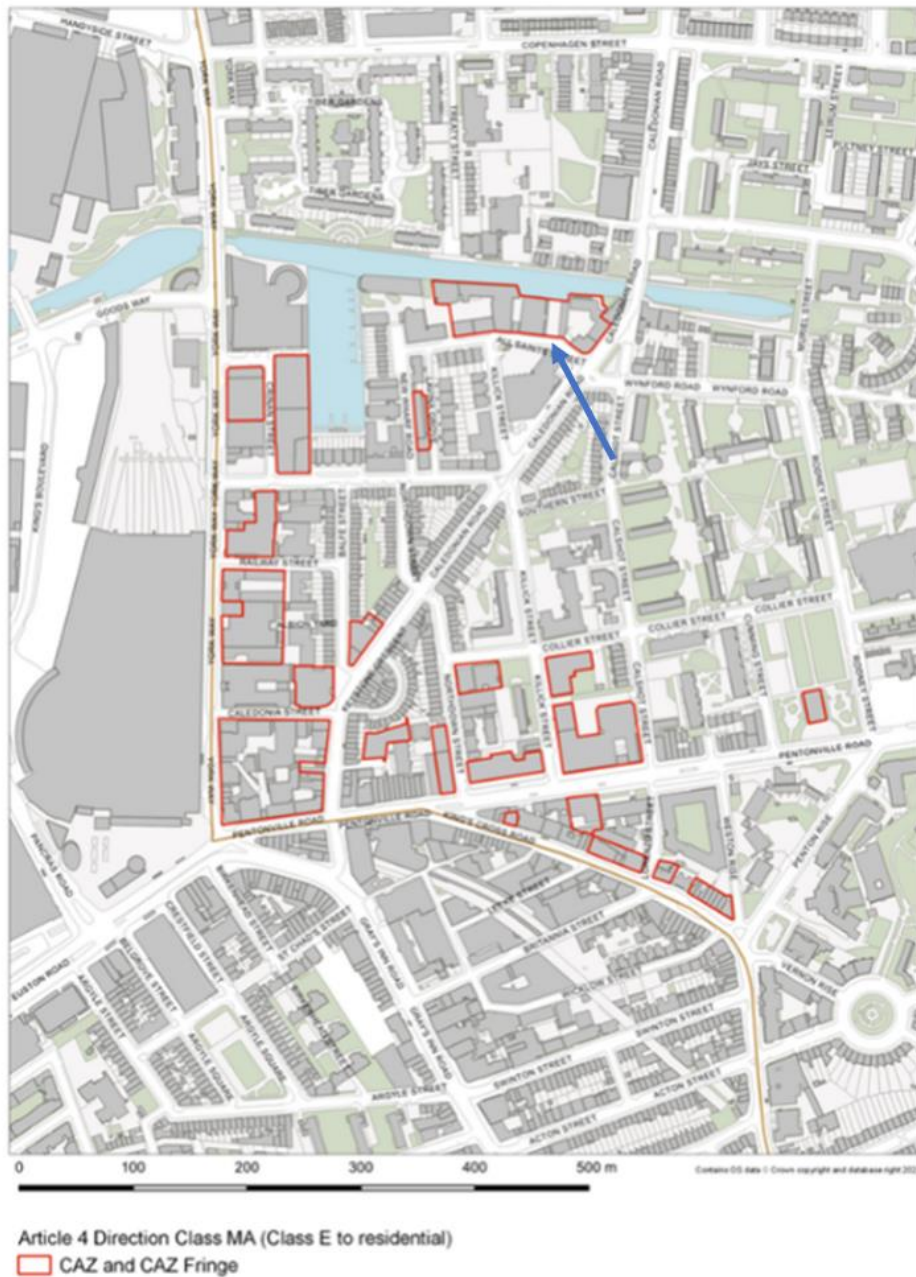
5. In addition to providing an opportunity for strategically important employment sites to be identified and protected, Tranche 2 offers a chance to correct mapping errors (as relevant to Tranche 1) which resulted in some sites inadvertently being excluded from the eventual direction, this relates to sites located along All Saints Road.

- As Figure 2 (taken from Page 86 of Appendix 1 submitted as part of the Tranche 1 direction) below shows, several sites located along All Saints Road Saints were intended to be included within the Tranche 1 direction. Further details of these properties are provided at the end of this Appendix.

Figure 2: 'Second Schedule Map 1 of 4 North West', Taken from the Appendix 1 submitted as part of the Tranche 1 Article 4 direction

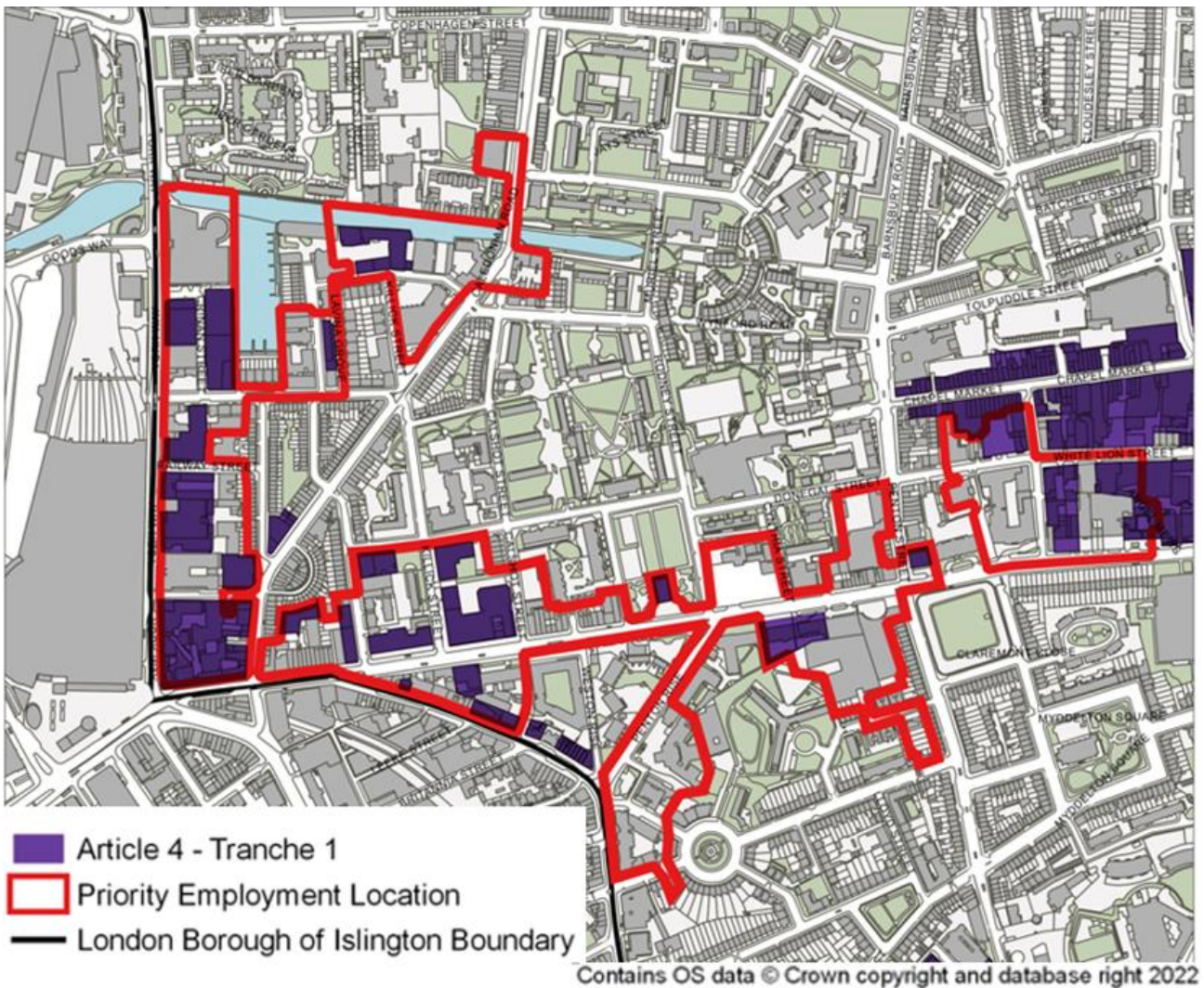
Second Schedule:

Map 1 of 4 north-west:



7. As illustrated by Figure 3 below which shows the confirmed tranche 1 Article 4 coverage, several properties located along All Saints Street were not included within the eventual confirmed direction.

Figure 3: Existing Article 4 Coverage (Tranche 1)

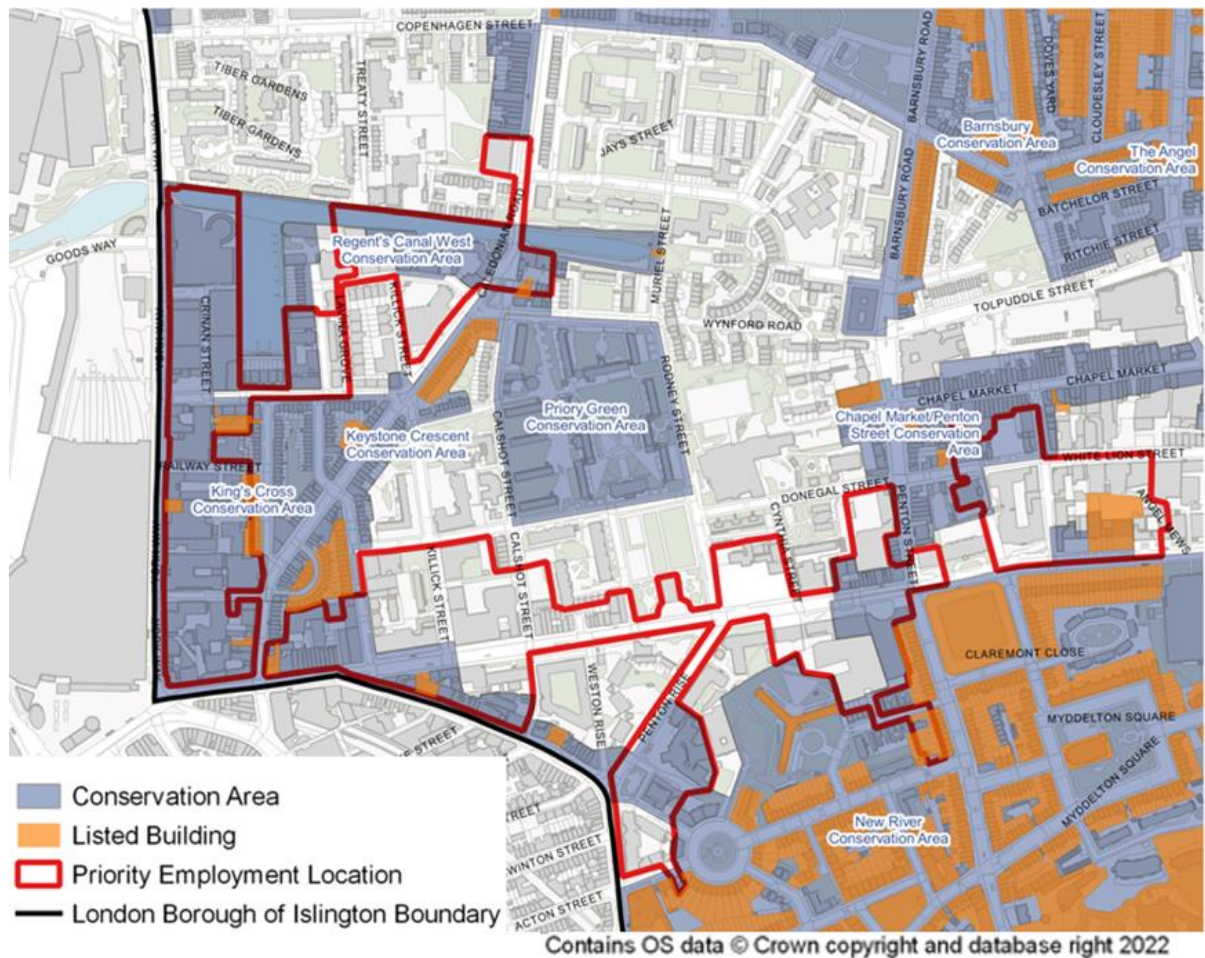


Character of the Kings Cross Area

8. The King's Cross area has been shaped by the presence of rail and canal infrastructure which supported the area's role as an important industrial and transport hub throughout the 19th Century. The strategic importance of the area continued through the 19th and early 20th centuries up until the Second World War, after which the area began to fall into decline. Since the 1990s, the Kings Cross area has been the focus of significant regeneration. This has attracted many companies to the area and has created a positive dynamic which has led to the formation of new concentrations of uses including cultural uses, knowledge-based uses and media/ digital marketing and software uses. The mapping and surveying work undertaken as part of Tranche 1 explored this in detail.

9. Kings Cross Central is a large regeneration project currently underway on former railway land in LB Camden, with a small amount in Islington. The ongoing regeneration of the area has contributed towards significant commercial and employment intensification in this part of Islington.
10. Conservation area coverage is extensive, including along the canal; the listed buildings in the area are mainly in form of residential terraces.

Figure 4: Heritage

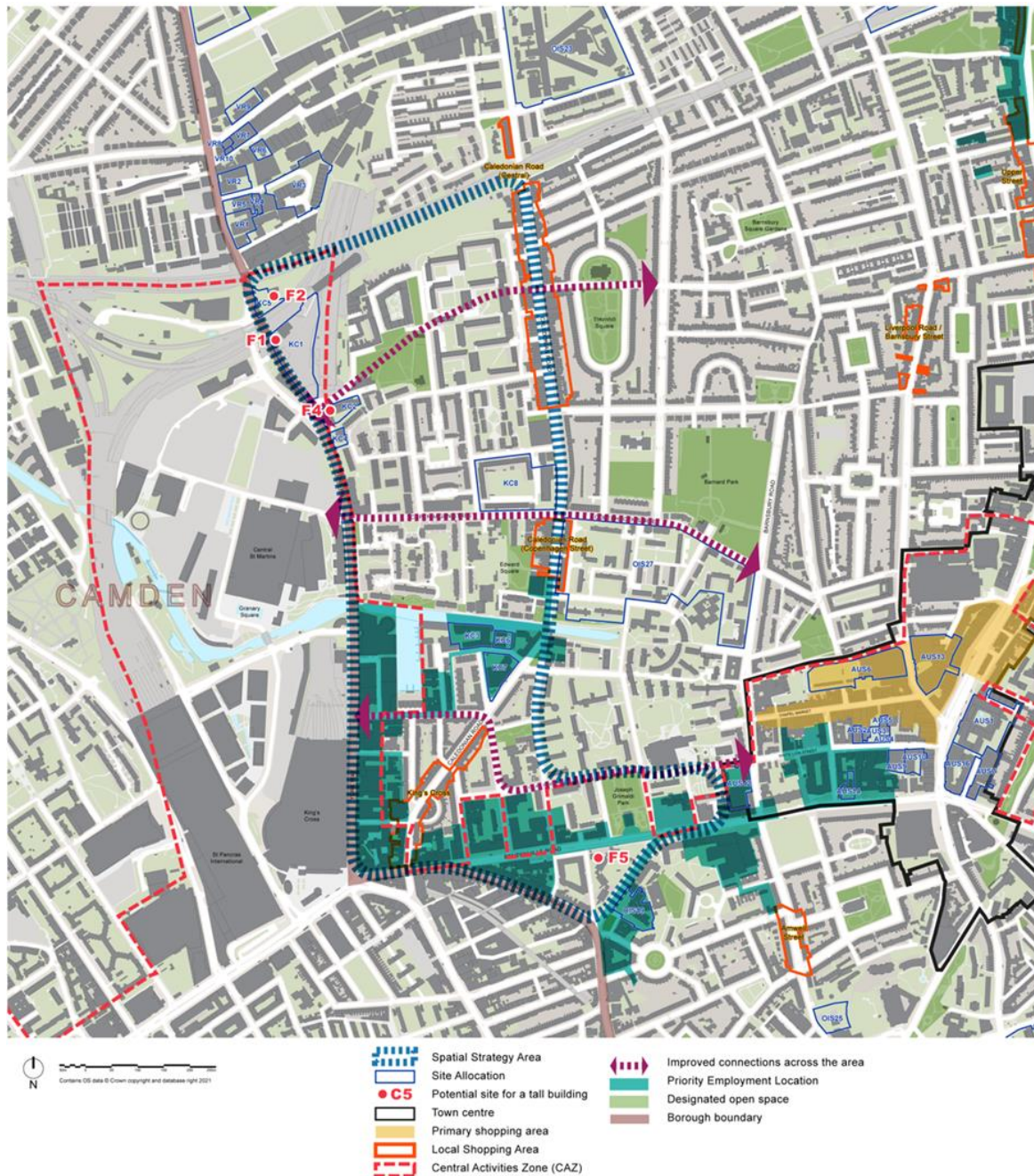


11. The below map shows the King's Cross and Pentonville Road Spatial Strategy Area, this directly relates to a Spatial Strategy Policy (SP2) within Islington's new local plan. Each of Islington's spatial strategy policies outline the key priorities and requirements for their respective areas, Policy SP2 is discussed further below.
12. As illustrated below, the majority of the area within the three PELs falls within the Central Activities Zone, the remaining area falls within the CAZ fringe area. The CAZ is a critical location, given its immense scale it has a significant impact on the national economy and is essential to Islington's economy, supporting 70% of the borough's jobs.²

² Islington Local Plan: Bunhill and Clerkenwell Area Action Plan. Paragraph 2.7

13. The Baron Street PEL, as shown below, also falls within the Angel Major Town. Consistent with its proximity to the CAZ, Angel town centre is identified in the Local Plan as being one of the most important locations in Islington for employment and economic growth, as such, business use is identified as a priority land use. ³

Figure 5: King's Cross and Pentonville Road Spatial Strategy Area



³ Islington Local Plan: Strategic and Development Management Policies. Policy SP4

Employment Characteristics

14. The Wider King's Cross area plays a supporting role to the CAZ whilst also representing an economically important location in its own right.⁴ The King's Cross Area is an important submarket area in the wider context of London and the CAZ, this is illustrated by the range of activity hosted in the area - finance, software, hotels, publishing, research, digital marketing, web design, photographic studio, charities and other non-profit organisations, co-working, online and in-person education.

15. The importance of the King's Cross area is further underlined by the intensive and high-quality regeneration that the area has experienced, developments that have supported this include:

- King's Cross Central development - significant commercial, education and residential regeneration.
- Opening of Francis Crick Institute biomedical research centre in 2016.
- Relocation of Eurostar terminal to St Pancras Station.
- Launch of Knowledge Quarter in 2014 which aims to highlight and market the potential of the area as an incubator of innovation.

16. In addition, the area plays homes to several specialist clusters which include:

- Cultural – Kings Place music and exhibition venue; Big Sky Photography Studio at 2 Omega Place; London Canal Museum. The British Library, University of the Arts, Scala and major cultural businesses including Universal Music and Louis Vuitton UK are nearby in LB Camden. Eurostar terminal at nearby St Pancras Station;
- Knowledge uses include Institute of Physics at 33-45 Caledonian Road; Society for Research into Higher Education at 73 Collier Street; Springer Science Publishers, Symplectic software (supporting digital science research) and Macmillan Web-based Education at 4-6 Crinan Street. Major institutions nearby include British Library and Francis Crick Institute (in LB Camden).
- Media and digital marketing, including software –The Guardian and The Observer at Kings Place; Greenlight Digital Marketing, Brave Bison Media Co at Regents Place 1; CPB Advertising, Megatron IT support and Mills Fabrica Software at Regent Place 2; Hope and Glory PR/ Digital Marketing and Kin + Karta Software at 61-71 Collier Place.
- Charity/Non-Profit – As illuminated later on in this chapter, the King's Cross area host several charities and non-profit organisations involved a wide array of activities.

17. The Kings Cross area also provides important role in supporting the SME economy, the area provides opportunities for businesses to access relatively affordable floorspace in comparison to other locations within the CAZ. In particular, as noted in the Main Report

⁴ Tranche 1: Article 4 Direction Main Report. Paragraph 11.100

Submitted in support of the Tranche 1 Article 4, the rental discounts within the area relative to the CAZ is identified as a strong incentive which has motivated cost-conscious creative companies to the area.⁵ The surveying and mapping work underpinning Tranche 2 discussed below further illustrates this.

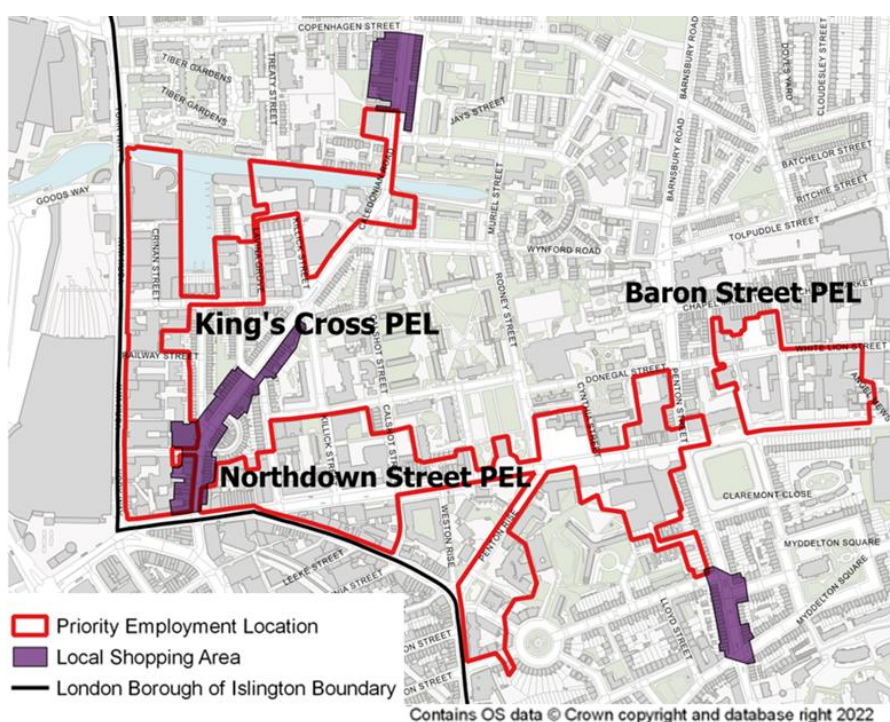
18. The King’s Cross Area hosts three Priority Employment Locations which have been surveyed as part of the wider Tranche 2 focus on Islington’s designated employment locations. They represent important concentrations of employment activity within the King’s Cross area and are identified as important location that can support the ongoing transformation and intensification of the King’s Cross area as an employment location.⁶ As illustrated below, they host a wide range of SME occupiers and support a cluster of Non-profit/Charitable organisations amongst other significant businesses.

Retail and Other Uses

19. The wider King’s Cross area is characterised by hosting a wide variety of uses, including retail, education and leisure, occupiers include: Kings Place music and exhibition venue; Big Sky Photography Studio at 2 Omega Place; London Canal Museum. The British Library, University of the Arts, Scala and major cultural businesses including Universal Music and Louis Vuitton UK are nearby in LB Camden. Eurostar terminal at nearby St Pancras Station.

20. Moreover, there is a concentration of retail, food and drink and other town centre uses on York Way, Pentonville Road and Caledonian Road and within the nearby local shopping areas and Angel Town Centre.

Figure 6: Local Shopping Areas



⁵ Employment Land Study (2016)

⁶ Islington Local Plan: Strategic and Development Management Policies. Paragraph 2.12

21. As noted in the main report⁷ submitted in support of the Tranche 1 Article 4 direction, employment locations in the King's Cross area are under ever-increasing pressure in the face of growing demand for housing in the area. Underpinning this is the locational advantages of the area and the extremely high residential land values that characterise the CAZ, including the King's Cross area.⁸

Reasons for Seeking an Article 4 Direction

22. The protection of employment space in the CAZ is essential to support economic growth and employment in Islington. Class E commercial uses and the range of office floorspace are integral to the functioning of the diverse and successful business eco-system of the King's Cross area. This area does not merely support the CAZ; as highlighted throughout this appendix, the Kings Cross area itself represents a significant employment area with specialist clusters, both established and emerging. The three PELs within the King's Cross Area are represent critical concentrations of employment activity within this area and have an important role to play in supporting the continued transformation of the area.⁹

23. Class MA provides a strong financial incentive to convert employment floorspace to residential, this is particularly relevant to the CAZ, which has some of the highest residential property prices in the country. The GLA's Strategic evidence indicates that the average capital values for residential use in the CAZ exceed average values for offices and other commercial uses.¹⁰ This has resulted in increasing pressure on employment locations in the context of ever-increasing demand for housing in the King's Cross area as noted within the evidence provided as part of the Trance 1 article 4 direction.¹¹

24. As noted elsewhere, Class MA threatens to displace existing occupiers, disrupting existing concentrations and clusters of employment and economic activity in addition to hindering future potential occupiers from being able to find suitable space. This threatens to force businesses to look outside of the area for space to undertake their activities whilst also potentially preventing the emergence of new specialist clusters.

25. In addition, as discussed in Section 7, unrestricted residential conversion threatens to undermine the primary economic function of an area, it establishes an amenity expectation which the Council would have a duty to consider in subsequent planning decisions. This would represent a substantial constraint on intensifying the areas employment function that is otherwise encouraged by policies.¹²

26. Cumulatively the impacts of which would result in a wholly unacceptable impact on economic activity, growth and job creation in an area that is of critically important not only to Islington's economy but also that of the London and the UK.

⁷ Tranche 1: Article 4 Direction Main Report. Paragraph 11.99

⁸ Tranche 1: Article 4 Direction Main Report. Paragraph 11.99

⁹ Islington Local Plan: Strategic and Development Management Policies. Paragraph 2.12

¹⁰ GLA Strategic Evidence to Support Article 4 Directions, July 2021, paragraph 3.9.6

¹¹ Tranche 1: Article 4 Direction Main Report. Paragraph 11.99

¹² E.g. Islington Local Plan: Strategic and Development Management Policies. Policy SP4

GLA Strategic Evidence to Support Article 4 Directions (July 2021)

27. The GLA published updated evidence (2021) to support London Boroughs Article 4 directions. The evidence further highlights the agglomeration benefits of the CAZ stemming from its unique density, scale and mix of business functions. The report identifies the significant contribution of the CAZ to the UK economy, combined the CAZ boroughs have a GVA output estimated to be £293 billion in 2019, Islington alone is estimated to have an output of nearly £20 billion.¹³ Estimates of GVA for the CAZ alone indicate a GVA of over £197 billion, representing nearly half of all of London's output and around 11% of total UK output. The evidence highlights the important role that SMEs play in the CAZ business ecosystem and recognises the importance of Article 4 directions to safeguard business space to enable SMEs to flourish.¹⁴
28. The GLA evidence highlights a number of clusters of CAZ strategic functions or specialisms. Specialist clusters identified of relevance to Islington include Tech City, the arts cultural and creative clusters in Smithfield, Farringdon, King's Cross and Angel.¹⁵ It is identified that the erosion of capacity in Class E would undermine the evolution and development of these clusters, which require careful management to balance between employment uses, residential uses and CAZ strategic functions.

Why is the Article 4 direction justified?

29. Given the unique nature of the CAZ, careful land use management is required to balance the mix of employment uses alongside residential use.¹⁶ As such, it is essential that that change within the CAZ is managed through a plan-led approach which can help to avoid wholly unacceptable impacts as a result of loss of key employment uses. Unrestricted Class MA threatens to undermine the sensitive management of the CAZ, as the prior approval process does not allow for a sufficient assessment of potential changes of strategic importance.
30. The King's Cross area provides access to relatively affordable workspace in comparison to other locations within the CAZ, this underpins its attractiveness to SMEs and other organisations. As such, if existing occupiers are displaced from the King's Cross area it is likely that they will experience difficulty in finding similarly suitable space. This is pertinent when considered alongside the accessibility and connectivity that the King's Cross Area affords owing to its proximity to the major transport hubs of King's Cross and St Pancras's train stations which connect the area to the wider southeast, northern England and Scotland. This is an important consideration in the context of this observed cluster of Non-Profit/Charitable organisations at this location who undertake activities well beyond the context of the immediate area.
31. Likewise, if SMEs are forced to relocate from the area, they are unlikely to be easily able to find suitable space in such locations, threatening any existing agglomeration benefits

¹³ Greater London Authority., Strategic evidence to support London borough Article 4 Directions (commercial to residential) 2021., Figure 3.2.

¹⁴ Greater London Authority., Strategic evidence to support London borough Article 4 Directions (commercial to residential) 2021., Paragraph 3.9.2

¹⁵ GLA Strategic Evidence (2021) paragraph 3.4.7.

¹⁶ GLA strategic evidence to support Article 4 Directions, paragraph 3.10.2.

and the benefits associated with being located in such close proximity to the CAZ as highlighted above. Additionally, any loss of business floorspace in this location would undermine the clear policy priority of ensuring that both the CAZ and the King's Cross area can support the anticipated economic growth and job creation in Islington. As highlighted above, the PELs within the King's Cross area have an important role in supporting this through providing space for a wide variety of businesses, especially SMEs. Any reduction in employment activity in this area and the buildings identified below threatens to have a wholly unacceptable impact on economic activity, jeopardising economic growth and job creation in Islington. Additionally, and more specifically, unrestricted residential conversion threatens to have a wholly unacceptable impact on reducing activity with innate social value whilst also threatening to result in a wholly unacceptable loss of specialist jobs within Islington.

Policy Context

National Policy

32. Paragraph 85 of the National Planning Policy Framework (NPPF) sets out that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

London Plan Policy

33. The London Plan contains several policies which emphasise the importance of protecting and supporting office functions in the CAZ.

- Policy E1 sets out that the current office stock in the CAZ should be supported and intensified. Part C of this policy highlights the importance of the CAZ. It confirms that the unique agglomerations and dynamic clusters of world city businesses and other specialist functions which it supports should be developed and promoted.
- Policy E1 and Policy SD5 states that boroughs should consult upon and introduce A4Ds to ensure that town centres and other viable business locations, such as the CAZ, are not undermined by the office to residential PD right.
- Policy SD4 (Central Activities Zone) states that:
 - Part A: "The unique international, national and London-wide roles of the CAZ, based on an agglomeration and rich mix of strategic functions and local uses, should be promoted and enhanced."; and
 - Part B: "The nationally and internationally significant office functions of the CAZ should be supported and enhanced by all stakeholders, including the intensification and provision of sufficient space to meet demand for a range of types and sizes of occupier and rental values."
- Policy SD5 (Offices, other strategic functions and residential development in the CAZ) states that:

- Part A: “New residential development should not compromise the strategic functions of the CAZ”; and
- Part C: “Offices and other CAZ strategic functions are to be given greater weight relative to new residential development in all other areas of the CAZ ...”,
- SD5 also provides specific support for the use of Article 4 Directions:
- Part E: “The Mayor will work with boroughs and support them to introduce Article 4 Directions to remove office to residential permitted development rights across the whole of the CAZ and the Northern Isle of Dogs (and those parts of Tech City and Kensington & Chelsea lying outside the CAZ).”

Local Plan Policy

34. Islington’s new Local Plan proactively encourages economic growth in the Borough in line with the NPPF and the London Plan. Employment policies promote the development of new business floorspace (especially in the south of the borough in the CAZ), whilst also seeking to protect much needed existing floorspace.¹⁷ Islington’s Local Plan policies are essential in delivering the economy strategy for the borough, of which a key objective is to tackle inequality and exclusion. In support of this, Local Plan policies aim to ensure that a range of employment floorspace is available to provide opportunities for a range of different types and sizes of business, this is highlighted by Part A of Policy B1.
35. Policy B1 confirms the CAZ as being the focus for new business floorspace. Policy B2, Part A(i) echoes this, it is clear in setting out office uses as the clear priority land use in the CAZ, outlining support for a range of workspace typologies such as Grade A offices, serviced offices, co-working spaces, hybrid workspace and lower specification office space suitable for SMEs and business services. It is also clear in confirming that residential uses are not a key priority within the CAZ.
36. In the context of Islington’s constrained supply and high need for additional business floorspace as noted elsewhere, Policy B3 of Islington’s Local Plan confirms the Council’s commitment to protecting all business floorspace throughout the borough.
37. Consistent with relevant London Plan and Local Plan Policies, Policy SP2 sets out the key priorities and requirements for the King’s Cross and Pentonville Road Spatial Strategy Area as shown above Figure 5. Part A of this Policy is clear in setting out the Council’s commitment to protecting and intensifying employment uses within the area. As confirmed by Part B of this Policy, a wide range of business floorspace typologies are supported within the area, including Grade A offices, hybrid space, and co-working space. Supporting Paragraph 2.12 recognises the importance of the King’s Cross area in helping to meet Islington’s significant need for additional office floorspace.

Priority Employment Locations

38. Policy B2, Part A (iii) sets out the priorities for development proposals within Priority Employment Locations, it confirms that the growth and intensification of business uses to

¹⁷ E.g Islington Local Plan: Strategic and Development Management Policies. Policies B1, B2 and B3.

provide for the SME sector as well as meeting specialist needs is the key priority within these areas. Part B of this policy recognises the importance of carefully managing PELs, it confirms that the introduction of uses that could undermine the specific economic function of the locations identified in Part A will be resisted.

39. Supporting paragraph 2.12 recognises the importance of the PELs within the King's Cross area, they are identified as important locations within the CAZ that can support the delivery of business floorspace to help meet Islington's significant projected jobs growth and support economic growth.

Wholly unacceptable impacts of Class MA

Class MA criteria

40. The restrictions that the Class MA permitted development right is subject to has been considered as part of the assessment of the King's Cross area as discussed above in the Section 8 (Employment Land) of this report.

Loss of Space

41. As noted earlier in Chapter 1 of this section, Class MA threatens to reduce the availability of employment floorspace, particularly affordable workspace which has a much lower capital value in comparison to that which could be realised if such space were to be in residential use. This pressure on employment land in the face of increasing demand for residential uses has contributed towards the erosion of employment space.¹⁸
42. The impact of this is likely to be even greater in the CAZ, the ELS identifies the pressure on employment locations around King's Cross from housing given the locational advantages of the area. It is evidenced that Central London has the highest residential property prices in the country with average capital values for residential use in the CAZ exceed average values for offices¹⁹. Given the location of the King's Cross area, it is likely that similar values will apply. This demonstrates there will be a strong incentive to utilise Class MA permitted development rights in this location, presenting a direct threat to existing employment floorspace.

Disruption of existing activity

43. As highlighted throughout this appendix, the King's Cross area and the PELs within the area host an important concentration of economic activity and employment, with several specialist clusters, including SMEs. Underpinning this is the tight interdependence between the CAZ and many of Islington's businesses and specialist clusters, most notably clusters of SME businesses that either trade with other nearby businesses or hold a competitive advantage due to their proximity to the CAZ. Many SME businesses depend on their Inner London 'fringe' location in order to thrive.
44. As highlighted throughout this report, unrestricted residential conversion threatens to displace existing employment occupiers and undermine the interdependence between

¹⁸ Islington Local Plan: Strategic and Development Management Policies. Paragraph 4.17

¹⁹ Greater London Authority., Strategic Evidence to support London borough Article 4 Directions (commercial to residential)

business and other agglomeration benefits associated with critical masses of economic activity.

45. The loss of employment floorspace would lead to wholly unacceptable impacts on the existing concentration of activity in the King's Cross area, in particular, the loss of lower specification office space threatens to disrupt the cluster of charities/non-profits and SMEs present within the King's Cross area.

Summary

46. The loss of employment floorspace at this location would be wholly unacceptable and would cause significant and lasting harm to the economy, productivity, and growth potential of both Islington and London. There are established specialist clusters in the area that contribute to the attractiveness and productivity of the area, a reduction in available employment space in the area threatens to halt the growth of these clusters. The area already faces key challenges in providing for growth because of rising rents, a lack of space and dwindling supply of affordable workspace, all of which threatens the continued transformation and growth of the King's Cross Area. The conversion of whole buildings/parts of buildings into residential dwellings threatens to further exacerbate the challenges the area faces.

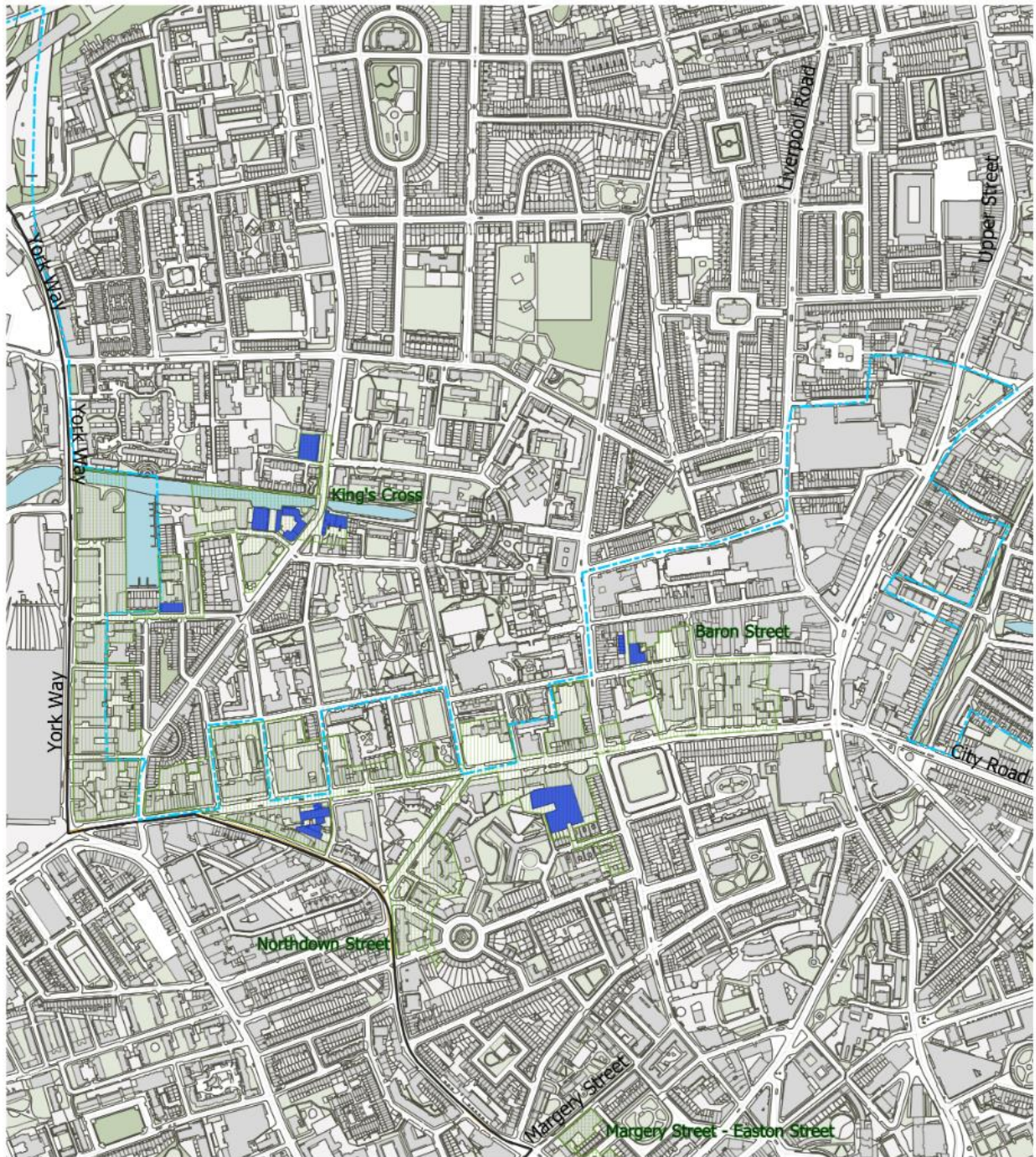
Proposed Article 4 Direction

Keeping the proposed direction to the smallest area possible





47. The below provides an overview of the buildings included within the proposed direction, only those employment sites where the change of use to residential would have a wholly unacceptable adverse impact have been included within the proposed direction. This has resulted in several Class E uses having been excluded from the proposed direction, this includes some smaller employment sites and several other retail and leisure uses in line with the Tranche 2 focus on employment uses with Priority Employment Locations.
48. Moreover, it is important to note the only sites within the three PELs within the King's Cross area have been considered for inclusion within the proposed Article 4 direction. Not all of the employment sites that have been identified have been included within the proposed direction; as such, a number of employment sites have been excluded from the proposed direction. These smaller employment sites have been excluded as they are not considered to have demonstrable strategic value in the context of the three identified categories as discussed below. The mapping and survey work has identified the Class E sites within the King's Cross area whose loss would cause a wholly unacceptable impact.

Proposed Coverage

Figure 7: Proposed Tranche 2 CAZ Article 4 Coverage



Key for CAZ Article 4 direction

-  Tranche 2 (proposed) Article 4 area
-  Priority Employment Locations
-  CAZ
-  Islington Borough Boundary

49. Each of the tables below summarise the buildings included within the proposed article 4 coverage for each of the PELs located within the King's Cross Area.

King's Cross Priority Employment Location

Building	Occupiers	Reason for including the building in proposed direction
143 Caledonian Road	<ul style="list-style-type: none"> • Howden and HSS Hire - Trade supply businesses 	<p>As alluded to in the assessment of Islington's LSISs above, businesses such as those located at 143 Caledonian play an important role in supporting a variety of SME trade businesses. The value of the current occupiers is further underpinned by their proximity to the CAZ and the supporting function they provide to this critically important hub of economic activity.</p>
Bridge Wharf (156 Caledonian Road)	<ul style="list-style-type: none"> • TMD London – Chartered Building Surveying, Architectural and Project Management • Rail Estate – Engineering Property Solutions (management and development of property within the railway environment. • The Coal Trade Benevolent Association (registered Charity) 	<p>This building provides space which supports SMEs related to the property and education sector as well as charities as illustrated by the occupiers.</p>

Building	Occupiers	Reason for including the building in proposed direction
	<ul style="list-style-type: none"> Ambition Institute – A charity providing training and professional development for teachers and other educational leaders. 	
2, Regents Wharf, All Saints Street	<ul style="list-style-type: none"> Gratte Brothers Group - Large Construction Company, one of Islington's largest employers (200 Jobs). 	This building hosts a large construction company that is a significant contributor to Islington's economy.
6, Regents Wharf, All Saints Road	<ul style="list-style-type: none"> (Symphony Talent) – International Recruitment Specialist. 	Large self-contained office building that is located in a strategically important location, the floorspace provided at this location represents valuable employment space that is crucial to supporting the economic activity that is hosted within the King's Cross area.
Lighterman House (30 Wharfdale Road) – Newly refurbished 4 storey block.	<ul style="list-style-type: none"> Kitt Offices – Office rental agency, support small and medium size businesses in finding suitable office space to support their growth/expansion. ANA Nursing – Provider of home care services The Freedom Fund – International non-profit organisation working to end modern slavery. 	Lighterman supports an internationally significant non-profit organisation whilst also providing space suitable for SME occupation.

Building	Occupiers	Reason for including the building in proposed direction
Society Building (8 All Saints Street)	<ul style="list-style-type: none"> • National Council for Voluntary Organisations – The NCVO support small charities and other voluntary/community groups, this involves providing space which such organisations can utilise. • People for the Ethical Treatment of Animals (PETA) • BOND – Not for profit organisation that supports international development. • Society for Research into Higher Education • Lloyds Bank Foundation - Independent foundation funded by the profits of Lloyds banking group who work with small and local charities. • Global Citizen – International organisation working towards ending extreme global poverty. 	This building contains a concentration/cluster of charitable and not for profit organisations who undertake activity at both the national and international level.

Baron Street Priority Employment Location

Building	Occupiers	Reason for including the building in proposed direction
58 – 62 White Lion Street	<ul style="list-style-type: none"> • Cutler and Gross (High-End Eyewear Manufacturer and Retailer) • BX Bettex (Large International Clothing Manufacturer) 	<p>This ground floor commercial unit has recently been sub-divided to create two units, this has facilitated their occupation as offices. This is illustrative of the strategic importance of retaining floorspace in important business locations, the floorspace here provides essential space which can accommodate businesses looking to set up in Islington.</p>
2a – 6a Godson Street – Three Storey Buildings with basements, each unit has a commercial unit across combined basement and ground floors	<ul style="list-style-type: none"> • 3a – Facit Homes (Design and Build company specialising in low carbon homes) • 4a – Evolution Design (Architects) • 5a – Rebecca Hughes (Interior Design) • 6a – Bourne Management and Building (Construction Company) 	<p>These units are highly suited to SME occupation, they currently support a cluster of design/construction SMEs.</p>

Northdown Street Priority Employment Location

Building	Occupiers	Reason for including the building in proposed direction
Holford Works (Cruikshank Street)	<ul style="list-style-type: none"> • The majority of the site (Units 1,2 & 4) are currently undergoing refurbishment work in preparation for future commercial occupation. • Former occupiers of these units include, Etsy (Online Marketplace for independent sellers) and Profile Books (independent book publisher). • Unit 3 is exempt from current works and has been occupied by Barbour Clothing (as their showroom) on a long-term basis. 	A series of former warehouses subdivided into four commercial units, centred around a large courtyard space. The majority of the site (Units 1,2 & 4) are currently undergoing refurbishment work in preparation for future commercial occupation. The refurbished units will provide valuable floorspace suitable for SME occupation within very close proximity of the CAZ.
1-2 Lorenzo Street	<ul style="list-style-type: none"> • Most recently occupied by Ideaworks (Creative Electronic design and installation). Building has recently been re-let. 	Self-contained office building highly, suited to SME occupation.
York House (221 Pentonville Road)	<ul style="list-style-type: none"> • THE OUT (Car rental company) • Base Model and Influence Agency • 1st Citizen Lawyer (Immigration Lawyer) • Nathan K Podcast (Business networking company) 	Large recently refurbished office building operated by Fora (the Office Group), providing several flexible workspaces suitable for a wide variety of SME occupier as illustrated by current occupiers.

Building	Occupiers	Reason for including the building in proposed direction
	<ul style="list-style-type: none"><li data-bbox="555 379 958 411">• InMotion Venture Capital<li data-bbox="555 450 1066 481">• MediateUK (Mediation Services)	