

Delivery Plan

Land use	Project	Details	Likely delivery lead	Possible funding sources	Timescale	Notes
Housing (Core Strategy policy CS6)	Astor College (opportunity site 1)	Housing is the landowner's alternative option as student housing is the Council's preferred land use for this site.	UCL	Landowner funded	Long term	Redevelopment could potentially provide around 1,600sqm of additional floorspace, an element of which could include housing.
	Middlesex Hospital Annex (opportunity site 2)	Housing is expected to be the predominant use on this site.	UCLH NHS Foundation Trust	Landowner funded	Short / medium term	A s106 obligation – related to the main UCH site – was agreed to deliver at least 30 socially rented homes on this site and potentially a further 1425 sq m of affordable housing.
	Arthur Stanley House (opportunity site 3)	Housing is expected on this site as no long term requirement for the established medical / healthcare uses has been identified.	UCLH NHS Foundation Trust	Landowner funded	Medium / long term	This site may be needed for short / medium-term medical / healthcare use in association with the reorganisation of other UCH landholdings and facilities.
	Rosenheim Building (opportunity site 5)	Housing is the landowner's alternative option as medical/ healthcare uses are the Council's preferred land use for this site.	UCLH NHS Foundation Trust	Landowner funded	Long term (if for housing)	This site is likely to come forward for medical uses in the medium term as UCH are planning to redevelop the site in association with the establishment of a Proton Beam Therapy Centre.

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	Odeon Site, Grafton Way (opportunity site 6)	Housing is the landowner's alternative option, as part of a mixed-use scheme, as medical/ healthcare uses are the Council's preferred land use for this site.	UCLH NHS Foundation Trust	Landowner funded	Long term (if for housing)	This site is likely to come forward for medical uses in the medium term as UCH are planning to redevelop the site in association with the establishment of a Proton Beam Therapy Centre.
	Royal Ear Hospital (opportunity site 7)	Housing is the landowner's alternative option as medical/ healthcare uses are the Council's preferred land use for this site.	UCLH NHS Foundation Trust	Landowner funded	Long term (if for housing)	This site is likely to come forward for medical / healthcare uses in the medium term.
	Medical Students' Union (opportunity site 8)	Housing is the landowner's alternative option as medical/ healthcare uses are the Council's preferred land use for this site.	UCLH NHS Foundation Trust	Landowner funded	Long term (if for housing)	This site is likely to come forward for medical / healthcare uses in the medium term.
	Central Cross (opportunity site 9)	Where non-residential floorspace is proposed the Council will seek a matching amount of permanent self-contained housing.	Derwent London	Landowner funded	Long term	Low intervention proposals are possible in the short term, but wider redevelopment will only take place in the longer term.

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	6-17 Tottenham Court Road (opportunity site 10)	Housing is expected as part of a mixed-use scheme, including retail use.	Land Securities / Frogmore Properties	Landowner funded	Medium / long term	<p>Redevelopment could provide around 3,000sqm of additional floorspace, an element of which could include housing.</p> <p>Given landowner intentions it is likely that the site will only be developed in the long term.</p>
	80 Charlotte Street / Asta House (opportunity sites 11 & 12)	Housing is expected as part of a mixed-use scheme, including business uses.	Derwent London	Landowner funded	Short / medium term	<p>The approved scheme is due to provide 5,780sqm of housing (55 homes, of which 15 are affordable).</p> <p>The approved scheme is anticipated to be delivered by 2016.</p>
	Network Building (opportunity site 13)	Where non-residential floorspace is proposed the Council will seek a matching amount of permanent self-contained housing.	Derwent London	Landowner funded	Medium / long term	<p>Redevelopment could potentially provide approximately 5,500sqm of additional floorspace, an element of which could include housing.</p> <p>Delivery is likely to be medium / long term since Derwent London will seek to complete 80 Charlotte Street before commencing another major development.</p>

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	61-63 Tottenham Court Road & 1-7 and 11-13 Goodge Street (opportunity site 14)	Housing is expected on upper Dukelease floors, with retail at ground floor.		Landowner funded	Short / medium term	Development of these sites will be relatively modest in scale.
Student housing (Core Strategy policy CS6)	Astor College (opportunity site 1)	Student housing is the Council's preferred land use for this site.	UCL	Landowner funded	Long term	Redevelopment could potentially provide around 1,600sqm of additional floorspace.
Open space (Core Strategy policy CS15)	Alfred Place 1.2 Alfred Place	Create public open space by reclaiming carriageway space and moving car parking while maintaining adequate servicing arrangements to support the viable use of properties on Alfred Place.	<ul style="list-style-type: none"> ○ Council Highways and Transport service ○ Council Parks and Open Spaces service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium term	High priority. Project may only happen if funding becomes available in the future.

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		<p>The priority is to minimise traffic and provide seating and planting to create a better open environment without compromising the operational use of nearby buildings.</p> <p>Should further funding be secured a more considered design of the space should be undertaken which could include more costly interventions such as creation of a grassed area and relocation of the cycle hire station.</p>				
	1.3 South Crescent	Relocate car parking.	<ul style="list-style-type: none"> ○ Council Highways and Transport service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium term	<p>High priority.</p> <p>Project may only happen if funding becomes available in the future.</p>
	1.4 Chenies Street West	Reduce carriageway space to create a widened footway.	<ul style="list-style-type: none"> ○ Council Highways and Transport service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium / long term	<p>Medium priority.</p> <p>Project may only happen if funding becomes available in the future.</p>
	Alfred Place					

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	1.5 Ridgmount Street	Raise the carriageway to create a single surface around the College of Law – Bloomsbury Centre.	<ul style="list-style-type: none"> ○ Council Highways and Transport service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Long term.	<p>Low priority.</p> <p>Project may only happen if funding becomes available in the future.</p>	
	1.6 Store Street	Reduce carriageway space to create a widened footway.	<ul style="list-style-type: none"> ○ Council Highways and Transport service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium / long term	<p>Low priority.</p> <p>Project may only happen if funding becomes available in the future.</p>	
	Central Cross and Hanway Street	3.1 Tottenham Court Promenade	Remove clutter, add seating at the base of the street trees.	<ul style="list-style-type: none"> ○ Council Highways and Transport service ○ Council Parks and Open Spaces service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium term	<p>High priority.</p> <p>Project may only happen if funding becomes available in the future.</p>
		3.2 Gresse Street cycle stand plaza	Potential to add seating and planting.	<ul style="list-style-type: none"> ○ Council Highways and Transport service ○ Council Parks and Open Spaces service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium / long term	<p>Medium priority.</p> <p>Project may only happen if funding becomes available in the future.</p> <p>Part of this space is private land and/or within the City of Westminster.</p>

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	3.3 Gresse Street / Stephen Street	Raise the carriageway at the junction of Gresse Street and Stephen Street.	<ul style="list-style-type: none"> ○ Council Highways and Transport service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Long term	<p>Low priority.</p> <p>Project may only happen if funding becomes available in the future.</p> <p>Part of this space is within the City of Westminster.</p>
	4.2 Goodge Place	Investigate the feasibility of closing the middle of Goodge Place to vehicles to possibly create a small public space.	<ul style="list-style-type: none"> ○ Council Highways and Transport service ○ Council Parks and Open Spaces service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium term	<p>High priority.</p> <p>Project may only happen if funding becomes available in the future.</p> <p>There is concern that a turning head would still be required within the space.</p>
	4.3 Windmill Street East	Create a single surface adjacent to Tottenham Court Road.	<ul style="list-style-type: none"> ○ Council Highways and Transport service ○ Council Parks and Open Spaces service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium term	<p>Low priority.</p> <p>Project may only happen if funding becomes available in the future.</p>
	4.4 Whitfield Gardens	Potential to add seating and planting.	<ul style="list-style-type: none"> ○ Council Highways and Transport service ○ Council Parks and Open 	<ul style="list-style-type: none"> ○ Planning obligations 	Medium / long term	<p>Low priority.</p> <p>Project may only happen if funding becomes available in the future</p>

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			Spaces service				
	Fitzroy Square	5.1 The Warren	Improve the park including the multi use games area, the play space, planting and seating.	<ul style="list-style-type: none"> ○ Council Highways and Transport service ○ Council Parks and Open Spaces service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium term	High priority. Project may only happen if funding becomes available in the future.
		5.4 Whitfield Street near the Warren	Move car parking from adjacent to the Warren to improve lines of sight. Install a raised pavement to reduce traffic speeds. Install crossing points for pedestrians.	<ul style="list-style-type: none"> ○ Council Highways and Transport service ○ Council Parks and Open Spaces service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium term	High priority. Project may only happen if funding becomes available in the future.
	Fitzroy Square	5.5 Fitzroy Street & Warren Street	Close Fitzroy Street between Euston Road and Warren Street to traffic to create public space.	<ul style="list-style-type: none"> ○ Council Highways and Transport service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium / long term	Medium priority. Project may only happen if funding becomes available in the future, and will be reliant on the outcome of an experimental closure of Warren Street.
		5.6 Cleveland Street	Raise parking bays to create a widened footway.	<ul style="list-style-type: none"> ○ Council Highways and Transport service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium / long term	Low priority. Project may only happen if funding becomes available in the future. The western side of the street

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						is within the City of Westminster.	
	Great Russell St.	6.4 Great Russell Street	Reduce carriageway space to create a widened footway.	<ul style="list-style-type: none"> ○ Council Highways and Transport service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium / long term	<p>Low priority.</p> <p>Project may only happen if funding becomes available in the future.</p>
	Ridgmount Gdns.	8.2 Chenies Street East	Reduce carriageway space to create a widened footway.	<ul style="list-style-type: none"> ○ Council Highways and Transport service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium / long term	<p>Medium priority.</p> <p>Project may only happen if funding becomes available in the future.</p>
	Tottenham Ct. Rd.	9.2 Space in front of the American Church	Potential to add seating and planting.	<ul style="list-style-type: none"> ○ Council Highways and Transport service ○ Council Parks and Open Spaces service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium term	<p>High priority.</p> <p>Project may only happen if funding becomes available in the future.</p>

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	UCH & University St. 10.5 Mortimer Market	Reclaim car parking to create a small public space with seating.	<ul style="list-style-type: none"> ○ Council Highways and Transport service ○ Council Parks and Open Spaces service 	<ul style="list-style-type: none"> ○ Planning obligations ○ Transport for London 	Medium / long term	High priority. Project may only happen if funding becomes available in the future.
Retail (Core Strategy policy CS7)	Odeon Site, Grafton Way (opportunity site 6)	Retail uses on the Tottenham Court Road frontage will be encouraged.	UCLH NHS Foundation Trust	Landowner funded.	Medium term	This site is likely to come forward primarily for medical uses in the medium term as UCH are planning to redevelop the site in association with the establishment of a Proton Beam Therapy Centre.
	Central Cross (opportunity site 9)	Additions to retail space on the Tottenham Court Road frontage will be supported.	Derwent London	Landowner funded.	Short / long term	Low intervention proposals are possible in the short term, but wider redevelopment will only take place in the longer term.
	6-17 Tottenham Court Road (opportunity site 10)	The retention of retail uses on the Tottenham Court Road frontage is the Council's preferred approach.	Land Securities / Frogmore Properties	Landowner funded.	Medium / long term	Redevelopment could potentially provide around 3,000sqm of additional floorspace, of which an element could be retail. Given landowner intentions it is likely that the site will only be developed in the long term.

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	80 Charlotte Street / Asta House (opportunity sites 11 & 12)	Flexible A1/A3/B1 space is expected as part of a mixed-use scheme, including housing and business uses.	Derwent London	Landowner funded	Short / medium term	The approved scheme is due to provide 4,487sqm of flexible A1/A3/B1 uses. The approved scheme is anticipated to be delivered by 2016.
	Network Building (opportunity site 13)	Additions to retail space on the Tottenham Court Road frontage will be supported.	Derwent London	Landowner funded	Medium / long term	Redevelopment could potentially provide approximately 5,500sqm of additional floorspace, an element of which could be retail. Delivery is likely to be medium / long term since Derwent London will seek to complete 80 Charlotte Street before commencing another major development.
	61-63 Tottenham Court Road & 1-7 and 11-13 Goodge Street (opportunity site 14)	Additions to retail space on the Tottenham Court Road and Goodge Street frontages will be supported.	Dukelease	Landowner funded	Short / medium term	Development of these sites will be relatively modest in scale.

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Offices (Core Strategy policy CS8)	Odeon Site, Grafton Way (opportunity site 6)	Offices could form part of the landowner's alternative option (a mixed-use scheme with housing), as medical/healthcare uses are the Council's preferred land use for this site.	UCLH NHS Foundation Trust	Landowner funded	Long term (if for a scheme including offices)	This site is likely to come forward for medical uses in the medium term as UCH are planning to redevelop the site in association with the establishment of a Proton Beam Therapy Centre.
	80 Charlotte Street / Asta House (opportunity sites 11 & 12)	Office space is expected as part of a mixed-use scheme, including housing and flexible retail uses.	Derwent London	Landowner funded	Short / medium term	The approved scheme is due to provide 8,411sqm of B1 (office) uses. The approved scheme is anticipated to be delivered by 2016.
	Network Building (opportunity site 13)	Office use is the Council's preferred land use for this site.	Derwent London	Landowner funded	Medium / long term	Redevelopment could potentially provide approximately 5,500sqm of additional floorspace, an element of which could be in office use. Delivery is likely to be medium / long term since Derwent London will seek to complete 80 Charlotte Street before commencing another major development.

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Medical / healthcare (Core Strategy policy CS16)	Arthur Stanley House (opportunity site 3)	Medical / healthcare uses are the established use on this site but are not expected to be required in the long term.	UCLH NHS Foundation Trust	Landowner funded	Short / medium/ term (if for medical / healthcare uses)	No long term requirement for the established medical / healthcare use has been identified. However, this use may be needed in the short / medium term in association with the reorganisation of other UCH landholdings and facilities.
	Tottenham Mews Day Hospital (opportunity site 4)	Medical/ healthcare uses are the Council's preferred land use for this site.	Camden and Islington NHS Foundation Trust	Landowner funded	Short / medium term	Redevelopment could potentially provide approximately 1,400sqm of additional medical / healthcare floorspace.
	Rosenheim Building (opportunity site 5)	Medical/ healthcare uses are the Council's preferred land use for this site.	UCLH NHS Foundation Trust	Landowner funded	Medium term	This site is likely to come forward for medical uses in the medium term as UCH are planning to redevelop the site in association with the establishment of a Proton Beam Therapy Centre.
	Odeon Site, Grafton Way (opportunity site 6)	Medical/ healthcare uses are the Council's preferred land use for this site.	UCLH NHS Foundation Trust	Landowner funded	Medium term	This site is likely to come forward for medical uses in the medium term as UCH are planning to redevelop the site in association with the establishment of a Proton Beam Therapy Centre.

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	Royal Ear Hospital (opportunity site 7)	Medical/ healthcare uses are the Council's preferred land use for this site.	UCLH NHS Foundation Trust	Landowner funded	Medium term	This site is likely to come forward for medical uses in the medium term.
	Medical Student's Union (opportunity site 8)	Medical/ healthcare uses are the Council's preferred land use for this site.	UCLH NHS Foundation Trust	Landowner funded	Medium term	This site is likely to come forward for medical uses in the medium term. Redevelopment could potentially provide approximately 2,600sqm of additional floorspace.



Strategic Planning and Implementation
London Borough of Camden March 2014