

MAYOR OF LONDON

**2009 London Town Centre Health Check
Analysis Report**

December 2009

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**Greater London Authority
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Technical Annex - containing data tables in Excel spreadsheet format is available separately. Please contact the Greater London Authority, publications on 020-7983 4000

Executive Summary

The 2009 London Town Centre Health Check (TCHC) is part of an ongoing series of strategic London-wide health checks undertaken by the Greater London Authority (GLA) with support from the London boroughs. It provides a 'snapshot' of the health of over 200 of London's town centres using a selection of strategic health check indicators and illustrates how these have changed over time. This 'strategic' town centre health check has informed preparation of the draft replacement London Plan and also contributes to the evidence base for local development plan policies, development proposals and implementation of town centre and local strategies in accordance with national planning policy statements PPS6 and draft PPS4.

Objectives

- 1) To co-ordinate across all London Boroughs and other relevant agencies the collection of data on indicators of town centre vitality and viability and the identification of capacity of different centres within the network to meet likely future needs in accordance with Government policy in PPS6;
- 2) To provide thresholds for selected indicators against which the performance of centres can be assessed, identifying their scale, role and function in the network, their roles in the regeneration process and strategic clusters of night time economic activities;
- 3) To inform change and development in the London town centre network including potential future changes in the classification of centres;
- 4) To monitor the implementation of the London town centre network and inform the draft replacement London Plan and its Examination in Public, and associated Supplementary Planning Guidance (SPG);
- 5) To support the preparation and implementation of local Development Plan Documents (DPDs) including town centre policies and proposals and town centre management strategies;
- 6) To contribute to inter-regional working through a more co-ordinated approach to town centre development and retail and leisure provision across the wider city region.
- 7) To streamline the data collection process, deliver cost effectiveness and add value through strategic working.

Methodology

The health check is focused on International, Metropolitan, Major and District centres and the Central Activities Zone (CAZ) Frontages identified in the London Plan. Neighbourhood and more local centres are only examined in this strategic health check where characteristics suggest that they may be fulfilling a higher role or function in the network, and therefore merit explicit recognition in the replacement London Plan. National planning policy statements PPS6 and draft PPS4 provide general guidelines on indicators of town centre vitality and viability. In accordance with this guidance, and to provide continuity where

possible with previous London town centre health checks, the indicators for the 2009 London TCHC are categorised under the following sub-headings:

- | | |
|--------------------------|----------------------------|
| 1. Scale and Function | 5. Town Centre Initiatives |
| 2. Capacity | 6. Accidents and Security |
| 3. Financial Performance | 7. Environment |
| 4. Accessibility | |

Under each of the above categories, the GLA has accessed a wide variety of datasets on town centres, which have been used to evaluate the performance of centres, supplemented by local knowledge from boroughs. Previous London-wide health checks used a paper-based form to collect data from boroughs but this was resource intensive and often resulted in delays in collecting and analysing the data. Instead the 2009 TCHC has utilised an electronic form in which the survey questions and boroughs' responses could be transferred automatically into a database, which could then be interrogated to produce reports and summaries.

Main Survey Findings

- London's town centre floorspace (retail, leisure and vacant floorspace) is over 10.3 million square metres (sq.m) with approximately 7.8 million sq.m in retail use. The West End is the largest centre with 1,639,673sq.m total floorspace.
- District centres generally have a higher proportion of retail floorspace occupied by independent retailers (55%) compared with 37% for major and 16% for metropolitan ones.
- Vacancy rates for retail floorspace in 2009 are 7% in London, compared to the national average of just over 8%. Vacancy rates for retail outlets are estimated at 8.5% in London, compared to the national average of just over 10%.
- Leisure uses comprise a total of approximately 2,500,000 sq.m of floorspace across the town centre network (approximately 24% of total town centre floorspace).
- Canary Wharf contains the highest level of town centre office floorspace outside the Central Activities Zone (almost 1.8 million sq.m).
- Street markets, including farmers markets, are an important contributor to town centre vitality and viability and the town centres with the greatest number of market pitches include Camden Town, Deptford, Wembley, Barking, Walthamstow, Covent Garden, Walworth Road, Liverpool Street and Portobello Road.
- London's town centre network has sites with unimplemented planning permissions for development with a total area of approximately 100 hectares and over 734,000 sq.m in non-residential uses.
- In 2006 London's town centres had an estimated combined annual comparison goods retail turnover of almost £20bn.
- The lowest retail yields (2008) were found in central London in the West End (4.25%) and Knightsbridge (4.5%). Metropolitan centre yields ranged from 4.0% (Kingston) to 7.25% (Sutton) and average 5.8%.
- The highest in-town retail rents (2008) were found in the West End (Old Bond Street) £7,800/sq.m. The highest town centre retail rents in outer London were found in Kingston £3,300/sq.m and Croydon £2,900/sq.m, and in inner London at Kings Road £3,875/sq.m and Canary Wharf £3,230/sq.m.
- Centres in and around CAZ generally have higher accessibility levels than those centres outside CAZ. Centres with the highest PTAL level of 6 include the International centres,

CAZ frontages, the Metropolitan centres (except Ilford and Sutton), 83 % of the Major centres and 38 % of the District centres.

- Over half of centres in the town centre network lack data on key indicators of accessibility for disabled and older people including the provision of Changing Places toilets, wheelchair accessible toilets, Shopmobility Scheme and access audit.
- There are 16 active Business Improvement Districts (BIDs) in London’s town centres and a further 11 proposed.

Reviewing the London Town Centre Network

In promoting and enhancing town centres, regional planning bodies are encouraged by Government policy in PPS6 and draft PPS4 to set out a spatial vision and strategy for the management and growth of the centres in the region over the plan period and to define a network of centres. To address these requirements, and to inform the draft replacement London Plan, a review of the strategic Town Centre Network was undertaken in light of evidence gained from the 2009 London TCHC. The review considered four broad areas:

(1) Update of the existing town centre classifications (role and function)

The existing scale, role and function of town centres in the network were assessed using a selection of core indicators including floorspace estimates for a number of key town centre uses such as retail, leisure and offices. To further distinguish between the roles of different centres in the network, the proportion of comparison and convenience goods floorspace relative to total retail floorspace was assessed. Other core indicators included estimates of total annual turnover, rental levels, public transport accessibility and the proportion of weekday destination trips by public transport (modal split).

Data on each of these core indicators was sourced through the 2009 TCHC and the London-wide retail need study for the town centres defined in the 2008 London Plan, including CAZ frontages, and potential new centres. Using this data, the current role and function of each town centre in the network, plus the potential new centres, was tested against a set of defined thresholds. The key findings are set out in Table ES1.

Table ES1. Updating the existing role and function of town centres – key findings

Centre/Location	Borough	2008 London Plan classification	Replacement draft London Plan 2009 classification (proposed)
Green Lane	Barking & Dag/Redbridge	Not classified	New District centre
Brent Cross	Barnet	Regional Shopping Centre	Regional Shopping Centre
Kings Cross	Camden	Not classified	Not classified
New Addington	Croydon	Not classified	New District centre
Selsdon	Croydon	Not classified	New District centre
East Greenwich	Greenwich	Not classified	New District centre
North Greenwich	Greenwich	Not classified	Not classified
Shepherd’s Bush	Hammersmith & Fulham	District	Metropolitan
Colliers Wood	Merton	Not classified	Not classified
London Bridge	Southwark	Not classified	New CAZ Frontage
Carshalton Village	Sutton	Not classified	New District centre

Centre/Location	Borough	2008 London Plan classification	Replacement draft London Plan 2009 classification (proposed)
Hackbridge	Sutton	Not classified	Not classified
Brick Lane	Tower Hamlets	Not classified	New District centre
Bromley-by-Bow	Tower Hamlets	Not classified	Not classified
Crossharbour	Tower Hamlets	District centre	Not classified
Poplar	Tower Hamlets	District centre	Local centre
Roman Road (west)	Tower Hamlets	Not classified	New District centre
Battersea	Wandsworth	Not classified	Not classified

(2) Update of the town centres designated as strategic clusters of night time economic activities

The London Plan (consolidated with alterations since 2004) identifies strategic clusters of night time economic activities of international, sub-regional and of more than local significance. For the draft replacement London Plan these classifications have been updated using a set of indicators focussing on the scale of floorspace in cinemas, theatres, restaurants, cafes, pubs, bars and nightclubs, and associated hotel provision. The review concluded that all clusters of night time economy activity designated in the current London Plan (consolidated with alterations since 2004) are confirmed by the analysis and a further eleven clusters were identified, including Covent Garden (international significance), North Greenwich and Knightsbridge (regional significance), and Barking, Brick Lane, Cricklewood, Harrow, Kilburn, Lewisham, Tooting and Woolwich (more than local significance).

(3) Indicative policy direction for each town centre including the potential for growth and regeneration

The London Plan further alterations EiP Panel recommended stronger strategic guidance on the future direction envisaged for each higher order Town Centre, including their possible potential for growth and regeneration. The Mayor's response to the recommendation is contained within the draft replacement London Plan. The key points are summarised in Table ES.2.

Table ES2. Indicative policy directions, growth and regeneration potential - key findings

- 12 town centres are identified in the '**High**' potential growth category: Stratford, Bromley, Croydon, Kingston, Wembley, Woolwich, Lewisham, Canary Wharf, Cricklewood, Elephant & Castle, Surrey Quays and Victoria Street.
- Five of these are in **Outer London**, five in **Inner London**, two in **CAZ**.
- Most (90%) town centres are classified in the '**Medium**' potential growth category.
- Eight centres are identified in the '**Low**' potential growth category: Knightsbridge, Kings Road East, Queensway/Westbourne Grove, Richmond, Kings Road West, Addiscombe, Blackheath and Covent Garden/The Strand. (Mainly due to constraints in terms of physical capacity and heritage).
- A third of London's town centres are identified as having potential for **Regeneration**.

It is recommended that the potential future growth categorizations should be indicative only, and should be refined by boroughs in collaboration with the Mayor in light of integrated strategic and local capacity assessments and health checks as part of the preparation of LDFs. The categorisations refer to the broad potential for growth for the whole centre and not for individual sites within it. For offices, the London Office Policy Review (LOPR) 2009 includes a comprehensive analysis of the prospects for office development in all of London's office centres, including selected town centres in outer and inner London. The findings of LOPR 2009 have informed the office policy guidelines in the draft replacement London Plan.

(4) Potential future changes to the network over the Plan period

The potential for future changes to the classifications of town centres in the network over the Plan period including potential new centres was assessed taking into account the policy directions referred in (3) above, including growth prospects and development in the planning pipeline. Given that town centres are classified in the London Plan according to their existing scale, role and function, the locations in Table ES3 are not recommended for immediate reclassification. However, future reclassification of these locations may be appropriate subject to strategic and local development plan policies and conditional on matters such as capacity analysis, impact assessments, land use, transport accessibility, planning approvals and full implementation.

Table ES3. Potential future changes to the network over the Plan period – key findings

Centre	Borough	Proposed 2009 draft replacement London Plan classification	Potential future change to classification during Plan period*
Stratford	Newham	Major	Metropolitan
Woolwich	Greenwich	Major	Metropolitan
Brent Cross	Barnet	Regional Shopping Centre	Metropolitan
Cricklewood	Barnet	District	See Brent Cross
Elephant & Castle	Southwark	District	Major
Walworth Road	Southwark	District	See Elephant & Castle
Surrey Quays	Southwark	District	Major
North Greenwich	Greenwich	Not classified	District
Tottenham Hale	Haringey	Not classified	District
Hackbridge	Sutton	Not classified	District
Kings Cross	Camden	Not classified	CAZ Frontage
Battersea	Wandsworth	Not classified	CAZ Frontage

* i.e not for immediate reclassification and subject to strategic and local development plan policies and conditional on matters such as capacity analysis, impact assessments, land use, transport accessibility, planning approvals and full implementation.

Conclusions

London's town centre network is dynamic and this is reflected in the 2009 Town Centre Health Check. The most significant change since the last health check in 2006 is at Shepherd's Bush where the implementation and integration of Westfield at White City has raised the status of this centre to Metropolitan. Development in the pipeline should yield still further changes in the network over time. The most significant of these include Stratford, which is expected to become a fully functioning Metropolitan centre upon completion of Stratford City, and Brent Cross which, subject to planning approvals and implementation of

proposals to transform it into a genuine town centre, could see this location functioning as a Metropolitan centre in the network.

This London-wide strategic health check comes at a time of great economic uncertainty and one of the longest recessions on record. The evidence suggests that despite tough conditions for retailers, leisure operators and other businesses, London's town centres have in general remained resilient. Although there is evidence in this health check of rising number of vacant units in some town centres, the overall proportion of vacant retail in 2009 is around 8.5% for outlets and 7% for floorspace, which is below the national average vacancy rates for retail outlets and floorspace of 10% and just over 8% respectively. For London, the data in this health check suggests that despite the rising number of vacant units, the overall proportions of vacant units is more or less similar to 2007.

Improvements to the efficiency in collecting and analysing the data in the 2009 London Town Centre Health Check have been made relative to previous health checks. However, there still remain gaps and further potential for efficiency gains in future health checks, including sourcing more robust data for office floorspace, employment levels and turnover.

1. Introduction

The draft replacement London Plan¹ (published for public consultation in October 2009) highlights the importance of regular town centre health checks to monitor London's town centre network, ensure the vitality and viability of individual centres and inform policies to bring forward development, and to ensure that Londoners and visitors to the capital have convenient and sustainable access to the range of goods and services that they need.

The 2009 London Town Centre Health Check (TCHC) is part of an ongoing series of strategic London-wide health checks undertaken by the Greater London Authority (GLA) with support from the London boroughs. It provides a 'snapshot' of the health of over 200 of London's town centres using a selection of strategic health check indicators and illustrates how some of these have changed over time. This has informed preparation of the draft replacement London Plan and revisions to the London Town Centre Network. Supplemented by more detailed town centre health checks at the local level, the 2009 London TCHC also contributes to the evidence base for local development plan policies, development proposals and implementation of town centre and local strategies in accordance with national planning policy statements PPS6 and draft PPS4.

The **objectives** of the London Town Centre Health Check are to:

- 1) co-ordinate across all London boroughs and other relevant agencies the collection of data on indicators of town centre vitality and viability and the identification of the capacity of different centres within the network to meet likely future needs;
- 2) provide thresholds for selected indicators against which the performance of centres can be assessed, identifying their scale, role and function in the network, their roles in the regeneration process and strategic clusters of night time economic activity;
- 3) inform change and development in the London town centre network including potential future changes in the classification of centres;
- 4) monitor the implementation of the London town centre network and inform the draft replacement London Plan and its Examination in Public, and associated Supplementary Planning Guidance (SPG);
- 5) support the preparation and implementation of local Development Plan Documents (DPDs) including town centre policies and proposals and town centre management strategies;
- 6) contribute to inter-regional working through a more co-ordinated approach to town centre development and retail and leisure provision across the wider city region.
- 7) streamline the data collection process, deliver cost effectiveness and add value through strategic working.

1.1. Policy Context

The London Plan published in February 2008² (published consolidated with alterations since 2004) is the current plan with legal development plan status. The 2009 London TCHC

monitors the scale, role and function of centres within the town centre network in accordance with policies 3D.1 and 3D.2 of the London Plan (2008) which state:

"The Mayor will and boroughs should ... undertake regular town centre health checks and integrated strategic and local consumer need and capacity assessments." (Policy 3D.1)

"A centre's role should be tested through regular town centre 'health checks' and centres can be reclassified in the light of these through [...] subsequent reviews or alterations to this plan and DPDs. This process should ensure that the network is sufficiently flexible to accommodate change in the role of centres and their relationship to one another." (Paragraph 3.270)

"Town centres are broadly classified [...] according to their current roles in the town centre network and in relation to the roles of other centres including those outside London. This broad classification of centres will continue to be refined through partnership working with boroughs and other relevant agencies to identify the capacity of different centres to meet Londoner's likely future needs in the light of the broader objectives of this plan. Capacity will continue to be identified through health checks." (Paragraph 6, Annex 1)

In October 2009, the Mayor of London published his draft replacement London Plan³ which identifies London's town centres as a key spatial priority (Policy 2.15) providing access to a range of services and enabling all parts of London to make a greater contribution to London's economic success. The draft replacement London Plan affirms the importance of a collaborative approach to assessing need for development across the town centre network and monitoring the health of centres within it:

"The Mayor supports a strong, partnership approach to assessing need and bringing forward capacity for retail, commercial and leisure development in town centres" (Policy 4.7, part A)

And encourages boroughs through LDF preparation to:

"identify future levels of retail and other commercial floorspace need in light of integrated strategic and local assessments [and] undertake regular town centre health checks to inform strategic and local policy and implementation." (Policy 4.7, part C)

National Planning Policy Statement (PPS6)⁴ also recognises the importance of undertaking town centre health checks. It advocates a pro-active, plan-led approach to town centre development, stating:

"Comprehensive, relevant and up-to-date monitoring is essential to the effective planning and management of town centres. It should be used to inform the review of site allocations and town centre policies and enable early signs of change of town centres to be identified and appropriate action to be taken." (Paragraph 4.1)

Revised draft Planning Policy Statement (PPS4)⁵ reaffirms the role of town centre health checks in Policy EC11.1 which encourages regional and local planning authorities to:

“...keep the following matters under review in order to inform consideration of the impact of policies and development proposals:

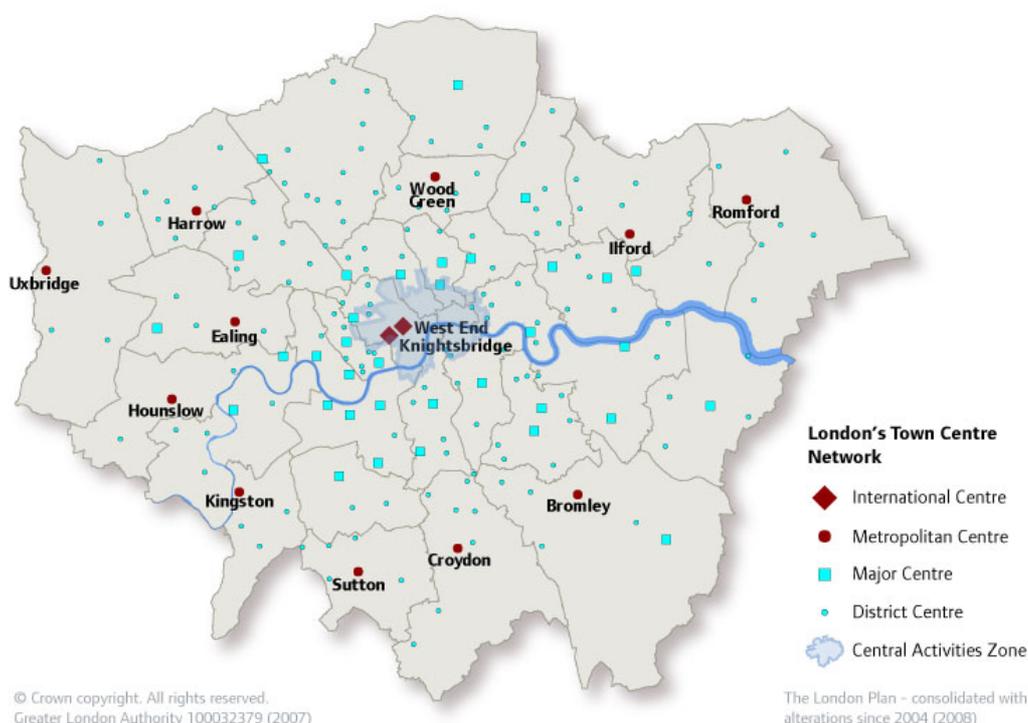
- 1. the network and hierarchy of centres (at both the regional and local levels)*
- 2. the need for further development and*
- 3. the vitality and viability of centres (at the local level).”*

PPS6 and draft PPS4 list a number of key indicators on which information should be collected to measure the vitality, viability and monitor the health of town centres. These are explored further in Chapter 2 of this report.

London’s Strategic Town Centre Network

London has a complex pattern of town centres. While each town centre performs a different function according to the community and area it serves, the London Plan identifies five broad types of town centre within London: International, Metropolitan, Major, District, Neighbourhood/local centres and, within the Central Activities Zone, a supplementary classification, the CAZ Frontages (see Annex 1 for definitions). The existing network as contained in the London Plan consolidated with alterations since 2004, published in February 2008, is illustrated in Map 1.1.

Map 1.1: London Town Centre Network (London Plan, consolidated with alterations since 2004)



Following the Examination in Public into the Draft Further Alterations to the London Plan, the Panel Inspector recommended “that an early review of the London Plan gives greater

strategic guidance on the future direction envisaged for each higher order Town Centre, including their possible potential for significant office Development” (EIP Panel Report Recommendation 5.10). The 2009 London TCHC analyses changes to roles and functions of centres in the network contained in the 2008 consolidated London Plan and, complemented by assessments of retail need⁶ and the London Office Policy Review⁷, this strategic health check has informed changes to the town centre network in the draft replacement London Plan (see Chapter 4 of this report).

This health check also provides a broad statistical overview of the capacity of town centres showing how far the network might absorb projected growth in comparison goods expenditure⁸. It is intended that forthcoming Supplementary Planning Guidance on town centres will provide the strategic context for local reconciliation of need and capacity.

1.2. Report Structure

This report summarises the main conclusions of the 2009 London Town Centre Health Check. It includes data sourced by the GLA as well as additional data provided during 2009 by the boroughs. Chapter 2 describes the methodology of the Health Check, and evaluates the responses received. Chapter 3 sets out the main findings. Chapter 4 outlines the implications of the findings for London’s Town Centre Network which have informed the preparation of the draft replacement London Plan published in October 2009. Conclusions and recommendations are set out in Chapter 5.

The Annexes comprise further details on town centre definitions, the health check indicators, and a range of summary data tables including the review of the town centre network.

A supplementary ‘Technical Annex’ containing data tables in Excel spreadsheet format is available separately. Please contact the Greater London Authority, publications, for further details.

2. Methodology

2.1. Scope

The strategic town centre health checks are a continuation of the series started by the London Planning Advisory Committee (LPAC) and updated every four to five years since by the Greater London Authority. The most recent London-wide town centre health check was undertaken in 2006⁹. Keeping the health checks up to date and ensuring the quality of data has historically proven problematic. Although the 2006 health checks made a step forward there remained deficiencies in the data and methods of data capture. The methodology for the 2009 London TCHC was revised and streamlined in consultation with London Councils and London boroughs and is summarized below.

The objectives of the 2009 London TCHC are set out in Chapter 1. It aims to measure the performance of town centres classified in the London Plan, using key indicators of town centre vitality and viability, and to inform the review of the town centre network in the draft replacement London Plan. The health check is focused on International, Metropolitan, Major and District centres, and in the Central Activities Zone, the CAZ Frontages (see Annex 1 for definitions). Other locations including neighbourhood and more local centres are only examined in this strategic health check where characteristics suggest that they may be fulfilling higher role and function in the network, and therefore could merit explicit recognition in the replacement London Plan (see Table 2.1).

Table 2.1: Additional centres/locations examined in the health check

Name	Borough
Green Lane	Barking and Dagenham
Brent Cross	Barnet
Kings Cross	Camden
Selsdon	Croydon
New Addington	Croydon
North Greenwich	Greenwich
East Greenwich	Greenwich
London Bridge	Southwark
Carshalton Village	Sutton
Hackbridge	Sutton
Brick Lane	Tower Hamlets
Bromley by Bow	Tower hamlets
Roman Road (west)	Tower Hamlets
Battersea	Wandsworth

2.2. Key stages of the health check

The principal stages in the methodology are:

Stage 1: Identify a set of practical indicators of town centre vitality and viability, ensuring that they are useful and relevant for statutory planning functions and the formulation and implementation of town centre management strategies.

National planning policy statements PPS6 and draft PPS4 provide general guidelines on indicators of town centre vitality and viability. In accordance with this guidance and to

provide continuity where possible with previous London town centre health checks, the proposed indicators for the 2009 London TCHC are categorised under the sub-headings identified in Table 2.2. Further details of the indicators can be found at Annex 2, including data sources.

The indicators selected within each of the categories in Table 2.2 strike a balance between the desirability of having particular information and the ability to collect the data. The health check is therefore focused on matters of strategic importance. However it is recognised that additional local information may also be desirable, for example town centre uses provided in edge- or out-of-centre locations, or quantifiable indicators of attitudinal surveys undertaken at the local level and the quality of the town centre offer.

The combination of quantitative and qualitative data sourced by the GLA and from the borough survey returns has allowed strategic-level analysis of the health of London's town centre network. This analysis is set out in Chapter 3 of this document and provides an overview of the data and assesses patterns and trends.

Stage 2: Develop a systematic approach to collecting data.

The 2009 TCHC adopted an interactive approach to share and collect data with 33 boroughs. The GLA assembled the majority of information from a variety of sources and made it available to boroughs during the health check survey. This allowed boroughs to view a number of datasets that could contribute to their own evidence base on town centres. It also gave boroughs an opportunity to verify the GLA data and put forward alternative data where appropriate. For those indicators where data had been collected by the GLA, boroughs were not obliged to provide data. However, using their local expertise, boroughs could supplement data that could not be accessed by the GLA.

Drawing on the lessons learned from the previous health checks, it was necessary to improve the quality and efficiency of the data collection process. Previous London-wide health checks used a paper-based form to collect the data but this tended to be resource intensive and often resulted in delays in collecting and analysing the data. Instead the 2009 TCHC utilised an electronic form (see sample in Annex 3), which was linked to a database. The survey form was pre-populated with data sourced by the GLA on a centre basis. The electronic form used 'screen tips' to provide further information and guidance. Boroughs completed the survey forms and the responses transferred automatically into the database, which could then be interrogated to produce reports and summaries in Stage 3 below.

This approach proved successful in increasing efficiency, reducing handling errors and standardising the data collection process.

Table 2.2 Town Centre Health Check indicators – broad categories

1. Scale and Function

- 1.1 Retail Floorspace
- 1.2 Retail Outlets
- 1.3 Leisure, Culture and Arts
- 1.4 Office Floorspace
- 1.5 Education Facilities
- 1.6 Health Facilities
- 1.7 Civic and Community Facilities
- 1.8 Markets
- 1.9 Evening Shopping
- 1.10 Sunday Shopping
- 1.11 Employment in Centres

2. Capacity

- 2.1 Unimplemented planning permissions
- 2.2 DPD/UDP Proposals map allocations
- 2.3 Undesignated vacant premises with development potential
- 2.4 Undesignated vacant (cleared) sites with development potential
- 2.5 Local retail capacity study

3. Financial Performance

- 3.1 Turnover
- 3.2 Yields
- 3.3 Rents

4. Accessibility

- 4.1 Public Transport Accessibility
- 4.2 Car Parking
- 4.3 Shop Mobility Scheme
- 4.4 Facilities for cyclist
- 4.5 Pedestrian flows
- 4.6 Modal split by journey purpose
- 4.7 Access audit

5. Town Centre Initiatives

- 5.1 Town centre management
- 5.2 Town centre strategy
- 5.3 Town centre initiatives and features
- 5.4 Business Improvement Districts (BIDs)

6. Accidents and Security

- 6.1 Accidents
- 6.2 Crime

7. Environment

- 7.1 Air Quality
- 7.2 Access to open spaces
- 7.3 Conservation Areas
- 7.4 Heritage assets

Stage 3: Analyse and interpret the collected data

The database compiled in Stage 2 forms the basis for the analysis of the current state of health (vitality and viability) of London's town centres, including the ability of different centres to accommodate growth (see Chapter 3). It also forms the basis of a series of Excel tables in the supplementary 'Technical Annex' that can be downloaded and used for further analysis by other organisations and individuals. This report seeks to further enhance the value of the data collected by including time-series analysis, where feasible, to show significant trends and distinguish apparent short-term risks from long-term health of London's town centres.

Stage 4: Draw out implications for the London Town Centre Network and its associated policy review.

The analysis and interpretation of health check data in Stage 3 has been used to monitor the implementation of the London town centre network and Chapter 4 of this report illustrates how it has contributed to review of the network for the draft replacement London Plan. The analysis will also assist the formulation of Supplementary Planning Guidance (SPG) and can also contribute to the evidence base and policy development at the local level including the preparation of DPDs and town centre management strategies.

2.3. Data sources and town centre boundaries

The 2009 TCHC monitors the health of town centres by collating data from a number of sources (see Annex 2 for details). The GLA sourced as much of the data for the health check as possible. This brought with it several advantages. First, it reduced the burden on the London boroughs with regard to data collection and second, it helped to ensure that as far as possible, that data were collected across London's town centres on a comprehensive, consistent and comparable basis (see below).

Town centre boundary issues

Consistency and comparability among the data sets for the town centre health check are key priorities to enable robust comparisons to be made between centres across London and over time. For the London-wide health check, data recorded should be based upon the same definition of the extent of the town centre. However, in practice there are different geographical definitions of town centres including:

- i. Local Development Plan town centre boundaries
- ii. GLA town centre boundary proxies ('TCHC polygon')
- iii. GOAD town centre boundaries
- iv. Areas of Town Centre Activity (ATCA)

Local development plan town centre boundaries were sourced from boroughs' Local Development Frameworks (LDFs) or Unitary Development Plans (UDPs). However, there are local variations in the manner in which town centre boundaries are indicated on LDF/UDP proposals maps, with some boroughs identifying a town centre boundary polygon along with primary and/or secondary retail frontages, whilst others use only the frontages with no town centre boundary polygon. To overcome this variation and to adopt a consistent approach to town centre definitions, the GLA developed a town centre health check boundary or 'TCHC polygon' for the purposes of data collection. For example, where a development plan identified a town centre boundary, this boundary was used as the basis for the analysis.

However, if town centre/retail frontages were used instead of a town centre boundary, the frontages plus the plot of land immediately behind the frontages, were used as a proxy for developing a boundary 'polygon' which could then be used to analyse geo-coded data.

The majority of the floorspace data in the 2009 TCHC has been sourced from Experian GOAD, and by definition is based upon 'GOAD town centre boundaries'. The advantages and limitations of this approach are discussed below. One further definition of town centre boundaries is the Areas of Town Centre Activity (ATCA), which were derived by the UCL's Centre for Advanced Spatial Analysis (CASA) in a project commissioned by the Office of the Deputy Prime Minister (ODPM) in 2004¹⁰. The project defined consistent statistical areas of town centre activity using government data and Geographical Information Systems (GIS) technology. ATCA were used to collect data on just two indicators, office floorspace and town centre employment.

Cross boundary centres

A number of town centres in London cross one or more borough boundaries and these are referred to as 'cross boundary centres'. Some data sources, for example Experian GOAD for floorspace, outlets and turnover, relate to the whole centre, and subject to data limitations (see below) are adopted for the purposes of this strategic health check. However, data provided by the boroughs for the cross boundary centres tend to apply only to that part of the centre that lies within the borough in question. In these cases it was necessary to amalgamate data from the relevant boroughs to provide a total for the entire centre, subject to consistency in the data including source, method and year of collection. Where data for cross boundary centres was missing from one of the relevant boroughs, then data sourced by the GLA were used as the default where available.

Data limitations

The London-wide health check relies on data from a range of sources, often applying to different town centre boundaries, with variations in the year of that data being collected (see Annex 2). It is inevitable that some of the datasets are not perfect in terms of consistency and comparability and some caution is necessary when interpreting and using the data. These limitations were reduced by the GLA accessing data for all town centres as far as possible from the same source. For example, retail and leisure floorspace and outlet data was sourced by the GLA from Experian Business Strategies, which had several advantages and disadvantages. The advantages included the data was for the most part, comprehensive, in that it had been collected on a broadly consistent basis across all of London's town centres and therefore the datasets were broadly comparable – a vital characteristic in the review of London's town centre network. Given that the 2006 London-wide town centre health check also adopted Experian GOAD definitions, it enables direct comparisons using trend analysis.

The disadvantage of the Experian GOAD data however, is that the raw data are restricted to ground floors. To overcome this problem, the 2009 floorspace data have been reconciled as far as possible to the data in the State of the Cities Database (itself based upon Valuation Office data) by making an allowance for retail floorspace on upper floors. There are also some centres recorded by Experian GOAD where the GOAD boundary does not match well with the actual town centre boundary in question. In the case of a few town centres¹¹ where there were clear anomalies in the Experian GOAD data or significant differences in the GOAD boundary and the borough's own LDF/UDP boundary, the Experian GOAD data was replaced by the borough data for that centre in the analysis.

Further details of data limitations are explained within the main findings in Chapter 3, including where relevant, discussion where there are particular discrepancies in the data sourced by the GLA, and that sourced by the boroughs.

2.4. Survey responses

The 2009 TCHC survey forms were sent out to all London boroughs via emails in April 2009. Each email contained electronic survey forms for each of the town centres in each borough.

In the face of resource constraints, the response from the London boroughs to the 2009 London-wide health check survey was very positive. Out of a total of 33 boroughs, 32 responded¹² and all within the 8-week survey period (April – June 2009). The level and quality of response to each survey question had noticeably improved compared to that of the 2006 London-wide health check. The improvement in the response to the survey is first of all a credit to borough planning departments, but it is also a reflection of the use of an electronic survey form (as opposed to a paper based system) and the fact that the GLA sourced and presented much of the data up front. There was however, wide variation in the rate of responses to different indicators in the 2009 health check and details are provided see Annex 2.

3. Main Survey Findings

3.1. Scale and Function

Scale and function are important factors in assessing the health of town centres and their classification in the London town centre network (see Chapter 4). Scale is typically measured by assessing the quantity of floorspace and number of outlets in various town centre uses and assessments of function take into account quantitative and qualitative considerations including the types and diversity of uses for example in retail, leisure, offices and other town centre functions.

The floorspace and outlet analysis in this report uses the data sourced by the GLA mainly from Experian GOAD (see Annex 6 for definitions). This dataset adopts a consistent methodology for data capture and allows comparison between centres. Borough datasets, particularly for floorspace, use various methods for data capture and although these may well be very robust in each instance do not always allow for comparisons between centres across London. In the case of a few town centres¹³ where there were clear anomalies in the Experian GOAD data or significant differences in the GOAD boundary and the borough's own LDF/UDP boundary, the Experian GOAD data was replaced with the borough data for that centre in the analysis. In other cases where there are significant discrepancies between the Experian GOAD data and borough data, further work may be needed to understand why these differences exist (see Annex 4, Table A4.8).

In this health check, combined datasets sourced from Experian GOAD and/or boroughs have been used for some centres, including Ealing (Ealing Broadway and West Ealing), Shepherd's Bush (incorporating Westfield shopping centre) and West Norwood/Tulse Hill (as a single centre).

3.1.1. Total town centre floorspace, retail floorspace, and retail outlets

- Survey Form: Question 1.1 and 1.2
- Technical Annex:
 - Table 1: Town centre floorspace
 - Table 2: Comparison goods floorspace as a % of total retail floorspace
 - Table 3: Convenience goods floorspace as a % of total retail floorspace
 - Table 4: Service retail floorspace as % of total retail floorspace
 - Table 5: Retail floorspace
 - Table 6: Retail outlets
- Data source: Experian GOAD supplemented by the borough data¹⁴.
- Borough data response rate: Question 1.1 (54%) and Question 1.2 (53.5%)

Total town centre floorspace

London's town centre floorspace (retail, leisure and vacant floorspace) is over 10.3 million square metres (sq.m), approximately 7.8 million sq.m in retail use (measured across International, Metropolitan, Major, District and CAZ frontages as identified in the London Plan¹⁵). The breakdown of floorspace across London's town centre network is shown in Annex 4, Table A4.1.

Table 3.1 Floorspace in London's largest town centres

Centre	Borough	2008 London Plan Classification	Total Retail, Leisure & Vacant Floor-space (sqm)	Total Retail Floorspace (sqm)
West End	Camden/Westminster	International	1,639,673	995,392
Croydon	Croydon	Metropolitan	288,224	211,476
Knightsbridge	K&C/Westminster	International	241,768	211,399
Kingston	Kingston upon Thames	Metropolitan	235,976	183,364
Shepherds Bush	Hammersmith and Fulham	District	210,209	154,503
Romford	Havering	Metropolitan	179,746	134,438
Ilford	Redbridge	Metropolitan	177,234	146,053
Bromley	Bromley	Metropolitan	156,311	122,444
Sutton	Sutton	Metropolitan	154,758	123,279
Ealing	Ealing	Metropolitan	128,761	91,510
Covent Garden/Strand	Westminster	CAZ Frontage	128,037	58,770
Wood Green	Haringey	Metropolitan	124,722	95,532
Hounslow	Hounslow	Metropolitan	116,858	86,726
Harrow	Harrow	Metropolitan	115,858	88,916
Uxbridge	Hillingdon	Metropolitan	111,509	91,479
Canary Wharf	Tower Hamlets	Major	97,359	59,087
Camden Town	Camden	Major	93,563	56,602
Bexleyheath	Bexley	Major	93,504	67,766
Kings Road East	Kensington and Chelsea	Major	93,355	85,378
Wimbledon	Merton	Major	91,827	69,022

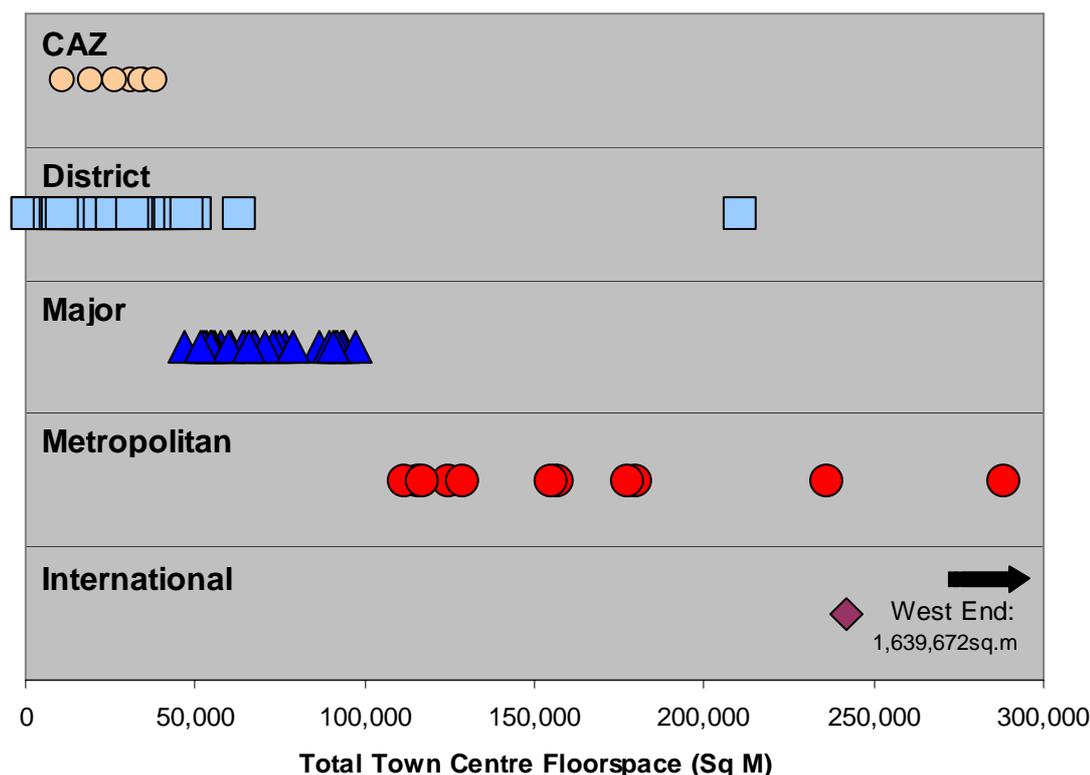
Table 3.1 shows the floorspace in London's largest town centres, which primarily comprise International and Metropolitan centres. However, in Shepherds Bush the total floorspace (210,000 sq.m) and retail floorspace in particular (155,000 sq.m) would indicate that it is four times larger than most other District centres and equivalent to a Metropolitan centre. The rapid increase of floorspace in Shepherds Bush is mainly attributed to the opening of Westfield shopping centre that contains over 150,000 sq.m of retail and leisure floorspace.

Covent Garden/Strand ranks as the largest CAZ frontage (over 128,000 sq.m total floorspace), comprising substantial amount of floorspace in cultural, leisure and retail uses. Angel and Camden Town Major centres also have substantial total floorspace (91,000 sq.m and 94,000 sq.m respectively), although the relatively low proportion in retail indicates the significant leisure and other functions of these centres. The floorspace of Isle of Dogs/Canary Wharf Major centre (97,000 sq.m) also indicates an important role, linked particularly to its employment function with both retail and leisure uses.

The smallest Major centres include Catford (47,000 sq.m), Wandsworth (51,000 sq.m) and Barking (52,000 sq.m). Town centre regeneration has led to sustainable growth in Wembley (55,000 sq.m) and Stratford (55,000 sq.m), compared to the 2006 TCHC (39,000 sq.m and 49,000 sq.m total floorspace respectively). Apart from Shepherds Bush, the largest District centres are Swiss Cottage/Finchley Road (63,000 sq.m), Walworth Road (50,000 sq.m), Portobello Road (50,000 sq.m) and Leytonstone (48,000 sq.m). The smallest District centre is around 8,000 sq.m (Ealing Road, Brent).

The floorspace of some centres not identified in the 2008 London Plan, including Green Lane, Carshalton, New Addington and Seldon, is over 10,000 sq.m and this would indicate that these centres are potentially functioning as District centres. This will be analysed further in Chapter 4. The scale and distribution of town centre floorspace across London's International, Metropolitan, Major, District centres and CAZ Frontages is illustrated in Figure 3.1.

Figure 3.1 Total town centre floorspace in London's Town Centre classifications



Retail floorspace and retail outlets

Figure 3.2 and 3.3 below show the total and proportion of floorspace in town centres in comparison, convenience and service retail use, leisure use and vacant. The average retail floorspace in each of these uses is shown in Table 3.2.

Table 3.2 Average floorspace by type of town centre use in London's town centre network

Classification	Comparison Goods (sqm)	Convenience Goods (sqm)	Service retail (sqm)	Vacant stores (sqm)	Leisure (sqm)
International	535,294	28,467	39,635	64,310	273,015
Metropolitan	104,104	13,147	7,768	9,424	28,280
Major	29,909	10,984	6,798	4,879	17,361
District	9,455	5,213	3,566	2,208	6,695
CAZ Frontage	13,262	2,577	1,937	3,540	14,402

Figure 3.2 Total town centre floorspace occupied by each type of use in London's town centre network

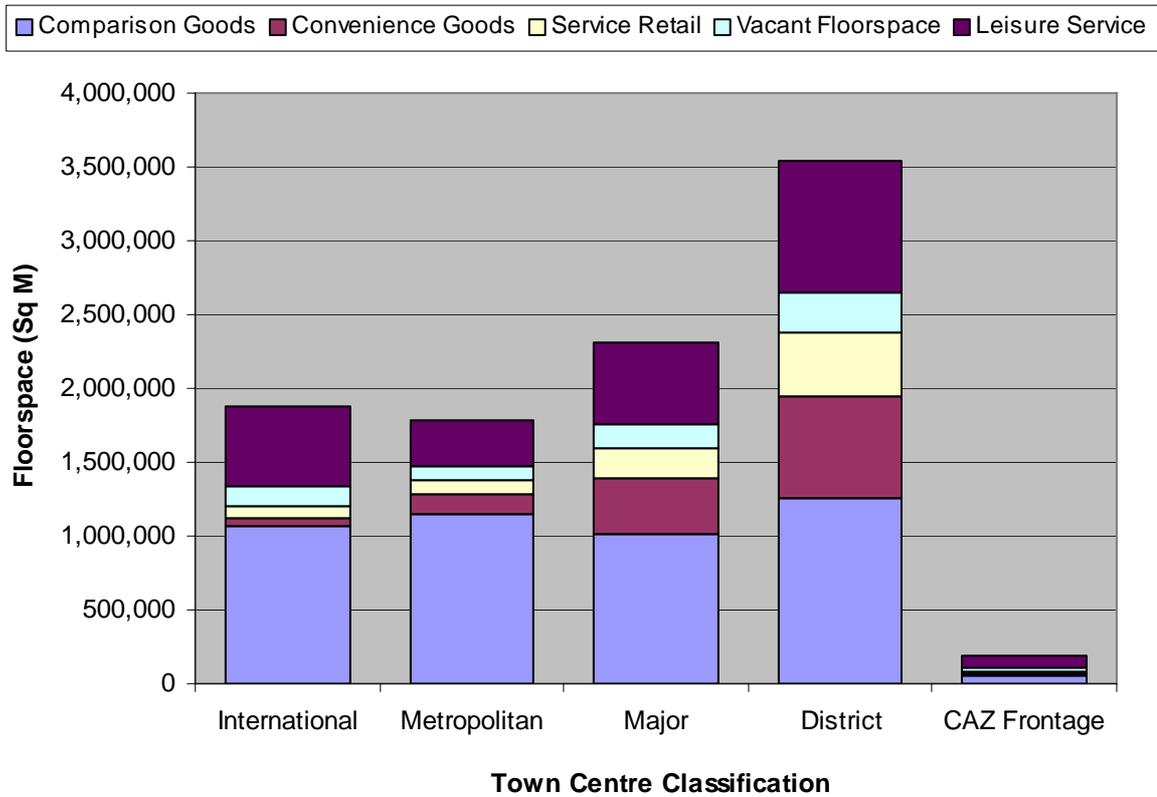
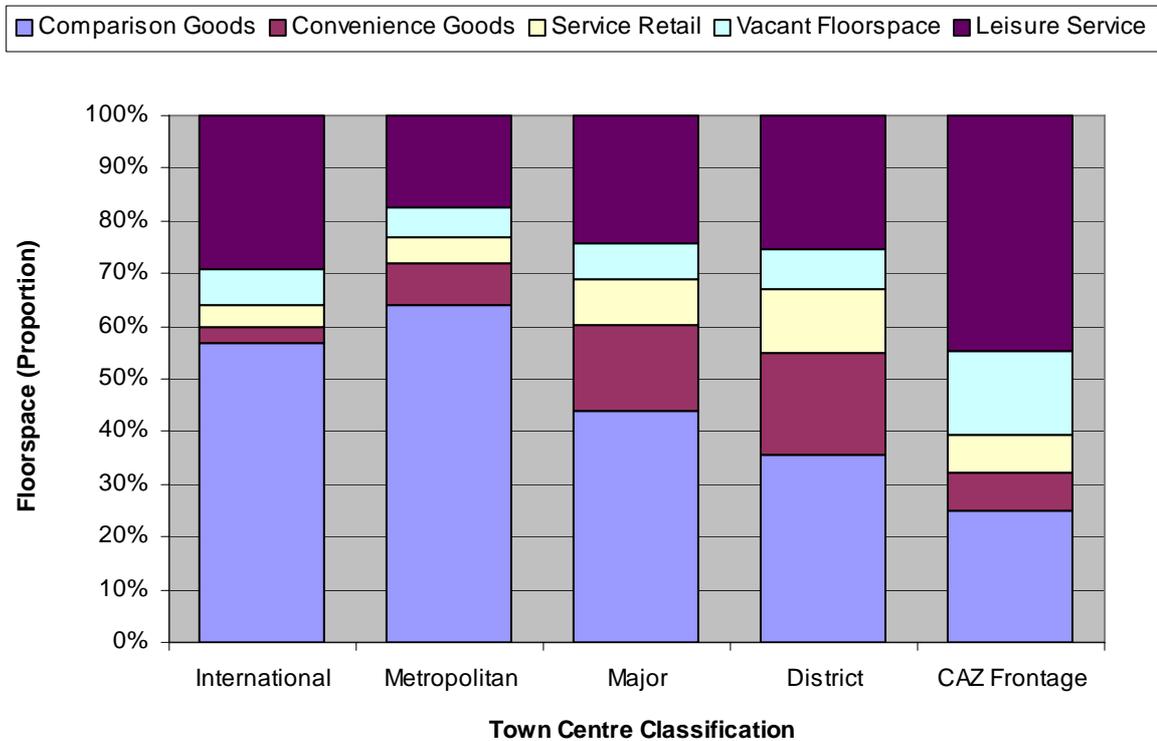


Figure 3.3 Proportion of town centre floorspace occupied by each type of use in London's town centre network



The proportions of comparison goods, convenience goods and service retail floorspace in London's town centres (see the Technical Annex, Tables 2, 3 and 4) provide an indication of a centre's role and function. However, these proportions can be significantly influenced by the presence of one or more large convenience goods stores (for example Canary Wharf contains 51% convenience floorspace, Catford 40% and Peckham 39%). The figures above and in the Technical Annex show the significant role of District centres for provision of convenience goods and services, and the higher proportion of comparison goods floorspace in Major and particularly Metropolitan and International centres and the CAZ frontages.

The International, Metropolitan centres and CAZ frontages provide an important role in providing comparison goods to Londoners and visitors to London. Table 2 in the Technical Annex also shows how certain centres perform a strategic role in the provision of comparison goods, which may be different from similar sized centres. This includes centres such as King's Road, Fulham Road (east), Kensington High Street and Portobello Road where there are high proportions of comparison goods retailing. Inclusive of Westfield, the retail floorspace of Shepherds Bush indicates that its retail function now goes far beyond a District centre.

The quantum of floorspace occupied by multiple and independent retailers in London's town centre network is summarised in Table 3.3 below with a detailed town centre breakdown in the Technical Annex, Table 5).

Table 3.3 Average floorspace by outlet type in London's town centre network

Classification	Multiple Retailers (sqm)	Enclosed Shopping Centres (sqm)	Dep't Stores (sqm)	Indep't Retailers (sqm)	Banks & Building Societies (sqm)
International	345,423	53,715	153,393	150,204	21,106
Metropolitan	86,692	72,144	28,837	16,245	3,514
Major	27,217	14,588	4,673	16,215	2,207
District	7,446	1,720	603	9,010	879
CAZ Frontage	8,216	4,589	2,697	4,942	2,655

Differences between multiple and independent retailers, however, are shown when examining the proportion of floorspace occupied by each type in town centres. The largest proportions of multiples (as a percentage of total retail floorspace) are generally in Metropolitan centres.

There are a number of District centres which, because of their size have a high proportion of multiple retailers in their retail offer. This may be partially explained by their role, for example District centres in the City of London providing for workers in the area, or large-scale retail stores at Surrey Quays/Canada Water.

As shown by Table 3.4 below, District centres generally have a higher proportion of retail floorspace occupied by independent (55%), rather than multiple (45%), retailers. Combined with the high proportion of convenience goods floorspace in District centres, this shows the important role of District centres to the local economy and their contribution to local distinctiveness and access to goods and services by sustainable modes such as walking, cycling and public transport. The lowest average proportion of independent occupiers (16%) is in London's Metropolitan centre category.

Table 3.4 Average proportion of multiple and independent retailers

Classification	Multiple Retailers	Indep'nt Retailers
International	70%	30%
Metropolitan	84%	16%
Major	63%	37%
District	45%	55%
CAZ Frontage	62%	38%

Enclosed shopping centre floorspace (See Table 3.3, and the Technical Annex, Table 5) is primarily located in Metropolitan centres and the West End. However some Major centres (Wandsworth, Canary Wharf and Lewisham) and District centres (Edmonton Green, Feltham High Street) have a particularly high level of floorspace in enclosed shopping centres. Similarly, the highest levels of department store floorspace are in the International and Metropolitan centres, and in Kings Road East and Victoria Street.

Vacant floorspace and outlets

Data on vacant retail floorspace and outlets has been sourced from Experian Business Strategies for 2007 with an update for 2009 (see Annex 4, Tables A4.2 and A4.3). In the summer of 2009, it is estimated that vacancy rates for retail floorspace (calculated as vacant retail floorspace as a percentage of total town centre floorspace) were around 7% in London, compared to the national average of just over 8%. Vacancy rates for retail outlets (calculated as vacant retail outlets as a percentage of total town centre retail outlets) were around 8.5 % in London, compared to the national average of just over 10%.

The Experian data allows some comparisons of retail vacancy rates between mid-2007 (that is, just prior to the economic downturn) and mid-2009. It illustrates therefore how different centres may have been affected by wider economic circumstances including many high profile retail closures. Note that to allow consistent time series comparisons between 2007 and 2009, the methodology for calculating total town centre floorspace has been normalised and in Annex 4, Table A4.3 the retail floorspace component has been taken directly from Experian GOAD data and no allowance has been made for retail floorspace on upper floors in either the 2007 and the 2009 datasets. In the case of a few centres significant discrepancies were found in total floorspace and outlets data 2007-2009. These centres have been highlighted in Annex 4, Tables A4.2 and A4.3 and should be treated with extreme caution. Accordingly these centres have been removed from the London-wide average and change estimates.

The data suggest that for London town centres (District level and above) the overall number of vacant retail outlets has increased from 3,900 in 2007 to over 4,000 in 2009. This figure masks significant variations including a marked reduction in the number of vacant units in the West End (690 in 2007, down to 640 in 2009) and in Knightsbridge (40 in 2007, down to 30 in 2009). In contrast other town centres have witnessed significant increases in vacant outlets as measured by Experian including Romford (46 in 2007, rising to 69 in 2009) and Sutton (24 in 2007, rising to 39 in 2009).

In terms of vacancy rates for retail outlets, the Experian data actually suggest that in overall terms these have remained relatively stable between 2007-2009, partly a reflection of the fact that overall number of retail outlets has increased over the period by about 5,000 units – potentially as a result of new development and changes of use. Nevertheless, some centres

remain above the London average 8.5% vacancy rate for outlets including Croydon, Ealing, Romford and Hounslow.

Turning to vacant floorspace, the data suggest that this has increased in a wide range of centres between 2007 and 2009 including Wood Green, Camden Town and Romford, but has fallen in other centres including the West End and Kingston. Floorspace vacancy rates vary widely including some over 15% (including Erith, Dagenham & Heathway, New Cross, Wandsworth, South Norwood, Purley and Harrow Road) whilst at the other end of the spectrum some town centre vacant floorspace rates appear to be below 3% (including Wimbledon, Clapham Junction, Uxbridge, Canary Wharf and Kensington High Street).

The data from Experian can be considered alongside trends highlighted by Colliers CRE in their Central London Retail Health Check (Spring 2009)¹⁶, which indicates that in central London the number of retail voids as a proportion of total retail units stood at 6.0% in January 2009, down from 7.8% in July 2008 and 8.4% in 2007. The report also highlights that the amount of void floorspace as a proportion of total retail floorspace fell from 4.7% in July 2008 to 3.9% in January 2009, compared to 6.6% in January 2007.

The Colliers work also provides detail on the average size of void units, which rose by 7.5% to 182 sq.m in January 2009, and the average level of vacancy 'churn' (i.e. units being vacant at some point in the previous 12 months), which in central London, was 13.8 % in January 2009 or 0.8 percentage points higher than in July 2008. According to Colliers, Cheapside experienced the highest level of vacancy 'churn' with 37.5% of units being vacant at some point in the 12 months from January 2008 whilst Brompton Road had the lowest churn rate at 4.8%. Although vacancy rates have been falling in general in central London, the length of vacancy has increased. In July 2008, Colliers recorded 44% of void units had been vacant for more than six months but in January 2009 this had risen to 54.5%.

The most recent update from Colliers in their 'National Retail Barometer -Rental Voids'¹⁷ (2009) highlights central London's continued strength as a retail destination drawing on evidence for Oxford Street and Kensington High Street which had achieved the lowest proportion of retail voids in their April 2009 survey at 7.2 % and 8.7% respectively (slightly higher rates than those recorded by Experian). Colliers note however, that although Kensington High Street is performing well in comparison to other national centres, both retail voids and void floorspace had risen between October 2008 and April 2009. The proportion of retail voids increased from 2.3% to 8.7% and the proportion of void floorspace increased from 2.0% to 7.0% over the same period. Their view was that it is unclear whether this is a direct result of the opening of the nearby Westfield London Shopping Centre at the end of October 2008, but they considered it likely to have been a contributing factor.

3.1.2. Leisure floorspace and leisure outlets

- Survey Form: Question 1.3
- Technical Annex
 - Table 7: Leisure floorspace
 - Table 8: Leisure outlets
 - Table 9: Night time economy: eating/drinking/entertainment
- Data source: Experian GOAD supplemented by the borough data¹⁸.
- Borough response rate: Question 1.3 (46%)

Leisure floorspace in centres as measured by GOAD comprises a range of activities including cinemas, theatres, concert halls, restaurants, cafes, takeaways, pubs, bars, night clubs and a range of other leisure facilities (see Annex 4, Table A4.4 and Annex 6 for definitions).

Leisure services can add vitality and viability to a centre and ensure it remains lively after shops close. A significant quantum and range of leisure facilities, or a cluster of leisure/night-time economy uses can be an important component of a town centre's role and function. Leisure uses comprise a total of approximately 2,500,000 sq.m of floorspace across the network (approximately 24% of total town centre floorspace) with particular concentration of activities in central London.

Table 3.5 Town Centres with largest leisure floorspace

Centre	Borough	2008 London Plan Classification	Total Leisure floorspace (sqm)	Leisure as % of total town centre floorspace
West End	Camden/ Westminster	International	522,726	31.88%
Shepherds Bush	Hammersmith and Fulham	District	55,706	26.50%
Croydon	Croydon	Metropolitan	47,066	16.33%
Kingston	Kingston upon Thames	Metropolitan	41,443	17.56%
Angel	Islington	Major	39,011	42.68%
Fulham	Hammersmith and Fulham	Major	39,008	49.22%
Canary Wharf	Tower Hamlets	Major	35,771	36.74%
Romford	Havering	Metropolitan	35,254	19.61%
Camden Town	Camden	Major	31,986	34.19%
Sutton	Sutton	Metropolitan	27,834	17.99%
Ealing	Ealing	Metropolitan	27,263	21.17%
Wood Green	Haringey	Metropolitan	26,848	21.53%
Bromley	Bromley	Metropolitan	26,072	16.68%
Ilford	Redbridge	Metropolitan	24,792	13.99%
Queensway/ Westbourne Grove	Westminster	Major	23,735	36.18%
Hammersmith	Hammersmith and Fulham	Major	23,564	39.08%
Knightsbridge	K&C/Westminster	International	23,305	9.64%
Bexleyheath	Bexley	Major	22,946	24.54%
Streatham	Lambeth	Major	22,730	30.33%
Kilburn	Brent/Camden	Major	22,177	33.18%

London's most significant leisure and tourism destination, the West End (523,000 sq.m leisure floorspace), has a unique strategic function – see Table 3.5. Metropolitan town centres (especially Croydon and Kingston) play strategic as well as sub regional roles. Shepherd's Bush is also emerging as a significant leisure destination. CAZ frontages comprise a high proportion of leisure services relative to the quantity of retail and other uses. A number of Major centres have also developed specialist roles in leisure, including Angel (39,000 sq.m, 43% of total floorspace), Fulham (39,008 sq.m/49%), Camden Town (32,000 sq.m/35%), Canary Wharf (36,000 sq.m/37%) and Queensway/Westbourne Grove (24,000 sq.m/36%).

Despite the relatively large total leisure floorspace, Metropolitan centres contain a generally smaller proportion of leisure relative to the total town centre floorspace (between 14-22%) than International, Major and District centres (see Figure 3.2, above). Table 3.6 shows the range of leisure uses across London's Metropolitan centres.

The number of leisure outlets in different types of centre varies greatly. The largest number are generally in the West End, CAZ frontages, some Metropolitan centres and some centres with a specialist leisure role (such as Wembley, Camden Town, Angel, Brick Lane and Clapham Junction as shown in Table 3.7). Analysis of the role of leisure services in the town centre network is further explored in the Best Practice Guidance Managing the Night Time Economy.

Table 3.6 Range of leisure uses in London's Metropolitan centres

Centre	Total No. cinemas, theatres & concert halls	Total No. restaurants and cafes	Total No. Fast food & takeaways	Total No. pubs, bars and night clubs	Total No. Other leisure facilities
Croydon	3	92	66	52	17
Ealing	1	64	34	28	17
Romford	1	39	37	22	20
Kingston	2	62	19	25	9
Sutton	1	37	31	22	12
Ilford	2	42	28	15	10
Bromley	3	41	16	17	7
Wood Green	2	22	25	10	13
Harrow	2	34	19	9	8
Uxbridge	1	22	15	12	7
Hounslow	1	21	12	11	13

Table 3.7 Town centres with largest number of leisure outlets

Centre	Total No. cinemas, theatres & concert halls	Total No. restaurant and cafes	Total No. Fast food & takeaways	Total No. pubs, bars and night clubs	Total No. Other leisure facilities
West End	74	1,221	352	483	139
Wembley	0	24	15	7	1,321
Croydon	3	92	66	52	17
Covent Garden/Strand	11	125	11	52	4
Angel	4	88	22	54	11
Camden Town	1	81	31	49	17
Romford	1	39	37	22	20
Kingston	2	62	19	25	9
Canary Wharf	1	46	30	33	5
Streatham	1	50	32	16	14
Queensway/ Westbourne Grove	2	73	11	12	6
Sutton	1	37	31	22	12
Richmond	4	58	11	25	4
Walthamstow	0	47	29	9	14
Kilburn	1	45	18	20	15
Hammersmith	2	44	25	18	9
Ilford	2	42	28	15	10
Putney	2	48	20	15	8
Clapham Junction	2	44	16	22	7
Fulham	1	54	12	9	13

3.1.3. Office floorspace

- Survey Form: Question 1.4
- Technical Annex:
 - Table 11: Office floorspace
- Data source: SOCD, CLG supplemented by data from the London Development Database and London Boroughs
- Borough response rate: Question 1.4 (24%)

Beyond the Central Activities Zone, town centres are an important focus for commercial development, and along with retail and leisure development, office development in viable locations has a role to play in ensuring centre's vitality. The scale, role and function of town centres in the network are influenced by the scale and nature of commercial enterprise and other public, private and voluntary organisations operating (in particular, though not exclusively) from offices.

Health check data on town centre office floorspace is sourced from the CLG's State of the Cities Database, which in turn is based upon Valuation Office statistics. Unfortunately the data is presently only available up to 2004. Using these as a base, the GLA has updated these

figures using completions and change of use data from the London Development Database to March 2008. Some boroughs have been able to supply more detailed local data on office floorspace and where appropriate this data has been adopted in preference to the SOCD amended data. It should be stressed that the figures in Table 3.8 below and the Technical Annex, Table 11 are estimates only, and should be treated with some caution.

Table 3.8 Estimated office floorspace in selected London town centres outside of the Central Activities Zone, 2008

Centre	Borough	Classification	Estimated Office Floorspace sq.m
Canary Wharf	Tower Hamlets	Major	1,790,569
Croydon	Croydon	Metropolitan	643,100
Hammersmith	Hammersmith and Fulham	Major	327,305
Camden Town	Camden	Major	238,800
Ealing	Ealing	Metropolitan	162,193
Uxbridge	Hillingdon	Metropolitan	151,900
Bromley	Bromley	Metropolitan	145,700
Wembley	Brent	Major	121,100
Harrow	Harrow	Metropolitan	120,200
Putney	Wandsworth	Major	107,800
Kingston	Kingston upon Thames	Metropolitan	106,203
Wimbledon	Merton	Major	103,761
Richmond	Richmond upon Thames	Major	94,200
Ilford	Redbridge	Metropolitan	84,500
Stratford	Newham	Major	83,700
Sutton	Sutton	Metropolitan	83,100
Romford	Havering	Metropolitan	75,300
Woolwich	Greenwich	Major	73,600
Hounslow	Hounslow	Metropolitan	72,300
Lewisham	Lewisham	Major	58,800
Barking	Barking and Dagenham	Major	50,500

Data limitations notwithstanding, Table 3.8 illustrates that Canary Wharf contains the highest level of office floorspace (almost 1.8 million sq.m) outside the Central Activities Zone, although in reality this centre functions as part of the CAZ office market. In Outer London, Croydon, Ealing, Uxbridge and Bromley town centres have significant office floorspace. In inner London, apart from Canary Wharf, town centres with a strong office component include Hammersmith and Camden Town.

In assessing the health of town centres, the prospects for viable office development can help to identify future issues for the centres. The London Office Policy Review 2009 provides an assessment of a number of town centres where, from a strategic perspective, office development could be promoted on accessible sites (see Table 3.9). This in turn informs guidelines on the prospects for town centre office development in the draft replacement London Plan.

Table 3.9 Locations where speculative office development could be promoted

Centre	Borough	Location Type
Brentford	Hounslow	Town centre office based quarter
Bromley	Bromley	Local and small town centre based office quarter
Canary Wharf	Tower Hamlets	Part of CAZ office market/strategic office centre
Chiswick	Hounslow	Town centre office based quarter / Mid-urban business park
Cricklewood / Brent Cross	Barnet	Potential town centre office quarter subject to implementation and review
Croydon	Croydon	Strategic office centre
Ealing	Ealing	Town centre office based quarter
Hammersmith	Hammersmith and Fulham	Town centre office based quarter
Hounslow	Hounslow	Local and small town centre based office quarter
Kingston	Kingston upon Thames	Town centre office based quarter (possible transport constraints)
Richmond	Richmond upon Thames	Local but possibly serving a wider market
Shepherd's Bush / White City	Hammersmith and Fulham	Potential town centre office quarter
Stratford	Newham	Potential future strategic reserve
Twickenham	Richmond upon Thames	Local but possibly serving a wider market
Uxbridge	Hillingdon	Town centre office based quarter
Wimbledon	Merton	Town centre office based quarter

3.1.4. Education and Health facilities

- Survey Form: Question 1.5 and 1.6
- Technical Annex
 - Table 12: Education facilities
 - Table 13: Health facilities
- Data source: DCSF, NHS and Points of Interest
- Borough response rate: Question 1.5 (38%), Question 1.6 (34%)

The GLA sourced the education and health facilities data, on behalf of boroughs; it is available for all centres. This may explain the low borough response rate on this question.

The London Plan (Policy 3D.1) encourages the location of appropriate health and education facilities in town centres. Such facilities provide essential services to local communities and can contribute to the health and vitality of a town centre.

Education facilities

The data for schools, colleges and universities was mainly taken from the Department for Children, Schools and Families (DCSF) and data for the other educational facilities was from the Ordnance Survey's Points of Interest database.

Schools are very often located outside town centres, but according to the data, there are 49 schools lying within London's town centres, including 31 schools in District centres, 14 in Major centres and 3 in Metropolitan centres. Elephant and Castle has the most schools (3 primary schools and 1 secondary school). Similarly, the number of centres indicated as having a university is low (4 universities). However, other recreation and vocational education facilities are generally located in large centres, such as Metropolitan and Major centres. – see Table 12 in the Technical Annex. Croydon has the largest number of education facilities in London's town centre network (Table 3.10 below).

Table 3.10 Education facilities in town centres by type, ranked by total number.

Centre	Total No. of education facilities	No. Primary schools	No. Secondary schools	No. Universities	No. Colleges	No. Other schools/ education'l facilities	No. Recreational vocational education facilities
Croydon	34	1	0	0	1	3	29
Ealing	28	1	0	0	0	3	24
Charring Cross Road (part)	23	0	0	0	0	0	23
Bromley	20	0	0	0	0	0	20
Kingston	20	0	0	1	1	0	18
Elephant and Castle	19	3	1	1	0	1	13
Peckham	18	2	0	0	0	0	16
Ilford	17	0	0	0	0	2	15
Lewisham	16	2	0	0	0	0	14
Hounslow	14	0	1	0	0	1	12
Southall	14	2	1	0	0	2	9
Wimbledon	14	0	0	0	0	0	14
Hammersmith	12	0	0	0	0	1	11
Sutton	11	0	0	0	0	1	10
Greenwich West	11	2	0	1	0	0	8
Chiswick	10	1	0	0	0	0	9
Clapham Junction	10	0	0	0	0	1	9
Acton	10	0	0	0	0	0	10
Twickenham	10	0	0	0	0	0	10
Harrow	9	0	0	0	0	0	9

Health facilities

Data for GP surgeries and A&E departments were obtained from the National Health Service (NHS) and other health facilities data was from the Ordnance Survey's Points of Interest database. Most town centres include health facilities ranging from hospitals and GP practices to pharmacies. There are 11 hospitals in London's town centre network, four of which are located in the Central Activities Zone (two in West End, one in Tottenham Court Road (part) and one in Marylebone High Street). Over 45 %of health clinics and GP surgeries are provided in District centres. – See Table 13 in the Technical Annex.

The number of health facilities in each type of centre varies greatly and the range and quantity tends to relate to the size and role of the town centre (see Table 3.11 below).

Table 3.11 Health facilities in town centres by type, ranked by total number.

Centre	Total No. of health facilities	No. Hospitals	No. Health clinics	No. GP surgeries	No. Other health establishments
West End	43	2	4	1	36
Croydon	39	0	7	1	31
Bromley	29	0	5	0	24
Chiswick	29	0	1	2	26
Ealing	29	0	1	0	28
Uxbridge	28	0	6	2	20
Fulham	26	0	6	3	17
Streatham	26	0	4	3	19
Ilford	25	0	2	1	22
Richmond	25	0	1	2	22
Kingston	24	0	2	0	22
Walthamstow	24	0	2	1	21
Hounslow	22	0	1	1	20
Enfield Town	22	0	3	1	18
Angel	22	0	0	1	21
Peckham	22	0	1	5	16
Charring Cross Road (part)	22	0	1	0	21
Sutton	21	0	0	1	20
Clapham Junction	21	0	0	2	19
Putney	21	0	0	1	20

3.1.5. Civic and community facilities

- Survey Form: Question 1.7
- Technical Annex:
 - Table 14: Civic and community facilities
- Data source: Points of Interest, Royal Mail and borough survey responses
- Borough response rate: Question 1.7 (46%)

This health check applies quantitative data to the analysis of civic and community facilities in the town centre network. The GLA sourced all data from Ordnance Survey's Points of Interest

database, except for post offices, which was obtained from the Royal Mail. An extra question regarding the details of public toilets was included in the survey form and about half the boroughs responded to this question.

Civic and community facilities, including community centres, places of worship and libraries are a vital part of the community function played by town centres (see Table 14 in the Technical Annex). Over 340 places of worship are identified across the town centre network, 76 % of which are in District and Major centres. According to the survey responses, the centres with the largest number of places of worship include Southall (19), Croydon (12), Bromley (12), Peckham (12) and the West End (8). Table 3.12 below identifies community facilities in town centres by type, ranked by the total number of facilities.

Table 3.12 Community facilities in town centres by type, ranked by total number.

Centre	Total No. of civic and community facilities	No. of public toilets	No. of places of worship	No. of civic facilities	No. of post offices	No. of halls, day and c'mty centres	No. of Libraries
Croydon	50	10	12	18	2	7	1
Kingston	39	8	7	21	2	0	1
Ilford	36	8	9	14	2	2	1
Southall	33	2	19	5	2	4	1
Bromley	30	4	12	11	1	1	1
Ealing	29	6	6	8	3	3	3
Woolwich	25	4	6	11	1	2	1
Sutton	24	6	3	10	2	1	2
Richmond	20	6	6	4	1	0	3
Peckham	20	0	12	1	2	4	1
Lewisham	19	4	6	4	2	2	1
Hammersmith	18	2	5	6	2	0	3
Acton	18	0	6	3	2	5	2
Uxbridge	17	2	4	8	1	1	1
Bexleyheath	17	4	5	6	1	0	1
Greenwich West	17	8	2	2	1	3	1
Camden Town	16	4	4	3	1	3	1
Stratford	16	3	2	7	1	1	2
West End	15	6	8	0	1	0	0
Harrow	15	2	3	7	1	1	1

The Mayor has launched the Open London Scheme, as part of his commitment to improve the quality of life in London for visitors and those who live and work in the city. There has been a 40% decline in public toilets in the capital since 1999 and this scheme sets out to increase access to toilets across London by asking businesses allow public access to their toilets.

The responses to the survey (see Table 14 in the Technical Annex) indicate that public toilets are present in about 50 % of centres across London (306 units in total excluding those available in department stores and shops). Reflecting their scale, more public toilets are present in Metropolitan centres (Croydon (10 units), Kingston (8 units) and Ilford (8 units)

and the West End International centre (6 units). District centres with the largest number of public toilets include Greenwich West (8 units) and Brentford (6 units).

Six boroughs (Richmond, Waltham Forest, Merton, Wandsworth, Enfield, Ealing) indicated that an 'Open London Scheme' was operated within some of their town centres. Only eight 'Changing Places toilets' are identified across the town centre network, including Uxbridge (2), Southall (2), Fulham (1), Angel (1), Greenford (1) and Surrey Quays (1). According to the survey, there are 59 wheelchair accessible toilets and 38 toilets with baby changing facilities in London's town centre network. Centres within LB Richmond upon Thames have the largest number of wheelchair accessible toilets (19) and baby changing facilities (18).

3.1.6. Markets

- Survey Form: Question 1.8
- Technical Annex
 - Table 15: Markets
- Data source: London Assembly, GLA, Boroughs
- Borough response rate: Question 1.8 (30%)

Table 3.13 Town Centres in London with more than 100 market pitches

Centre	Borough	Classification	Total No. of Markets	Total No. of Pitches
Camden Town	Camden	Major	6	913
Deptford	Lewisham	District	3	817
Wembley	Brent	Major	1	665
Walthamstow	Waltham Forest	Major	2	365
Barking	Barking and Dagenham	Major	3	250
Covent Garden/ Strand	Westminster	CAZ Frontage	1	250
Walworth Road	Southwark	District	1	244
Liverpool Street	City of London	CAZ Frontage	3	240
Portobello Road	Kensington and Chelsea	District	1	240
Romford	Havering	Metropolitan	1	230
Kingston	Kingston upon Thames	Metropolitan	2	225
Roman Road (east)	Tower Hamlets	District	1	211
Wentworth Street	Tower Hamlets	CAZ Frontage	1	186
Dalston	Hackney	Major	1	181
Ilford	Redbridge	Metropolitan	5	175
Shepherds Bush	Hammersmith/Fulham	District	1	170
Greenwich West	Greenwich	District	3	160
Upton Park	Newham	District	1	160
Brixton	Lambeth	Major	6	148
Tooting	Wandsworth	Major	2	140
Lewisham	Lewisham	Major	2	121
Whitechapel	Tower Hamlets	District	1	121
East Ham	Newham	Major	1	120
Bethnal Green	Tower Hamlets	District	1	104
Wimbledon	Merton	Major	1	100
Edgware Rd/Church St	Westminster	District	1	100

Street and farmers markets can contribute to town centre vitality and viability as well as extending competitive choice and access to a range of goods and produce. They can also make valuable contributions to meeting Londoners' varied dietary requirements. A recent report by the London Assembly¹⁹ provided data on the location and types of markets in London and the associated number of pitches at each. This data was then linked to town centres by the GLA London Plan team and borough data was used to supplement this base data to provide the results in this health check, which are summarised in Annex 4, Table A4.5. Town centres in London with more than 100 market pitches are indicated in Table 3.13.

3.1.7. Evening and Sunday shopping

- Survey Form: Question 1.9 and 1.10
- Technical Annex:
 - Table 16: Evening shopping
 - Table 17: Sunday shopping
- Data source: borough survey responses
- Borough response rate: Question 1.9 (80%) and Question 1.10 (75%)

The health check relied on boroughs' local knowledge on evening and Sunday shopping and the 2009 TCHC survey received highest borough response rate on these questions. Responses were not comprehensive across all boroughs for all centres and the health check analysis is limited to those centres with valid information (evening shopping: 145 centres and Sunday shopping: 132 centres).

According to the survey results, 92% of centres across the town centre network have supermarkets open in the evening (excluding those CAZ frontages in City of London). Some 70% of centres (mainly large centres) have retailers (excluding supermarkets) open for evening shopping. About half of centres indicated that most of their retailers (more than 50%) are open until 8pm (see Table 16, Technical Annex).

An estimated 94% of centres across the town centre network have supermarkets open on Sunday (excluding those CAZ frontages in City of London), and 87% of centres have retailers (excluding supermarkets) open for Sunday shopping. Most centres indicate that most of their retailers (more than 50%) opened on Sunday (see Table 17, Technical Annex). Evening and Sunday shopping are generally available in large centres. Retailers in International, Metropolitan, Major centres and CAZ frontages (except those in City of London) tend to open late in the evening as well as on Sundays.

3.1.8. Employment in centres

- Survey Form: Question 1.11
- Technical Annex:
 - Table 18: Employment in centres
- Data source: State of the Cities Database (SOCD), CLG
- Borough response rate: Question 1.11 (17%)

Data from the SOCD has been used to indicate employment levels in selected town centres (defined as Areas of Town Centre Activity) where data is available – see Technical Annex, Table 18. As a general principle, employment estimates are provided for convenience retail, comparison retail, service retail, restaurants and licensed premises, arts, culture and entertainment, commercial offices and public administration.

Given the data contained in the SOCD it is very difficult to draw any meaningful conclusions on employment in centres. For example, data is not available through the SOCD for comparison goods retail employment in any of the International and Metropolitan centres. Of the Major centres, only Camden Town and Putney have SOCD data for all employment categories. The very low rate of borough responses to this question also reflects the difficulties in accessing reliable employment figures for town centres. In future health checks it is recommended that other sources for town centre employment are investigated.

3.2. Capacity

3.2.1. Floorspace capacity to accommodate future demand

The GLA appointed Experian to assess the scale and nature of consumer expenditure across London for comparison retail goods, convenience retail goods and other expenditure including leisure over the period 2006 to 2031.²⁰ For comparison retail goods, the report provides a comprehensive picture of current and future floorspace needs for London, including town centres for five year periods to 2031. Whilst, the retail study provides a demand-side view on town centre uses, the town centre health checks aim to provide insights into the capacity the town centre network to accommodate the projected growth.

The GLA has sourced data from the London Development Database (LDD) for unimplemented planning permissions. The LDD is designed to record the progress of planning permission in the Greater London area. The LDD only monitor planning permissions if they meet the criteria set out in the system²¹. For non-residential developments, the LDD only monitors planning permissions on development over 1,000 sq.m. The data on unimplemented planning permissions is available for all centres across the London town centre network.

Boroughs played a key role in providing information on other capacities in town centres derived from boroughs UDPs/LDFs and through records of vacant sites and premises in town centres.

Unimplemented planning permissions

- Survey Form: Question 2.1
- Technical Annex:
 - Table 19: Unimplemented planning permissions
- Data source: London Development Database;
- Borough response rate: Question 2.1 (20%)

London's town centre network has a total of 100 hectares of sites with unimplemented planning permissions, comprising over 734,000 sq.m in non-residential uses, including A1 (shops), A2 (financial institutions), A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways), as well as offices (B1), B2 (general industrial), B8 (storage or distribution), hotels (C1), C2 (residential institutions), D1 (Non-residential institutions), Assembly and leisure (D2) and Sui Generis. Table 19 in the Technical Annex provides a breakdown of data for the proposed non-residential floorspace.

Table 3.14 Town centre capacity from unimplemented planning permissions, ranked by floorspace

Centre	Classification	Total proposed non residential floorspace (sqm)	Total Site Area (ha) - (Residential & Non residential sites)	Total proposed residential units (net)
Canary Wharf	Major	430,228	4	0
Croydon	Metropolitan	170,692	13	1,645
Hammersmith	Major	66,621	1	8
Wembley	Major	18,262	3	37
Angel	Major	15,637	1	39
Coulsdon	District	14,460	1	33
Ealing	Metropolitan	12,604	3	142
Uxbridge	Metropolitan	11,408	1	4
West End	International	10,948	1	76
Romford	Metropolitan	10,636	1	18
Wood Green	Metropolitan	10,625	2	26
Streatham	Major	10,022	3	295
Woolwich	Major	8,477	5	1,145
Greenwich West	District	5,289	4	1,015
East Ham	Major	4,869	0	11
Deptford	District	3,578	2	241
Clapham High Street	District	3,309	1	181
Charring Cross Road (part)	CAZ Frontage	3,176	1	0
Dalston	Major	2,965	1	358
Elephant and Castle	District	2,445	1	652

Table 3.14 indicates that Canary Wharf, Croydon and Hammersmith have the largest non-residential capacity from unimplemented planning permissions in the town centre network, with a high proportion of floorspace in B1 uses: Canary Wharf (offices: 97%); Croydon (offices: 52 %) and Hammersmith (offices: 82%).

Table 3.15 Town centre capacity from unimplemented planning permissions, ranked by site area

Centre	Classification	Total Site Area (ha) - (Residential & Non residential sites)	Total proposed non residential floorspace (sqm)	Total proposed residential units (net)
Croydon	Metropolitan	12.7	170,692	1,645
Woolwich	Major	4.9	8,477	1,145
Kingston	Metropolitan	4.7	-3,058	557
Ilford	Metropolitan	4.5	-2,453	651
Lewisham	Major	4.2	-1,753	1,011
Greenwich West	District	3.9	5,289	1,015
Canary Wharf	Major	3.9	430,228	0
Ealing	Metropolitan	3.0	12,604	142
Wembley	Major	2.9	18,262	37
Streatham	Major	2.7	10,022	295

Centre	Classification	Total Site Area (ha) - (Residential & Non residential sites)	Total proposed non residential floorspace (sqm)	Total proposed residential units (net)
Deptford	District	2.4	3,578	241
Wood Green	Metropolitan	2.1	10,625	26
Purley	District	1.6	-245	237
Dalston	Major	1.5	2,965	358
Harrow	Metropolitan	1.4	-584	42
Welling	District	1.3	2,332	94
Baker Street (part)	CAZ Frontage	1.3	-12	1
West End	International	1.3	10,948	76
Sutton	Metropolitan	1.2	-4,170	276
Angel	Major	1.2	15,637	39

UDP/DPD Designations

- Survey Form: Question 2.2
- Technical Annex:
 - Table 20: UDP/DPD Designations
- Data source: Borough survey responses and 2009 London wide HCS/SHLAA study
- Borough response rate: Question 2.2 (36%);

Survey question 2.2 was intended to identify the full range of capacity from boroughs' DPD/UDP allocations. Indicators related to this question include the number of sites, premises and the total floorspace allocated for retail, leisure, hotels, offices, housing, mixed uses and other uses. Borough response rates to this question were very low, for example, only 29 centres received data floorspace capacity.

Borough responses suggest that local planning documents (DPD/UDP) don't provide site allocation information at detailed level, such as specifying any precise figures for the development sites. The overall response rates on the number of sites, total area (ha), total number of premises and total gross floorspace for sites allocated to various uses, are 32%, 14%, 12% and 12% respectively. Among the various uses of site allocations, mixed use development that allows more than one type of use in a building or a site, is the most common type of development allocation in boroughs' DPD/UDP – see Table 20 in the Technical Annex.

This health check derived housing provision figures from the 2009 HCS/SHLAA Study²². The data regarding the unimplemented DPD/UDP housing designations is available for all centres across the town centre network. However, these housing figures exclude sites less than 0.25 hectare.

Canary Wharf is the only centre for which data were received on designated hotel bedrooms. According to data provided for the health check, Table 3.16 A and B summarise the total capacity identified in boroughs' DPD/UDP designations across the town centre network.

Table 3.16 (A and B) Estimated additional capacity derived from Boroughs' DPD/UDP allocations in London's Town centre network

A:

Source of capacity	Type of developments	Total No. of sites (unit)	Total Area (ha)	Total No. of Premises (unit)	Total Gross Floorspace (m2)
DPD/UDP Proposals maps allocations without planning permissions (excluding any developments identified in 2.1)	Retail	52	27	1	97,762
	Leisure	14	17	5	21,551
	Hotels	5	8	0	26,584
	Offices	13	9	0	252,419
	Mixed Uses	150	144	162	657,220
	Other	7	6	0	58,243

B:

	Total No. of units
Residential dwellings in DPD/UDP proposals map allocations without planning permissions	30,922
Hotel bedrooms in DPD/UDP proposals map allocations without planning permissions	192

Undesignated vacant premises with development potential

- Survey Form: Question 2.3
- Technical Annex:
 - Table 21: Undesignated vacant premises with development potential
- Data source: Borough survey responses
- Borough response rate: Question 2.3 (27%)

Only 14 boroughs responded to the question regarding undesignated vacant premises with development potential. All borough responses are outlined in Table 21 in the Technical Annex. Most vacant figures received are relevant to those premises in District centres.

According to the data received for this health check, Table 3.17 summarises the total undesignated vacant premises with development potential in London's town centre network. It indicates that vacant premises in town centres are very likely to be turned into retail or office uses in the future.

Table 3.17 Total capacity derived from undesignated vacant premises with development potential in London’s Town centre network

Source of capacity	Type of developments	Total no. of premises	Total gross floorspace (m2)	Total area (ha)
Undesignated vacant premises with development potential (excluding unimplemented permissions in 2.1 and DPD/UDP allocations in 2.2)	Retail	198	18,611	0
	Leisure	4	1,920	1
	Offices	3,969	14,442	3,948
	Mixed uses	3	1,450	5
	Other	13	1,463	0

Undesignated vacant (clear) sites with development potential

- Survey Form: Question 2.4
- Technical Annex:
 - Table 22: Undesignated vacant (clear) sites with development potential
- Data source: Borough survey responses
- Borough response rate: Question 2.4 (33%).

Responses regarding undesignated vacant (clear) sites with development potential were limited to 29% of centres across the town centre network. Details of these responses are available in the Technical Annex, Table 22.

According to the data received, there are only 2.52 hectare of vacant (clear) sites available in the town centre network with potential for retail and mixed uses (see Table 3.18). These sites are located in Wimbledon Major centre, and in Erith and Crayford District centres.

Table 3.18 Total capacity derived from undesignated vacant sites with development potential in London’s Town centre network

Source of capacity	Type of developments	Total no. of sites	Total area (ha)
Undesignated vacant (clear) sites with development potential (excluding unimplemented permissions in 2.1 and DPD/UDP allocations in 2.2)	Retail	2	0.05
	Leisure	0	0
	Offices	0	0
	Mixed uses	4	2.47
	Other	2	0

3.2.2. Local Retail Capacity Studies

- Survey Form: Question 2.5
- Technical Annex:
 - Table 23: Capacity studies undertaken
- Data source: Borough survey responses
- Borough response rate: Question 2.5 (46%).

This survey question was intended to collect information on whether a borough retail capacity study has been undertaken and how much of capacity in each town centre has been identify through the study.

A total of 19 boroughs responded to this question and indicated that they had undertaken a retail capacity study. The latest retail capacity studies were primarily undertaken between 2006 and 2009, except Bromley where its retail study was undertaken in 2004. The period covered by boroughs' retail capacity studies therefore varies. Table 23 in the Technical Annex outlines all boroughs responses regarding their retail capacity studies.

It is important to note that there is an inconsistency in the floorspace data provided by boroughs. Some boroughs provided combined retail data for their town centres (including Kensington and Chelsea, Bromley, Enfield and Camden) while others provided data for each individual centre. This health check cannot provide an analysis of future capacity needs across the town centre network for this reason.

3.3. Financial Performance

3.3.1. Turnover

- Survey Form: Question 3.1
- Technical Annex:
 - Table 24: Turnover
- Data source: Experian Business Strategies
- Borough response rate: Question 3.1 (14%)

The level and growth of turnover in town centres are important indicators of town centre health. They are also vital to enable practitioners to derive robust estimates of retail sales densities, which in turn are used for other purposes including projections of future retail expenditure capacity and associated floorspace requirements. Obtaining accurate measurements of the annual turnover of town centres however is problematic as detailed transaction data is notoriously difficult to source. The 2009 London TCHC draws on estimates of comparison goods retail turnover at centre level derived by Experian for the GLA report Consumer Expenditure and Comparison Goods Floorspace Need in London²³.

According to the estimates from Experian, London's centres (including out-of-centre retail parks) had an estimated combined annual comparison goods turnover in the region of £24.5 billion in 2006. Of this total, the town centres identified in the 2008 London Plan had a combined annual comparison goods turnover of almost £20 billion. A summary of the top ten performing town centres in London is provided in Table 3.19 below. Further details of other centres are provided in the Technical Annex, Table 24.

Table 3.19 Estimated Annual Comparison Goods Retail Turnover, 2006

Centre	Borough	Classification	Estimated annual turnover comparison goods retail (£m)
West End	Camden/Westminster	International	4,179
Knightsbridge	K&C/Westminster	International	842
Kingston	Kingston upon Thames	Metropolitan	646
Croydon	Croydon	Metropolitan	636
Bromley	Bromley	Metropolitan	444
Ilford	Redbridge	Metropolitan	365
Romford	Havering	Metropolitan	355
Kings Road East	Kensington and Chelsea	Major	338
Uxbridge	Hillingdon	Metropolitan	331
Sutton	Sutton	Metropolitan	325
Harrow	Harrow	Metropolitan	308
Wood Green	Haringey	Metropolitan	299
Camden Town	Camden	Major	287
Canary Wharf	Tower Hamlets	Major	272
Hounslow	Hounslow	Metropolitan	269

The West End remains the pre-eminent centre with an estimated annual comparison goods retail turnover of over £4bn. Following the implementation of Westfield at White City/ Shepherd's Bush, it is anticipated that this centre will rank the second highest turnover in London after the West End.

The borough response rate to this question was low and reflects the difficulty in accessing data. For those boroughs that did respond, it is interesting to note in some cases a very wide variation in the Experian estimates and the borough estimates for example Kingston £646m (Experian estimate) compared with £1,279m (borough estimate) and Ealing £239m (Experian estimate) compared with £543m (borough estimate). It is stressed therefore that the data on turnover should be treated with some caution.

3.3.2. Yields

- Survey Form: Question 3.2
- Technical Annex:
 - Table 25: Yields
- Data source: Valuation Office and borough survey form
- Borough response rate: Question 3.2 (16%)

The yields identified in this health check are ‘all risk yields’ or the ratio of rental income to capital value. Yields are calculated by dividing the annual rent (assumed to have been received as a single sum at the year end), by the capital value or sale price of the property. This yield measure is often used as a simple benchmark to assess the comparative attractiveness of town centres for retail development. Yields need to be interpreted with care with particular reference to the circumstances in each individual town. In general terms, low yields indicate that a town centre is considered to be attractive and as a result be more likely to attract investment than a town with high yields. Yields measured consistently over time can give an indication of the direction in which a particular town centre is moving.

Table 3.20 Retail yields for International and Metropolitan Centres

Centre	Borough	Classification	Retail yield (%)
West End	Camden/Westminster	International	4.25
Knightsbridge	K&C/Westminster	International	4.5
Bromley	Bromley	Metropolitan	5.75
Croydon	Croydon	Metropolitan	5.75
Ealing	Ealing	Metropolitan	6
Wood Green	Haringey	Metropolitan	5.75
Harrow	Harrow	Metropolitan	5.75
Romford	Havering	Metropolitan	5.5
Uxbridge	Hillingdon	Metropolitan	6
Hounslow	Hounslow	Metropolitan	6.75
Kingston	Kingston upon Thames	Metropolitan	4
Ilford	Redbridge	Metropolitan	5.5
Sutton	Sutton	Metropolitan	7.25

Data on yields for retail development for town centres were sourced from the Valuation Office’s regular property market reports²⁴. Table 3.20 indicates the yields for London’s International and Metropolitan town centres. The lowest yields are found in central London at the West End (4.25 %) and Knightsbridge (4.5 %). The Metropolitan centre yields range from 4.0 % (Kingston) to 7.25 % (Sutton) and average 5.8%. Yields in London’s Major centres vary from 5.0% (Richmond) to 10.0% (Woolwich) and average 6.9%. Yield data are

available for only 29 District centres and these vary from 6.0% (Hampstead and Golders Green) to over 10% (Cricklewood, Harlesdon and Morden) and average 7.8%.

3.3.3. Rents

- Survey Form: Question 3.3
- Technical Annex:
 - Table 26: Rents
- Data source: Colliers CRE and Borough survey form
- Borough response rate: Question 3.3 (22%)

Table 3.21 Town centre annual retail rents 2005-2008, ranked top 20 in 2008 (£/sqm)

Centre	Borough	2008 LP Class.	2005	2006	2007	2008	Change 2005-6	Change 2006-7	Change 2007-8
West End - Old Bond Street	Westminster	Int (pt)	4,736	5,920	7,535	7,804	25.0%	27.3%	3.6%
West End - Oxford St.(W)	Westminster	Int (pt)	5,382	5,651	5,705	5,705	5.0%	1.0%	0.0%
West End - Regent Street	Westminster	Int (pt)	3,767	4,682	5,382	5,382	24.3%	15.0%	0.0%
Knightsbridge	Westminster	Int.	4,521	4,682	4,844	4,951	3.6%	3.5%	2.2%
Covent Garden	Camden/ Westminster	CAZ F.	3,929	3,929	3,929	3,929	0.0%	0.0%	0.0%
Kings Road East	Kensington and Chelsea	Major	3,606	3,767	3,875	3,875	4.5%	2.9%	0.0%
Kings Road West	Kensington and Chelsea	Dist.	3,606	3,767	3,875	3,875	4.5%	2.9%	0.0%
Kingston	Kingston u-Thames	Met.	3,175	3,283	3,337	3,337	3.4%	1.6%	0.0%
Canary Wharf	Tower Hamlets	Major	2,799	2,906	3,229	3,229	3.8%	11.1%	0.0%
Cheapside	City of London	CAZ F.	2,745	2,745	2,960	2,960	0.0%	7.8%	0.0%
Kensington High Street	Kensington and Chelsea	Major	3,283	2,960	2,960	2,960	-9.8%	0.0%	0.0%
Croydon	Croydon	Met.	2,906	2,906	2,906	2,906	0.0%	0.0%	0.0%
Tottenham Court Road	Camden	CAZ F.	2,583	2,637	2,637	2,637	2.1%	0.0%	0.0%
Moorgate	City of London	CAZ F.	2,368	2,422	2,583	2,583	2.3%	6.6%	0.0%
Bromley	Bromley	Met.	2,368	2,422	2,476	2,530	2.3%	2.2%	2.2%
Liverpool Street	City of London	CAZ F.	2,207	2,260	2,368	2,422	2.4%	4.8%	2.3%
Angel	Islington	Major	2,260	2,260	2,368	2,368	0.0%	4.8%	0.0%
Victoria Street	Westminster	CAZ F.	2,260	2,314	2,314	2,368	2.4%	0.0%	2.3%
Queensway/ Westb'ne Grove	Westminster	Major	2,099	2,099	2,207	2,288	0.0%	5.1%	3.7%
Romford	Havering	Met.	2,153	2,207	2,260	2,260	2.5%	2.4%	0.0%

Retail rents have been sourced from Colliers CRE and are based upon agents' opinion of the open market Zone A rent in each centre. Table 3.21 identifies the town centres with the highest retail rents in 2008 with time series and growth rates for 2005-2008. Perhaps not surprisingly, the highest ranked centres are found within the Central Activities Zone including

the West End, Knightsbridge and Covent Garden. Across the West End itself, rental values vary widely with Old Bond Street commanding rents of over £7,800/sq.m in 2008, compared to £5,700/sq.m and £5,380/sq.m in Oxford Street West and Regent Street respectively.

The highest town centre retail rents in outer London in 2008 are found in Kingston £3,300/sq.m, Croydon £2,900/sq.m, Bromley £2,500/sq.m and Romford £2,200/sq.m. In inner London, Kings Road (east and west) and Canary Wharf display the highest retail rents at £3,875/sq.m and £3,230/sq.m respectively, but note however that the table does not include rental values for Westfield at Shepherd's Bush.

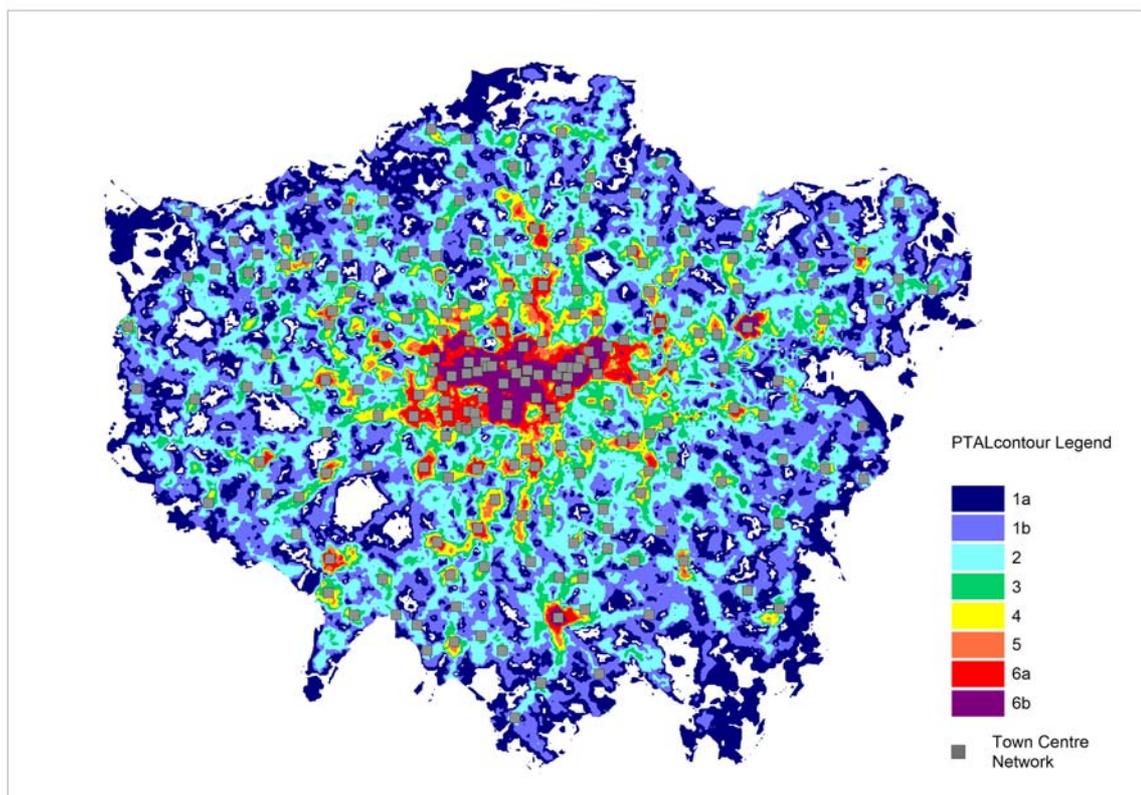
Table 3.21 illustrates how in-town retail rental growth rates have eased in 2007-8, a reflection of the economic downturn. Note also the decline/stagnation in rents at Kensington High Street, potentially a reflection of competition from proposals at Shepherds Bush/White City. Further details of retail rents by centre, including longer time series data for 2000-2008 are contained in Annex 4, Table A4.6.

3.4. Accessibility

3.4.1. Public Transport Accessibility

- Survey Form: Question 4.1
- Technical Annex:
 - Table 27: Public Transport Accessibility
- Data source: TfL and Point of Interest
- Borough response rate: GLA sourced data only

Figure 3.4: Public Transport Accessibility Levels in London (2008)



Public transport accessibility impacts the health of town centres, allowing them to perform a wider role and draw expenditure from a larger catchment area. This health check applies Public Transport Accessibility Levels (2008) to measure accessibility in London’s town centre network (see Figure 3.4).

Centres in and around CAZ generally have higher accessibility levels than those centres outside CAZ. Centres with the highest PTAL level 6 include the International centres, CAZ frontages, the Metropolitan centres (except Ilford and Sutton), 83% of the Major centres and 38% of the District centres. The PTALs of London’s Metropolitan centres are indicated in Table 3.22 below. The public transport accessibility of District centres varies widely. The most accessible District centres (with PTALs above level 5) tend to be located in inner London (see Annex 4, Table A4.7). District centres with relatively low levels of accessibility (PTAL level 2) meanwhile, include Crayford, West Wickham, Stanmore, Harold Hill, Downham, Whitton, North Cheam, Poplar and Roman Road (east). Of the Major centres, Orpington has the poorest access to public transport (PTAL level 3).

Table 3.22 PTAL levels in London’s Metropolitan centres

Centre	Borough	PTAL
Bromley	Bromley	6
Croydon	Croydon	6
Wood Green	Haringey	6
Harrow	Harrow	6
Romford	Havering	6
Uxbridge	Hillingdon	6
Hounslow	Hounslow	6
Kingston	Kingston upon Thames	6
Ealing	Ealing	6
Ilford	Redbridge	5
Sutton	Sutton	5

This health check also collected data on public transport stations, terminals and stops within and around a town centre. Such data can provide a snapshot of public transport provision associated with a town centre and is outlined in Table 27 in the Technical Annex.

3.4.2. Car Parking

- Survey Form: Question 4.2
- Technical Annex:
 - Table 28: Car Parks
- Data source: Point of Interest and borough survey responses
- Borough response rate: Question 4.2 (54%)

The London Plan sets out a parking regime that balances the desirability of reducing car use with the need to provide for attractive, viable development in town centres, while recognising that many people will continue to use their cars for travel. Policy 3C.24 allows for additional parking in town centres, where appropriate, which should take account of a number of factors, including the health of a town centre.

Table 28 in the Technical Annex shows levels of car parking in London’s town centre network. The data sources (Points of Interest and borough responses) suggest that Outer London centres have a relatively higher level of parking spaces, for example, Kingston (34 car parks,

708 on street parking spaces); Croydon (29 car parks, 809 parking spaces) and Surbiton (8 car parks, 3,049 parking spaces).

Table 3.23 shows that the Metropolitan centres (except Ealing, Ilford and Harrow) have the largest number of car parks. Major centres also have significant provision of car parks and in particular Lewisham (21) and Barking (10). Seven boroughs (Ealing, Greenwich, Hammersmith and Fulham, Kensington and Chelsea, Merton, Sutton and Waltham Forest) indicated that car clubs were operated in some of their town centres (see Table 3.24). According to the survey, centres in Kensington and Chelsea have the most car clubs in London's town centre network.

Responses on parking restrictions were not completed by all boroughs for all centres. The analysis to this question is based on those centres where data was returned. Borough responses indicated approximately 94% of town centres had on-street parking restrictions anywhere within the town centre. A total of 80% of town centres provided Blue Badge parking bays (1,180 spaces in total) free of charge, but with time restrictions (see Table 28 in the Technical Annex).

In 2006, the GLA and the London Development Agency commissioned research to review the London Plan parking standards for disabled people in off-street car parks ('Blue badge parking standards for off-street car parking'). The results of the study are used to inform the Mayor's draft replacement London Plan and Transport Strategy. This research document can be downloaded from http://www.london.gov.uk/mayor/strategies/sds/accessible_london.jsp.

Table 3.23 Town centres with highest levels of car parking

Centre	Borough	2008 London Plan Classification	POI data	Borough data									
			Car Parks	Multi-story car parks	Surface car parks	Short term charging car parks	Long term charging car parks	On-street car parking spaces	Blue Badge parking bays	Car clubs	Electric Vehicle charging points	Mobility scooter charging points	
Kingston	Kingston upon Thames	Metropolitan	34	7	8	1	17	708	57	0	3	0	
Croydon	Croydon	Metropolitan	29	no data	no data	no data	no data	809	no data	no data	no data	no data	
Sutton	Sutton	Metropolitan	24	3	0	0	3	12	24	3	3	no data	
Hounslow	Hounslow	Metropolitan	22	no data	no data	no data	no data	no data	no data	no data	no data	no data	
Bromley	Bromley	Metropolitan	21	5	8	no data	no data	754	29	0	0	0	
Lewisham	Lewisham	Major	21	1	5	no data	no data	no data	no data	no data	no data	no data	
Ealing	Ealing	Metropolitan	19	no data	no data	no data	no data	no data	no data	no data	no data	no data	
Barking	Barking and Dagenham	Major	16	2	4	1	no data	no data	no data	no data	no data	0	
Ilford	Redbridge	Metropolitan	14	no data	no data	no data	no data	no data	no data	no data	no data	no data	
Bexleyheath	Bexley	Major	14	4	2	no data	no data	no data	59	no data	no data	no data	
Woolwich	Greenwich	Major	14	Not available	Not available	Not available	Not available	Not available	Not available	Not available	Not available	Not available	
Harrow	Harrow	Metropolitan	13	450	719	0	0	N/A	5	0	0	0	
Enfield Town	Enfield	Major	13	1,113	411	no data	no data	158	no data	0	0	0	
Erith	Bexley	District	12	no data	1	no data	no data	no data	3	no data	no data	no data	
Hornchurch	Havering	District	12	0	8	4	4	0	26	0	0	0	
Surrey Quays	Southwark	District	12	no data	2	no data	no data	no data	no data	no data	no data	no data	
Orpington	Bromley	Major	11	3	2	no data	no data	348	no data	0	0	0	
Walthamstow	Waltham Forest	Major	11	1,250	638	2,148	0	260	25	2	0	0	
Welling	Bexley	District	11	no data	2	no data	no data	no data	9	no data	no data	no data	

Table 3.24 Centres with car clubs

Centre	Borough	2008 London Plan Classification	No. of car clubs
Acton	Ealing	District	5
Southall	Ealing	Major	2
Greenford	Ealing	District	1
Eltham	Greenwich	Major	1
Hammersmith	Hammersmith and Fulham	Major	2
Kensington High Street	Kensington and Chelsea	Major	6
Kings Road East	Kensington and Chelsea	Major	6
Fulham Road (west)	Kensington and Chelsea	District	4
Notting Hill Gate	Kensington and Chelsea	District	4
Kings Road (west)	Kensington and Chelsea	District	3
Portobello Road	Kensington and Chelsea	District	3
Earls Court Road	Kensington and Chelsea	District	2
South Kensington	Kensington and Chelsea	District	2
Fulham Road (east)	Kensington and Chelsea	District	1
Surbiton	Kingston upon Thames	District	4
Morden	Merton	District	1
Sutton	Sutton	Metropolitan	3
Wallington	Sutton	District	2
Cheam	Sutton	District	1
Worcester Park	Sutton	District	1
Carshalton	Sutton	Local	1
Walthamstow	Waltham Forest	Major	2
Bakers Arms	Waltham Forest	District	2
Leyton	Waltham Forest	District	1
North Chingford	Waltham Forest	District	1

3.4.3 Shopmobility scheme (SMS)

- Survey Form: Question 4.3
- Technical Annex:
 - Table 29: Shop mobility scheme
- Data source: borough survey responses
- Borough response rate: Question 4.3 (69%)

The London Plan seeks to create a more accessible and inclusive town centre environment including provision of Shop Mobility Scheme (Policies 4B.5, Paragraph 3.268). Shopmobility is a scheme that lends manual and powered wheelchairs and scooters to members of the public with limited mobility, which allows them to travel to and visit, independently and with greater ease, local shops, leisure services and commercial facilities usually within a town or shopping centre²⁵.

The analysis of SMS in London's town centre network relies entirely on borough responses. Twenty-five centres across London were identified with an SMS, including nine Metropolitan and nine Major centres as well as seven District centres. Seven of these centres' SMS open during Sunday, and six open during the evening. However, for all of these centres, boroughs

could not confirm whether funding for the SMS was secured over the next five years (see Table 3.25 below).

Table 3.25 Centres with a Shopmobility Scheme in London's town centre network.

Centre	Borough	2008 London Plan Classification	Shop Mobility Scheme available	SMS open during Sunday	SMS open during evening	Funding secured for the next 5 years
Bromley	Bromley	Metropolitan	Yes	Yes	Yes	no data
Croydon	Croydon	Metropolitan	Yes	Yes	No	No
Harrow	Harrow	Metropolitan	Yes	Don't know	No	No
Romford	Havering	Metropolitan	Yes	No	No	No
Uxbridge	Hillingdon	Metropolitan	Yes	No	No	Don't know
Hounslow	Hounslow	Metropolitan	Yes	Yes	No	Don't know
Kingston	Kingston upon Thames	Metropolitan	Yes	Yes	No	Don't know
Ilford	Redbridge	Metropolitan	Yes	Yes	Yes	Don't know
Sutton	Sutton	Metropolitan	Yes	No	No	No
Barking	Barking and Dagenham	Major	Yes	Yes	Yes	Don't know
Bexleyheath	Bexley	Major	Yes	Yes	No	Don't know
Orpington	Bromley	Major	Yes	No	No	no data
Enfield Town	Enfield	Major	Yes	No	No	No
Kensington High Street	Kensington and Chelsea	Major	Yes	No	No	no data
Kings Road East	Kensington and Chelsea	Major	Yes	No	No	no data
Wimbledon	Merton	Major	Yes	Yes	Yes	No
Canary Wharf	Tower Hamlets	Major	Yes	Yes	Yes	No
Walthamstow	Waltham Forest	Major	Yes	No	No	Don't know
Beckenham	Bromley	District	Yes	No	No	Don't know
Edmonton Green	Enfield	District	Yes	No	No	No
Wealdstone	Harrow	District	Yes	No	No	No
Hayes	Hillingdon	District	Yes	Don't know	Don't know	Don't know
Kings Road (west)	Kensington and Chelsea	District	Yes	No	No	Don't know
Mitcham	Merton	District	Yes	Yes	No	No
Morden	Merton	District	Yes	Yes	Yes	No

3.4.4 Facilities for cyclists

- Survey Form: Question 4.4
- Technical Annex:
 - Table 30: Facilities for cyclist
- Data source: Sustrans and borough survey responses
- Borough response rate: Question 4.4 (54%)

Safe, convenient and direct access to and within town centres by bicycle, along with adequate and secure cycle parking facilities, are among a range of measures that can improve

accessibility in accordance with London Plan policy. The GLA sourced data for cycle routes from Sustrans, which is a charity organisation for sustainable transport. This data is available for all centres within London's town centre network. Indicators in relation to cycle parking were obtained from borough survey responses.

Table 3.26 Centres with the most extensive cycle routes within 2 km buffer zone of the town centre boundary.

Centre	Borough	2008 London Plan Classification	Length of cycle routes (km) within 2 km buffer zone of the town centre boundary
West End	Camden/Westminster	International	118
Marylebone Road	Westminster	CAZ Frontage	106
Charring Cross Road (part)	Camden/Westminster	CAZ Frontage	98
Kings Road East	Kensington and Chelsea	Major	93
Mare Street	Hackney	District	92
Shepherds Bush	Hammersmith and Fulham	District	91
Edgware Road South	Westminster	CAZ Frontage	91
Canning Town	Newham	District	89
Praed Street/Paddington	Westminster	District	88
Bethnal Green	Tower Hamlets	District	88
Edgware Road/Church Street	Westminster	District	88
Fulham Road (east)	Kensington and Chelsea	District	88
Queensway/Westbourne Grove	Westminster	Major	87
Marylebone High Street	Westminster	CAZ Frontage	87
Baker Street (part)	Westminster	CAZ Frontage	86
Roman Road (east)	Tower Hamlets	District	84
Notting Hill Gate	Kensington and Chelsea	District	83
Portobello Road	Kensington and Chelsea	District	83
Knightsbridge	K&C/Westminster	International	82
Canary Wharf	Tower Hamlets	Major	80

Within a two kilometre buffer zone of the town centre boundary, centres in and around CAZ appear to have the most extensive cycle routes (see Table 3.26 above), including the West End (118 km), some CAZ frontages, and a number of Major and District centres. Table 30 in the Technical Annex indicates that the overall length of cycle routes around centres in Outer London are shorter relative to those in inner London, a reflection of the density of the network across the capital.

Table 3.27 shows Canary Wharf has the highest level of cycle parking provision (1,318 parking spaces). Further away from the CAZ, centres generally provide more cycle parking facilities than those closer to the CAZ (with the exceptions of London Bridge and some centres in Kensington and Chelsea).

Table 3.27 Town centres with highest level of cycle parking provision.

Centre	Borough	2008 London Plan Classification	Estimate total capacity of cycle parking spaces	Total No. of locations for cycle parking
Canary Wharf	Tower Hamlets	Major	1318	50
Kingston	Kingston upon Thames	Metropolitan	841	31
London Bridge	Southwark	Not classified	529	22
Hammersmith	Hammersmith and Fulham	Major	456	228
Surbiton	Kingston upon Thames	District	345	5
Ealing	Ealing	Metropolitan	340	170
Bromley	Bromley	Metropolitan	306	20
Kensington High Street	Kensington and Chelsea	Major	290	17
Twickenham	Richmond upon Thames	District	274	no data
Sutton	Sutton	Metropolitan	220	40
New Malden	Kingston upon Thames	District	205	5
Shepherds Bush	Hammersmith and Fulham	District	204	102
Richmond	Richmond upon Thames	Major	202	no data
Kings Road East	Kensington and Chelsea	Major	164	17
Fulham	Hammersmith and Fulham	Major	160	80
Romford	Havering	Metropolitan	160	11
Fulham Road (west)	Kensington and Chelsea	District	156	12
Teddington	Richmond upon Thames	District	140	no data
Wallington	Sutton	District	131	24
Notting Hill Gate	Kensington and Chelsea	District	128	10

3.4.5 Pedestrian flows

- Survey Form: Question 4.5
- Technical Annex:
 - Table 31: Pedestrian flows
- Data source: borough survey responses
- Borough response rate: Question 4.5 (30%)

Pedestrian flow is one of the most important indicators to measure the vitality and viability of town centres. It can be defined as the movement of people past a particular location over a specified period of time. In this health check, the pedestrian flow analysis relies on data received from the 2009 TCHC survey.

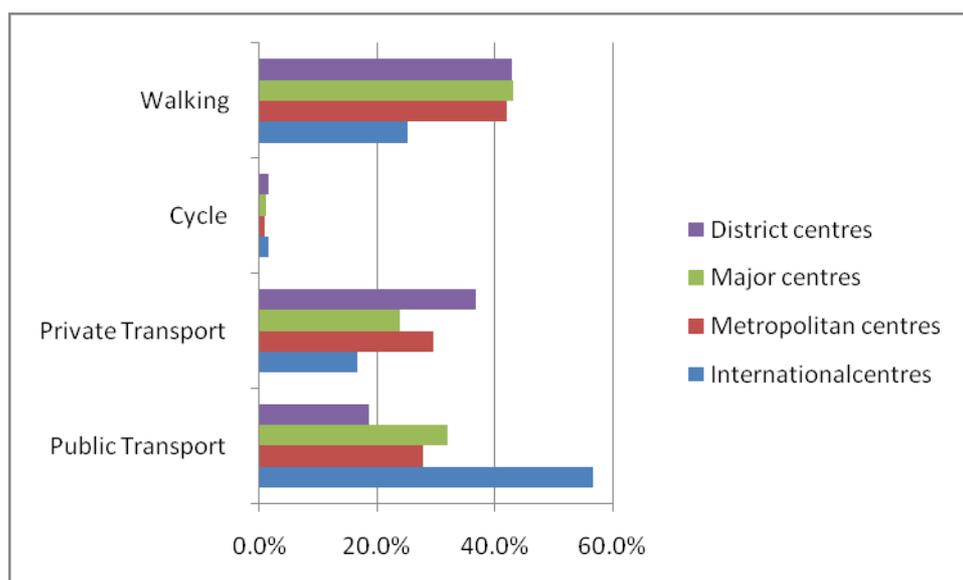
Pedestrian footfall data are not available for the majority of London’s town centres. The survey responses indicated that counts of pedestrian footfall were collected in 56 town centres, including some Metropolitan, Major and District centres. Details of these pedestrian footfall counts are listed in the Technical Annex, Table 31. However, these pedestrian footfall data were collected based on various methodologies (for example, data could be collected in different locations of the town centre and at different times of the day) and these are not suitable for the analysis across the town centre network as a whole.

3.4.6 Mode of weekday trips to town centres

- Survey Form: Question 4.6
- Technical Annex:
 - Table 32: Mode of weekday trips to town centres
- Data source: LTDS database (September 2005 - March 2008)

Mode share refers to the proportions of visitors using a particular transport mode to access town centres, including public transport, private transport, cycling and walking. The GLA sourced the mode share data from the London Travel Demand Survey (LTDS) database. The LTDS provides information about Londoners’ travel patterns and modal share. The original analysis is split by trips with either an origin, destination or wholly within the town centre by mode split and by journey purpose. This health check aggregated these three sets of analysis together in order to give a more reliable dataset. It is stressed however that due to the relatively low sample sizes that the results should be treated with caution. The LTDS data are available to all centres across the London’s town centre network (with exception of CAZ frontages and Poplar District centre). The modal split data used in this health check are limited to weekday trips only. Figure 3.5 shows the average of modal split for weekday trips to each type of town centres.

Figure 3.5 Average of modal split for weekday trips to town centres



The modal split of trips to different types of centres varies greatly. The data provided for the health check indicate that transport mode choice is affected by various factors including PTAL level, provision of car parking spaces and cycling facilities in the town centre. Trips to centres with excellent public transport access (i.e. PTAL 6) are generally made by public transport. For example, Shepherds Bush (60% of tips by public transport); centres in or around the CAZ including West End, Knightsbridge and Canary Wharf (see Table 32 in Technical Annex). Figure 3.5 shows that walking is the most common mode of transportation to District centres, Major centres and Metropolitan centres. Cycling currently accounts for only a very small percentage of all trips to town centres (around 1%).

District centres with low PTAL levels, particularly those in outer London, tend to have the highest proportion of trips made by private transport. The top 10 of these centres are listed in Table 3.28. However, walking and cycling are also very popular modes of travel to District centres. Table 3.29, Table 3.30 and Table 3.31 show centres with most weekday trips made by bicycle, walking and by public transport respectively.

Table 3.28 Town centres with most of the weekday trips made by private transport.

Centre	Borough	2008 London Plan Classification	PTAL Level	Private Transport	Public Transport	Cycle	Walking
Dulwich - Lordship Lane	Southwark	District	5	88.2%	6.0%	0.0%	5.9%
East Beckton	Newham	District	3	86.5%	9.1%	0.0%	4.4%
Gants Hill	Redbridge	District	4	78.9%	2.8%	0.0%	18.3%
Rainham	Havering	District	3	75.6%	14.1%	0.0%	10.4%
Thamesmead	Greenwich	District	3	74.6%	19.9%	0.0%	5.5%
Temple Fortune	Barnet	District	3	68.9%	4.6%	0.0%	26.4%
Hornchurch	Havering	District	3	65.1%	12.3%	0.0%	22.6%
South Woodford	Redbridge	District	3	64.4%	5.6%	0.0%	30.0%
Stanmore	Harrow	District	2	63.8%	7.2%	0.0%	28.9%
North Harrow	Harrow	District	3	61.7%	9.9%	0.0%	28.4%

Table 3.29 Town centres with most of the weekday trips made by bicycle.

Centre	Borough	2008 London Plan Classification	Cycle	PTAL Level	Public Transport	Private Transport	Walking
Addiscombe	Croydon	District	34.1%	4	0.0%	38.1%	27.8%
Whitechapel	Tower Hamlets	District	16.0%	6	18.0%	11.6%	54.5%
Brent Street	Barnet	District	14.5%	3	0.0%	17.8%	67.7%
Harrow Road	Westminster	District	13.9%	4	3.7%	0.0%	82.4%
Roman Road (east)	Tower Hamlets	District	13.8%	2	16.8%	14.2%	55.2%
Portobello Road	Kensington and Chelsea	District	11.0%	4	24.6%	20.7%	43.8%
Crouch End	Haringey	District	10.9%	3	18.8%	23.5%	46.8%
South Kensington	Kensington and Chelsea	District	10.8%	6	28.7%	30.6%	30.0%
Greenwich West	Greenwich	District	8.7%	4	29.7%	53.2%	8.4%
St John's Wood	Westminster	District	6.9%	6	19.9%	33.8%	39.3%

Table 3.30 Town centres with most of the weekday trips by walking

Centre	Borough	2008 London Plan Classification	Walking	PTAL Level	Public Transport	Private Transport	Cycle
Archway	Islington	District	100.0%	6	0.0%	0.0%	0.0%
Watney Market	Tower Hamlets	District	100.0%	5	0.0%	0.0%	0.0%
Harrow Road	Westminster	District	82.4%	4	3.7%	0.0%	13.9%
Norbury	Croydon	District	78.3%	3	0.0%	21.7%	0.0%
Whitton	Richmond Upon Thames	District	76.0%	2	16.1%	8.0%	0.0%
Crystal Palace	Croydon/Lambeth	District	76.0%	6	0.0%	24.0%	0.0%
Burnt Oak	Harrow/Barnet/Brent	District	75.6%	5	8.7%	15.8%	0.0%
West Hampstead	Camden	District	73.0%	6	21.5%	5.4%	0.0%
Finsbury Park	Islington/Hackney	District	72.3%	6	27.7%	0.0%	0.0%

Table 3.31 Town centres with most of the weekday trips by public transport

Centre	Borough	2008 London Plan Classification	PTAL Level	Public Transport	Private Transport	Cycle	Walking
Shepherds Bush	Hammersmith and Fulham	District	6	60.1%	11.6%	1.9%	26.4%
West End	Camden/Westminster	International	6	57.0%	5.3%	2.5%	35.2%
Knightsbridge	K&C/Westminster	International	6	56.3%	28.1%	0.5%	15.1%
Elephant and Castle	Southwark	District	6	54.2%	22.2%	1.2%	22.4%
Canary Wharf	Tower Hamlets	Major	5	52.8%	9.9%	1.0%	36.3%
New Cross	Lewisham	District	6	52.6%	0.0%	0.0%	47.4%
Canning Town	Newham	District	6	52.2%	27.5%	0.0%	20.3%
Nags Head	Islington	Major	6	51.3%	14.7%	1.4%	32.6%
Earls Court Road	Kensington and Chelsea	District	6	50.0%	14.6%	0.0%	35.4%
Fulham Road (west)	Kensington and Chelsea	District	4	48.9%	33.4%	1.7%	15.9%
Surrey Quays	Southwark	District	5	46.2%	33.1%	0.0%	20.7%
Stoke Newington	Hackney	District	6	45.3%	10.8%	2.3%	41.5%
Brixton	Lambeth	Major	6	44.0%	12.7%	0.0%	43.3%
Wembley Park	Brent	District	6	43.5%	13.8%	0.0%	42.6%
Wood Green	Haringey	Metropolitan	6	43.3%	11.3%	0.5%	44.9%
Hampstead	Camden	District	4	42.3%	18.1%	4.7%	34.9%
Dalston	Hackney	Major	6	42.0%	5.7%	0.0%	52.3%
Croydon	Croydon	Metropolitan	6	42.0%	24.4%	1.0%	32.6%
Angel	Islington	Major	6	41.5%	8.7%	3.4%	46.4%
Kilburn	Brent/Camden	Major	6	41.2%	7.1%	0.0%	51.7%
Camden Town	Camden	Major	6	40.6%	14.5%	3.4%	41.5%

3.4.7 Access audit

- Survey Form: Question 4.7
- Technical Annex:
 - Table 33: Access Audit/Town Centre Management and Strategy
- Data source: borough survey responses
- Borough response rate: Question 4.7 (66%)

Access audits are designed to assess the town centre's accessibility for disabled and older people and should identify where improvements are needed including accessible pedestrian crossing facilities, dropped kerbs, blue badge parking bays, seats, accessible toilets, shopmobility schemes. The health check survey sought to find out whether access audits are widely undertaken in town centres. According to the responses, access audits had been undertaken in a total of 30 centres (see Table 33 in the Technical Annex). However, for quite a few centres, the existence of an access audit is unknown.

3.5. Town Centre Initiatives

3.5.1. Town centre management and strategies

- Survey Form: Question 5.1 and Question 5.2
- Technical Annex:
 - Table 33: Access Audit / Town Centre Management and Strategy
- Data source: borough survey responses
- Borough response rate: Question 5.1 (79%); Question 5.2 (72%)

The London Plan states that boroughs should support and encourage town centre management, partnerships and strategies (see Policy 3D.1). Town centre strategies produced in partnership with the private sector, property owners, infrastructure agencies and the community are identified as a tool for effective management and promotion of town centres. Centres in the London network without a town centre strategy should consider whether one should be prepared to complement relevant local development documents.

According to the survey, only 39% of centres (for which a response was received) employ a town centre manager. Just over one in four centres have a town centre strategy according to the responses, details of which are outlined in the Technical Annex, Table 33. The survey responses received suggested that a large number of centres do not have a town centre manager and/or a town centre strategy. The majority of Metropolitan and Major centres have a town centre manager and a town centre strategy.

3.5.2. Town Centre Initiatives and features

- Survey Form: Question 5.3
- Technical Annex:
 - Table 34: Town centre initiatives and features
- Data source: Point of Interest and borough survey responses
- Borough response rate: Question 5.3 (42%)

The information on town centre initiatives was obtained from boroughs through the health check survey. Borough responses for this question were not completed for all centres. This health check also collected town centre features data from Point of Interest database and such data are available for all centres across the town centre network. According to the

survey, town centre initiatives were identified in 80 centres, most of which are in relation to regeneration or public realm improvements. Details of these responses are available in the Technical Annex, Table 34. Table 3.32 below shows town centres with the largest number of attractive features as defined by the Ordnance Survey's Points of Interest database, including tourist attractions, recreational and landscape features. Historic and cultural attractions are generally the most attractive features of a town centre. Centres in Outer London, particularly Metropolitan centres, tend to have more attractive features within the town centre boundaries than those in and around the CAZ.

Table 3.32 Town centres with the largest number of attractive features

Centre	Tourist attractions	Botanical and zoological	Historical and cultural	Recreational	Landscape features
Greenwich West	3	0	33	14	0
Ealing	0	2	4	8	14
Elephant and Castle	0	0	6	16	2
Croydon	1	0	12	2	4
Ruislip	0	0	10	2	2
Richmond	1	0	12	0	0
Peckham	0	0	0	12	0
Bromley	0	0	4	0	8
Erith	0	0	8	2	0
Feltham High Street	0	0	4	2	4
Stratford	1	0	6	2	0
Upminster	1	0	4	4	0
Kingston	1	0	6	2	0
Southall	0	2	7	0	0
Rainham	0	0	3	2	4
Bexleyheath	0	0	6	2	0
Twickenham	0	0	4	2	2
Greenford	0	0	4	2	2
Romford	0	0	6	0	2
Chiswick	0	0	2	6	0

3.5.3. Town centre related Business Improvement District (BID)

- Survey Form: Question 5.4
- Technical Annex:
 - Table 35: Town centre related Business Improvement District (BID)
- Data source: borough survey responses
- Borough response rate: Question 5.4 (73%)

Based upon the responses received, there is an estimated total of 16 active Business Improvement Districts (BID) in London's town centres (see Table 3.33 below). There are 11 centres with proposals for a BID, including Bromley, Harrow, Bexleyheath, Wimbledon, Walthamstow, Queensway/Westbourne Grove, Crisp Street, Edgware Road/Church Street, Cheapside, Edgware Road South and Victoria Street. Six centres including Bexleyheath, Croydon, Shepherds Bush, Kingston, Leytonstone and Praed Street/Paddington, have supplementary business rates.

Table 3.33 Town centre Business Improvement Districts (existing)

	Town Centre	2008 London Plan Classification
1	West End (Oxford St/Regent St/Bond St.)	International
2	West End (Leicester Square/Piccadilly)	International
3	Croydon	Metropolitan
4	Ealing	Metropolitan
5	Kingston	Metropolitan
6	Ilford	Metropolitan
7	Angel	Major
8	Camden Town	Major
9	Hammersmith	Major
10	Praed Street/Paddington	District
11	Leytonstone	District
12	Shepherds Bush	District
13	Lower Marsh	CAZ Frontage
14	Borough High Street (part)	CAZ Frontage (part)
15	High Holborn/Kingsway	CAZ Frontage
16	London Bridge	No classification

3.6. Accidents and Security

3.6.1. Accidents and crime

- Survey Form: Question 6.1 and Question 6.2
- Technical Annex:
 - Table 36:Accidents
 - Table 37:Crime rate
- Data source: London road safety unit (TfL) and borough survey responses
- Borough response rate: Question 6.1 (TfL data only); Question 6.2 (36.2%)

The GLA collected accident data (2008) from Transport for London. These are available for all centres across the town centre network. Due to the shape of town centre boundaries, data have not been precisely captured for some centres (eg. some CAZ frontages). Therefore, accident data are illustrative only. The accident data are based on the number of casualties by various travel modes, including walking, cycling, public transport and private transport. The accident data is set out in Table 36 of the Technical Annex. The crime data were derived from borough survey responses.

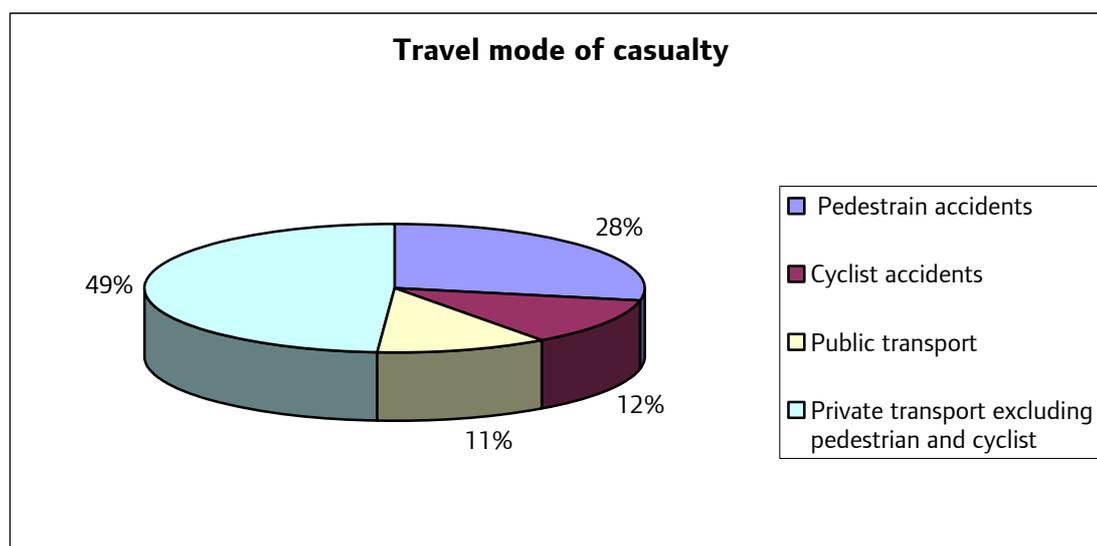
Table 3.34 shows town centres with the largest number of accidents. Most accidents occurred in West End (197 accidents in 2008); Elephant and Castle (119); Brixton (108) and Lewisham (93) and Croydon (91).

Table 3. 34 Town centres with the largest number of accidents

Centre	Pedestrian accident	Cyclist accident	Public transport	Private transport not including pedestrian and cyclist	Total no. of accidents
West End	94	28	30	45	197
Elephant and Castle	30	38	13	38	119
Brixton	36	13	18	41	108
Lewisham	14	10	12	57	93
Croydon	15	8	22	46	91
Peckham	31	11	7	42	91
Marylebone High Street	6	6	6	49	67
Stratford	15	3	17	30	65
Ilford	21	4	3	36	64
Kingston	23	8	4	28	63
Southall	17	6	8	29	60
Camden Town	24	8	3	23	58
Streatham	19	5	4	27	55
Mare Street	12	10	12	21	55
Tooting	22	8	8	16	54
Wood Green	16	3	11	20	50
Hammersmith	10	12	2	26	50
Clapham Junction	21	7	5	15	48
Ealing	18	5	11	14	48
West Norwood/Tulse Hill	14	5	3	25	47
Putney	17	4	1	23	45

Figure 3.6 indicates that there are more accidents recorded by the mode of private transport in London's town centre network and public transport is generally very safe way to travel.

Figure 3.6 Total casualties by mode of travel in London's Town centre Network



The crime data received from boroughs are listed in Table 37 of the Technical Annex. Responses show crime data were provided in various formats, ranging from crime rate (offences per 1,000 population), the number of actual crimes as registered by the police to crime data for the whole borough. Given these inconsistencies in the crime data responses, it is unsuitable for comparative analysis across London's town centre network.

3.7. Environment

3.7.1. Air quality

- Survey Form: Question 7.1
- Technical Annex:
 - Table 38: Air quality/access to open spaces
- Data source: LAEI

This health check includes air quality data into the analysis of town centre environment across London's town centre network. This data was sourced from The London Atmospheric Emissions Inventory 2006 (LAEI), which is a database with information on emissions from all sources of air pollutants in the Greater London area. The air quality data are available to all centres in the town centre network and listed in Table 38 of the Technical Annex.

Table 3.35 shows centres in and around the CAZ, CAZ frontages and International centres in particular, have the highest concentration of pollutants (NO₂ and PM₁₀).

Table 3.35 Centres/locations with highest concentration of air pollutants.

Centre	Borough	2008 London Plan Classification	Average NO ₂ concentration (forecast 2010 micro grams/cubic M)	Average PM ₁₀ concentration (forecast 2010 micro grams/cubic M)
Borough High Street	Southwark	CAZ Frontage	98.8	35.4
Battersea	Wandsworth	Unclassified	72	29.5
Marylebone Road	Westminster	CAZ Frontage	71.2	32.6
Roman Road (west)	Tower Hamlets	Unclassified	69.5	22.1
Edgware Road South	Westminster	CAZ Frontage	69	29.2
Charring Cross Rd (pt)	Camden/Westminster	CAZ Frontage	63.2	25.3
Fleet Street	City of London	CAZ Frontage	62.8	25.3
West End	Camden/Westminster	International	61.8	25.1
Victoria Street	Westminster	CAZ Frontage	60.3	26.1
Knightsbridge	K&C/Westminster	International	60.1	27.4
Notting Hill Gate	Kensington and Chelsea	District	59.4	25.9
Euston Road (part)	Camden	CAZ Frontage	57.5	26.5
Baker Street (part)	Westminster	CAZ Frontage	55.5	24.7
Brick Lane	Tower Hamlets	Unclassified	54.8	24.4
Moorgate	City of London	CAZ Frontage	54.6	24.8
Kings Road East	Kensington and Chelsea	Major	54.4	24.6
Kings Road (west)	Kensington and Chelsea	District	53.6	24.9
Cheapside	City of London	CAZ Frontage	53.1	23.7
Earls Court Road	Kensington and Chelsea	District	52.5	25.3
Swiss Cottage/ Finchley Road	Camden	District	51.7	25

3.7.2. Access to open spaces

- Survey Form: Question 7.2
- Technical Annex:
 - Table 38: Air quality/ access to open spaces
- Data source: London Plan team data and borough survey responses
- Borough response rate: Question 7.2 (52%)

Access to open space data are sourced primarily from the London Plan’s GIS database for parks with strategic importance. For local or small local parks, information is obtained from borough responses. The GLA data are available for all centres in London’s town centre network. Access to open space is defined using the open space categorisation set out in the East London Green Grid Framework Supplementary Planning Document (see Table 3.36 below).

Table 3.36 Distance criteria from the town centre, by type of park

Open space categorization	Size guideline	Distance from a town centre
Regional Parks	400 ha	3.2 to 8 km
Large areas, corridors or networks of open space, the majority of which will be publicly accessible and provide a range of facilities and features offering recreational, ecological, landscape, cultural or green infrastructure benefits. Offer a combination of facilities and features that are unique within London, are readily accessible by public transport and are managed to meet best practice quality standards.		
Metropolitan Parks	60 ha	3.2 km
Large areas of open space that provide a similar range of benefits to Regional Parks and offer a combination of facilities and features at the sub-regional level, are readily accessible by public transport and are managed to meet best practice quality standards.		
District Parks	20 ha	1.2 km
Large areas of open space that provide a landscape setting with a variety of natural features providing for a wide range of activities, including outdoor sports facilities and playing fields, children’s play for different age groups, and informal recreation pursuits.		

(Source: Page 23, East London Green Grid Framework)

There are 18 town centres in the network with access to a regional park including East Sheen, Kingston, Teddington, Tottenham, Stratford, Walthamstow, Brentford, Stoke Newington, Leytonstone, West Green Road, Bakers Arms, Forest Gate, Leyton, Wanstead, South Woodford, Wood Street, South Chingford and North Chingford. Table 3.37 shows centres in West or South West in London have access to a great range of open spaces, including Regional parks, Metropolitan parks, District parks, local and small parks.

Table 3.37 Town centres with access to the largest number of parks.

Centre	Regional parks	Metropolitan parks	District parks	Local parks	Small local parks	Total number of parks
Richmond	0	1	0	0	14	15
Mitcham	0	0	0	5	7	12
Twickenham	0	0	0	4	7	11
East Sheen	1	0	1	4	4	10
Ealing	0	0	1	5	4	10
Bethnal Green	0	0	0	2	7	9
Canary Wharf	0	0	0	0	8	8
Southall	0	0	1	3	3	7
Chrip Street	0	0	0	1	6	7
Wembley Park	0	0	0	2	5	7
Kingston	1	0	0	2	3	6
Wembley	0	0	0	1	5	6
Hanwell	0	0	0	5	1	6
Acton	0	0	0	3	3	6
Greenford	0	1	1	3	0	5
Angel Edmonton	0	0	1	1	3	5
Carshalton	0	1	0	2	2	5
Teddington	1	0	0	0	4	5
Hammersmith	0	0	0	5	no data	5
Bexleyheath	0	0	0	4	1	5

3.7.3. Conservation areas and heritage assets

- Survey Form: Question 7.3 and Question 7.4
- Technical Annex:
 - Table 39: Conservation areas/historic buildings
- Data source: English heritage

The data for conservation areas and heritage assets are originally from English Heritage. The GLA used town centre boundary polygons (see Chapter 2) to extract data for individual centres across the London town centre network. However, due to the nature of some town centre boundary polygons (especially those based upon frontages), data have not been captured precisely for some centres. Therefore, data for conservation areas, and heritage assets in particular, should be treated with caution and are for illustrative purposes only.

According to the analysis (Table 39 in the Technical Annex), a total of 119 town centres contain designated conservation areas (either wholly or in part). These include the two International centres, 89% of the CAZ frontages, 50 of Metropolitan centres, some Major and District centres. Kensington High Street appears to be the only centre across the town centre network, which has a Registered Park partly within its town centre boundary.

The definition of listed buildings provided by English Heritage refers to buildings with various grades to give an indication of the building's relative importance, primarily including Grade I, Grade II* or Grade II status. Grade I buildings are of exceptional interest. Grade II* are particularly important buildings of more than special interest. Grade II are of special interest. Table 3.38 illustrates those centres with the largest number of Listed buildings including the

West End, Richmond and Greenwich West. There are an estimated 42 Grade I listed buildings spread across sixteen town centres in London including Greenwich West (9), West End (6), Croydon (4), Marylebone Road (4), Kingston (3), Bromley (2), Canary Wharf (2), Mitcham (2), Charring Cross Road (part) (2), Ealing (2) and Woolwich, Kings Road East, Tooting, Rainham, Upminster and Covent Garden/Strand (1 each). Six centres have Scheduled Monuments within their town centre boundaries, including Greenwich West (two in total), and Kingston, Croydon, Sutton, Leadenhall Market and Liverpool Street (all with one each).

Table 3.38 Town centres with largest number of listed buildings (estimates only)

Centre	Borough	Total no. of listed buildings within the town centre	Grade I listed buildings	Grade II* listed buildings	Grade II listed buildings
West End	Camden/ Westminster	153	6	9	136
Richmond	Richmond upon Thames	95	0	9	85
Greenwich West	Greenwich	88	9	1	77
Charring Cross Road (part)	Camden/ Westminster	82	2	2	76
Hampstead	Camden	57	0	0	57
Covent Garden/Strand	Westminster	57	1	8	48
Kingston	Kingston upon Thames	52	3	5	43
Uxbridge	Hillingdon	51	0	3	47
Angel	Islington	42	0	0	42
Woolwich	Greenwich	38	1	4	30
Twickenham	Richmond upon Thames	30	0	2	28
Elephant and Castle	Southwark	29	0	0	29
Croydon	Croydon	25	4	1	20
Clapham High Street	Lambeth	22	0	3	19
Peckham	Southwark	21	0	0	21
Enfield Town	Enfield	20	0	0	18
Ealing	Ealing	20	2	2	16
Brentford	Hounslow	20	0	2	18
Bromley	Bromley	19	2	0	16
Pinner	Harrow	19	0	0	19

4. Reviewing the London Town Centre Network

In promoting and enhancing town centres, regional planning bodies are encouraged by Government policy to set out a spatial vision and strategy for the management and growth of the centres in the region over the plan period. This requires the GLA and boroughs to define a network of centres and their relationships within the hierarchy to meet the needs of their catchments for major retail, leisure, office and other main town centre uses. Regional planning bodies are also encouraged to make strategic choices about which centres will accommodate any identified major growth and to ensure that any significant change in the role and function of centres are brought forward through the regional spatial strategy rather than through planning applications (draft PPS4, Policy EC3.1).

To address these requirements, this chapter draws on the main findings of the London town centre health check summarized in Chapter 3 and outlines the implications for the review of London's Town Centre Network, which, in turn, has informed the draft replacement London Plan published in October 2009.

The review of the strategic Town Centre Network for the draft replacement London Plan considered four broad areas, each of which are addressed in this chapter:

- (1) Update of the existing town centre classifications (role and function);
- (2) Update of the town centres designated as strategic clusters of night time economic activities;
- (3) Indicative policy direction for each town centre including the potential for growth and regeneration;
- (4) Potential future changes to the network over the Plan period.

A two stage process for the review was undertaken. First, the London Town Centre Network was revised provisionally using data sourced by the GLA, and the results were shared with the boroughs, London Councils and Government Office for London in April 2009. Boroughs were invited to comment on these preliminary findings and supplement the GLA data sources with their own data sources as part of the 2009 TCHC borough data input phase (see Chapter 2).

All town centres identified in the 2008 London Plan (consolidated with alterations since 2004) were analysed in the review of the town centre network. In response to the informal consultation, the additional locations in Table 4.1 were also analysed, to test whether they were appropriate for inclusion in the revised London town centre network.

The final outputs from the review, set out below, take into account the GLA and borough data inputs and the feedback received during the informal consultation exercise with the boroughs.

Table 4.1 Additional locations analysed in the review

Location	Borough	Location	Borough
Green Lane	<i>Barking & Dagenham/ Redbridge</i>	Carshalton Village	<i>Sutton</i>
Brent Cross	<i>Barnet</i>	Hackbridge	<i>Sutton</i>
Kings Cross	<i>Camden</i>	London Bridge	<i>Southwark</i>
New Addington	<i>Croydon</i>	Brick Lane	<i>Tower Hamlets</i>
Selsdon	<i>Croydon</i>	Bromley-by-Bow	<i>Tower Hamlets</i>
East Greenwich	<i>Greenwich</i>	Roman Road (west)	<i>Tower Hamlets</i>
North Greenwich	<i>Greenwich</i>	Battersea	<i>Wandsworth</i>
Colliers Wood	<i>Merton</i>		

4.1. Update of the existing town centre classifications (role and function)

The town centre network is dynamic and the scale, role and function of centres will change over time. In the London Plan, town centres are classified according to their existing role and function in the Strategic Town Centre Network, based upon evidence from town centre health checks. Definitions of the classifications in the network - International, Metropolitan, Major, District, Neighbourhood/Local and CAZ Frontages – are contained in Annex 1. For the draft replacement London Plan, the classifications of town centres were updated in light of up to date evidence in the 2009 Town Centre Health Checks.

The existing scale, role and function of town centres in the network were assessed using selection of core indicators (see Table 4.2). These indicators were broadly similar to those used to update the town centre network in previous reviews of the Plan. The core indicators included floorspace estimates for a number of key town centre uses such as retail, leisure and offices. To further distinguish between the roles of different centres in the network, the proportion of comparison and convenience goods relative to total retail floorspace was assessed. Other core indicators included estimates of total annual turnover, rental levels, public transport accessibility and the proportion of weekday destination trips by public transport (modal split).

Data on each of these core indicators (see Annex 4 and the Technical Annex) were sourced through the 2009 TCHC and the London-wide retail need study²⁶ for the town centres in the 2008 London Plan, including CAZ frontages, and potential new centres. Using these data, the current role and function of each town centre in the network, plus the additional locations set out in Table 4.1, was tested against a set of defined thresholds set out in Table 4.2.

The thresholds in Table 4.2 were derived by ranking data on each indicator across all of London’s town centres from highest to lowest. For most of the indicators it was possible to identify broad ‘break points’ between those centres functioning at International, Metropolitan, Major, District and Neighbourhood/Local level. For those indicators where it was more difficult to identify a clear break point, the thresholds were set as ranges (see Table 4.2). In the Central Activities Zone, locations that contain a mix of uses with a predominant retail function are classified as CAZ Frontages where they meet as a minimum, the broad criteria for a District centre in Table 4.2. To justify a particular classification, a centre does not necessarily need to meet all the criteria and thresholds, but in general it is expected that it should meet the majority of the criteria. Where there is uncertainty or borderline cases, particular weight is given to indicators 1, 2 and 3.

Table 4.2 Town Centre classifications: core indicators and broad thresholds

Core Indicators:	Town centre classifications			
	International	Metropolitan	Major	District
1. Total town centre floorspace (retail, service and leisure) s.qm	240,000+	100,000+	50,000+	10-50,000
2. Total retail floorspace (sq.m)	200,000+	85,000+	35,000+	6,000+
3. Total comparison goods retail floorspace (sq.m)	180,000+	65,000+	20,000+	4,000+
4. Comparison goods retail as a percentage of total retail floorspace	85%+	75%+	60%+	<60%
5. Convenience goods retail as a percentage of total retail floorspace	<10%	<15%	<30%	Variable 10-60%
6. Leisure Services (sqm)	250,000+	20,000+	10,000+	2-10,000
7. Office floorspace (sqm)	10 million+	70,000+	40,000+	2,000+
8. Estimated town centre turnover per annum (£m)	£4,000m+	£300m+	£100m-300m	<£100m
9. Zone A Rental levels (£/sqm)	£4,000-£8,000	£1,500-£4,000	£1,000-£1,500	£500-£1,000
10. Public Transport Accessibility Level	6	5-6	5-6	3-5
11. Modal split (weekday destination trips by public transport, %)	50%+	25%+	25%+	10%+

Key Findings:

Most of the current town centre classifications in the London Plan were confirmed by the analysis (i.e. no changes were proposed). A total of eleven centres were identified as having potential for re-classification, including centres that are not currently classified in the Plan. The key findings are summarized in Table 4.3 and illustrated in Maps 4.1 and 4.2. A summary of the results is set out in Annex 5.

Table 4.3 Updating the existing role and function of town centres – key findings

Centre/Location	Borough	2008 London Plan classification	Replacement draft London Plan 2009 classification (proposed)
Green Lane	Barking & Dagenham, Redbridge	Not classified	New District centre
Brent Cross	Barnet	Regional Shopping Centre	Regional Shopping Centre
Kings Cross	Camden	Not classified	Not classified
New Addington	Croydon	Not classified	New District centre
Selsdon	Croydon	Not classified	New District centre
East Greenwich	Greenwich	Not classified	New District centre
North Greenwich	Greenwich	Not classified	Not classified
Shepherd's Bush	Hammersmith & Fulham	District	Metropolitan
Colliers Wood	Merton	Not classified	Not classified
London Bridge	Southwark	Not classified	New CAZ Frontage
Carshalton Village	Sutton	Not classified	New District centre
Hackbridge	Sutton	Not classified	Not classified
Brick Lane	Tower Hamlets	Not classified	New District centre
Bromley-by-Bow	Tower Hamlets	Not classified	Not classified
Crossharbour	Tower Hamlets	District centre	Not classified
Poplar	Tower Hamlets	District centre	Local centre
Roman Road (west)	Tower Hamlets	Not classified	New District centre
Battersea	Wandsworth	Not classified	Not classified

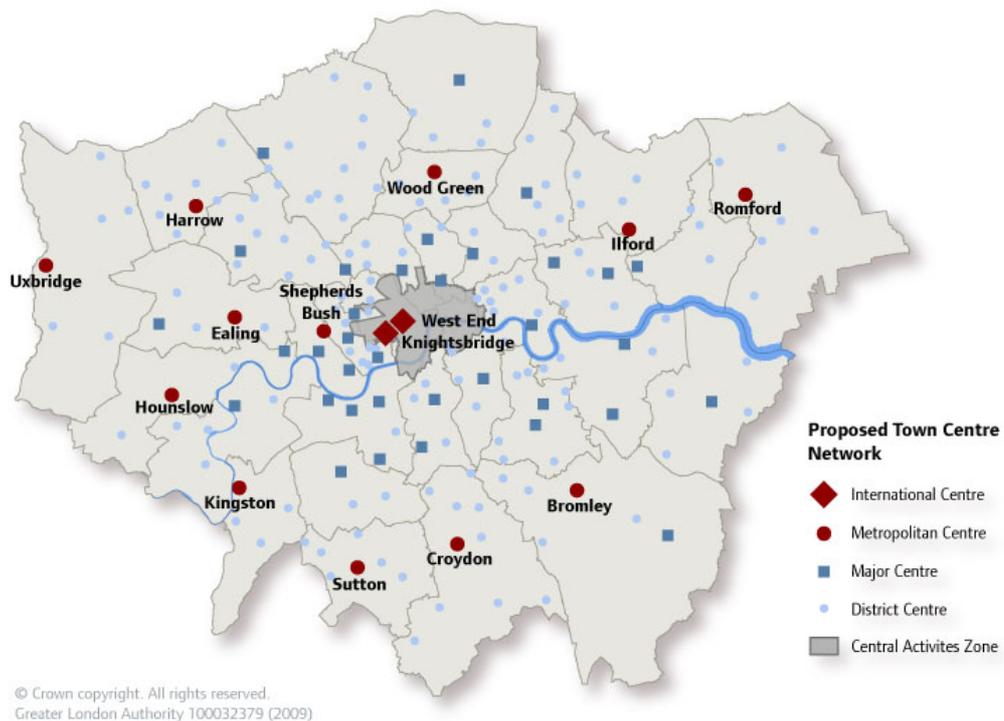
The most significant recommended change in the London Town Centre Network identified in Table 4.3 is the reclassification of Shepherd's Bush in the borough of Hammersmith & Fulham as a Metropolitan town centre. This reclassification has been merited following the implementation of major retail and leisure development through the Westfield scheme at Shepherd's Bush/White City. Seven new District centres are proposed for designation in the replacement London Plan including Green Lane (Barking/Redbridge), New Addington, Selsdon, East Greenwich, Carshalton Village, Brick Lane and Roman Road (west), and an additional CAZ Frontage is proposed at London Bridge.

A number of locations were identified as not currently performing the role of a town centre. These included locations that are currently stand-alone or out-of-centre formats such as at Brent Cross (Regional Shopping Centre), Colliers Wood, Bromley-by-Bow and Crossharbour. There are other emerging locations that do not yet fully meet the criteria for classification set out in Table 4.2 including Kings Cross, North Greenwich, Hackbridge and Battersea. However, for a number of these locations there are proposals at various stages of the planning process, which could develop them into fully functioning and integrated town centres in the future (see section 4.4). These locations should therefore continue to be monitored closely though regular town centre health checks in accordance with PPS6, draft PPS4 and policies in the London Plan.

Map 4.1: Update of the existing role and function of town centres – key findings



Map 4.2: Update of the existing role and function of town centres – proposed



The classifications of a few town centres are considered to be uncertain owing either to the core indicators lying very close to the thresholds or due to limitations in the data sourced by the GLA or the boroughs. Given this small degree of uncertainty, it is recommended that the following town centres listed in Table 4.4 retain their identified classifications but should be subject to very close monitoring and more detailed local health checks to confirm their role and function.

Table 4.4. Town centres which should be subject to closer monitoring to confirm status

Centre	Borough	Replacement draft London Plan 2009 classification (proposed)
Ealing Road	Brent	District centre
Wembley Park	Brent	District centre
New Addington	Croydon	District centre
Plumstead	Greenwich	District centre
West Green Road/ Seven Sisters	Haringey	District centre
Elm Park	Havering	District centre
Rainham	Havering	District centre
Stockwell	Lambeth	District centre
Lee Green	Lewisham	District centre
Carshalton Village	Sutton	District centre
Roman Road (west)	Tower Hamlets	District centre

Other issues:

In the 2006 London-wide town centre health check an issue was raised as to the classification status of Elephant & Castle and Walworth Road in the borough of Southwark. These centres are identified as two separate District centres in the adopted 2008 London Plan. Current evidence suggests that this remains the case with the Elephant & Castle centre and the Walworth Road centre separated by an area without significant town centre activity. However, the regeneration programme in the Elephant & Castle area, if fully implemented could result in a larger integrated town centre which, it is anticipated, would function above the District level (see section 4.4). This should be tested in light of monitoring before formal reclassification.

Similar issues were considered in the 2006 London-wide health check with regard to Ealing Metropolitan centre. The question was whether it is functioning as one centre, or as two separate centres. At that time the evidence suggested that the centre appeared to function as two distinct centres: Ealing Broadway and West Ealing, and the policy guidance was that it is critical that the centre develops as an integrated entity for it to be considered as a Metropolitan centre. In the intervening years, the borough has taken firm steps towards better integrating the two centres with an evolving 'office quarter' between the two retail quarters at Ealing Broadway (with its strengthening comparison goods retail and cultural offer) and West Ealing (with a strong convenience and secondary retailing function). It remains important however that integration between the two centres that comprise 'Ealing' should continue to be strengthened to underpin its Metropolitan status.

4.2. Update of the town centres designated as strategic clusters of night time economic activities

The London Plan (consolidated with alterations since 2004) identifies strategic clusters of night time economic activities of international, sub-regional and of more than local significance. For the draft replacement London Plan these classifications have been updated using a set of indicators and broad thresholds set out in Table 4.5. The broad thresholds were derived using a similar approach to that adopted for the update of the existing town centre classifications, that is by ranking data on each indicator across all of London’s town centres from highest to lowest, and then identifying general ‘break points’ in the datasets. The data inputs used for the analysis are contained in Annex 4, Table A4.4 and the Technical Annex.

Table 4.5. Strategic clusters of night time activities - core indicators and broad thresholds

Core Indicators:	Strategic clusters of night time activity		
	International importance	Regional/ Sub-regional importance	More than local importance
1. Total cinema and theatre floorspace (sqm)	50,000	7,500	4,000
2. Total restaurant and cafe floorspace (sqm)	100,000	6,000	3,000
3. Total pubs, bars and night clubs floorspace (sqm)	100,000	7,500	4,000
4. Hotel provision (sq.m)	100,000	5,000	2,500

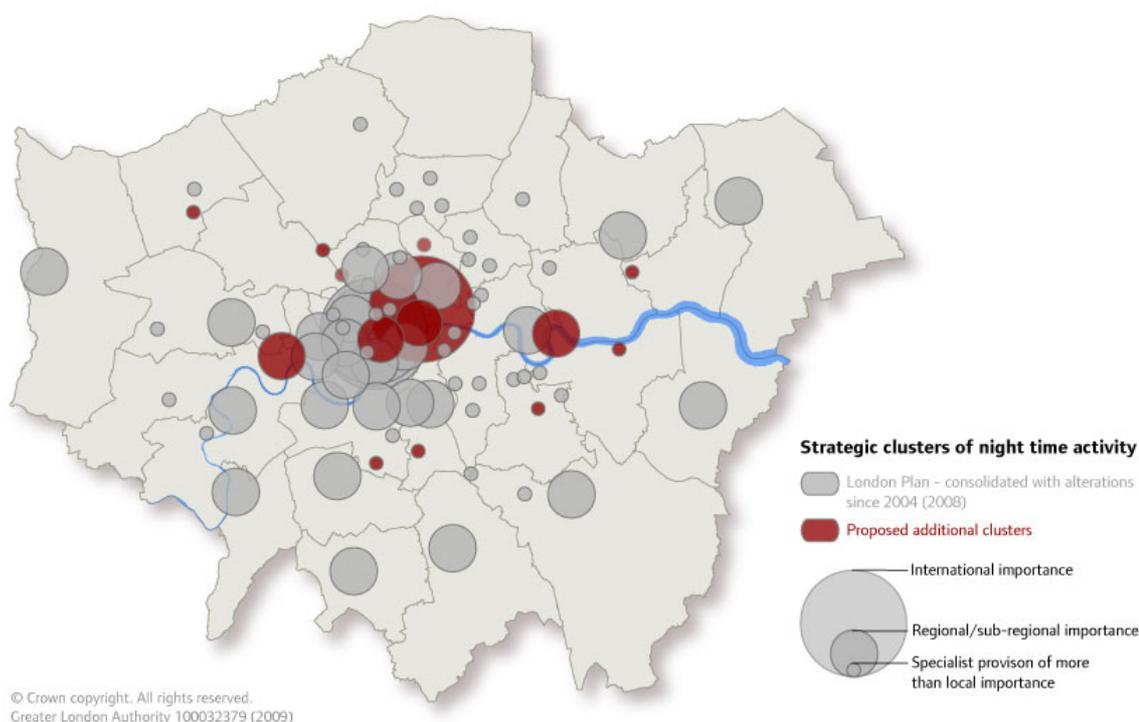
Key Findings:

All clusters of night time economy activity designated in the current London Plan (consolidated with alterations since 2004) are confirmed by the analysis. A further eleven clusters were identified, including Covent Garden (international significance) and North Greenwich and Knightsbridge (regional significance). All eleven proposed additional clusters for designation in the draft replacement London Plan 2009 are listed in Table 4.6 and illustrated in Map 4.3.

Table 4.6 Additional strategic clusters of night-time activities - key findings

Proposed additional clusters of night time economy activity for the draft replacement London Plan: (1) = International; (2) = Regional/Sub-regional; (3) = More than local	
<ul style="list-style-type: none"> • Barking (3) • Brick Lane (3) • Covent Garden (1) • Cricklewood (3) • Harrow (3) • Kilburn (3) 	<ul style="list-style-type: none"> • Knightsbridge (2) • Lewisham (3) • North Greenwich (2) • Tooting (3) • Woolwich (3)

Map 4.3 Town centres designated as strategic clusters of night-time economic activities – existing London Plan and ‘proposed’ additional clusters



4.3. Indicative policy direction for each town centre including the potential for growth and regeneration

The issue of how London’s town centres might develop in the future is addressed through policy. In response to the London Plan further alterations EIP Panel recommendations²⁷, greater strategic guidance on the future direction envisaged for each higher order town centre, including their potential for growth and regeneration is contained within the draft replacement London Plan.

To provide broad strategic guidance on the future direction envisaged for London’s town centres including their potential for growth and regeneration, a simple three-fold categorization (High, Medium and Low potential) has been identified:

- (a) **High growth** – includes town centres likely to experience strategically significant levels of growth with strong demand and/or large scale retail, leisure or office development in the pipeline and with existing or potential public transport capacity to accommodate it.
- (b) **Medium growth** – includes town centres with moderate levels of demand for retail, leisure or office floorspace and with physical and public transport capacity to accommodate it.
- (c) **Low growth** – town centres that are encouraged to pursue a policy of consolidation by making the best use of existing capacity, either due to physical, environmental or public transport accessibility constraints, or low demand.

(R) **Regeneration** – this is a supplementary classification and refers to those town centres where existing capacity can be utilized to achieve regeneration objectives including physical, environmental and economic renewal.

To ensure a robust and transparent approach, town centres have been assessed against a range of demand and supply (capacity) indicators. These include identified demand for new retail floorspace, development in the planning pipeline, physical capacity to accommodate new retail floorspace, future levels of public transport accessibility and relationship with strategic policy designations (for example, Opportunity and Intensification Areas and Regeneration Areas). Data for these indicators for each town centre have been accessed from a variety of sources including this town centre health check (see Annex 4 and the Technical Annex), the GLA's retail need study²⁸, the London Development Database and Transport for London. Further details of the indicators including thresholds are set out in Table 4.7. Note that the thresholds are intended as broad indicators of a town centres role or policy direction. The indicators must be looked at collectively and inevitably the policy direction for a given town centre will be a matter of judgment and on-going discussion with boroughs.

It is recommended that the potential future growth categorizations should be indicative only and should be refined by boroughs in collaboration with the Mayor in light of integrated strategic and local capacity assessments and health checks as part of the preparation of LDFs. The categorisations refer to the broad potential for growth for the whole centre and not for individual sites within it.

To identify those town centres with roles in the regeneration process, four broad criteria and thresholds were identified (see Table 4.8). These included whether the town centre lies wholly or partly within an Area for Regeneration as defined in the London Plan; an assessment of rental values and turnover relative to that expected for a town centre with a given classification (International, Metropolitan, Major or District); and an assessment of the level of vacant retail floorspace.

For offices, the London Office Policy Review (LOPR) 2009²⁹ includes a comprehensive analysis of the prospects for office development in all of London's office centres, including selected town centres in outer and inner London. The findings of LOPR 2009 have informed the office policy guidelines in the draft replacement London Plan and it is intended that further guidance on implementation will be provided in Supplementary Planning Guidance.

Table 4.7 Indicative policy directions and growth potential - core indicators and broad thresholds

Core Indicators:	Policy direction		
	High (Strategic Growth)	Medium (Trend Growth)	Low (Consolidation)
1. Gross comparison goods retail floorspace need 2006-2026 (sq.m)	30,000+	500-29,999	Under 500
2. Gross comparison goods retail floorspace need as % of existing comparison floorspace	50%+	5-49.9%	Under 5%
3. Gross comparison goods retail floorspace in the pipeline (sqm)	25,000+	500-24,999	Under 500
4. Gross comparison goods retail floorspace in the pipeline as % of existing comparison floorspace (sqm)	25%+	5-24.9%	Under 5%
5. Percentage growth in estimated comparison goods retail turnover, 2006 – 2026	300%+	50-299.9%	Under 50%
6. Identified floorspace capacity to accommodate additional town centre floorspace (sqm)	30,000+	500-29,999	Under 500
7. Identified land capacity to accommodate additional town centre floorspace (ha)	4ha+	0.5-3.9ha	Under 0.5ha
8. Future (2026) Public Transport Accessibility Level (PTAL)	5-6	2-6	1-6
9. Other Policy Designations, eg within Opportunity Area / Intensification Area	OA and most AI	Some AI	--
10. Vacant retail floorspace as a percentage of total retail floorspace (%)	Variable	Variable	Variable, but some <5%

Table 4.8 Supplementary policy direction: town centres in need of regeneration - core indicators and broad thresholds

Core indicators	Policy direction
	(R) Regeneration
1. Area for Regeneration (AfR)	Town centre lies partly or wholly within AfR (or is nearby main focus for service delivery)
2. Zone A rental values relative to town centre classification	>10% below expected range (see Table 4.1)
3. Estimated turnover relative to town centre classification	>10% below expected range (see Table 4.1)
4. Vacant retail floorspace as a % of total retail floorspace	Variable, but some >10%

The key findings for town centre potential for growth and regeneration are summarised below in Table 4.9. Further details of the Town Centre Network review findings with the results for all existing (and proposed newly designated) town centres are contained in Annex 5. Indications of the potential for office development within town centres are set out in the London Office Policy Review (LOPR) 2009.

Table 4.9 Indicative policy directions, growth and regeneration potential - key findings

- 12 town centres are identified in the **'High'** potential growth category: Stratford, Bromley, Croydon, Kingston, Wembley, Woolwich, Lewisham, Canary Wharf, Cricklewood, Elephant & Castle, Surrey Quays and Victoria Street.
- Five of these are in **Outer London**, five in **Inner London**, two in **CAZ**.
- Majority (90%) of town centres are classified in the **'Medium'** potential growth category.
- Eight centres are identified in the **'Low'** potential growth category: Knightsbridge, Kings Road East, Queensway/Westbourne Grove, Richmond, Kings Road West, Addiscombe, Blackheath and Covent Garden/The Strand. (Mainly due to constraints in terms of physical capacity and heritage).
- About one-third of London's town centres are identified as having potential for **Regeneration**.

4.4. Potential future changes to the network over the Plan period

Taking into account the policy directions in 4.3 above, including growth prospects and development in the planning pipeline sourced from the 2009 London-wide retail need study³⁰, it is possible to identify potential future changes to the classifications of town centres in the network over the Plan period including potential new centres. Given that town centres are classified in the London Plan according to their existing scale, role and function, the locations in Table 4.10 are not recommended for immediate reclassification. However, future reclassification of these locations may be appropriate subject to strategic and local development plan policies and conditional on matters such as capacity analysis, impact assessments, land use, transport accessibility, planning approvals and full implementation. (See Table 4.10)

Table 4.10 Potential future changes to the network over the Plan period – key findings

Centre	Borough	Proposed 2009 draft replacement London Plan classification	Potential future change to classification during Plan period	Notes
Stratford	Newham	Major	Metropolitan	Stratford City proposals under construction, which upon completion and integration with the existing town centre, should raise its status to Metropolitan.
Woolwich	Greenwich	Major	Metropolitan	Potential to fulfill higher role in network as part of wider regeneration proposals and improvements to public transport accessibility but subject to retail capacity analysis and implementation.
Brent Cross	Barnet	Regional Shopping Centre	Metropolitan	Subject to planning consent, public transport accessibility and full implementation and integration with Cricklewood and diversification of use to become a fully functioning town centre.
Cricklewood	Barnet	District	See Brent Cross	See Brent Cross
Elephant & Castle	Southwark	District	Major	Subject to implementation of regeneration programme at Elephant & Castle and full integration with Walworth Road
Walworth Road	Southwark	District	See Elephant & Castle	See Elephant & Castle
Surrey Quays	Southwark	District	Major	Subject to planning consents, implementation and integration with Canada Water
North Greenwich	Greenwich	Not classified	District	Subject to planning consents, implementation of wider mix of uses including convenience retail and integration with strategic leisure offer.
Tottenham Hale	Haringey	Not classified	District	Potential new District town centre subject to Core Strategy, planning consents and implementation.
Hackbridge	Sutton	Not classified	District	Potential new District town centre as part of regeneration initiative subject to resolution of strategic planning issues in the Core Strategy, planning consents and implementation.
Kings Cross	Camden	Not classified	CAZ Frontage	Upon implementation of retail/office cluster with planning permission.
Battersea	Wandsworth	Not classified	CAZ Frontage	Subject to resolution of strategic planning issues, consents, public transport connections and implementation.

5. Conclusions

London's town centre network is dynamic and this is reflected in the 2009 Town Centre Health Check. The most significant change since the last health check in 2006 is at Shepherd's Bush where the implementation and integration of Westfield at White City has raised the status of this centre to Metropolitan. There have been other, smaller scale changes, including recognition of a number of smaller centres now functioning as District centres including Green Lane (Barking/Redbridge), New Addington, Selsdon, East Greenwich, Carshalton Village, Brick Lane and Roman Road (west).

Development in the pipeline will yield still further changes in the network over time. The most significant of these include Stratford, which is expected to become a fully functioning Metropolitan centre upon completion of Stratford City, and Brent Cross, which subject to planning approvals and implementation of proposals to transform it into a genuine town centre, could see this location functioning as a Metropolitan centre in the network.

This London-wide strategic health check comes at a time of great economic uncertainty and one of the longest recessions on record. The evidence suggests that despite tough conditions for retailers, leisure operators and other businesses, London's town centres have in general remained resilient. Although there is evidence in this health check of rising number of vacant units in some town centres, the overall proportion of vacant retail in 2009 is around 8.5% for outlets and 7% for floorspace, which is below the national average vacancy rates for retail outlets and floorspace of 10% and just over 8% respectively. For London, the data in this health check suggest that despite the rising number of vacant units, the overall proportions of vacant units is more less similar to 2007.

London does however contain a number of centres either in need of, or with potential for, regeneration. The health check suggests that about one in three of the capital's town centres are either in direct need of regeneration or have a particular role to play in the local regeneration process. The health check also reveals the key specialist roles that town centres can play for example in cultural activities and the night time economy. An additional eleven locations have been identified through this health check as 'strategic clusters of night time economic activity' over and above those already identified in the existing London Plan.

Improvements to the efficiency in collecting and analysing the data in the 2009 London Town Centre Health Check have been made relative to previous health checks. However, there still remain gaps and further potential for efficiency gains in future health checks, including sourcing more robust data for office floorspace, employment levels and turnover in town centres. Gaps in the capacity data still exist and the GLA will continue to work with boroughs where possible to find proactive ways of identifying capacity to accommodate new retail, leisure and other development within town centres or on the edges of town centres where development can be well integrated with the existing centre.

The GLA would like to extend thanks to all London boroughs that have contributed data and resources to this health check which will be used as part of the evidence base for the draft replacement London Plan and can be complemented by more local evidence base data gathered for the preparation of local development plan documents. It is also hoped that the data will inform more detailed local strategies to promote healthy and thriving town centres across London.

Annex 1: Town Centre Classifications

International centres – London’s globally renowned retail destinations with a wide range of high-order comparison and specialist shopping with excellent levels of public transport accessibility.

Metropolitan centres – serve wide catchments which can extend over several boroughs and into parts of the wider south east region. Typically they contain at least 100,000 sq.m of retail floorspace with a significant proportion of high-order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, service and leisure functions.

Major centres – typically found in inner and some parts of outer London with a borough-wide catchment. They generally contain over 50,000 sq.m of retail floorspace with a relatively high proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service and civic functions.

District centres – these are distributed more widely than the Metropolitan and Major centres, providing convenience goods and services for more local communities and accessible by public transport, walking and cycling. Typically they contain 10,000 –50,000 sq.m of retail floorspace. Some District centres have developed specialist shopping functions.

Neighbourhood and more local centres – typically serve a localised catchment often most accessible by walking and cycling and include local parades and small clusters of shops, mostly for convenience goods and other services. They may include a small supermarket (less than 2,000 sq.m), sub-post office, pharmacy, laundrette and other useful local services. Together with District centres they can play a key role in addressing areas deficient in local retail and other services.

CAZ Frontages - a supplementary classification that refers to mixed use areas in the Central Activities Zone (CAZ) usually with a predominant retail function.

Annex 2. Health check indicators and data sources

Category	Indicators	Key information sources	Town centre definition	Year	Time Series	Borough survey response rate
1. Scale and Function						
1.1 Retail Floorspace	1.1 Total gross floorspace (sqm)/total no. of units: a) comparison goods b) convenience goods c) service retail d) vacant stores	GOAD data * (Experian) & Borough survey form	GOAD Plans DPD/UDP	2007	2003-07	54%
1.2 Retail Outlets	1.2 Total gross floorspace (sqm) /total no. of units: a) multiple retailers b) enclosed shopping centre c) department stores d) independent retailers e) banks and building societies f) supermarkets g) discount shops	GOAD data* (Experian)/ Points of Interest/ Borough survey form	GOAD Plans DPD/UDP	2007	2003-07	54%
1.3 Leisure, Culture and Arts	1.3.1 Total gross floorspace (sqm) / total no. of units: a) cinemas/theatres (+no.seats) b) restaurants and cafes c) pubs and bars d) takeaways e) night clubs f) casinos and betting offices g) bingo and amusements h) hotels and guest houses i) sports and leisure facilities j) libraries k) gymnasiums, sports halls l) other sports facilities m) other arts/ culture/ entertainment attractions 1.3.2 Licensed opening hours: a) pubs and bars b) night clubs	GOAD data*(Experian) & Borough survey form & Active Places Power (Sport England) & Yellow Pages	GOAD Plans DPD/UDP	2007	2003-2007	46%
1.4 Office Floorspace	1.4 Total gross office floorspace (sqm)	SOCD data (CLG) & Borough survey form	Area of Town Centre Activity/ DPD/UDP	2004 / 2008	2004 / 2008	24%

Category	Indicators	Key information sources	Town centre definition	Year	Time Series	Borough survey response rate
1.5 Education	1.5 Total no.: a) primary schools b) secondary schools c) universities d) further education colleges e) other schools / educational facilities	GLA & Borough survey form	DPD/UDP	2008	--	38%
1.6 Health Facilities	1.6 Total no.: a) hospitals b) health clinics c) GP surgeries d) A&E Departments e) Other health establishments	NHS, Points of Interest & Borough survey form	DPD/UDP	2008	--	34%
1.7 Civic and Community Facilities	1.7 Total no.: a) public toilets b) wheelchair accessible toilets c) toilets with baby change d) changing places toilets e) places of worship f) civic facilities g) post offices h) halls and community centres i) recycling centres	GLA & Borough survey form	DPD/UDP	2007 /8	--	46%
1.8 Markets	1.8 No of markets/pitches: • street markets • covered markets • specialised markets • farmers' markets	London Assembly Report & Borough survey form	DPD/UDP	2007	1997-2007	30%
1.9 Evening Shopping	1.9.1 Are supermarkets open for evening shopping? (Y/N) 1.9.2 Are other retailers open for evening shopping? (Y/N) 1.9.3 Evening shopping applies 1.9.4 Times available for evening shopping	Borough survey form	DPD/UDP	2008	--	80%
1.10 Sunday Shopping	1.10.1 Are supermarkets open for Sunday shopping? (Y/N) 1.10.2 Are other retailers open for Sunday shopping? (Y/N) 1.10.3 Sunday shopping applies 1.10.4 Times available for Sunday shopping	Borough survey form	DPD/UDP	2008	--	75%
1.11 Employment in Centres	1.11 Total no. of employees in: a) convenience retail b) comparison retail c) service retail	SOCD data (CLG)	Area of Town Centre Activity	2004	1999-2004	17.2%

Category	Indicators	Key information sources	Town centre definition	Year	Time Series	Borough survey response rate
	d) restaurants and licensed premises e) arts, culture and entertainment f) commercial office g) civic/public administration		(ATCA)			
2. Capacity						
2.1 Unimplemented planning permissions	2.1.1 Unimplemented non-residential and residential planning permissions proposed increase in gross floorspace (sqm) 2.1.2 Total no. of dwellings with unimplemented planning permissions and site area (ha)	London Development Database (LDD) - GLA	DPD/UDP	2008	--	20%
2.2 DPD/UDP Proposals map allocations without Planning Permissions	2.2.1 No. of sites/premises/area and gross floorspace (sqm) in DPD/UDP Proposals map allocations without Planning Permissions 2.2.2 Total no. of dwellings in DPD/UDP Proposals map allocations without Planning Permissions 2.2.3 Total no. of hotel bedrooms in DPD/UDP Proposals map allocations without Planning Permissions	Housing Capacity Study (for housing) & Borough survey form (for other uses)	DPD/UDP	2008	--	36%
2.3 Undesignated vacant premises with development potential (excluding unimplem'd permissions /DPD/UDP Allocations)	2.3 No. of undesignated vacant premises with development potential (excluding Unimplemented Permissions /DPD/UDP Allocations) - Total gross floorspace (sqm) / Total site area (ha)	Borough survey form & Brownfield Sites Database (LDA)	DPD/UDP	2008	--	27%
2.4 Undesignated vacant (cleared) sites with dev potential (excl. unimp'd permissions or DPD/UDP Allocations)	2.4. No. of undesignated vacant (cleared) sites with development potential (excluding Unimplemented Permissions /DPD/UDP Allocations) - Total sites / Total site area (ha)	Borough survey form & Brownfield Sites Database (LDA)	DPD/UDP	2008	--	33%

Category	Indicators	Key information sources	Town centre definition	Year	Time Series	Borough survey response rate
2.5 Previous Retail capacity study – last 5 years	2.5.1 Publication date for the latest Retail Capacity Study 2.5.2 Total additional town centre retail floorspace identified in the Retail Capacity Study: a) comparison goods b) convenience goods c) other	Borough survey form & GLA	DPD/UDP	2008	--	46%
3. Financial Performance						
3.1 Turnover	3.1 Estimated annual turnover: a) comparison retail b) convenience retail c) service retail d) restaurants and licensed premises e) arts, culture and entertainment	Experian & Borough survey form	DPD/UDP	2008	2003-2008	14%
3.2 Yields	3.2 Percentage of initial yield: a) retail b) office c) industrial d) leisure	VOA Property Market Report & Borough survey form	DPD/UDP	2007	2001 to 2007 (twice yearly)	16%
3.3 Rents	3.3 Rents (£/sqm): a) retail b) office c) industrial d) leisure	Colliers CRE / VOA Property Market Report / Borough survey form	DPD/UDP	2009	2000 to 2009	22%
4. Accessibility						
4.1 Public transport accessibility	4.1 Public Transport Accessibility Level (PTAL): a) Level b) Index	TfL	DPD/UDP	2008	2003-8	GLA sourced data only
4.2 Car Parking	4.2.1 Total no. of parking spaces: a) multi-story b) surface car parks c) short term charging car parks d) long term charging car parks e) on-street car parking f) disabled car parking spaces g) car clubs h) electric vehicle charging points i) mobility scooter charging points	Borough Survey Form & TfL	DPD/UDP	2008	--	54%

Category	Indicators	Key information sources	Town centre definition	Year	Time Series	Borough survey response rate
	4.2.2 Car parking a) Are there any on-street parking restrictions anywhere in the centre? b) If yes, is there a schedule of parking charges/limits available? c) Are there any charges for Blue Badge parking bays? d) Are there any restrictions for Blue Badge parking bays?					
4.3 Shop Mobility Scheme	4.3.1 Shop mobility scheme: a) existence (Y/N) b) open during Sundays? c) Open during evenings? d) Types of facility available e) funding secured for the next five years (Y/N)	National Fed of Shop-mobility UK/ Visit London/ Borough survey form	DPD/UDP	2008	--	69%
4.4 Facilities for cyclist	4.4.1 Estimated length of cycle routes within 2km of town centre 4.4.2 No. of cycle parking facilities (No. and estimated capacity)	TfL & Borough survey form	DPD/UDP	2008	--	54%
4.5 Pedestrian flows	4.5.1 Are counts of pedestrian footfall being collected in the centre? 4.5.2 Peak hourly pedestrian flow	Borough survey form	DPD/UDP	2008	--	30%
4.6 Modal split by journey purpose	4.6.1 % of weekday trips by a) Private transport b) Public transport c) Walk d) Cycle 4.6.2 % of all town centre trips by a) Private transport b) Public transport c) Walk d) Cycle	TfL	DPD/UDP	2008	--	GLA data only
4.7 Access audit	4.7 Has an access audit to assess town centre accessibility of disabled and older people been undertaken?	<i>Borough survey form</i>	DPD/UDP	2008	--	66%
5. Town Centre Initiatives						
5.1 Town centre management	5.1 Town centre manager existence (Y/N)	Borough survey form	DPD/UDP	2008	2003-8	80%

Category	Indicators	Key information sources	Town centre definition	Year	Time Series	Borough survey response rate
5.2 Town centre Strategy	5.2.1 Town centre strategy existence (Y/N) 5.2.2 Strategy components	Borough survey form	DPD/UDP	2008	2003-8	72%
5.3 Town centre initiatives and Features	5.3.1 Other special initiatives 5.3.2 Attractive features	Borough survey form	DPD/UDP	2008	2003-8	42%
5.4 Town centre related Business Improvement Districts (BIDs)	5.4 Town centre BIDs: a) active (Y/N) b) proposed (Y/N) c) supplementary business rate	Borough survey form	DPD/UDP	2008	--	73%
6. Accidents and Crime						
6.1 Accidents	6.1 Annual total no. of accidents by type	TfL	DPD/UDP	2007	--	GLA data only
6.2 Crime	6.2.1 Total no. of recorded crimes 6.2.2 People feeling safe walking alone at night	Borough survey form	DPD/UDP	2007	--	36%
7. Environment						
7.1 Air Quality	7.1.1 Average NO2 concentration (micro grams/cubic M) 7.1.2 Average PM10 concentration (micro grams/cubic M)	LAEI	TCHC Polygon	2008	--	GLA data only
7.2 Access to open space	7.2.1 No. of open spaces within 800m of town centre boundary: (a) Regional Parks (b) Metropolitan Parks (c) District Parks 7.2.2 No. of open spaces within 400m of town centre boundary (a) Local Parks (b) Small local parks	GLA Borough Survey Form	TCHC Polygon DPD/UDP	2008	--	52%
7.3 Conservation Areas	7.3 Estimated % of town centre within designated Conservation Area	London Plan data	DPD/UDP	As DPD, UDP	--	GLA data only
7.4 Heritage assets	7.4.1 Estimated no. Listed buildings within town centre by grade 7.4.2 Estimated no. Scheduled Monuments within town centre 7.4.3 Estimated no. Registered Parks and Gardens wholly or partly within town centre	GLA/English Heritage & Borough Survey Form	TCHC Polygon	2008	--	GLA data only

* Note: The GOAD floorspace data (2007) has made an allowance for comparison goods floorspace on upper floors adopting the same method used in Experian's Consumer Expenditure and Comparison Goods Retail Floorspace Need in London (March 2009).

Annex 3. 2009 London Town Centre Health Check survey form

Extracts from the 2009 London Town Centre Health Check electronic survey form including the title page and a data entry page are reproduced below.

2009 London wide Town Centre Health Checks Survey Form

GREATERLONDONAUTHORITY

Borough:	Westminster
Centre:	West End
Classification:	International

What is it?

The 2009 Town Centre Health Checks Survey Form is designed to collect information on selected indicators developed in the "Town Centre Health Checks in London - Proposed Methodology". Following the methodology, the survey form is divided into seven sections:

1. Scale and Function
2. Capacity
3. Financial Performance
4. Accessibility
5. Town Centre Initiatives
6. Accidents and Security
7. Environment

The majority of information is already provided by the GLA assembling data from a variety of sources. This allows you to view a number of datasets that you might find useful in your own evidence base on town centres. For those indicators where data has been collected by the GLA you are not obliged to fill in the borough data entry sections – but they are there if you wish to put forward alternative data that you have accessed. **However, data that cannot be accessed by the GLA will need to be supplemented by your local knowledge.**

The goal is to create a comprehensive database of selected indices showing the vitality and viability of town centres in London and to provide a robust evidence base to inform strategic and local policies, town centre management and other initiatives. Your input is vital to the success of the project. **Please help us to narrow the information gap by filling in the blank fields in the survey form from your local knowledge, especially for those indicators where data cannot be accessed by the GLA.**

[Start Survey](#)

2009 London wide Town Centre Health Checks Survey Form

GREATERLONDONAUTHORITY

1. SCALE AND FUNCTION

1.1 Retail Floorspace

Table 1.1 Retail capacity by type of retail

GLA data entry 1.1:

Type of Retail	Total Gross Floor space (m2)	Total No. Of Units	Source	Year of data	Town centre Boundary
Comparison goods	865,705	2,431	Experian GOAD	2007	GOAD Plan
Convenience goods	53,617	404	Experian GOAD	2007	GOAD Plan
Service retail	76,070	3,069	Experian GOAD	2007	GOAD Plan
Vacant stores	121,555	690	Experian GOAD	2007	GOAD Plan
Total	1,116,947	6,593			

Borough data entry 1.1:

Type of Retail	Total Gross Floor space (m2)	Total No. Of Units	Source	Year of data	Town centre Boundary
Comparison goods					
Convenience goods					
Service retail					
Vacant stores					
Total					

Annex 4. Summary data tables

This Annex contains a summary of selected key health check indicators. The complete range of datasets is contained in the Technical Annex (in Microsoft Excel spreadsheet format), which is available separately. Please contact the Greater London Authority, publications on 020-7983 4000

List of summary tables:

Table A4.1 Town Centre Floorspace (Retail and Leisure)

Table A4.2 Vacant Retail Outlets, 2007-2009

Table A4.3 Vacant Retail Floorspace, 2007-2009

Table A4.4 Office Floorspace and Leisure Floorspace (including cinemas/theatre, cafes, restaurants, pubs, bars, nightclubs, cultural facilities and hotels)

Table A4.5 Town centres with markets, ranked by number of pitches

Table A4.6 Retail rents 2000-2008, and annual growth rates 2005-2008 (%)

Table A4.7 Public Transport Accessibility Level and Modal split

Table A4.8 Town centres requiring further work to reconcile differences between Experian GOAD and borough data for town centre floorspace and outlets

Table A4.1 Town Centre Floorspace (Retail and Leisure)*

Ref	Centre	Borough	Classification	Comp. Retail (sqm)	Conv. Retail (sqm)	Service Retail (sqm)	Vacant stores (sqm)	Leisure (sqm)	Total Retail and Leisure (sqm)
1	West End	Camden/ Westminster	International	865,705	53,617	76,070	121,555	522,726	1,639,673
2	Knightsbridge	K&C/Westminster	International	204,882	3,317	3,200	7,065	23,305	241,768
3	Bromley	Bromley	Metropolitan	109,143	6,931	6,370	7,795	26,072	156,311
4	Croydon	Croydon	Metropolitan	182,068	15,238	14,170	29,682	47,066	288,224
5	Ealing	Ealing	Metropolitan	61,052	18,748	11,710	9,988	27,263	128,761
6	Wood Green	Haringey	Metropolitan	77,482	13,520	4,530	2,342	26,848	124,722
7	Harrow	Harrow	Metropolitan	69,992	9,013	9,910	7,252	19,690	115,858
8	Romford	Havering	Metropolitan	104,614	18,845	10,980	10,053	35,254	179,746
9	Uxbridge	Hillingdon	Metropolitan	75,448	10,531	5,500	3,757	16,273	111,509
10	Hounslow	Hounslow	Metropolitan	69,186	12,790	4,750	11,590	18,542	116,858
11	Kingston	Kingston upon Thames	Metropolitan	170,932	7,992	4,440	11,168	41,443	235,976
12	Ilford	Redbridge	Metropolitan	128,632	10,981	6,440	6,390	24,792	177,234
13	Sutton	Sutton	Metropolitan	96,598	20,032	6,650	3,645	27,834	154,758
14	Barking	Barking and Dagenham	Major	20,620	9,070	4,340	3,026	14,879	51,935
15	Edgware	Barnet	Major	22,331	9,566	7,870	3,073	10,794	53,634
16	Bexleyheath	Bexley	Major	49,247	12,489	6,030	2,792	22,946	93,504
17	Kilburn	Brent/Camden	Major	20,402	12,190	6,770	5,303	22,177	66,842
18	Wembley	Brent	Major	16,430	5,100	18,960	6,570	8,299	55,359
19	Orpington	Bromley	Major	28,704	6,118	5,860	7,074	9,866	57,622
20	Camden Town	Camden	Major	27,268	20,945	8,390	4,975	31,986	93,563
21	Southall	Ealing	Major	23,773	11,955	5,180	2,979	12,030	55,918
22	Enfield Town	Enfield	Major	31,151	7,852	2,630	7,336	5,687	54,656
23	Eltham	Greenwich	Major	27,430	5,893	4,010	4,985	10,578	52,896
24	Woolwich	Greenwich	Major	30,644	12,564	8,740	7,674	16,701	76,323
25	Dalston	Hackney	Major	25,785	10,719	7,430	7,955	12,861	64,749
26	Fulham	Hammersmith and Fulham	Major	11,109	4,749	20,044	4,348	39,008	79,258
27	Hammersmith	Hammersmith and Fulham	Major	26,569	5,444	2,670	2,052	23,564	60,299
28	Chiswick	Hounslow	Major	22,475	9,725	5,980	2,680	13,474	54,335
29	Angel	Islington	Major	31,588	9,557	6,170	5,069	39,011	91,394
30	Nags Head	Islington	Major	27,982	13,998	7,210	2,352	16,286	67,827
31	Kensington High Street	Kensington and Chelsea	Major	54,836	5,743	8,220	4,591	13,385	86,775
32	Kings Road East	Kensington and Chelsea	Major	80,727	2,851	1,800	2,673	5,304	93,355
33	Brixton	Lambeth	Major	31,072	13,607	4,640	6,025	17,966	73,310
34	Streatham	Lambeth	Major	20,033	9,894	8,800	13,483	22,730	74,940
35	Catford	Lewisham	Major	9,134	11,131	6,940	6,081	13,805	47,091
36	Lewisham	Lewisham	Major	50,212	13,726	5,230	3,973	16,613	89,754
37	Wimbledon	Merton	Major	48,206	10,756	10,060	4,198	18,608	91,827
38	East Ham	Newham	Major	20,904	12,133	3,740	5,828	12,374	54,980
39	Stratford	Newham	Major	22,706	8,170	1,680	6,043	16,218	54,818

Ref	Centre	Borough	Classification	Comp. Retail (sqm)	Conv. Retail (sqm)	Service Retail (sqm)	Vacant stores (sqm)	Leisure (sqm)	Total Retail and Leisure (sqm)
40	Richmond	Richmond upon Thames	Major	38,351	4,463	3,940	2,005	15,070	63,830
41	Peckham	Southwark	Major	27,875	21,590	6,120	5,575	11,787	72,947
42	Canary Wharf	Tower Hamlets	Major	15,484	29,973	13,630	2,502	35,771	97,359
43	Walthamstow	Waltham Forest	Major	40,424	18,542	7,960	8,030	16,039	90,995
44	Clapham Junction	Wandsworth	Major	34,670	11,824	4,800	1,715	17,312	70,321
45	Putney	Wandsworth	Major	28,340	6,849	6,960	2,548	14,931	59,628
46	Tooting	Wandsworth	Major	33,281	17,558	5,970	3,860	17,890	78,560
47	Wandsworth	Wandsworth	Major	22,156	10,606	2,960	7,702	7,945	51,369
48	Queensway/Westbourne Grove	Westminster	Major	24,911	7,083	6,200	3,682	23,735	65,611
49	Chadwell Heath	Barking and Dagenham	District	4,681	5,931	2,270	506	6,146	19,534
50	Dagenham & Heathway	Barking and Dagenham	District	8,976	2,792	1,440	2,174	2,249	17,630
51	Brent Street	Barnet	District	4,480	3,070	8,590	1,560	3,210	20,910
52	Burnt Oak	Harrow/Barnet/Brent	District	13,278	7,289	3,890	2,483	6,840	33,780
53	Chipping Barnet	Barnet	District	16,777	4,975	6,110	1,799	8,555	38,216
54	Church End, Finchley	Barnet	District	7,010	7,350	15,360	1,540	6,260	37,520
55	Colindale/The Hyde	Barnet/Brent	District	4,591	1,911	1,590	1,209	4,750	14,051
56	East Finchley	Barnet	District	4,235	3,579	3,610	2,483	5,918	19,825
57	Golders Green	Barnet	District	7,046	4,450	3,360	2,717	6,465	24,038
58	Hendon central	Barnet	District	2,680	2,858	5,590	1,256	3,336	15,718
59	Mill Hill	Barnet	District	9,745	2,455	4,900	572	4,460	22,131
60	New Barnet	Barnet	District	3,870	5,940	3,679	1,302	4,244	19,036
61	North Finchley	Barnet	District	10,490	6,340	17,300	3,770	8,960	46,860
62	Temple Fortune	Barnet	District	11,065	5,528	5,080	637	3,439	25,749
63	Whetstone	Barnet	District	8,554	3,991	1,920	974	4,713	20,153
64	Crayford	Bexley	District	19,743	8,386	2,580	1,565	5,209	37,483
65	Erith	Bexley	District	18,215	9,341	950	6,006	2,876	37,388
66	Sidcup	Bexley	District	13,352	8,198	6,360	1,733	10,185	39,829
67	Welling	Bexley	District	21,975	5,828	3,710	3,223	8,574	43,310
68	Cricklewood	Brent/Barnet	District	9,750	5,360	12,640	1,000	6,290	35,040
69	Ealing Road	Brent	District	1,958	1,529	660	1,139	2,345	7,631
70	Harlesden	Brent	District	11,065	9,613	6,000	4,104	9,641	40,423
71	Kenton	Harrow/Brent	District	5,144	7,411	1,530	1,836	4,554	20,475
72	Kingsbury	Harrow/Brent	District	6,461	5,669	3,290	422	3,279	19,121
73	Neasden	Brent	District	2,595	3,054	1,530	1,106	3,523	11,808
74	Preston Road	Brent	District	2,528	2,052	2,150	159	2,127	9,016
75	Wembley Park	Brent	District	820	1,120	6,210	300	2,520	10,970
76	Willesden Green	Brent	District	5,903	7,299	3,160	2,839	8,367	27,567
77	Beckenham	Bromley	District	8,892	11,187	4,230	2,436	12,096	38,841
78	Crystal Palace	Croydon/Lambeth	District	no data	no data	no data	no data	410	410
79	Penge	Bromley	District	10,816	8,348	2,160	2,296	5,350	28,970

Ref	Centre	Borough	Classification	Comp. Retail (sqm)	Conv. Retail (sqm)	Service Retail (sqm)	Vacant stores (sqm)	Leisure (sqm)	Total Retail and Leisure (sqm)
80	Petts Wood	Bromley	District	7,855	5,228	2,940	487	4,966	21,476
81	West Wickham	Bromley	District	10,438	7,177	4,950	1,640	3,279	27,483
82	Hampstead	Camden	District	8,516	1,902	1,980	712	5,462	18,572
83	Kentish Town	Camden	District	6,689	3,170	3,950	1,152	6,597	21,559
84	Swiss Cottage/ Finchley Road	Camden	District	17,787	11,843	9,510	5,397	18,495	63,032
85	West Hampstead	Camden	District	2,933	2,005	2,380	3,514	5,743	16,575
86	Addiscombe	Croydon	District	3,754	2,783	1,890	122	2,436	10,985
87	Coulsdon	Croydon	District	5,921	1,696	4,270	1,434	4,010	17,330
88	Norbury	Croydon	District	4,956	4,338	3,820	2,296	5,781	21,191
89	Purley	Croydon	District	5,069	13,962	2,870	5,528	6,559	33,988
90	South Norwood	Croydon	District	4,141	3,916	3,000	4,450	6,006	21,514
91	Thornton Heath	Croydon	District	9,688	14,851	5,170	693	13,361	43,763
92	Upper Norwood	Croydon	District	5,089	3,167	2,790	6,484	9,849	27,379
93	Acton	Ealing	District	9,051	9,463	5,440	3,054	12,185	39,193
94	Greenford	Ealing	District	7,806	5,800	2,280	712	5,509	22,107
95	Hanwell	Ealing	District	8,629	2,539	2,790	1,527	4,123	19,608
96	Angel Edmonton	Enfield	District	10,089	4,962	3,630	3,588	5,616	27,885
97	Edmonton Green	Enfield	District	13,687	7,021	2,120	8,498	5,307	36,634
98	Palmers Green	Enfield	District	9,202	6,709	4,330	2,858	7,542	30,640
99	Southgate	Enfield	District	8,229	7,814	3,880	965	8,208	29,096
100	Greenwich West	Greenwich	District	6,981	3,022	2,540	1,808	16,321	30,672
101	Plumstead	Greenwich	District	no data	no data	2,790	no data	no data	2,790
102	Thamesmead	Greenwich	District	6,933	11,318	840	262	3,804	23,158
103	Finsbury Park	Islington/Hackney	District	10,775	2,474	3,168	2,267	10,794	29,477
104	Mare Street	Hackney	District	13,792	6,559	2,690	1,921	9,369	34,331
105	Stoke Newington	Hackney	District	13,131	9,594	4,880	3,514	9,201	40,320
106	Shepherds Bush	Hammersmith and Fulham	District	135,005	13,681	5,817	no data	55,706	210,209
107	Crouch End	Haringey	District	11,358	4,835	7,020	2,277	9,744	35,233
108	Green Lanes	Haringey	District	5,462	2,783	1,620	646	2,933	13,444
109	Muswell Hill	Haringey	District	9,482	5,453	4,120	1,911	9,341	30,308
110	Tottenham	Haringey	District	5,256	5,837	2,630	2,923	4,432	21,078
111	West Green Road	Haringey	District	no data	no data	989	no data	no data	989
112	North Harrow	Harrow	District	730	2,314	4,290	no data	619	7,953
113	Pinner	Harrow	District	4,503	4,985	4,970	300	3,485	18,242
114	Rayners Lane	Harrow	District	5,548	4,835	3,050	1,705	4,582	19,719
115	South Harrow	Harrow	District	9,856	11,084	4,640	1,068	5,387	32,035
116	Stanmore	Harrow	District	3,898	4,872	2,350	431	4,807	16,357
117	Wealdstone	Harrow	District	7,303	3,635	2,460	1,968	6,153	21,518
118	Collier Row	Havering	District	4,447	1,977	1,630	328	1,968	10,349
119	Elm Park	Havering	District	no data	no data	no data	no data	304	304
120	Harold Hill	Havering	District	3,799	2,464	1,520	731	787	9,301
121	Hornchurch	Havering	District	11,657	6,090	3,840	1,340	9,543	32,470
122	Rainham	Havering	District	no data	7,767	120	no data	no data	7,887
123	Upminster	Havering	District	24,745	5,631	3,410	1,171	5,144	40,101
124	Eastcote	Hillingdon	District	6,894	2,108	2,450	703	3,129	15,284

Ref	Centre	Borough	Classification	Comp. Retail (sqm)	Conv. Retail (sqm)	Service Retail (sqm)	Vacant stores (sqm)	Leisure (sqm)	Total Retail and Leisure (sqm)
125	Hayes	Hillingdon	District	15,705	5,659	5,810	1,443	9,945	38,562
126	Northwood	Hillingdon	District	2,623	2,417	1,600	347	2,858	9,845
127	Ruislip	Hillingdon	District	11,084	4,797	3,240	881	4,853	24,855
128	Yiewsley/West Drayton	Hillingdon	District	7,776	10,316	2,910	3,111	7,111	31,224
129	Brentford	Hounslow	District	4,861	4,610	1,450	8,189	7,805	26,914
130	Feltham High Street	Hounslow	District	15,170	13,745	2,480	1,874	2,895	36,164
131	Archway	Islington	District	6,832	3,457	1,780	1,237	8,076	21,383
132	Earls Court Road	Kensington and Chelsea	District	1,733	2,464	1,880	1,134	5,552	12,764
133	Fulham Road (east)	Kensington and Chelsea	District	18,347	1,433	820	3,318	5,401	29,319
134	Fulham Road (west)	Kensington and Chelsea	District	5,881	2,802	2,710	1,489	7,173	20,054
135	Kings Road (west)	Kensington and Chelsea	District	16,141	3,379	1,580	906	8,347	30,353
136	Notting Hill Gate	Kensington and Chelsea	District	10,323	2,830	1,910	1,218	9,060	25,341
137	Portobello Road	Kensington and Chelsea	District	29,086	3,420	2,930	3,467	10,934	49,836
138	South Kensington	Kensington and Chelsea	District	5,646	1,865	2,530	3,148	9,547	22,736
139	New Malden	Kingston upon Thames	District	13,865	4,872	7,460	2,361	6,999	35,557
140	Surbiton	Kingston upon Thames	District	7,627	9,266	4,830	1,499	7,307	30,529
141	Tolworth	Kingston upon Thames	District	7,540	3,795	2,120	1,227	6,315	20,997
142	Clapham High Street	Lambeth	District	8,108	7,917	6,290	2,014	18,193	42,523
143	Stockwell	Lambeth	District	625	1,571	3,679	no data	2,944	8,820
144	West Norwood + Tulse Hill	Lambeth	District	6,866	2,944	5,910	2,129	3,203	21,053
146	Blackheath	Lewisham	District	1,842	449	2,280	253	4,042	8,866
147	Deptford	Lewisham	District	7,458	6,043	3,380	2,811	9,285	28,977
148	Downham	Lewisham	District	1,910	2,200	2,480	580	1,130	8,300
149	Forest Hill	Lewisham	District	3,261	3,579	2,590	3,073	5,350	17,853
150	Lee Green	Lewisham	District	1,231	1,097	4,112	no data	793	7,233
151	New Cross	Lewisham	District	3,973	8,423	2,590	5,472	5,266	25,723
152	Sydenham	Lewisham	District	7,589	4,141	4,490	1,883	5,809	23,913
153	Mitcham	Merton	District	6,905	7,439	4,120	1,855	4,313	24,633
154	Morden	Merton	District	5,544	6,006	2,820	1,583	7,599	23,552
155	Canning Town	Newham	District	11,524	5,968	3,750	3,026	11,290	35,559
156	East Beckton	Newham	District	24,997	8,929	480	3,467	5,153	43,026
157	Forest Gate	Newham	District	11,478	5,912	6,020	2,670	7,936	34,016
158	Upton Park	Newham	District	21,258	8,742	4,660	6,559	3,823	45,041
159	Barkingside	Redbridge	District	8,402	10,147	2,890	581	8,826	30,846
160	Gants Hill	Redbridge	District	5,191	2,483	2,620	1,640	9,182	21,115
161	South Woodford	Redbridge	District	9,768	8,507	4,450	946	9,735	33,406
162	Wanstead	Redbridge	District	5,211	2,183	2,190	1,537	4,750	15,871

Ref	Centre	Borough	Classification	Comp. Retail (sqm)	Conv. Retail (sqm)	Service Retail (sqm)	Vacant stores (sqm)	Leisure (sqm)	Total Retail and Leisure (sqm)
163	East Sheen	Richmond upon Thames	District	15,931	3,804	4,790	2,370	6,249	33,145
164	Teddington	Richmond upon Thames	District	10,247	4,910	4,580	1,424	7,636	28,797
165	Twickenham	Richmond upon Thames	District	13,472	5,547	4,790	2,698	12,593	39,100
166	Whitton	Richmond Upon Thames	District	4,666	2,136	4,345	853	1,368	13,368
167	Camberwell	Southwark/ Lambeth	District	6,165	6,165	4,610	2,417	7,582	26,939
168	Dulwich – Lordship Lane	Southwark	District	5,933	3,111	2,610	1,499	5,594	18,746
169	Elephant and Castle	Southwark	District	5,247	1,883	460	1,293	17,155	26,039
170	Surrey Quays	Southwark	District	23,815	8,423	2,040	909	12,396	47,583
171	Walworth Road	Southwark	District	22,799	8,329	6,090	2,979	9,735	49,932
172	Cheam	Sutton	District	5,209	1,921	3,190	1,724	5,669	17,713
173	North Cheam	Sutton	District	4,688	8,161	2,070	2,014	3,776	20,710
174	Rosehill	Sutton	District	2,667	3,015	1,531	1,193	2,829	11,235
175	Wallington	Sutton	District	6,923	5,921	2,240	2,445	5,059	22,589
176	Worcester Park	Sutton	District	7,683	5,059	5,230	2,773	5,875	26,620
177	Bethnal Green	Tower Hamlets	District	8,641	4,544	3,440	2,052	6,605	25,283
178	Chrip Street	Tower Hamlets	District	2,937	1,993	3,401	no data	425	8,756
179	Crossharbour	Tower Hamlets	District	no data	no data	no data	no data	no data	no data
180	Poplar	Tower Hamlets	District	4,767	4,038	2,000	1,593	4,376	16,774
181	Roman Road (east)	Tower Hamlets	District	10,976	4,394	4,250	6,221	10,494	36,336
182	Watney Market	Tower Hamlets	District	10,756	1,434	1,030	no data	2,399	15,618
183	Whitechapel	Tower Hamlets	District	4,141	1,181	550	6,652	6,221	18,745
184	Bakers Arms	Waltham Forest	District	11,020	6,362	4,300	4,507	6,915	33,104
185	Leyton	Waltham Forest	District	3,673	1,930	3,070	487	3,354	12,514
186	Leytonstone	Waltham Forest	District	17,475	12,555	3,450	4,516	9,669	47,665
187	North Chingford	Waltham Forest	District	7,702	4,507	4,300	3,083	5,725	25,316
188	South Chingford	Waltham Forest	District	8,654	5,013	3,480	2,155	5,940	25,241
189	Wood Street	Waltham Forest	District	4,244	2,005	378	825	2,071	9,523
190	Balham	Wandsworth	District	9,124	5,884	3,850	4,891	8,592	32,341
191	Edgware Road/ Church Street	Westminster	District	10,205	3,375	no data	7,421	no data	21,001
192	Harrow Road	Westminster	District	4,725	3,759	no data	2,269	no data	10,753
193	Praed Street/ Paddington	Westminster	District	4,282	3,963	1,850	3,026	18,170	31,292
194	St John's Wood	Westminster	District	4,279	2,146	1,770	881	1,790	10,865
195	Euston Road (part)	Camden	CAZ Frontage	no data	no data	no data	no data	no data	no data
196	High Holborn/ Kingsway	Camden	CAZ Frontage	no data	no data	no data	no data	no data	no data
197	Tottenham Court Road (part)	Camden	CAZ Frontage	no data	no data	no data	no data	no data	no data
198	Cheapside	City of London	CAZ Frontage	7,908	1,799	1,870	9,463	13,605	34,645

Ref	Centre	Borough	Classification	Comp. Retail (sqm)	Conv. Retail (sqm)	Service Retail (sqm)	Vacant stores (sqm)	Leisure (sqm)	Total Retail and Leisure (sqm)
199	Fleet Street	City of London	CAZ Frontage	3,296	703	910	5,490	8,793	19,193
200	Leadenhall Market	City of London	CAZ Frontage	4,535	825	1,400	3,373	20,669	30,801
201	Liverpool Street	City of London	CAZ Frontage	15,128	1,350	3,220	4,167	9,817	33,682
202	Moorgate	City of London	CAZ Frontage	11,739	2,480	1,890	5,062	17,017	38,188
203	Lower Marsh	Lambeth	CAZ Frontage	5,575	3,485	850	3,167	13,127	26,204
204	Borough High Street	Southwark	CAZ Frontage	no data	3,514	3,418	no data	3,467	10,399
205	Wentworth Street	Tower Hamlets	CAZ Frontage	no data	no data	no data	no data	no data	no data
206	Baker Street (part)	Westminster	CAZ Frontage	7,487	1,641	no data	2,227	6,664	18,019
207	Charring Cross Road (part)	Camden/Westminster	CAZ Frontage	no data	no data	no data	no data	no data	no data
208	Covent Garden/Strand	Westminster	CAZ Frontage	54,147	4,623	no data	6,334	62,933	128,037
209	Edgware Road South	Westminster	CAZ Frontage	12,469	2,626	no data	2,331	6,711	24,137
210	Marylebone High Street	Westminster	CAZ Frontage	13,464	2,499	no data	1,400	no data	17,363
211	Marylebone Road	Westminster	CAZ Frontage	3,348	800	no data	265	3,143	7,556
212	Victoria Street	Westminster	CAZ Frontage	27,557	2,434	no data	936	6,879	37,806
213	Warwick Way/Tachbrook St	Westminster	CAZ Frontage	5,756	7,302	no data	1,803	no data	14,861
TEST									
214	Selsdon	Croydon		1,071	173	3,734	no data	3,571	8,549
215	New Addington	Croydon		3,131	2,755	690	290	2,642	9,509
216	Green Lane	Barking and Dagenham		3,733	1,956	2,495	1,618	no data	9,802
217	North Greenwich	Greenwich		no data	no data	no data	no data	no data	no data
218	East Greenwich	Greenwich		4,220	3,460	3,050	no data	no data	10,730
219	Bromley by Bow	Tower hamlets		no data	no data	no data	no data	no data	no data
220	London Bridge	Southwark		3,453	6,130	5,470	4,741	9,483	29,278
221	Carshalton	Sutton		3,523	1,771	2,390	112	1,986	9,782
222	Brick Lane	Tower Hamlets		13,951	4,291	4,160	9,772	13,642	45,817
223	Kings Cross	Camden		no data	no data	no data	no data	no data	no data
224	Battersea	Wandsworth		no data	no data	no data	no data	4,713	4,713
225	Hackbridge	Sutton		262	392	185	0	395	1,234
226	Brent Cross	Barnet		73,302	2,249	1,120	1,434	2,277	80,381
227	Roman Road (west)	Tower Hamlets		no data	no data	no data	no data	no data	no data

* The majority of data in this table has been sourced from Experian (dated 2007). Some data however has been sourced from boroughs (in red) and may therefore be dated in the range 2007-2009. See health check Technical Annex for further details.

Table A4.2 Vacant Retail Outlets

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Outlets	Vacant Outlets	% Vacant Outlets	Total Outlets	Vacant Outlets	% Vacant Outlets	Change Vacant Outlets	Change % Vacant Outlets
1	West End	Westminster	Int	7,242	640	8.8	6,593	690	10.5	-50	-1.6
2	Knightsbridge	Kensington and Chelsea	Int	338	30	8.9	313	40	12.8	-10	-3.9
3	Bromley	Bromley	Met	500	40	8.0	426	34	8.0	6	0.0
4	Croydon	Croydon	Met	1,006	182	18.1	900	182	20.2	0	-2.1
5	Ealing	Ealing	Met	644	66	10.2	593	61	10.3	5	-0.0
6	Wood Green	Haringey	Met	373	17	4.6	357	15	4.2	2	0.4
7	Harrow	Harrow	Met	362	27	7.5	330	27	8.2	0	-0.7
8	Romford	Havering	Met	618	69	11.2	568	46	8.1	23	3.1
9	Uxbridge	Hillingdon	Met	345	20	5.8	316	21	6.6	-1	-0.8
10	Hounslow	Hounslow	Met	340	33	9.7	334	40	12.0	-7	-2.3
11	Kingston	Kingston upon Thames	Met	554	39	7.0	545	56	10.3	-17	-3.2
12	Ilford	Redbridge	Met	442	37	8.4	431	30	7.0	7	1.4
13	Sutton	Sutton	Met	451	39	8.6	429	24	5.6	15	3.1
14	Barking	Barking and Dagenham	Major	305	21	6.9	291	20	6.9	1	0.0
15	Edgware	Barnet	Major	357	19	5.3	316	26	8.2	-7	-2.9
16	Bexleyheath	Bexley	Major	301	20	6.6	279	13	4.7	7	2.0
17	Kilburn	Brent	Major	429	47	11.0	391	43	11.0	4	-0.0
18	Wembley	Brent	Major	328	32	9.8	197	23	11.6	9	-1.9
19	Orpington	Bromley	Major	275	31	11.3	251	33	13.1	-2	-1.9
20	Camden Town	Camden	Major	653	52	8.0	567	45	7.9	7	0.0
21	Southall	Ealing	Major	430	17	4.0	389	18	4.6	-1	-0.7
22	Enfield Town	Enfield	Major	236	19	8.1	233	19	8.2	0	-0.1
23	Eltham	Greenwich	Major	234	31	13.2	213	25	11.7	6	1.5
24	Woolwich	Greenwich	Major	306	34	11.1	292	38	13.0	-4	-1.9
25	Dalston	Hackney	Major	409	50	12.2	375	55	14.7	-5	-2.4
26	Fulham	Hammersmith and Fulham	Major	455	47	10.3	406	37	9.1	10	1.2
27	Hammersmith	Hammersmith and Fulham	Major	308	20	6.5	314	23	7.3	-3	-0.8
28	Chiswick	Hounslow	Major	402	17	4.2	355	22	6.2	-5	-2.0
29	Angel	Islington	Major	665	51	7.7	552	47	8.5	4	-0.8
30	Nags Head	Islington	Major	292	13	4.5	261	12	4.6	1	-0.1

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Outlets	Vacant Outlets	% Vacant Outlets	Total Outlets	Vacant Outlets	% Vacant Outlets	Change Vacant Outlets	Change % Vacant Outlets
31	Kensington High Street	Kensington and Chelsea	Major	382	17	4.5	315	27	8.6	-10	-4.1
32	Kings Road East*	Kensington and Chelsea	Major	439	39	8.9	244	23	9.2		
33	Brixton	Lambeth	Major	433	42	9.7	352	48	13.6	-6	-3.9
34	Streatham	Lambeth	Major	494	45	9.1	426	52	12.2	-7	-3.1
35	Catford	Lewisham	Major	256	27	10.5	211	37	17.6	-10	-7.0
36	Lewisham	Lewisham	Major	364	51	14.0	336	23	6.8	28	7.2
37	Wimbledon	Merton	Major	307	10	3.3	303	20	6.6	-10	-3.3
38	East Ham	Newham	Major	287	14	4.9	267	16	6.0	-2	-1.1
39	Stratford	Newham	Major	198	17	8.6	212	19	9.0	-2	-0.4
40	Richmond	Richmond upon Thames	Major	399	20	5.0	346	27	7.8	-7	-2.8
41	Peckham	Southwark	Major	395	34	8.6	356	37	10.4	-3	-1.8
42	Canary Wharf	Tower Hamlets	Major	364	16	4.4	335	16	4.8	0	-0.4
43	Walthamstow	Waltham Forest	Major	563	48	8.5	503	37	7.4	11	1.2
44	Clapham Junction	Wandsworth	Major	340	12	3.5	330	14	4.2	-2	-0.7
45	Putney	Wandsworth	Major	357	20	5.6	323	22	6.8	-2	-1.2
46	Tooting	Wandsworth	Major	393	24	6.1	358	22	6.1	2	-0.0
47	Wandsworth	Wandsworth	Major	227	67	29.5	214	47	22.0	20	7.6
48	Queensway/Westbourne Grove	Westminster	Major	371	29	7.8	330	22	6.7	7	1.2
49	Chadwell Heath	Barking and Dagenham	Dist.	127	4	3.1	111	4	3.6	0	-0.5
50	Dagenham & Heathway	Barking and Dagenham	Dist.	123	15	12.2	106	7	6.6	8	
51	Brent Street*	Barnet	Dist.	203	16	7.9					
52	Burnt Oak	Barnet	Dist.	241	14	5.8	197	17	8.6	-3	-2.8
53	Chipping Barnet	Barnet	Dist.	268	22	8.2	257	14	5.4	8	2.8
54	Church End, Finchley*	Barnet	Dist.	560	48	8.6					
55	Colindale/The Hyde	Barnet	Dist.	111	4	3.6	95	8	8.4	-4	-4.8
56	East Finchley	Barnet	Dist.	144	16	11.1	130	16	12.3	0	-1.2
57	Golders Green	Barnet	Dist.	199	14	7.0	180	18	10.0	-4	-3.0
58	Hendon central	Barnet	Dist.	149	9	6.0	124	9	7.3	0	-1.2
59	Mill Hill	Barnet	Dist.	157	5	3.2	134	5	3.7	0	-0.5
60	New Barnet	Barnet	Dist.	136	17	12.5	128	17	13.3	0	-0.8
61	North Finchley	Barnet	Dist.				486	42	8.6		
62	Temple Fortune	Barnet	Dist.	177	5	2.8	144	5	3.5	0	-0.6

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Outlets	Vacant Outlets	% Vacant Outlets	Total Outlets	Vacant Outlets	% Vacant Outlets	Change Vacant Outlets	Change % Vacant Outlets
63	Whetstone	Barnet	Dist.	122	6	4.9	110	6	5.5	0	-0.5
64	Crayford	Bexley	Dist.	128	13	10.2	119	13	10.9	0	-0.8
65	Erith	Bexley	Dist.	73	13	17.8	74	17	23.0	-4	-5.2
66	Sidcup	Bexley	Dist.	253	18	7.1	218	17	7.8	1	-0.7
67	Welling	Bexley	Dist.	302	27	8.9	275	28	10.2	-1	-1.2
68	Cricklewood	Brent	Dist.	277	16	5.8	242	18	7.4	-2	-1.7
69	Ealing Road	Brent	Dist.				50	8	16.1		
70	Harlesden	Brent	Dist.	312	22	7.1	269	24	8.9	-2	-1.9
71	Kenton	Brent	Dist.	92	5	5.4	85	6	7.1	-1	-1.6
72	Kingsbury	Brent	Dist.	134	5	3.7	120	5	4.2	0	-0.4
73	Neasden	Brent	Dist.	110	8	7.3	96	10	10.4	-2	-3.1
74	Preston Road	Brent	Dist.	98	2	2.0	81	2	2.5	0	-0.4
75	Wembley Park*	Brent	Dist.	94	5	5.3	6	0	-		
76	Willesden Green	Brent	Dist.	240	25	10.4	218	24	11.0	1	-0.6
77	Beckenham	Bromley	Dist.	233	14	6.0	214	14	6.5	0	-0.5
78	Crystal Palace	Bromley	Dist.								
79	Penge	Bromley	Dist.	162	19	11.7	153	19	12.4	0	-0.7
80	Petts Wood	Bromley	Dist.	157	5	3.2	137	5	3.6	0	-0.5
81	West Wickham	Bromley	Dist.	174	7	4.0	144	7	4.9	0	-0.8
82	Hampstead	Camden	Dist.	200	12	6.0	182	7	3.8	5	2.2
83	Kentish Town	Camden	Dist.	182	9	4.9	142	11	7.8	-2	-2.8
84	Swiss Cottage/Finchley Road	Camden	Dist.	274	25	9.1	245	27	11.0	-2	-1.9
85	West Hampstead	Camden	Dist.	161	8	5.0	143	12	8.4	-4	-3.4
86	Addiscombe	Croydon	Dist.	103	1	1.0	90	1	1.1	0	-0.1
87	Coulsdon	Croydon	Dist.	143	12	8.4	130	13	10.0	-1	-1.6
88	Norbury	Croydon	Dist.	171	16	9.4	145	16	11.0	0	-1.7
89	Purley	Croydon	Dist.	155	19	12.3	138	19	13.8	0	-1.5
90	South Norwood	Croydon	Dist.	214	43	20.1	188	44	23.4	-1	-3.3
91	Thornton Heath	Croydon	Dist.	276	14	5.1	247	10	4.0	4	1.0
92	Upper Norwood	Croydon	Dist.	195	28	14.4	186	25	13.4	3	0.9
93	Acton	Ealing	Dist.	293	29	9.9	267	24	9.0	5	0.9
94	Greenford	Ealing	Dist.	156	8	5.1	140	8	5.7	0	-0.6

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Outlets	Vacant Outlets	% Vacant Outlets	Total Outlets	Vacant Outlets	% Vacant Outlets	Change Vacant Outlets	Change % Vacant Outlets
95	Hanwell	Ealing	Dist.	166	20	12.0	154	20	13.0	0	-0.9
96	Angel Edmonton	Enfield	Dist.				144	10	6.7		
97	Edmonton Green	Enfield	Dist.	330	38	11.5	181	32	17.9	6	-6.4
98	Palmers Green	Enfield	Dist.	196	22	11.2	175	22	12.6	0	-1.3
99	Southgate	Enfield	Dist.	187	9	4.8	163	9	5.5	0	-0.7
100	Greenwich West	Greenwich	Dist.	326	35	10.7	238	22	9.3	13	1.5
101	Plumstead	Greenwich	Dist.				3	0	-		
102	Thamesmead	Greenwich	Dist.	35	2	5.7	38	2	5.3	0	0.5
103	Finsbury Park	Hackney	Dist.	198	17	8.6	180	17	9.4	0	-0.9
104	Mare Street	Hackney	Dist.	202	25	12.4	187	26	13.9	-1	-1.5
105	Stoke Newington	Hackney	Dist.	280	33	11.8	255	24	9.4	9	2.4
106	Shepherds Bush	Hammersmith and Fulham	Dist.	321	37	11.5	321	22	6.9	15	4.7
107	Crouch End	Haringey	Dist.	273	14	5.1	232	14	6.0	0	-0.9
108	Green Lanes*	Haringey	Dist.	262	21	8.0	118	9	7.6		
109	Muswell Hill	Haringey	Dist.	207	6	2.9	179	10	5.6	-4	-2.7
110	Tottenham	Haringey	Dist.	253	15	5.9	139	9	6.5	6	-0.5
111	West Green Road*	Haringey	Dist.	183	11	6.0	9	0	-		
112	North Harrow	Harrow	Dist.	69	6	8.7	22	0	-	6	8.7
113	Pinner	Harrow	Dist.	175	5	2.9	131	5	3.8	0	-1.0
114	Rayners Lane	Harrow	Dist.	180	11	6.1	156	11	7.1	0	-0.9
115	South Harrow	Harrow	Dist.	176	7	4.0	158	8	5.1	-1	-1.1
116	Stanmore	Harrow	Dist.	91	3	3.3	80	3	3.8	0	-0.5
117	Wealdstone	Harrow	Dist.	153	10	6.5	141	10	7.1	0	-0.6
118	Collier Row	Havering	Dist.	78	4	5.1	69	4	5.8	0	-0.7
119	Elm Park	Havering	Dist.								
120	Harold Hill	Havering	Dist.	70	6	8.6	63	6	9.5	0	-1.0
121	Hornchurch	Havering	Dist.	203	6	3.0	183	6	3.3	0	-0.3
122	Rainham	Havering	Dist.				2	0	-		
123	Upminster	Havering	Dist.	192	9	4.7	169	9	5.3	0	-0.6
124	Eastcote	Hillingdon	Dist.	137	7	5.1	123	7	5.7	0	-0.6
125	Hayes	Hillingdon	Dist.	222	14	6.3	202	17	8.4	-3	-2.1
126	Northwood	Hillingdon	Dist.	85	5	5.9	78	5	6.4	0	-0.5

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Outlets	Vacant Outlets	% Vacant Outlets	Total Outlets	Vacant Outlets	% Vacant Outlets	Change Vacant Outlets	Change % Vacant Outlets
127	Ruislip	Hillingdon	Dist.	156	5	3.2	138	9	6.5	-4	-3.3
128	Yiewsley/West Drayton	Hillingdon	Dist.	178	18	10.1	165	19	11.5	-1	-1.4
129	Brentford	Hounslow	Dist.	125	21	16.8	132	28	21.2	-7	-4.4
130	Feltham High Street	Hounslow	Dist.	115	13	11.3	112	13	11.6	0	-0.3
131	Archway	Islington	Dist.	158	16	10.1	152	11	7.2	5	2.9
132	Earls Court Road	Kensington and Chelsea	Dist.	140	15	10.7	113	14	12.4	1	-1.7
133	Fulham Road (east)*	Kensington and Chelsea	Dist.	354	43	12.1	184	20	10.6		
134	Fulham Road (west)	Kensington and Chelsea	Dist.				406	37	9.1		
135	Kings Road (west)	Kensington and Chelsea	Dist.				174	9	5.5		
136	Notting Hill Gate	Kensington and Chelsea	Dist.	267	23	8.6	253	15	5.9	8	2.7
137	Portobello Road	Kensington and Chelsea	Dist.	503	46	9.1	494	42	8.5	4	0.6
138	South Kensington	Kensington and Chelsea	Dist.				202	24	11.9		
139	New Malden	Kingston upon Thames	Dist.	170	13	7.6	143	14	9.8	-1	-2.1
140	Surbiton	Kingston upon Thames	Dist.	200	16	8.0	173	11	6.4	5	1.6
141	Tolworth	Kingston upon Thames	Dist.	145	9	6.2	140	9	6.4	0	-0.2
142	Clapham High Street	Lambeth	Dist.	260	27	10.4	219	19	8.7	8	1.7
143	Stockwell	Lambeth	Dist.	49	5	10.2	20	0	-	5	10.2
144	Tulse Hill*	Lambeth	Dist.	238	30	12.6	129	18	8.7	12	12.6
145	West Norwood	Lambeth	Dist.								
146	Blackheath	Lewisham	Dist.	126	4	3.2	88	4	4.5	0	-1.4
147	Deptford	Lewisham	Dist.	236	29	12.3	220	30	13.6	-1	-1.3
148	Downham*	Lewisham	Dist.	68	2	2.9	6	0	-	2	2.9
149	Forest Hill	Lewisham	Dist.	149	18	12.1	138	21	15.2	-3	-3.1
150	Lee Green	Lewisham	Dist.				30	0	-		
151	New Cross	Lewisham	Dist.	183	26	14.2	171	29	17.0	-3	-2.8
152	Sydenham	Lewisham	Dist.	191	18	9.4	166	18	10.8	0	-1.4
153	Mitcham	Merton	Dist.	160	18	11.3	140	18	12.9	0	-1.6
154	Morden	Merton	Dist.	166	12	7.2	153	12	7.8	0	-0.6
155	Canning Town	Newham	Dist.	249	15	6.0	234	19	8.1	-4	-2.1
156	East Beckton	Newham	Dist.	32	3	9.4	37	3	8.1	0	1.3
157	Forest Gate	Newham	Dist.	242	21	8.7	206	22	10.7	-1	-2.0
158	Upton Park	Newham	Dist.	338	20	5.9	307	21	6.8	-1	-0.9

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Outlets	Vacant Outlets	% Vacant Outlets	Total Outlets	Vacant Outlets	% Vacant Outlets	Change Vacant Outlets	Change % Vacant Outlets
159	Barkingside	Redbridge	Dist.	145	5	3.4	130	5	3.8	0	-0.4
160	Gants Hill	Redbridge	Dist.	162	14	8.6	149	14	9.4	0	-0.8
161	South Woodford	Redbridge	Dist.	221	12	5.4	197	12	6.1	0	-0.7
162	Wanstead	Redbridge	Dist.	131	5	3.8	125	6	4.8	-1	-1.0
163	East Sheen	Richmond upon Thames	Dist.	224	10	4.5	202	11	5.4	-1	-1.0
164	Teddington	Richmond upon Thames	Dist.	193	14	7.3	175	16	9.1	-2	-1.9
165	Twickenham	Richmond upon Thames	Dist.	290	25	8.6	266	17	6.4	8	2.2
166	Whitton	Richmond Upon Thames	Dist.	120	13	10.8	103	11	10.7	2	0.2
167	Camberwell	Southwark	Dist.	209	20	9.6	192	20	10.4	0	-0.8
168	Dulwich – Lordship Lane	Southwark	Dist.	172	14	8.1	152	14	9.2	0	-1.1
169	Elephant and Castle	Southwark	Dist.	104	9	8.7	103	9	8.7	0	-0.1
170	Surrey Quays	Southwark	Dist.	146	7	4.8	131	8	6.1	-1	-1.3
171	Walworth Road	Southwark	Dist.	303	16	5.3	275	18	6.5	-2	-1.3
172	Cheam	Sutton	Dist.	132	8	6.1	120	8	6.7	0	-0.6
173	North Cheam	Sutton	Dist.	110	11	10.0	96	12	12.5	-1	-2.5
174	Rosehill	Sutton	Dist.				7	0	-		
175	Wallington	Sutton	Dist.	139	17	12.2	128	17	13.3	0	-1.1
176	Worcester Park	Sutton	Dist.	167	19	11.4	150	19	12.7	0	-1.3
177	Bethnal Green	Tower Hamlets	Dist.	221	7	3.2	201	8	4.0	-1	-0.8
178	Chrip Street	Tower Hamlets	Dist.				33	0	-		
179	Crossharbour	Tower Hamlets	Dist.				0	0			
180	Poplar	Tower Hamlets	Dist.	108	7	6.5	110	8	7.3	-1	-0.8
181	Roman Road (east)	Tower Hamlets	Dist.	332	40	12.0	298	40	13.4	0	-1.4
182	Watney Market	Tower Hamlets	Dist.	194	0	-	176	0	-	0	0.0
183	Whitechapel	Tower Hamlets	Dist.	121	1	0.8	168	46	27.4	-45	-26.6
184	Bakers Arms	Waltham Forest	Dist.				214	24	11.2		
185	Leyton*	Waltham Forest	Dist.	371	31	8.4	96	7	7.3		
186	Leytonstone	Waltham Forest	Dist.	252	32	12.7	232	33	14.2	-1	-1.5
187	North Chingford	Waltham Forest	Dist.	172	13	7.6	162	14	8.6	-1	-1.1
188	South Chingford	Waltham Forest	Dist.	170	12	7.1	141	14	9.9	-2	-2.9
189	Wood Street	Waltham Forest	Dist.				99	9	9.1		
190	Balham	Wandsworth	Dist.	234	22	9.4	209	30	14.4	-8	-5.0

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Outlets	Vacant Outlets	% Vacant Outlets	Total Outlets	Vacant Outlets	% Vacant Outlets	Change Vacant Outlets	Change % Vacant Outlets
191	Edgware Road/Church Street	Westminster	Dist.				99	6	5.9		
192	Harrow Road	Westminster	Dist.	193	35	18.1	28	0	-	35	18.1
193	Praed Street/Paddington	Westminster	Dist.	302	25	8.3	303	27	8.9	-2	-0.6
194	St John's Wood	Westminster	Dist.	120	1	0.8	96	6	6.3	-5	-5.4
195	Euston Road (part)	Camden	CAZ F.	109	4	3.7					
196	High Holborn/Kingsway	Camden	CAZ F.								
197	Tottenham Court Road (part)	Camden	CAZ F.								
198	Cheapside*	City of London	CAZ F.	3,406	445	13.1	225	49	21.8		
199	Fleet Street*	City of London	CAZ F.				138	23	16.7		
200	Leadenhall Market*	City of London	CAZ F.				209	20	9.6		
201	Liverpool Street*	City of London	CAZ F.				153	18	12.0		
202	Moorgate*	City of London	CAZ F.				309	28	8.9		
203	Lower Marsh	Lambeth	CAZ F.	207	18	8.7	200	14	7.0	4	1.7
204	Borough High Street	Southwark	CAZ F.				33	0			
205	Wentworth Street	Tower Hamlets	CAZ F.								
206	Baker Street (part)	Westminster	CAZ F.								
207	Charring Cross Road (part)	Westminster	CAZ F.								
208	Covent Garden/Strand	Westminster	CAZ F.								
209	Edgware Road South	Westminster	CAZ F.				322	22	6.9		
210	Marylebone High Street	Westminster	CAZ F.								
211	Marylebone Road	Westminster	CAZ F.								
212	Victoria Street	Westminster	CAZ F.	569	36	6.3	532	42	7.9	-6	-1.6
213	Warwick Way/Tachbrook St	Westminster	CAZ F.	253	16	6.3	194	15	7.7	1	-1.4

Note: Centres marked (*) display significant discrepancies in total outlets data 2007-2009 and should be treated with extreme caution. Accordingly these centres have been removed from the London-wide average and change estimates.

Table A4.3 Vacant Retail Floorspace, 2007-2009

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Floorspace (sqm)	Vacant Floor. (sqm)	% Vacant Floor.	Total Floorspace (sqm)	Vacant Floorspace (sqm)	% Vacant Floor.	Change Vacant Floor.(sqm)	Change % Vacant Floor.
1	West End	Westminster	Int	1,361,852	102,029	7.5	1,497,123	121,555	8.1	-19,526	-0.6
2	Knightsbridge	Kensington and Chelsea	Int	169,568	7,414	4.4	169,568	7,065	4.2	349	0.2
3	Bromley	Bromley	Met	143,985	10,303	7.2	139,786	7,795	5.6	2,508	1.6
4	Croydon	Croydon	Met	263,266	30,696	11.7	248,774	29,682	11.9	1,014	-0.3
5	Ealing	Ealing	Met	131,554	11,929	9.1	121,042	9,988	8.3	1,941	0.8
6	Wood Green	Haringey	Met	107,538	12,208	11.4	111,532	2,342	2.1	9,865	9.3
7	Harrow	Harrow	Met	99,827	6,513	6.5	100,560	7,252	7.2	-739	-0.7
8	Romford	Havering	Met	192,602	13,564	7.0	167,358	10,053	6.0	3,511	1.0
9	Uxbridge	Hillingdon	Met	102,001	2,072	2.0	97,497	3,757	3.9	-1,685	-1.8
10	Hounslow	Hounslow	Met	111,812	10,926	9.8	106,817	11,590	10.9	-664	-1.1
11	Kingston	Kingston upon Thames	Met	174,829	6,717	3.8	195,514	11,168	5.7	-4,451	-1.9
12	Ilford	Redbridge	Met	125,404	6,977	5.6	140,305	6,390	4.6	587	1.0
13	Sutton	Sutton	Met	143,604	4,887	3.4	138,730	3,645	2.6	1,242	0.8
14	Barking	Barking and Dagenham	Major	57,462	3,168	5.5	51,305	3,026	5.9	142	-0.4
15	Edgware	Barnet	Major	59,868	2,304	3.8	51,785	3,073	5.9	-769	-2.1
16	Bexleyheath	Bexley	Major	92,580	5,296	5.7	87,706	2,792	3.2	2,504	2.5
17	Kilburn	Brent	Major	66,121	5,240	7.9	66,324	5,303	8.0	-63	-0.1
18	Wembley	Brent	Major	52,157	5,788	11.1	33,987	4,614	13.6	1,174	-2.5
19	Orpington	Bromley	Major	58,205	5,407	9.3	54,553	7,074	13.0	-1,667	-3.7
20	Camden Town	Camden	Major	110,632	11,046	10.0	93,078	4,975	5.3	6,071	4.6
21	Southall	Ealing	Major	60,537	2,536	4.2	55,623	2,979	5.4	-443	-1.2
22	Enfield Town	Enfield	Major	57,285	4,692	8.2	50,347	7,336	14.6	-2,645	-6.4
23	Eltham	Greenwich	Major	49,082	5,240	10.7	49,353	4,985	10.1	255	0.6
24	Woolwich	Greenwich	Major	80,948	8,789	10.9	74,795	7,674	10.3	1,115	0.6
25	Dalston	Hackney	Major	69,001	6,438	9.3	63,307	7,955	12.6	-1,516	-3.2
26	Fulham	Hammersmith and Fulham	Major	69,103	6,122	8.9	65,072	5,350	8.2	772	0.6
27	Hammersmith	Hammersmith and Fulham	Major	62,981	4,571	7.3	58,482	2,052	3.5	2,519	3.7
28	Chiswick	Hounslow	Major	58,763	1,774	3.0	53,659	2,680	5.0	-905	-2.0
29	Angel	Islington	Major	115,741	6,011	5.2	88,585	5,069	5.7	942	-0.5
30	Nags Head	Islington	Major	67,942	2,193	3.2	64,712	2,352	3.6	-159	-0.4

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Floorspace (sqm)	Vacant Floor. (sqm)	% Vacant Floor.	Total Floorspace (sqm)	Vacant Floorspace (sqm)	% Vacant Floor.	Change Vacant Floor.(sqm)	Change % Vacant Floor.
31	Kensington High Street	Kensington and Chelsea	Major	67,923	1,812	2.7	80,155	4,591	5.7	-2,779	-3.1
32	Kings Road East*	Kensington and Chelsea	Major	79,360	5,611	7.1	73,137	2,673	3.7		
33	Brixton	Lambeth	Major	78,050	5,370	6.9	67,279	6,025	9.0	-655	-2.1
34	Streatham	Lambeth	Major	84,609	7,878	9.3	74,179	13,483	18.2	-5,604	-8.9
35	Catford	Lewisham	Major	59,264	3,856	6.5	47,091	6,081	12.9	-2,225	-6.4
36	Lewisham	Lewisham	Major	99,316	10,563	10.6	84,271	3,973	4.7	6,591	5.9
37	Wimbledon	Merton	Major	81,078	1,301	1.6	81,796	4,198	5.1	-2,897	-3.5
38	East Ham	Newham	Major	56,960	3,558	6.2	54,107	5,828	10.8	-2,270	-4.5
39	Stratford	Newham	Major	60,816	2,564	4.2	54,149	6,043	11.2	-3,479	-6.9
40	Richmond	Richmond upon Thames	Major	59,199	1,979	3.3	56,901	2,005	3.5	-26	-0.2
41	Peckham	Southwark	Major	76,898	4,627	6.0	71,812	5,575	7.8	-948	-1.7
42	Canary Wharf	Tower Hamlets	Major	129,045	2,871	2.2	97,359	2,502	2.6	369	-0.3
43	Walthamstow	Waltham Forest	Major	96,222	8,092	8.4	87,551	8,030	9.2	62	-0.8
44	Clapham Junction	Wandsworth	Major	61,838	1,041	1.7	63,354	1,715	2.7	-674	-1.0
45	Putney	Wandsworth	Major	62,256	3,930	6.3	56,522	2,548	4.5	1,381	1.8
46	Tooting	Wandsworth	Major	75,049	6,039	8.0	73,162	3,860	5.3	2,179	2.8
47	Wandsworth	Wandsworth	Major	57,044	9,829	17.2	51,369	7,702	15.0	2,128	2.2
48	Queensway/Westbourne Grove	Westminster	Major	69,149	5,166	7.5	63,945	3,682	5.8	1,483	1.7
49	Chadwell Heath	Barking and Dagenham	Dist.	23,143	502	2.2	19,219	506	2.6	-4	-0.5
50	Dagenham & Heathway	Barking and Dagenham	Dist.	20,235	3,633	18.0	17,171	2,174	12.7	1,459	5.3
51	Brent Street*	Barnet	Dist.	23,496	1,960	8.3	4,225	0	-		
52	Burnt Oak	Barnet	Dist.	33,780	1,533	4.5	33,282	2,483	7.5	-950	-2.9
53	Chipping Barnet	Barnet	Dist.	47,057	2,285	4.9	38,216	1,799	4.7	487	0.1
54	Church End, Finchley*	Barnet	Dist.	91,911	7,191	7.8	3,174	0	-		
55	Colindale/The Hyde	Barnet	Dist.	14,976	288	1.9	14,051	1,209	8.6	-921	-6.7
56	East Finchley	Barnet	Dist.	23,198	2,462	10.6	19,825	2,483	12.5	-21	-1.9
57	Golders Green	Barnet	Dist.	28,336	1,951	6.9	24,038	2,717	11.3	-766	-4.4
58	Hendon central	Barnet	Dist.	19,194	1,245	6.5	15,718	1,256	8.0	-11	-1.5
59	Mill Hill	Barnet	Dist.	25,317	567	2.2	21,784	572	2.6	-5	-0.4
60	New Barnet	Barnet	Dist.	21,535	1,291	6.0	19,036	1,302	6.8	-11	-0.8
61	North Finchley	Barnet	Dist.				77,886	7,720	9.9		
62	Temple Fortune	Barnet	Dist.	29,711	632	2.1	25,749	637	2.5	-5	-0.3

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Floorspace (sqm)	Vacant Floor. (sqm)	% Vacant Floor.	Total Floorspace (sqm)	Vacant Floorspace (sqm)	% Vacant Floor.	Change Vacant Floor.(sqm)	Change % Vacant Floor.
63	Whetstone	Barnet	Dist.	25,177	966	3.8	20,153	974	4.8	-8	-1.0
64	Crayford	Bexley	Dist.	37,190	1,552	4.2	37,483	1,565	4.2	-13	-0.0
65	Erith	Bexley	Dist.	29,581	5,444	18.4	32,285	6,006	18.6	-562	-0.2
66	Sidcup	Bexley	Dist.	46,824	2,573	5.5	39,350	1,733	4.4	840	1.1
67	Welling	Bexley	Dist.	44,390	2,834	6.4	39,362	3,223	8.2	-389	-1.8
68	Cricklewood	Brent	Dist.	71,333	4,980	7.0	68,286	3,307	4.8	1,672	2.1
69	Ealing Road	Brent	Dist.				7,631	1,139	14.9		
70	Harlesden	Brent	Dist.	43,619	2,843	6.5	40,423	4,104	10.2	-1,261	-3.6
71	Kenton	Brent	Dist.	22,948	1,877	8.2	20,475	1,836	9.0	40	-0.8
72	Kingsbury	Brent	Dist.	21,108	641	3.0	18,675	422	2.3	219	0.8
73	Neasden	Brent	Dist.	13,462	780	5.8	11,808	1,106	9.4	-325	-3.6
74	Preston Road	Brent	Dist.	11,149	130	1.2	8,662	159	1.8	-29	-0.7
75	Wembley Park*	Brent	Dist.	25,447	316	1.2	3,763	0	-		
76	Willesden Green	Brent	Dist.	33,074	3,772	11.4	27,567	2,839	10.3	933	1.1
77	Beckenham	Bromley	Dist.	44,232	1,960	4.4	38,841	2,436	6.3	-476	-1.8
78	Crystal Palace	Bromley	Dist.				410	0	-		
79	Penge	Bromley	Dist.	31,105	2,276	7.3	28,412	2,296	8.1	-19	-0.8
80	Petts Wood	Bromley	Dist.	23,319	483	2.1	21,135	487	2.3	-4	-0.2
81	West Wickham	Bromley	Dist.	30,185	1,626	5.4	27,156	1,640	6.0	-14	-0.7
82	Hampstead	Camden	Dist.	21,080	1,031	4.9	18,572	712	3.8	319	1.1
83	Kentish Town	Camden	Dist.	30,919	948	3.1	21,113	1,152	5.5	-205	-2.4
84	Swiss Cottage/Finchley Road	Camden	Dist.	66,334	3,716	5.6	62,061	5,397	8.7	-1,681	-3.1
85	West Hampstead	Camden	Dist.	20,049	818	4.1	16,575	3,514	21.2	-2,696	-17.1
86	Addiscombe	Croydon	Dist.	12,932	121	0.9	10,585	122	1.2	-1	-0.2
87	Coulsdon	Croydon	Dist.	19,761	1,152	5.8	17,087	1,434	8.4	-281	-2.6
88	Norbury	Croydon	Dist.	25,623	2,276	8.9	21,191	2,296	10.8	-19	-1.9
89	Purley	Croydon	Dist.	33,056	5,481	16.6	33,988	5,528	16.3	-47	0.3
90	South Norwood	Croydon	Dist.	24,973	4,181	16.7	21,514	4,450	20.7	-270	-3.9
91	Thornton Heath	Croydon	Dist.	47,642	1,180	2.5	43,763	693	1.6	487	0.9
92	Upper Norwood	Croydon	Dist.	30,138	4,320	14.3	26,946	6,484	24.1	-2,164	-9.7
93	Acton	Ealing	Dist.	45,914	2,815	6.1	39,193	3,054	7.8	-239	-1.7
94	Greenford	Ealing	Dist.	24,899	706	2.8	21,628	712	3.3	-6	-0.5

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Floorspace (sqm)	Vacant Floor. (sqm)	% Vacant Floor.	Total Floorspace (sqm)	Vacant Floorspace (sqm)	% Vacant Floor.	Change Vacant Floor.(sqm)	Change % Vacant Floor.
95	Hanwell	Ealing	Dist.	22,622	1,514	6.7	19,608	1,527	7.8	-13	-1.1
96	Angel Edmonton	Enfield	Dist.				27,885	3,588	12.9		
97	Edmonton Green	Enfield	Dist.	62,962	7,720	12.3	35,388	8,498	24.0	-778	-11.8
98	Palmers Green	Enfield	Dist.	34,050	2,834	8.3	30,096	2,858	9.5	-24	-1.2
99	Southgate	Enfield	Dist.	32,842	957	2.9	27,988	965	3.4	-8	-0.5
100	Greenwich West	Greenwich	Dist.	43,433	3,010	6.9	30,672	1,808	5.9	1,202	1.0
101	Plumstead	Greenwich	Dist.				2,790	0	-		
102	Thamesmead	Greenwich	Dist.	23,198	260	1.1	23,158	262	1.1	-2	-0.0
103	Finsbury Park	Hackney	Dist.	30,213	2,248	7.4	29,477	2,267	7.7	-19	-0.3
104	Mare Street	Hackney	Dist.	34,486	1,700	4.9	32,429	1,921	5.9	-221	-1.0
105	Stoke Newington	Hackney	Dist.	44,985	4,190	9.3	39,828	3,514	8.8	676	0.5
106	Shepherds Bush	Hammersmith and Fulham	Dist.	51,349	4,952	9.6	49,011	3,054	6.2	1,897	3.4
107	Crouch End	Haringey	Dist.	39,020	2,258	5.8	34,669	2,277	6.6	-19	-0.8
108	Green Lanes*	Haringey	Dist.	45,421	3,874	8.5	13,444	646	4.8		
109	Muswell Hill	Haringey	Dist.	33,186	669	2.0	29,717	1,911	6.4	-1,242	-4.4
110	Tottenham	Haringey	Dist.	39,169	1,877	4.8	21,078	2,923	13.9	-1,047	-9.1
111	West Green Road*	Haringey	Dist.	21,916	1,115	5.1	989	0	-		
112	North Harrow	Harrow	Dist.	7,785	502	6.4	7,953	0	-	502	6.4
113	Pinner	Harrow	Dist.	24,239	297	1.2	17,882	300	1.7	-3	-0.5
114	Rayners Lane	Harrow	Dist.	22,409	1,691	7.5	19,437	1,705	8.8	-14	-1.2
115	South Harrow	Harrow	Dist.	34,877	697	2.0	31,530	1,068	3.4	-371	-1.4
116	Stanmore	Harrow	Dist.	17,931	502	2.8	16,357	431	2.6	71	0.2
117	Wealdstone	Harrow	Dist.	24,769	1,951	7.9	21,046	1,968	9.3	-17	-1.5
118	Collier Row	Havering	Dist.	11,269	325	2.9	10,034	328	3.3	-3	-0.4
119	Elm Park	Havering	Dist.				304	0	-		
120	Harold Hill	Havering	Dist.	9,941	288	2.9	8,875	731	8.2	-443	-5.3
121	Hornchurch	Havering	Dist.	36,530	1,329	3.6	32,037	1,340	4.2	-11	-0.5
122	Rainham	Havering	Dist.				7,887	0	-		
123	Upminster	Havering	Dist.	31,476	1,161	3.7	34,255	1,171	3.4	-10	0.3
124	Eastcote	Hillingdon	Dist.	18,209	697	3.8	14,996	703	4.7	-6	-0.9
125	Hayes	Hillingdon	Dist.	42,012	1,914	4.6	37,867	1,443	3.8	471	0.7
126	Northwood	Hillingdon	Dist.	12,198	344	2.8	9,845	347	3.5	-3	-0.7

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Floorspace (sqm)	Vacant Floor. (sqm)	% Vacant Floor.	Total Floorspace (sqm)	Vacant Floorspace (sqm)	% Vacant Floor.	Change Vacant Floor.(sqm)	Change % Vacant Floor.
127	Ruislip	Hillingdon	Dist.	25,140	632	2.5	23,810	881	3.7	-249	-1.2
128	Yiewsley/West Drayton	Hillingdon	Dist.	34,849	2,536	7.3	30,915	3,111	10.1	-574	-2.8
129	Brentford	Hounslow	Dist.	30,231	3,057	10.1	26,914	8,189	30.4	-5,132	-20.3
130	Feltham High Street	Hounslow	Dist.	36,921	1,858	5.0	36,164	1,874	5.2	-16	-0.1
131	Archway	Islington	Dist.	23,570	2,109	8.9	21,015	1,237	5.9	872	3.1
132	Earls Court Road	Kensington and Chelsea	Dist.	14,289	1,384	9.7	12,764	1,134	8.9	251	0.8
133	Fulham Road (east)*	Kensington and Chelsea	Dist.	69,837	6,104	8.7	27,535	3,318	12.0	2,786	-3.3
134	Fulham Road (west)	Kensington and Chelsea	Dist.				65,072	5,350	8.2		
135	Kings Road (west)	Kensington and Chelsea	Dist.				30,353	906	3.0		
136	Notting Hill Gate	Kensington and Chelsea	Dist.	29,274	2,137	7.3	25,341	1,218	4.8	919	2.5
137	Portobello Road	Kensington and Chelsea	Dist.	50,150	4,943	9.9	49,154	3,467	7.1	1,476	2.8
138	South Kensington	Kensington and Chelsea	Dist.				22,736	3,148	13.8		
139	New Malden	Kingston upon Thames	Dist.	35,536	2,081	5.9	33,239	2,361	7.1	-280	-1.2
140	Surbiton	Kingston upon Thames	Dist.	36,456	2,276	6.2	30,201	1,499	5.0	777	1.3
141	Tolworth	Kingston upon Thames	Dist.	23,059	1,217	5.3	19,678	1,227	6.2	-10	-1.0
142	Clapham High Street	Lambeth	Dist.	47,103	3,428	7.3	42,116	2,014	4.8	1,414	2.5
143	Stockwell	Lambeth	Dist.	8,296	706	8.5	8,820	0	-	706	8.5
144	Tulse Hill*	Lambeth	Dist.	33,576	4,209	12.5	20,880	2,129	4.8	2,080	12.5
145	West Norwood	Lambeth	Dist.								
146	Blackheath	Lewisham	Dist.	13,397	251	1.9	8,866	253	2.9	-2	-1.0
147	Deptford	Lewisham	Dist.	31,792	2,601	8.2	28,977	2,811	9.7	-209	-1.5
148	Downham*	Lewisham	Dist.	8,101	455	5.6	5,951	0	-	455	5.6
149	Forest Hill	Lewisham	Dist.	19,956	2,193	11.0	17,853	3,073	17.2	-881	-6.2
150	Lee Green	Lewisham	Dist.				7,233	0	-		
151	New Cross	Lewisham	Dist.	26,543	4,655	17.5	25,723	5,472	21.3	-817	-3.7
152	Sydenham	Lewisham	Dist.	28,011	1,867	6.7	23,913	1,883	7.9	-16	-1.2
153	Mitcham	Merton	Dist.	26,543	1,840	6.9	24,633	1,855	7.5	-16	-0.6
154	Morden	Merton	Dist.	26,970	1,570	5.8	23,152	1,583	6.8	-13	-1.0
155	Canning Town	Newham	Dist.	37,134	1,217	3.3	35,559	3,026	8.5	-1,809	-5.2
156	East Beckton	Newham	Dist.	36,382	3,437	9.4	37,287	3,467	9.3	-29	0.2
157	Forest Gate	Newham	Dist.	35,685	1,951	5.5	33,688	2,670	7.9	-719	-2.5
158	Upton Park	Newham	Dist.	50,271	6,280	12.5	45,041	6,559	14.6	-278	-2.1

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Floorspace (sqm)	Vacant Floor. (sqm)	% Vacant Floor.	Total Floorspace (sqm)	Vacant Floorspace (sqm)	% Vacant Floor.	Change Vacant Floor.(sqm)	Change % Vacant Floor.
159	Barkingside	Redbridge	Dist.	33,706	576	1.7	30,511	581	1.9	-5	-0.2
160	Gants Hill	Redbridge	Dist.	26,552	1,626	6.1	21,115	1,640	7.8	-14	-1.6
161	South Woodford	Redbridge	Dist.	38,416	938	2.4	33,046	946	2.9	-8	-0.4
162	Wanstead	Redbridge	Dist.	18,172	706	3.9	15,635	1,537	9.8	-831	-5.9
163	East Sheen	Richmond upon Thames	Dist.	34,273	2,025	5.9	32,889	2,370	7.2	-345	-1.3
164	Teddington	Richmond upon Thames	Dist.	31,653	1,013	3.2	28,463	1,424	5.0	-411	-1.8
165	Twickenham	Richmond upon Thames	Dist.	47,670	3,698	7.8	38,444	2,698	7.0	999	0.7
166	Whitton	Richmond Upon Thames	Dist.	12,273	1,226	10.0	13,368	853	6.4	374	3.6
167	Camberwell	Southwark	Dist.	31,876	2,397	7.5	26,415	2,417	9.2	-20	-1.6
168	Dulwich – Lordship Lane	Southwark	Dist.	22,288	1,486	6.7	18,746	1,499	8.0	-13	-1.3
169	Elephant and Castle	Southwark	Dist.	26,432	1,282	4.9	25,645	1,293	5.0	-11	-0.2
170	Surrey Quays	Southwark	Dist.	47,205	910	1.9	44,474	909	2.0	2	-0.1
171	Walworth Road	Southwark	Dist.	50,475	2,285	4.5	49,027	2,979	6.1	-694	-1.5
172	Cheam	Sutton	Dist.	20,030	1,709	8.5	17,713	1,724	9.7	-15	-1.2
173	North Cheam	Sutton	Dist.	21,814	1,477	6.8	20,434	2,014	9.9	-537	-3.1
174	Rosehill	Sutton	Dist.				4,021	0	-		
175	Wallington	Sutton	Dist.	25,149	2,425	9.6	22,216	2,445	11.0	-21	-1.4
176	Worcester Park	Sutton	Dist.	30,073	2,750	9.1	26,620	2,773	10.4	-23	-1.3
177	Bethnal Green	Tower Hamlets	Dist.	26,980	771	2.9	24,896	2,052	8.2	-1,281	-5.4
178	Chrip Street	Tower Hamlets	Dist.				8,756	0	-		
179	Crossharbour	Tower Hamlets	Dist.								
180	Poplar	Tower Hamlets	Dist.	16,472	725	4.4	16,288	1,593	9.8	-868	-5.4
181	Roman Road (east)	Tower Hamlets	Dist.	41,687	6,169	14.8	36,001	6,221	17.3	-52	-2.5
182	Watney Market	Tower Hamlets	Dist.	16,119	0	-	15,553	0	-	0	0.0
183	Whitechapel	Tower Hamlets	Dist.	22,465	307	1.4	18,745	6,652	35.5	-6,346	-34.1
184	Bakers Arms	Waltham Forest	Dist.	0	0		32,539	4,507	13.8	-4,507	-13.8
185	Leyton*	Waltham Forest	Dist.	52,259	4,952	9.5	12,514	487	3.9		
186	Leytonstone	Waltham Forest	Dist.	53,913	4,348	8.1	47,055	4,516	9.6	-168	-1.5
187	North Chingford	Waltham Forest	Dist.	29,191	2,601	8.9	25,316	3,083	12.2	-481	-3.3
188	South Chingford	Waltham Forest	Dist.	27,974	1,682	6.0	24,927	2,155	8.6	-473	-2.6
189	Wood Street	Waltham Forest	Dist.				9,523	825	8.7		
190	Balham	Wandsworth	Dist.	38,890	2,388	6.1	31,593	4,891	15.5	-2,503	-9.3

Ref	Centre	Borough	LP 2008 Class	2009	2009	2009	2007	2007	2007	2007-9	2007-9
				Total Floorspace (sqm)	Vacant Floor. (sqm)	% Vacant Floor.	Total Floorspace (sqm)	Vacant Floorspace (sqm)	% Vacant Floor.	Change Vacant Floor.(sqm)	Change % Vacant Floor.
191	Edgware Road/Church Street	Westminster	Dist.				8,239	400	4.9		
192	Harrow Road	Westminster	Dist.	20,411	3,205	15.7	5,239	0	-	3,205	15.7
193	Praed Street/Paddington	Westminster	Dist.	43,740	2,527	5.8	31,292	3,026	9.7	-499	-3.9
194	St John's Wood	Westminster	Dist.	14,503	1,291	8.9	10,865	887	8.1	411	0.8
195	Euston Road (part)	Camden	CAZ F.	17,355	279	1.6					
196	High Holborn/Kingsway	Camden	CAZ F.								
197	Tottenham Court Road (part)	Camden	CAZ F.								
198	Cheapside*	City of London	CAZ F.	621,453	75,597	12.2	34,645	9,463	27.3		
199	Fleet Street*	City of London	CAZ F.				19,193	5,490	28.6		
200	Leadenhall Market*	City of London	CAZ F.				30,801	3,373	11.0		
201	Liverpool Street*	City of London	CAZ F.				28,782	4,167	14.5		
202	Moorgate*	City of London	CAZ F.				38,188	5,062	13.3		
203	Lower Marsh	Lambeth	CAZ F.	28,466	1,282	4.5	26,204	3,167	12.1		
204	Borough High Street	Southwark	CAZ F.				10,399	0	-		
205	Wentworth Street	Tower Hamlets	CAZ F.								
206	Baker Street (part)	Westminster	CAZ F.								
207	Charring Cross Road (part)	Westminster	CAZ F.								
208	Covent Garden/Strand	Westminster	CAZ F.								
209	Edgware Road South	Westminster	CAZ F.				44,562	2,967	6.7	-2,967	-6.7
210	Marylebone High Street	Westminster	CAZ F.				1,200	0	-		
211	Marylebone Road	Westminster	CAZ F.								
212	Victoria Street	Westminster	CAZ F.	95,469	6,745	7.1	101,093	10,662	10.5	-3,917	-3.5
213	Warwick Way/Tachbrook St	Westminster	CAZ F.	25,698	1,366	5.3	16,675	1,068	6.4	298	-1.1

Note that the total retail floorspace data has been sourced from Experian Business Strategies and is based upon standard GOAD data for both 2007 and 2009. The 2007 figures for total retail floorspace in this table therefore differ marginally from those used elsewhere in the report. Note: Centres marked (*) display significant discrepancies in total floorspace data 2007-2009 and should be treated with extreme caution. Accordingly these centres have been removed from the London-wide average and change estimates.

Table A4.4 Office Floorspace and Leisure Floorspace (including cinemas/theatre, cafes, restaurants, pubs, bars, nightclubs, cultural facilities and hotels)

Ref	Centre	Borough	2008 London Plan Classification	Cinemas, Theatres & Concert Halls (sq m)	Cafes and Restaurants (sq m)	Pubs and Wine Bars (sq m)	Fast Food Takeaways (sq m)	Clubs and Nightclubs (sq m)	Casinos, Betting, Bingo and Amusements (sq m)	Hotels & Guest houses (sq m)	Sports & Leisure facilities (sq m)	Total Leisure floorspace (sq m)	Total Office floorspace (sq m)
1	West End	Camden/Westminster	International	59,329	169,499	90,381	32,392	28,535	15,071	121,213	6,306	522,726	no data
2	Knightsbridge	K&C/Westminster	International	0	7,113	2,058	1,086	258	1,096	10,742	951	23,305	no data
3	Bromley	Bromley	Metropolitan	2,703	7,849	6,280	2,653	576	964	0	5,047	26,072	145,700
4	Croydon	Croydon	Metropolitan	2,194	14,226	16,089	7,233	130	5,149	1,292	751	47,066	643,100
5	Ealing	Ealing	Metropolitan	1,507	9,496	8,670	3,968	no data	2,125	no data	870	27,263	162,193
6	Wood Green	Haringey	Metropolitan	5,118	3,994	4,140	3,381	2,528	5,066	0	2,621	26,848	35,900
7	Harrow	Harrow	Metropolitan	5,933	5,799	2,550	2,262	0	2,334	812	0	19,690	120,200
8	Romford	Havering	Metropolitan	7,551	5,185	8,003	3,794	4,859	1,761	1,183	2,918	35,254	75,300
9	Uxbridge	Hillingdon	Metropolitan	4,675	3,785	3,413	2,005	1,242	597	0	557	16,273	151,900
10	Hounslow	Hounslow	Metropolitan	3,694	3,806	3,257	1,588	1,048	4,152	987	10	18,542	72,300
11	Kingston	Kingston upon Thames	Metropolitan	9,779	10,785	10,389	1,929	2,041	2,508	680	3,331	41,443	106,203
12	Ilford	Redbridge	Metropolitan	1,954	8,358	5,347	3,474	1,400	1,218	1,057	1,984	24,792	84,500
13	Sutton	Sutton	Metropolitan	5,032	5,503	7,204	3,238	2,347	1,804	1,168	1,537	27,834	83,100
14	Barking	Barking and Dagenham	Major	769	3,024	3,631	3,024	880	1,113	0	2,438	14,879	50,500
15	Edgware	Barnet	Major	0	5,020	1,690	1,529	604	765	1,187	0	10,794	no data
16	Bexleyheath	Bexley	Major	1,542	3,934	5,802	1,448	2,424	2,235	3,011	2,550	22,946	14,400
17	Kilburn	Brent/Camden	Major	1,447	6,948	5,828	2,605	176	3,474	1,699	0	22,177	20,600
18	Wembley	Brent	Major	0	4,220	2,300	1,630	140	9	no data	no data	8,299	121,100
19	Orpington	Bromley	Major	0	3,457	657	1,617	890	708	0	2,537	9,866	31,200
20	Camden Town	Camden	Major	183	8,967	9,572	2,140	1,583	3,055	3,580	2,904	31,986	238,800
21	Southall	Ealing	Major	1,446	5,196	1,961	2,002	505	637	283	0	12,030	15,300
22	Enfield Town	Enfield	Major	0	2,543	1,602	1,282	80	180	0	0	5,687	43,400
23	Eltham	Greenwich	Major	0	1,382	2,521	2,057	0	1,987	0	2,632	10,578	6,300

Ref	Centre	Borough	2008 London Plan Classification	Cinemas, Theatres & Concert Halls (sq m)	Cafes and Restaurants (sq m)	Pubs and Wine Bars (sq m)	Fast Food Takeaways (sq m)	Clubs and Nightclubs (sq m)	Casinos, Betting, Bingo and Amusements (sq m)	Hotels & Guest houses (sq m)	Sports & Leisure facilities (sq m)	Total Leisure floorspace (sq m)	Total Office floorspace (sq m)
24	Woolwich	Greenwich	Major	0	3,016	2,435	2,639	642	3,770	0	4,198	16,701	73,600
25	Dalston	Hackney	Major	473	4,657	1,912	2,344	360	1,069	401	1,645	12,861	10,700
26	Fulham	Hammersmith and Fulham	Major	9,711	14,043	5,406	1,512	213	3,070	0	5,053	39,008	34,064
27	Hammersmith	Hammersmith and Fulham	Major	1,986	5,062	5,415	2,773	3,136	1,381	847	2,964	23,564	327,305
28	Chiswick	Hounslow	Major	236	6,310	4,619	1,199	no data	no data	no data	no data	13,474	no data
29	Angel	Islington	Major	5,598	11,307	13,375	2,241	no data	821	4,462	710	39,011	no data
30	Nags Head	Islington	Major	2,438	4,107	4,169	2,725	no data	1,639	no data	no data	16,286	no data
31	Kensington High Street	Kensington and Chelsea	Major	1,728	5,497	2,802	1,191	no data	no data	2,128	no data	13,385	no data
32	Kings Road East	Kensington and Chelsea	Major	503	2,177	1,377	372	226	no data	no data	495	5,304	no data
33	Brixton	Lambeth	Major	517	2,086	4,461	1,753	no data	833	140	8,028	17,966	43,300
34	Streatham	Lambeth	Major	2,069	6,813	3,765	3,018	2,877	3,381	no data	807	22,730	13,200
35	Catford	Lewisham	Major	1,430	3,397	2,650	2,012	no data	3,133	no data	no data	13,805	16,400
36	Lewisham	Lewisham	Major	no data	2,925	4,235	2,059	no data	1,362	no data	5,555	16,613	58,800
37	Wimbledon	Merton	Major	1,495	6,251	7,109	1,611	no data	no data	531	627	18,608	103,761
38	East Ham	Newham	Major	no data	2,242	no data	2,398	no data	3,312	no data	3,447	12,374	22,900
39	Stratford	Newham	Major	2,871	3,637	4,442	1,179	no data	3,264	826	no data	16,218	83,700
40	Richmond	Richmond upon Thames	Major	1,837	7,088	4,741	702	173	no data	163	48	15,070	94,200
41	Peckham	Southwark	Major	2,033	2,745	no data	2,725	578	2,054	no data	no data	11,787	19,000
42	Canary Wharf	Tower Hamlets	Major	1,934	10,562	13,367	2,917	no data	no data	6,489	102	35,771	1,790,569
43	Walthamstow	Waltham Forest	Major	no data	5,607	4,043	3,508	no data	1,903	no data	350	16,039	11,058
44	Clapham Junction	Wandsworth	Major	3,848	5,839	4,583	1,837	no data	1,041	no data	no data	17,312	23,000
45	Putney	Wandsworth	Major	1,884	6,278	4,096	1,751	no data	922	no data	no data	14,931	107,800
46	Tooting	Wandsworth	Major	no data	4,939	4,375	2,346	no data	4,447	no data	307	17,890	12,800
47	Wandsworth	Wandsworth	Major	405	2,470	2,368	1,579	no data	658	no data	466	7,945	41,575

Ref	Centre	Borough	2008 London Plan Classification	Cinemas, Theatres & Concert Halls (sq m)	Cafes and Restaurants (sq m)	Pubs and Wine Bars (sq m)	Fast Food Takeaways (sq m)	Clubs and Nightclubs (sq m)	Casinos, Betting, Bingo and Amusements (sq m)	Hotels & Guest houses (sq m)	Sports & Leisure facilities (sq m)	Total Leisure floorspace (sq m)	Total Office floorspace (sq m)
48	Queensway/ Westbourne Gr.	Westminster	Major	3,983	9,440	2,336	1,249	no data	no data	1,981	3,541	23,735	no data
49	Chadwell Heath	Barking and Dagenham	District	no data	1,132	no data	1,203	no data	1,870	no data	no data	6,146	700
50	Dagenham & Heathway	Barking and Dagenham	District	no data	1,069	no data	615	no data	232	no data	no data	2,249	250
51	Brent Street	Barnet	District	0	2,080	570	670	0	540	0	0	3,860	19,300
52	Burnt Oak	Harrow/Barnet/ Brent	District	no data	1,253	1,475	970	no data	2,910	no data	232	6,840	no data
53	Chipping Barnet	Barnet	District	no data	3,300	2,245	1,707	no data	no data	114	no data	8,555	no data
54	Church End, Finchley	Barnet	District	0	3,220	1,600	840	0	600	0	0	6,260	no data
55	Colindale/The Hyde	Barnet/Brent	District	no data	954	no data	1,115	no data	no data	no data	1,065	4,750	no data
56	East Finchley	Barnet	District	904	2,032	876	596	no data	no data	no data	no data	5,918	no data
57	Golders Green	Barnet	District	no data	4,150	451	912	no data	no data	451	no data	6,465	9,700
58	Hendon central	Barnet	District	no data	1,538	989	499	no data	no data	20	no data	3,336	800
59	Mill Hill	Barnet	District	no data	1,746	636	615	no data	no data	no data	no data	4,460	5,300
60	New Barnet	Barnet	District	243	1,195	no data	861	no data	no data	no data	no data	4,244	no data
61	North Finchley	Barnet	District	0	5,010	1,950	1,560	0	440	0	0	8,960	46,600
62	Temple Fortune	Barnet	District	no data	1,877	no data	335	no data	no data	710	no data	3,439	7,524
63	Whetstone	Barnet	District	no data	2,594	no data	424	no data	no data	no data	no data	3,522	34,800
64	Crayford	Bexley	District	no data	666	no data	1,232	no data	no data	no data	1,585	4,654	no data
65	Erith	Bexley	District	464	no data	no data	1,009	no data	no data	no data	no data	2,483	no data
66	Sidcup	Bexley	District	no data	3,959	no data	1,813	no data	no data	no data	1,219	8,593	13,700
67	Welling	Bexley	District	no data	2,291	no data	1,721	no data	2,011	no data	no data	6,656	1,900
68	Cricklewood	Brent/Barnet	District	no data	1,890	1,680	1,830	0	890	0	0	6,290	no data
69	Ealing Road	Brent	District	no data	1,065	no data	422	no data	218	no data	no data	2,345	no data
70	Harlesden	Brent	District	no data	1,811	2,224	2,778	no data	2,113	no data	no data	9,641	2,080
71	Kenton	Harrow/Brent	District	no data	1,015	824	362	no data	no data	1,709	no data	4,554	no data

Ref	Centre	Borough	2008 London Plan Classification	Cinemas, Theatres & Concert Halls (sq m)	Cafes and Restaurants (sq m)	Pubs and Wine Bars (sq m)	Fast Food Takeaways (sq m)	Clubs and Nightclubs (sq m)	Casinos, Betting, Bingo and Amusements (sq m)	Hotels & Guest houses (sq m)	Sports & Leisure facilities (sq m)	Total Leisure floorspace (sq m)	Total Office floorspace (sq m)
72	Kingsbury	Harrow/Brent	District	no data	837	1,281	696	no data	no data	242	no data	3,279	1,000
73	Neasden	Brent	District	no data	no data	1,701	654	no data	554	no data	no data	3,523	no data
74	Preston Road	Brent	District	no data	524	no data	665	no data	no data	no data	no data	2,127	50
75	Wembley Park	Brent	District	0	980	650	250	0	640	0	0	2,520	no data
76	Willesden Green	Brent	District	394	2,445	1,475	no data	1,314	no data	576	no data	6,204	no data
77	Beckenham	Bromley	District	1,685	3,914	3,208	no data	no data	no data	no data	no data	10,633	14,800
78	Crystal Palace	Croydon/Lambeth	District	no data	no data	no data	no data	no data	no data	no data	no data	410	no data
79	Penge	Bromley	District	no data	787	no data	no data	no data	no data	no data	no data	2,948	1,800
80	Petts Wood	Bromley	District	no data	1,766	1,161	no data	no data	no data	no data	no data	3,785	5,200
81	West Wickham	Bromley	District	no data	1,528	no data	587	no data	no data	no data	no data	3,279	2,100
82	Hampstead	Camden	District	503	2,587	1,992	277	no data	no data	no data	no data	5,462	7,800
83	Kentish Town	Camden	District	no data	2,034	1,547	1,315	no data	572	no data	1,129	6,597	no data
84	Swiss Cottage/ Finchley Road	Camden	District	6,921	6,085	3,193	1,289	no data	no data	554	no data	18,495	no data
85	West Hampstead	Camden	District	no data	2,973	1,122	1,193	no data	no data	71	no data	5,743	5,400
86	Addiscombe	Croydon	District	92	622	no data	1,193	no data	no data	no data	no data	2,436	566
87	Coulsdon	Croydon	District	no data	1,491	no data	1,118	no data	no data	no data	433	4,010	4,268
88	Norbury	Croydon	District	no data	2,508	846	1,329	no data	755	no data	no data	5,781	8,216
89	Purley	Croydon	District	no data	2,381	1,231	1,483	no data	no data	no data	1,150	6,559	9,031
90	South Norwood	Croydon	District	no data	732	no data	1,504	no data	no data	no data	no data	6,006	2,349
91	Thornton Heath	Croydon	District	no data	2,387	2,154	2,539	no data	2,215	no data	3,934	13,361	7,451
92	Upper Norwood	Croydon	District	no data	4,543	2,750	988	no data	1,446	no data	122	9,849	3,237
93	Acton	Ealing	District	no data	2,069	4,531	2,100	538	1,676	279	993	12,185	15,700
94	Greenford	Ealing	District	no data	781	891	1,212	no data	671	no data	no data	5,509	1,900
95	Hanwell	Ealing	District	no data	983	no data	1,033	no data	no data	30	no data	4,123	no data
96	Angel Edmonton	Enfield	District	476	1,666	1,277	679	272	400	507	338	5,616	no data
97	Edmonton Green	Enfield	District	70	1,433	no data	967	no data	827	no data	no data	5,307	13,300

Ref	Centre	Borough	2008 London Plan Classification	Cinemas, Theatres & Concert Halls (sq m)	Cafes and Restaurants (sq m)	Pubs and Wine Bars (sq m)	Fast Food Takeaways (sq m)	Clubs and Nightclubs (sq m)	Casinos, Betting, Bingo and Amusements (sq m)	Hotels & Guest houses (sq m)	Sports & Leisure facilities (sq m)	Total Leisure floorspace (sq m)	Total Office floorspace (sq m)
98	Palmers Green	Enfield	District	no data	2,913	no data	1,476	no data	no data	984	171	7,542	16,000
99	Southgate	Enfield	District	no data	3,018	no data	1,861	no data	no data	no data	no data	8,208	18,100
100	Greenwich West	Greenwich	District	603	4,685	4,196	1,418	no data	no data	913	3,618	16,321	1,900
101	Plumstead	Greenwich	District	no data	no data	no data	no data	no data	no data	no data	no data	no data	7,300
102	Thamesmead	Greenwich	District	no data	202	no data	787	no data	no data	no data	2,462	3,804	no data
103	Finsbury Park	Islington/Hackney	District	no data	1,571	4,017	1,148	no data	no data	514	3,011	10,794	no data
104	Mare Street	Hackney	District	no data	1,773	2,877	1,509	no data	638	no data	2,259	9,369	no data
105	Stoke Newington	Hackney	District	no data	2,624	1,824	1,966	1,297	no data	578	111	9,201	17,800
106	Shepherds Bush	Hammersmith and Fulham	District	19,604	24,287	5,480	1,456	no data	1,141	285	3,096	55,706	41,844
107	Crouch End	Haringey	District	no data	4,383	3,073	574	no data	383	1,330	no data	9,744	no data
108	Green Lanes	Haringey	District	no data	916	no data	1,385	no data	326	no data	no data	2,933	1,200
109	Muswell Hill	Haringey	District	1,429	3,313	3,343	426	no data	507	no data	no data	9,341	5,300
110	Tottenham	Haringey	District	no data	914	1,146	1,598	no data	774	no data	no data	4,432	10,200
111	West Green Road	Haringey	District	no data	no data	no data	no data	no data	no data	no data	no data	no data	no data
112	North Harrow	Harrow	District	no data	310	135	131	no data	no data	no data	no data	619	5,615
113	Pinner	Harrow	District	no data	1,747	762	736	no data	no data	no data	no data	3,485	7,300
114	Rayners Lane	Harrow	District	91	1,598	no data	1,709	384	no data	no data	no data	4,582	9,000
115	South Harrow	Harrow	District	no data	2,282	no data	1,508	no data	no data	no data	no data	5,387	26,800
116	Stanmore	Harrow	District	no data	1,740	1,690	283	no data	no data	no data	no data	4,807	17,100
117	Wealdstone	Harrow	District	no data	1,299	1,923	1,278	no data	894	no data	21	6,153	17,200
118	Collier Row	Havering	District	no data	507	no data	710	no data	no data	no data	no data	1,968	no data
119	Elm Park	Havering	District	no data	no data	no data	no data	no data	no data	no data	no data	304	no data
120	Harold Hill	Havering	District	no data	no data	no data	192	no data	no data	no data	no data	787	no data
121	Hornchurch	Havering	District	no data	3,449	2,791	1,108	no data	1,746	no data	no data	9,543	10,000
122	Rainham	Havering	District	no data	no data	no data	no data	no data	no data	no data	no data	no data	820
123	Upminster	Havering	District	no data	2,049	no data	1,276	no data	no data	no data	no data	5,144	3,000

Ref	Centre	Borough	2008 London Plan Classification	Cinemas, Theatres & Concert Halls (sq m)	Cafes and Restaurants (sq m)	Pubs and Wine Bars (sq m)	Fast Food Takeaways (sq m)	Clubs and Nightclubs (sq m)	Casinos, Betting, Bingo and Amusements (sq m)	Hotels & Guest houses (sq m)	Sports & Leisure facilities (sq m)	Total Leisure floorspace (sq m)	Total Office floorspace (sq m)
124	Eastcote	Hillingdon	District	no data	1,494	747	589	no data	no data	no data	no data	3,129	no data
125	Hayes	Hillingdon	District	no data	1,302	no data	1,886	no data	964	379	3,342	9,945	113
126	Northwood	Hillingdon	District	no data	1,613	no data	572	no data	no data	no data	120	2,858	2,500
127	Ruislip	Hillingdon	District	no data	2,136	no data	983	no data	328	no data	no data	4,853	1,284
128	Yiewsley/West Drayton	Hillingdon	District	no data	2,542	no data	1,281	no data	1,120	no data	no data	7,111	2,932
129	Brentford	Hounslow	District	251	1,567	1,919	653	no data	no data	3,134	no data	7,805	no data
130	Feltham High Street	Hounslow	District	no data	1,287	no data	714	no data	342	101	no data	2,895	no data
131	Archway	Islington	District	no data	2,156	1,781	830	no data	961	no data	2,146	8,076	24,900
132	Earls Court Road	Kensington and Chelsea	District	no data	2,709	934	811	421	287	390	no data	5,552	no data
133	Fulham Road (east)	Kensington and Chelsea	District	734	3,265	1,072	113	no data	no data	no data	113	5,401	no data
134	Fulham Road (west)	Kensington and Chelsea	District	974	4,336	1,424	150	no data	no data	no data	150	7,173	no data
135	Kings Road (west)	Kensington and Chelsea	District	791	3,426	2,168	586	355	243	0	779	8,347	no data
136	Notting Hill Gate	Kensington and Chelsea	District	1,184	4,612	1,898	1,173	0	194	0	0	9,060	no data
137	Portobello Road	Kensington and Chelsea	District	454	6,371	2,605	485	0	687	0	333	10,934	no data
138	South Kensington	Kensington and Chelsea	District	0	4,834	1,460	383	171	171	2,528	0	9,547	no data
139	New Malden	Kingston upon Thames	District	0	3,020	1,030	1,050	283	545	0	1,071	6,999	35,564
140	Surbiton	Kingston upon Thames	District	0	2,975	2,641	1,409	0	282	0	0	7,307	10,109
141	Tolworth	Kingston upon Thames	District	0	1,447	1,032	739	81	607	354	2,054	6,315	23,816
142	Clapham High Street	Lambeth	District	1,057	5,859	6,054	1,837	2,021	1,365	0	0	18,193	no data

Ref	Centre	Borough	2008 London Plan Classification	Cinemas, Theatres & Concert Halls (sq m)	Cafes and Restaurants (sq m)	Pubs and Wine Bars (sq m)	Fast Food Takeaways (sq m)	Clubs and Nightclubs (sq m)	Casinos, Betting, Bingo and Amusements (sq m)	Hotels & Guest houses (sq m)	Sports & Leisure facilities (sq m)	Total Leisure floorspace (sq m)	Total Office floorspace (sq m)
143	Stockwell	Lambeth	District	85	342	731	287	24	136	23	1,316	2,944	no data
144	West Norwood + Tulse Hill	Lambeth	District	530	570	600	890	no data	no data	no data	no data	3,203	no data
145	see 144												
146	Blackheath	Lewisham	District	136	2,208	1,503	110	0	85	0	0	4,042	9,100
147	Deptford	Lewisham	District	0	2,125	1,390	1,007	0	1,047	0	3,716	9,285	no data
148	Downham	Lewisham	District	0	260	620	0	250	0	0	0	1,130	no data
149	Forest Hill	Lewisham	District	0	no data	no data	no data	no data	524	0	0	1,098	no data
150	Lee Green	Lewisham	District	27	no data	no data	no data	no data	17	0	0	271	no data
151	New Cross	Lewisham	District	0	no data	no data	no data	no data	432	0	0	1,196	no data
152	Sydenham	Lewisham	District	0	no data	no data	no data	no data	639	0	81	1,450	no data
153	Mitcham	Merton	District	0	no data	no data	no data	no data	552	0	0	854	1,200
154	Morden	Merton	District	0	no data	no data	no data	no data	1,004	0	0	1,928	20,500
155	Canning Town	Newham	District	0	no data	no data	no data	no data	1,216	1,950	0	4,052	no data
156	East Beckton	Newham	District	0	no data	no data	no data	no data	273	1,172	2,152	3,870	no data
157	Forest Gate	Newham	District	0	no data	no data	no data	no data	906	0	0	1,470	no data
158	Upton Park	Newham	District	0	no data	no data	no data	0	530	0	0	961	800
159	Barkingside	Redbridge	District	0	no data	no data	no data	0	2,247	0	3,026	6,002	3,900
160	Gants Hill	Redbridge	District	0	no data	no data	no data	1,086	386	172	0	2,689	no data
161	South Woodford	Redbridge	District	1,199	no data	no data	no data	1,048	625	0	0	4,394	9,800
162	Wanstead	Redbridge	District	0	no data	no data	no data	222	222	0	0	1,122	17,823
163	East Sheen	Richmond upon Thames	District	0	no data	no data	no data	603	271	0	0	2,351	no data
164	Teddington	Richmond upon Thames	District	0	no data	no data	no data	0	162	596	0	3,485	16,000
165	Twickenham	Richmond upon Thames	District	0	no data	no data	no data	406	679	0	30	4,552	49,000
166	Whitton	Richmond upon Thames	District	0	no data	no data	no data	0	270	0	0	633	no data

Ref	Centre	Borough	2008 London Plan Classification	Cinemas, Theatres & Concert Halls (sq m)	Cafes and Restaurants (sq m)	Pubs and Wine Bars (sq m)	Fast Food Takeaways (sq m)	Clubs and Nightclubs (sq m)	Casinos, Betting, Bingo and Amusements (sq m)	Hotels & Guest houses (sq m)	Sports & Leisure facilities (sq m)	Total Leisure floorspace (sq m)	Total Office floorspace (sq m)
167	Camberwell	Southwark/ Lam.	District	0	no data	no data	no data	178	638	397	763	3,336	no data
168	Dulwich – Lordship Lane	Southwark	District	0	no data	no data	no data	444	535	0	0	2,151	no data
169	Elephant and Castle	Southwark	District	0	no data	no data	no data	1,343	2,868	0	9,734	14,389	no data
170	Surrey Quays	Southwark	District	3,874	2,113	1,761	no data	483	1,982	0	1,459	11,671	14,000
171	Walworth Road	Southwark	District	0	2,270	2,712	no data	70	1,658	0	0	6,711	no data
172	Cheam	Sutton	District	0	2,753	1,229	no data	1,443	183	0	0	5,608	no data
173	North Cheam	Sutton	District	0	1,448	739	no data	0	294	0	0	2,480	1,400
174	Rosehill	Sutton	District	0	471	0	697	0	1,661	0	0	2,829	10,756
175	Wallington	Sutton	District	0	893	964	no data	863	371	0	903	3,995	5,117
176	Worcester Park	Sutton	District	0	1,758	1,636	no data	864	264	0	346	4,868	958
177	Bethnal Green	Tower Hamlets	District	0	2,323	1,283	no data	0	1,020	91	707	5,424	22,289
178	Chrip Street	Tower Hamlets	District	0	121	108	115	0	81	0	0	425	3,251
179	Crossharbour	Tower Hamlets	District	no data	no data	no data	no data	no data	no data	no data	no data	no data	no data
180	Poplar	Tower Hamlets	District	0	849	829	1,637	606	323	131	0	4,376	no data
181	Roman Road (east)	Tower Hamlets	District	0	2,353	2,151	1,949	1,141	1,212	0	1,687	10,494	no data
182	Watney Market	Tower Hamlets	District	0	691	244	1,108	51	305	0	0	2,399	no data
183	Whitechapel	Tower Hamlets	District	0	2,154	1,913	391	250	731	781	0	6,221	no data
184	Bakers Arms	Waltham Forest	District	0	1,724	877	2,439	0	887	0	988	6,915	5,200
185	Leyton	Waltham Forest	District	0	942	801	638	263	709	0	0	3,354	no data
186	Leytonstone	Waltham Forest	District	0	2,735	3,179	1,948	1,070	737	0	0	9,669	2,493
187	North Chingford	Waltham Forest	District	0	2,342	1,898	565	596	323	0	0	5,725	50
188	South Chingford	Waltham Forest	District	0	2,088	2,128	1,311	0	413	0	0	5,940	6,853
189	Wood Street	Waltham Forest	District	0	525	433	896	0	216	0	0	2,071	1,527
190	Balham	Wandsworth	District	0	3,242	3,283	1,337	0	608	0	122	8,592	1,877
191	Edgware Road/ Church Street	Westminster	District	no data	no data	no data	no data	no data	no data	no data	no data	no data	189

Ref	Centre	Borough	2008 London Plan Classification	Cinemas, Theatres & Concert Halls (sq m)	Cafes and Restaurants (sq m)	Pubs and Wine Bars (sq m)	Fast Food Takeaways (sq m)	Clubs and Nightclubs (sq m)	Casinos, Betting, Bingo and Amusements (sq m)	Hotels & Guest houses (sq m)	Sports & Leisure facilities (sq m)	Total Leisure floorspace (sq m)	Total Office floorspace (sq m)
192	Harrow Road	Westminster	District	no data	no data	no data	no data	no data	no data	no data	no data	no data	no data
193	Praed Street/ Paddington	Westminster	District	0	5,327	2,941	1,779	0	627	7,496	0	18,170	no data
194	St John's Wood	Westminster	District	0	1,213	318	60	112	86	0	0	1,790	no data
195	Euston Road (part)	Camden	CAZ Frontage	no data	no data	no data	no data	no data	no data	no data	no data	no data	no data
196	High Holborn/ Kingsway	Camden	CAZ Frontage	43	2,122	2,265	507	375	723	847	687	7,570	no data
197	Tottenham Court Road (pt)	Camden	CAZ Frontage	no data	no data	no data	no data	no data	no data	no data	no data	no data	no data
198	Cheapside	City of London	CAZ Frontage	86	3,787	5,911	1,784	536	290	1,202	9	13,605	no data
199	Fleet Street	City of London	CAZ Frontage	56	2,447	3,820	1,153	347	188	777	6	8,793	no data
200	Leadenhall Market	City of London	CAZ Frontage	131	5,753	8,979	2,711	815	441	1,826	14	20,669	no data
201	Liverpool Street	City of London	CAZ Frontage	832	2,913	2,233	1,187	475	700	886	591	9,817	no data
202	Moorgate	City of London	CAZ Frontage	1,442	5,050	3,870	2,057	824	1,213	1,536	1,025	17,017	no data
203	Lower Marsh	Lambeth	CAZ Frontage	2,305	3,594	3,604	1,329	1,711	584	0	0	13,127	no data
204	Borough High Street	Southwark	CAZ Frontage	158	862	1,790	490	0	89	78	0	3,467	no data
205	Wentworth Street	Tower Hamlets	CAZ Frontage	no data	no data	no data	no data	no data	no data	no data	no data	no data	no data
206	Baker Street (part)	Westminster	CAZ Frontage	no data	no data	no data	678	0	83	1,144	0	6,664	no data
207	Charring Cross Road (part)	Camden/ Westminster	CAZ Frontage	no data	no data	no data	no data	no data	no data	no data	no data	no data	no data
208	Covent Garden/Strand	Westminster	CAZ Frontage	18,890	no data	no data	1,401	no data	520	7,265	6,140	62,933	11,417
209	Edgware Road South	Westminster	CAZ Frontage	no data	no data	no data	526	no data	975	1	no data	6,711	no data
210	Marylebone High Street	Westminster	CAZ Frontage	0	no data	no data	na	no data	no data	no data	no data	no data	35,982

Ref	Centre	Borough	2008 London Plan Classification	Cinemas, Theatres & Concert Halls (sq m)	Cafes and Restaurants (sq m)	Pubs and Wine Bars (sq m)	Fast Food Takeaways (sq m)	Clubs and Nightclubs (sq m)	Casinos, Betting, Bingo and Amusements (sq m)	Hotels & Guest houses (sq m)	Sports & Leisure facilities (sq m)	Total Leisure floorspace (sq m)	Total Office floorspace (sq m)
211	Marylebone Road	Westminster	CAZ Frontage	no data	no data	no data	515	no data	no data	no data	60	3,143	no data
212	Victoria Street	Westminster	CAZ Frontage	1,387	no data	no data	638	no data	313	no data	47	6,879	no data
213	Warwick Way/ Tachbrook St	Westminster	CAZ Frontage	no data	no data	no data	no data	no data	no data	no data	no data	no data	no data
214	Selsdon	Croydon		no data	no data	no data	no data	no data	no data	no data	no data	3,571	731
215	New Addington	Croydon		no data	no data	no data	729	no data	no data	no data	1,448	2,642	1,252
216	Green Lane	Barking and Dag.		no data	no data	no data	no data	no data	no data	no data	no data	no data	150
217	N.Greenwich	Greenwich		no data	no data	no data	no data	no data	no data	no data	no data	no data	no data
218	East Greenwich	Greenwich		no data	no data	no data	no data	no data	no data	no data	no data	no data	no data
219	Bromley by Bow	Tower hamlets		no data	no data	no data	no data	no data	no data	no data	no data	no data	no data
220	London Bridge	Southwark		432	2,357	4,896	1,341	no data	no data	213	no data	9,483	no data
221	Carshalton	Sutton		203	557	no data	476	no data	no data	no data	no data	1,986	1,399
222	Brick Lane	Tower Hamlets		86	3,797	5,926	1,789	538	291	1,205	9	13,642	no data
223	Kings Cross	Camden		no data	no data	no data	no data	no data	no data	no data	no data	no data	no data
224	Battersea	Wandsworth		no data	no data	no data	no data	no data	no data	no data	no data	4,713	no data
225	Hackbridge	Sutton		0	155	0	171	0	69	0	0	395	no data
226	Brent Cross	Barnet		no data	no data	no data	no data	no data	no data	no data	no data	2,277	no data
227	Roman Road (west)	Tower Hamlets		no data	no data	no data	no data	no data	no data	no data	no data	no data	no data

Note: Data in red indicates sourced from boroughs

Table A4.5 Town centres with markets, ranked by number of pitches

Centre	Borough	Classification	Total No. of Markets	No.of Pitches
Camden Town	Camden	Major	6	913
Deptford	Lewisham	District	3	817
Wembley	Brent	Major	1	665
Walthamstow	Waltham Forest	Major	2	365
Barking	Barking and Dagenham	Major	3	250
Covent Garden/Strand	Westminster	CAZ Frontage	1	250
Walworth Road	Southwark	District	1	244
Liverpool Street	City of London	CAZ Frontage	3	240
Portobello Road	Kensington and Chelsea	District	1	240
Romford	Havering	Metropolitan	1	230
Kingston	Kingston upon Thames	Metropolitan	2	225
Roman Road (east)	Tower Hamlets	District	1	211
Wentworth Street	Tower Hamlets	CAZ Frontage	1	186
Dalston	Hackney	Major	1	181
Ilford	Redbridge	Metropolitan	5	175
Shepherds Bush	Hammersmith and Fulham	District	1	170
Greenwich West	Greenwich	District	3	160
Upton Park	Newham	District	1	160
Brixton	Lambeth	Major	6	148
Tooting	Wandsworth	Major	2	140
Lewisham	Lewisham	Major	2	121
Whitechapel	Tower Hamlets	District	1	121
East Ham	Newham	Major	1	120
Bethnal Green	Tower Hamlets	District	1	104
Wimbledon	Merton	Major	1	100
Edgware Road/Church St.	Westminster	District	1	100
Uxbridge	Hillingdon	Metropolitan	3	98
Enfield Town	Enfield	Major	1	95
Watney Market	Tower Hamlets	District	1	90
Brick Lane	Tower Hamlets	Unclassified	1	90
Canning Town	Newham	District	2	87
Chrisp Street	Tower Hamlets	District	1	80
Angel	Islington	Major	2	77
Lower Marsh	Lambeth	CAZ Frontage	1	77
Sutton	Sutton	Metropolitan	4	76
Peckham	Southwark	Major	5	75
Croydon	Croydon	Metropolitan	1	75
Bromley	Bromley	Metropolitan	3	73
West End	Camden/Westminster	International	3	70
Fulham	Hammersmith and Fulham	Major	2	69
Wood Green	Haringey	Metropolitan	3	52
Woolwich	Greenwich	Major	1	52
Acton	Ealing	District	3	50
Burnt Oak	Harrow/Barnet/Brent	District	1	50
Edmonton Green	Enfield	District	1	50

Centre	Borough	Classification	Total No. of Markets	No.of Pitches
Richmond	Richmond u-Thames	Major	2	40
New Addington	Croydon	Unclassified	1	40
Kilburn	Brent/Camden	Major	1	32
Harrow	Harrow	Metropolitan	1	30
Catford	Lewisham	Major	1	30
Chipping Barnet	Barnet	District	1	30
Temple Fortune	Barnet	District	1	30
Wallington	Sutton	District	1	30
Mitcham	Merton	District	1	28
Hammersmith	Hammersmith and Ful.	Major	1	25
Victoria Street	Westminster	CAZ Frontage	1	23
Eltham	Greenwich	Major	1	22
Warwick Way/Tachbrook St	Westminster	CAZ Frontage	1	21
Bexleyheath	Bexley	Major	1	20
Clapham Junction	Wandsworth	Major	1	20
North Finchley	Barnet	District	1	20
Dulwich – Lordship Lane	Southwark	District	1	20
Harrow Road	Westminster	District	1	20
Plumstead	Greenwich	District	1	18
Archway	Islington	District	1	18
Ealing	Ealing	Metropolitan	1	15
Morden	Merton	District	1	15
South Woodford	Redbridge	District	1	14
Upminster	Havering	District	1	13
Whetstone	Barnet	District	1	10
Tottenham	Haringey	District	1	5
Roman Road (west)	Tower Hamlets	Unclassified	1	5
Orpington	Bromley	Major	2	-
Southall	Ealing	Major	2	-
Petts Wood	Bromley	District	2	-
Chiswick	Hounslow	Major	1	-
Nags Head	Islington	Major	1	-
Putney	Wandsworth	Major	1	-
Queensway/Westbourne Grove	Westminster	Major	1	-
Penge	Bromley	District	1	-
West Hampstead	Camden	District	1	-
Palmers Green	Enfield	District	1	-
Pinner	Harrow	District	1	-
Notting Hill Gate	Kensington & Chelsea	District	1	-
Clapham High Street	Lambeth	District	1	-
West Norwood	Lambeth	District	1	-
Blackheath	Lewisham	District	1	-
Twickenham	Richmond u- Thames	District	1	-
Borough High Street	Southwark	CAZ Frontage	1	-
Marylebone High Street	Westminster	CAZ Frontage	1	-
London Bridge	Southwark	Unclassified	1	no data

Table A4.6 Retail rents 2000-2008, and annual growth rates 2005-2008 (%)

Ref	Town Centre	Borough	2008 LP Class	2000	2001	2002	2003	2004	2005	2006	2007	2008	Change 2005-6	Change 2006-7	Change 2007-8
1	West End – Bond Street (old)	Westminster	Int. (pt)	3,498	4,306	4,521	4,521	4,521	4,736	5,920	7,535	7,804	25.0%	27.3%	3.6%
1	West End – Oxford Street – West	Westminster	Int. (pt)	4,440	4,844	5,059	5,167	5,221	5,382	5,651	5,705	5,705	5.0%	1.0%	0.0%
1	West End – Regent Street	Westminster	Int. (pt)	3,444	3,498	3,498	3,552	3,552	3,767	4,682	5,382	5,382	24.3%	15.0%	0.0%
2	Knightsbridge	Westminster	Int.	3,983	4,306	4,575	4,575	4,521	4,521	4682	4844	4951	3.6%	3.5%	2.2%
3	Bromley	Bromley	Met	2,153	1,884	2,260	2,260	2,368	2,368	2,422	2,476	2,530	2.3%	2.2%	2.2%
4	Croydon	Croydon	Met	3,229	2,960	2,906	2,906	2,906	2,906	2,906	2,906	2,906	0.0%	0.0%	0.0%
5	Ealing	Ealing	Met	1,615	1,615	1,884	1,938	1,991	1,991	2,045	2,045	2,045	2.7%	0.0%	0.0%
6	Wood Green	Haringey	Met	1,076	1,076	1,238	1,292	1,292	1,399	1,399	1,453	1,561	0.0%	3.9%	7.4%
7	Harrow	Harrow	Met	1,292	1,292	1,346	1,346	1,399	1,399	1,453	1,561	1,561	3.8%	7.4%	0.0%
8	Romford	Havering	Met	1,884	1,722	1,830	1,938	2,045	2,153	2,207	2,260	2,260	2.5%	2.4%	0.0%
9	Uxbridge	Hillingdon	Met	1,399	1,184	1,722	1,938	1,991	2,153	2,260	2,260	2,260	5.0%	0.0%	0.0%
10	Hounslow	Hounslow	Met	915	915	969	1,023	1,023	1,076	1,130	1,130	1,130	5.0%	0.0%	0.0%
11	Kingston	Kingston u-Thames	Met	2,799	2,691	2,799	2,960	2,960	3,175	3,283	3,337	3,337	3.4%	1.6%	0.0%
12	Ilford	Redbridge	Met	1,399	1,399	1,453	1,615	1,722	1,722	1,722	1,830	1,830	0.0%	6.3%	0.0%
13	Sutton	Sutton	Met	1,023	1,023	1,076	1,076	1,076	1,076	1,076	1,130	1,130	0.0%	5.0%	0.0%
14	Barking	Barking & Dagenham	Maj.	431	431	538	646	753	807	807	861	861	0.0%	6.7%	0.0%
15	Edgware	Barnet	Maj.	753	753	861	1,023	1,023	1,023	1,023	1,023	1,023	0.0%	0.0%	0.0%
16	Bexleyheath	Bexley	Maj.	1,184	1,130	1,453	1,453	1,507	1,507	1,507	1,561	1,561	0.0%	3.6%	0.0%
17	Kilburn	Brent	Maj.	753	753	861	861	969	1,023	1,076	1,130	1,130	5.2%	5.0%	0.0%
18	Wembley	Brent	Maj.	323	431	484	484	592	646	700	753	753	8.4%	7.6%	0.0%
19	Orpington	Bromley	Maj.	484	484	538	538	538	592	592	592	592	0.0%	0.0%	0.0%
20	Camden Town	Camden	Maj.	2,153	1,938	1,938	1,938	1,991	1,991	1,991	2,045	2,045	0.0%	2.7%	0.0%
21	Southall	Ealing	Maj.	592	592	753	807	915	969	969	1,130	1,130	0.0%	16.6%	0.0%
22	Enfield Town	Enfield	Maj.	1,130	1,130	1,292	1,292	1,507	1,561	1,615	1,615	1,615	3.5%	0.0%	0.0%

Ref	Town Centre	Borough	2008 LP Class	2000	2001	2002	2003	2004	2005	2006	2007	2008	Change 2005-6	Change 2006-7	Change 2007-8
23	Eltham	Greenwich	Maj.	592	592	700	700	700	700	753	807	807	7.6%	7.2%	0.0%
24	Woolwich	Greenwich	Maj.	592	592	646	861	969	969	969	1,023	1,023	0.0%	5.6%	0.0%
25	Dalston	Hackney	Maj.		646	753	807	861	1,023	1,023	1,130	1,184	0.0%	10.5%	4.8%
26	Fulham	Ham'smith & Fulham	Maj.	1,023	1,076	1,076	1,292	1,292	1,507	1,507	1,668	1,722	0.0%	10.7%	3.2%
27	Hammersmith	Ham'smith & Fulham	Maj.	807	1,292	1,507	1,722	1,830	1,830	2,045	2,045	1,938	11.8%	0.0%	-5.2%
28	Chiswick	Hounslow	Maj.	915	915	1,292	1,399	1,399	1,453	1,453	1,453	1,507	0.0%	0.0%	3.7%
29	Angel	Islington	Maj.		1,184	1,292	1,399	1,722	2,260	2,260	2,368	2,368	0.0%	4.8%	0.0%
31	Kensington High Street	Kensington And Chelsea	Maj.	2,691	3,229	3,229	3,444	3,283	3,283	2,960	2,960	2,960	-9.8%	0.0%	0.0%
32	Kings Road East	Kensington And Chelsea	Maj.	3,229	3,444	3,444	3,498	3,552	3,606	3,767	3,875	3,875	4.5%	2.9%	0.0%
33	Brixton	Lambeth	Maj.	807	807	1,023	1,130	1,238	1,399	1,399	1,561	1,561	0.0%	11.6%	0.0%
34	Streatham	Lambeth	Maj.	538	592	592	700	753	807	807	861	861	0.0%	6.7%	0.0%
35	Catford	Lewisham	Maj.					431	431	431	484	538	0.1%	12.3%	11.2%
36	Lewisham	Lewisham	Maj.	1,076	1,130	1,238	1,292	1,346	1,346	1,346	1,399	1,399	0.0%	3.9%	0.0%
37	Wimbledon	Merton	Maj.	1,076	1,076	1,292	1,346	1,346	1,399	1,399	1,722	1,722	0.0%	23.1%	0.0%
38	East Ham	Newham	Maj.	592	592	646	700	753	807	807	861	861	0.0%	6.7%	0.0%
39	Stratford	Newham	Maj.	700	700	861	1,023	1,184	1,184	1,453	1,615	1,615	22.7%	11.1%	0.0%
40	Richmond	Richmond upon Thames	Maj.	1,615	1,722	1,884	1,884	1,938	2,207	2,153	2,153	2,153	-2.4%	0.0%	0.0%
41	Peckham	Southwark	Maj.	484	484	484	700	753	861	915	969	969	6.3%	5.9%	0.0%
42	Canary Wharf	Tower Hamlets	Maj.	1,184	1,346	1,615	1,938	2,045	2,799	2,906	3,229	3,229	3.8%	11.1%	0.0%
43	Walthamstow	Waltham Forest	Maj.	592	592	592	969	1,023	1,023	1,023	1,076	1,076	0.0%	5.2%	0.0%
44	Clapham Junction	Wandsworth	Maj.	1,076	1,184	1,292	1,453	1,453	1,453	1,453	1,507	1,507	0.0%	3.7%	0.0%
45	Putney	Wandsworth	Maj.	861	861	1,023	1,076	1,076	1,076	1,184	1,184	1,130	10.0%	0.0%	-4.6%
46	Tooting	Wandsworth	Maj.	538	592	592	700	753	915	915	969	969	0.0%	5.9%	0.0%
47	Wandsworth	Wandsworth	Maj.	484	484	592	969	1,023	1,292	1,292	1,292	1,292	0.0%	0.0%	0.0%
48	Queensway/W'stbn	Westminster	Maj.	1,076	1,615	1,938	2,153	2,099	2,099	2,099	2,207	2,288	0.0%	5.1%	3.7%

Ref	Town Centre	Borough	2008 LP Class	2000	2001	2002	2003	2004	2005	2006	2007	2008	Change 2005-6	Change 2006-7	Change 2007-8
50	Dagenham & Heathway	Barking & Dagenham	Dist.				377	431	484	484	538	484	-0.1%	11.2%	-10.0%
53	Barnet	Barnet	Dist.		592	646	646	646	646	807	807	807	24.9%	0.0%	0.0%
57	Golders Green	Barnet	Dist.	431	431	484	484	484	484	538	538	538	11.1%	0.0%	0.0%
61	North Finchley	Barnet	Dist.	484	484	538	592	592	753	753	753	753	-0.1%	0.0%	0.0%
76	Willesden	Brent	Dist.					431	484	484	538	538	0.0%	11.2%	0.0%
82	Hampstead	Camden	Dist.			1,884	1,884	1,830	1,722	1,722	1,884	1,884	0.0%	9.4%	0.0%
85	West Hampstead	Camden	Dist.					646	700	700	700	700	0.0%	0.0%	0.0%
93	Acton	Ealing	Dist.	431	431	484	484	484	646	700	700	700	8.4%	0.0%	0.0%
98	Palmers Green	Enfield	Dist.	377	377	431	431	431	484	484	538	538	-0.1%	11.2%	0.0%
100	Greenwich West	Greenwich	Dist.		807	969	969	969	969	969	969	969	0.0%	0.0%	0.0%
105	Stoke Newington	Hackney	Dist.		377	377	431	431	431	484	538	538	12.4%	11.2%	0.0%
109	Muswell Hill	Haringey	Dist.					861	861	861	969	969	0.0%	12.5%	0.0%
121	Hornchurch	Havering	Dist.	377	377	377	431	484	538	538	592	592	0.0%	10.0%	0.0%
125	Hayes	Hillingdon	Dist.	323	323	323	377	377	431	431	484	431	0.1%	12.3%	-11.0%
127	Ruislip	Hillingdon	Dist.	484	484	484	484	538	646	646	700	700	0.0%	8.4%	0.0%
132	Earl's Court Road	Kensington And Chelsea	Dist.	969	969	969	969	1,023	1,076	1,292	1,346	1,399	20.0%	4.2%	3.9%
135	Kings Road West	Kensington And Chelsea	Dist.	3,229	3,444	3,444	3,498	3,552	3,606	3,767	3,875	3,875	4.5%	2.9%	0.0%
136	Notting Hill Gate	Kensington And Chelsea	Dist.	1,292	1,399	1,507	1,507	1,615	1,615	1,615	1,722	1,722	0.0%	6.6%	0.0%
137	Portobello Road	Kensington And Chelsea	Dist.			1,076	1,076	1,076	1,076	1,238	1,238	1,292	15.0%	0.0%	4.4%
140	Surbiton	Kingston upon Thames	Dist.	431	484	484	538	538	592	700	753	753	18.2%	7.6%	0.0%
146	Blackheath	Lewisham	Dist.		538	592	592	592	592	646	700	700	9.1%	8.4%	0.0%
163	East Sheen	Richmond upon Thames	Dist.					592	646	700	700	700	8.4%	0.0%	0.0%
164	Teddington	Richmond upon Thames	Dist.			377	431	484	538	538	592	592	0.0%	10.0%	0.0%
165	Twickenham	Richmond upon Thames	Dist.	484	484	646	700	753	753	753	807	807	-0.1%	7.2%	0.0%

Ref	Town Centre	Borough	2008 LP Class	2000	2001	2002	2003	2004	2005	2006	2007	2008	Change 2005-6	Change 2006-7	Change 2007-8
171	Walworth Road	Southwark	Dist.		538	646	700	753	861	915	969	969	6.3%	5.9%	0.0%
190	Balham	Wandsworth	Dist.	484	538	646	753	807	861	915	969	969	6.3%	5.9%	0.0%
191	Edgware Road (south)	Westminster	Dist.	1,292	1,292	1,292	1,292	1,346	1,399	1,399	1,399	1,399	0.0%	0.0%	0.0%
196	Holborn	Camden	CAZ Front	1,292	1,399	1,615	1,615	1,615	1,615	1,830	1,938	1,938	13.3%	5.9%	0.0%
197	Tottenham Court Road	Camden	CAZ Front		1,399	2,153	2,260	2,368	2,583	2,637	2,637	2,637	2.1%	0.0%	0.0%
198	Cheapside	City of London	CAZ Front	2,583	2,476	2,691	2,799	2,691	2,745	2,745	2,960	2,960	0.0%	7.8%	0.0%
199	Fleet Street	City of London	CAZ Front	1,399	1,399	1,399	1,507	1,507	1,507	1,776	1,884	1,884	17.9%	6.1%	0.0%
200	Leadenhall Market	City of London	CAZ Front	1,184	1,292	1,615	1,507	1,399	1,399	1,399	1,615	1,615	0.0%	15.4%	0.0%
201	Liverpool Street	City of London	CAZ Front	1,830	1,938	2,153	2,153	2,153	2,207	2,260	2,368	2,422	2.4%	4.8%	2.3%
202	Moorgate	City of London	CAZ Front	1,722	1,722	1,938	2,099	2,260	2,368	2,422	2,583	2,583	2.3%	6.6%	0.0%
206	Baker Street (south)	Westminster	CAZ Front	1,076	1,184	1,184	1,184	1,184	1,184	1,292	1,507	1,561	9.1%	16.6%	3.6%
207	Charring Cross Road	Westminster	CAZ Front		1,076	1,076	1,292	1,399	1,615	1,615	1,722	1,722	0.0%	6.6%	0.0%
208	Covent Garden	Camden/Westminster	CAZ Front	4,306	4,521	4,306	4,090	3,875	3,929	3,929	3,929	3,929	0.0%	0.0%	0.0%
208	The Strand	Westminster	CAZ Front	1,938	2,153	2,045	2,153	2,099	2,045	2,099	2,260	2,260	2.6%	7.7%	0.0%
210	Marylebone High Street	Westminster	CAZ Front	1,292	1,292	1,292	1,399	1,399	1,453	1,453	1,615	1,830	0.0%	11.1%	13.3%
212	Victoria Street	Westminster	CAZ Front	1,938	1,938	2,153	2,153	2,260	2,260	2,314	2,314	2,368	2.4%	0.0%	2.3%

Table A4.7 Public Transport Accessibility Level and Modal split

Ref	Centre	Borough	Classification	PTAL Level	% of weekday trips to town centre			
					Public Transport	Private Transport	Cycle	Walking
1	West End	Camden/Westminster	International	6	57.0%	5.3%	2.5%	35.2%
2	Knightsbridge	K&C/Westminster	International	6	56.3%	28.1%	0.5%	15.1%
3	Bromley	Bromley	Metropolitan	6	19.8%	35.5%	0.3%	44.4%
4	Croydon	Croydon	Metropolitan	6	42.0%	24.4%	1.0%	32.6%
5	Ealing	Ealing	Metropolitan	6	32.1%	31.9%	0.8%	35.2%
6	Wood Green	Haringey	Metropolitan	6	43.3%	11.3%	0.5%	44.9%
7	Harrow	Harrow	Metropolitan	6	21.2%	19.0%	0.3%	59.6%
8	Romford	Havering	Metropolitan	6	32.2%	31.7%	1.4%	34.6%
9	Uxbridge	Hillingdon	Metropolitan	6	24.3%	29.9%	0.9%	44.9%
10	Hounslow	Hounslow	Metropolitan	6	24.4%	42.0%	1.4%	32.2%
11	Kingston	Kingston upon Thames	Metropolitan	6	22.3%	24.1%	1.7%	51.9%
12	Ilford	Redbridge	Metropolitan	5	27.5%	35.1%	0.4%	37.1%
13	Sutton	Sutton	Metropolitan	5	15.8%	39.1%	0.8%	44.3%
14	Barking	Barking and Dagenham	Major	6	36.8%	28.2%	0.0%	35.0%
15	Edgware	Barnet	Major	6	23.9%	35.5%	0.0%	40.6%
16	Bexleyheath	Bexley	Major	6	35.4%	29.1%	0.0%	35.5%
17	Kilburn	Brent/Camden	Major	6	41.2%	7.1%	0.0%	51.7%
18	Wembley	Brent	Major	5	29.1%	15.0%	1.4%	54.5%
19	Orpington	Bromley	Major	3	25.6%	34.3%	0.8%	39.3%
20	Camden Town	Camden	Major	6	40.6%	14.5%	3.4%	41.5%
21	Southall	Ealing	Major	4	23.3%	38.8%	1.3%	36.6%
22	Enfield Town	Enfield	Major	6	21.9%	27.8%	0.0%	50.3%
23	Eltham	Greenwich	Major	5	23.6%	45.0%	0.0%	31.4%
24	Woolwich	Greenwich	Major	6	26.9%	37.2%	1.5%	34.4%
25	Dalston	Hackney	Major	6	42.0%	5.7%	0.0%	52.3%
26	Fulham	Hammersmith and Ful.	Major	6	24.1%	12.6%	3.2%	60.1%
27	Hammersmith	Hammersmith and Ful.	Major	6	36.1%	21.4%	5.2%	37.4%
28	Chiswick	Hounslow	Major	6	13.8%	38.9%	1.8%	45.5%
29	Angel	Islington	Major	6	41.5%	8.7%	3.4%	46.4%
30	Nags Head	Islington	Major	6	51.3%	14.7%	1.4%	32.6%
31	Kensington High Street	Kensington and Chelsea	Major	6	36.3%	20.7%	2.2%	40.8%
32	Kings Road East	Kensington and Chelsea	Major	6	36.9%	32.2%	0.5%	30.5%
33	Brixton	Lambeth	Major	6	44.0%	12.7%	0.0%	43.3%
34	Streatham	Lambeth	Major	6	19.5%	39.6%	0.0%	40.9%
35	Catford	Lewisham	Major	6	38.8%	31.8%	0.0%	29.3%
36	Lewisham	Lewisham	Major	6	37.5%	26.1%	0.5%	36.0%
37	Wimbledon	Merton	Major	6	28.9%	26.7%	0.2%	44.2%
38	East Ham	Newham	Major	4	23.8%	17.2%	2.9%	56.0%
39	Stratford	Newham	Major	6	36.0%	12.9%	0.0%	51.1%
40	Richmond	Richmond upon Thames	Major	6	31.7%	28.1%	1.9%	38.2%
41	Peckham	Southwark	Major	6	27.5%	27.1%	1.1%	44.3%
42	Canary Wharf	Tower Hamlets	Major	5	52.8%	9.9%	1.0%	36.3%
43	Walthamstow	Waltham Forest	Major	6	24.4%	19.7%	1.0%	54.8%
44	Clapham Junction	Wandsworth	Major	6	32.6%	28.8%	0.0%	38.5%
45	Putney	Wandsworth	Major	6	32.6%	24.4%	0.0%	43.0%
46	Tooting	Wandsworth	Major	6	29.9%	20.4%	0.0%	49.7%

Ref	Centre	Borough	Classification	PTAL Level	% of weekday trips to town centre			
					Public Transport	Private Transport	Cycle	Walking
47	Wandsworth	Wandsworth	Major	6	26.4%	27.2%	0.8%	45.6%
48	Queensway/ Westbourne Grove	Westminster	Major	6	21.7%	13.2%	0.5%	64.5%
49	Chadwell Heath	Barking and Dagenham	District	3	16.4%	41.2%	0.0%	42.4%
50	Dagenham & Heathway	Barking and Dagenham	District	4	16.0%	16.2%	5.4%	62.3%
51	Brent Street	Barnet	District	3	0.0%	17.8%	14.5%	67.7%
52	Burnt Oak	Harrow/Barnet/Brent	District	5	8.7%	15.8%	0.0%	75.6%
53	Chipping Barnet	Barnet	District	4	15.3%	35.0%	0.0%	49.8%
54	Church End, Finchley	Barnet	District	5	26.1%	38.3%	1.2%	34.4%
55	Colindale/The Hyde	Barnet/Brent	District	3	29.6%	0.0%	0.0%	70.4%
56	East Finchley	Barnet	District	4	11.3%	33.7%	0.0%	54.9%
57	Golders Green	Barnet	District	6	15.2%	31.4%	5.7%	47.7%
58	Hendon central	Barnet	District	5	29.4%	27.4%	0.0%	43.2%
59	Mill Hill	Barnet	District	4	13.9%	50.2%	0.0%	35.8%
60	New Barnet	Barnet	District	3	12.4%	60.0%	0.0%	27.6%
61	North Finchley	Barnet	District	4	10.8%	36.0%	0.0%	53.2%
62	Temple Fortune	Barnet	District	3	4.6%	68.9%	0.0%	26.4%
63	Whetstone	Barnet	District	4	9.5%	49.2%	3.2%	38.1%
64	Crayford	Bexley	District	2	0.0%	50.7%	0.0%	49.3%
65	Erith	Bexley	District	3	22.1%	39.0%	0.0%	38.9%
66	Sidcup	Bexley	District	4	7.1%	53.1%	0.0%	39.8%
67	Welling	Bexley	District	4	11.4%	29.0%	3.2%	56.4%
68	Cricklewood	Brent/Barnet	District	6	25.8%	33.0%	0.0%	41.2%
69	Ealing Road	Brent	District	3	14.8%	32.1%	0.0%	53.1%
70	Harlesden	Brent	District	5	35.3%	12.4%	0.0%	52.3%
71	Kenton	Harrow/Brent	District	4	0.0%	62.7%	6.4%	30.9%
72	Kingsbury	Harrow/Brent	District	3	11.8%	15.5%	5.9%	66.8%
73	Neasden	Brent	District	4	38.4%	23.4%	0.0%	38.3%
74	Preston Road	Brent	District	3	9.9%	37.0%	0.0%	53.1%
75	Wembley Park	Brent	District	6	43.5%	13.8%	0.0%	42.6%
76	Willesden Green	Brent	District	6	30.1%	19.5%	0.0%	50.4%
77	Beckenham	Bromley	District	4	7.2%	47.0%	0.0%	45.8%
78	Crystal Palace	Croydon/Lambeth	District	6	0.0%	24.0%	0.0%	76.0%
79	Penge	Bromley	District	4	27.7%	27.7%	0.0%	44.6%
80	Petts Wood	Bromley	District	3	0.0%	49.7%	0.0%	50.3%
81	West Wickham	Bromley	District	2	0.0%	74.4%	0.0%	25.6%
82	Hampstead	Camden	District	4	42.3%	18.1%	4.7%	34.9%
83	Kentish Town	Camden	District	6	23.7%	13.1%	4.1%	59.1%
84	Swiss Cottage/ Finchley Road	Camden	District	6	24.0%	34.5%	0.8%	40.6%
85	West Hampstead	Camden	District	6	21.5%	5.4%	0.0%	73.0%
86	Addiscombe	Croydon	District	4	0.0%	38.1%	34.1%	27.8%
87	Coulsdon	Croydon	District	3	0.0%	64.2%	0.0%	35.8%
88	Norbury	Croydon	District	3	0.0%	21.7%	0.0%	78.3%
89	Purley	Croydon	District	5	10.4%	50.7%	3.9%	35.0%
90	South Norwood	Croydon	District	4	24.4%	29.3%	0.0%	46.3%
91	Thornton Heath	Croydon	District	4	16.8%	35.5%	0.0%	47.6%
92	Upper Norwood	Croydon	District	6	25.2%	25.2%	0.0%	49.6%

Ref	Centre	Borough	Classification	PTAL Level	% of weekday trips to town centre			
					Public Transport	Private Transport	Cycle	Walking
93	Acton	Ealing	District	5	29.4%	35.5%	3.7%	31.5%
94	Greenford	Ealing	District	3	21.6%	50.8%	0.0%	27.6%
95	Hanwell	Ealing	District	3	33.4%	44.6%	0.0%	22.0%
96	Angel Edmonton	Enfield	District	5	33.9%	24.3%	0.0%	41.8%
97	Edmonton Green	Enfield	District	6	18.2%	16.8%	1.2%	63.7%
98	Palmers Green	Enfield	District	3	14.8%	31.0%	2.8%	51.5%
99	Southgate	Enfield	District	5	18.9%	47.9%	0.0%	33.2%
100	Greenwich West	Greenwich	District	4	29.7%	53.2%	8.7%	8.4%
101	Plumstead	Greenwich	District	4	13.5%	22.1%	0.0%	64.4%
102	Thamesmead	Greenwich	District	3	19.9%	74.6%	0.0%	5.5%
103	Finsbury Park	Islington/Hackney	District	6	27.7%	0.0%	0.0%	72.3%
104	Mare Street	Hackney	District	6	38.7%	13.0%	0.7%	47.6%
105	Stoke Newington	Hackney	District	6	45.3%	10.8%	2.3%	41.5%
106	Shepherds Bush	Hammersmith and Ful.	District	6	60.1%	11.6%	1.9%	26.4%
107	Crouch End	Haringey	District	3	18.8%	23.5%	10.9%	46.8%
108	Green Lanes	Haringey	District	4	39.4%	33.0%	0.0%	27.6%
109	Muswell Hill	Haringey	District	5	12.4%	40.5%	0.0%	47.1%
110	Tottenham	Haringey	District	5	34.1%	26.4%	0.0%	39.5%
111	West Green Road	Haringey	District	3	20.0%	19.0%	0.0%	61.0%
112	North Harrow	Harrow	District	3	9.9%	61.7%	0.0%	28.4%
113	Pinner	Harrow	District	3	3.6%	47.8%	1.0%	47.6%
114	Rayners Lane	Harrow	District	4	8.0%	34.5%	0.0%	57.5%
115	South Harrow	Harrow	District	4	21.6%	46.9%	0.0%	31.5%
116	Stanmore	Harrow	District	2	7.2%	63.8%	0.0%	28.9%
117	Wealdstone	Harrow	District	5	7.8%	44.6%	0.0%	47.6%
118	Collier Row	Havering	District	3	0.0%	65.9%	0.0%	34.1%
119	Elm Park	Havering	District	3	21.2%	37.6%	0.0%	41.1%
120	Harold Hill	Havering	District	2	18.5%	56.5%	0.0%	25.0%
121	Hornchurch	Havering	District	3	12.3%	65.1%	0.0%	22.6%
122	Rainham	Havering	District	3	14.1%	75.6%	0.0%	10.4%
123	Upminster	Havering	District	4	9.6%	55.9%	1.3%	33.2%
124	Eastcote	Hillingdon	District	3	10.9%	44.8%	0.0%	44.2%
125	Hayes	Hillingdon	District	5	29.8%	39.6%	0.0%	30.6%
126	Northwood	Hillingdon	District	3	8.1%	38.6%	0.0%	53.3%
127	Ruislip	Hillingdon	District	3	8.8%	60.4%	0.0%	30.8%
128	Yiewsley/West Drayton	Hillingdon	District	3	11.1%	39.2%	0.0%	49.7%
129	Brentford	Hounslow	District	3	13.8%	50.0%	1.6%	34.6%
130	Feltham High Street	Hounslow	District	4	17.7%	46.9%	0.0%	35.4%
131	Archway	Islington	District	6	0.0%	0.0%	0.0%	100.0%
132	Earls Court Road	Kensington and Chelsea	District	6	50.0%	14.6%	0.0%	35.4%
133	Fulham Road (east)	Kensington and Chelsea	District	6	21.0%	38.2%	0.0%	40.8%
134	Fulham Road (west)	Kensington and Chelsea	District	4	48.9%	33.4%	1.7%	15.9%
135	Kings Road (west)	Kensington and Chelsea	District	5	22.5%	24.5%	0.0%	53.0%
136	Notting Hill Gate	Kensington and Chelsea	District	6	28.7%	27.1%	4.6%	39.6%
137	Portobello Road	Kensington and Chelsea	District	4	24.6%	20.7%	11.0%	43.8%
138	South Kensington	Kensington and Chelsea	District	6	28.7%	30.6%	10.8%	30.0%
139	New Malden	Kingston upon Thames	District	4	11.7%	46.0%	0.0%	42.2%
140	Surbiton	Kingston upon Thames	District	5	28.6%	31.7%	0.0%	39.7%

Ref	Centre	Borough	Classification	PTAL Level	% of weekday trips to town centre			
					Public Transport	Private Transport	Cycle	Walking
141	Tolworth	Kingston upon Thames	District	3	4.7%	58.1%	0.0%	37.1%
142	Clapham High Street	Lambeth	District	6	35.4%	15.4%	0.0%	49.2%
143	Stockwell	Lambeth	District	6	12.8%	23.3%	0.0%	63.9%
146	Blackheath	Lewisham	District	4	0.0%	59.4%	0.0%	40.6%
147	Deptford	Lewisham	District	6	28.0%	47.9%	0.0%	24.1%
148	Downham	Lewisham	District	2	20.1%	50.3%	0.0%	29.6%
149	Forest Hill	Lewisham	District	3	33.2%	28.4%	2.5%	35.9%
150	Lee Green	Lewisham	District	3	3.1%	55.3%	0.0%	41.6%
151	New Cross	Lewisham	District	6	20.2%	33.6%	0.0%	46.2%
152	Sydenham	Lewisham	District	3	9.8%	56.2%	0.0%	34.0%
153	Mitcham	Merton	District	4	52.6%	0.0%	0.0%	47.4%
154	Morden	Merton	District	6	21.8%	45.9%	0.0%	32.3%
155	Canning Town	Newham	District	6	16.5%	20.8%	3.9%	58.8%
156	East Beckton	Newham	District	3	32.0%	24.6%	2.0%	41.4%
157	Forest Gate	Newham	District	4	52.2%	27.5%	0.0%	20.3%
158	Upton Park	Newham	District	5	9.1%	86.5%	0.0%	4.4%
159	Barkingside	Redbridge	District	4	11.0%	39.9%	0.0%	49.1%
160	Gants Hill	Redbridge	District	4	14.6%	27.9%	0.0%	57.5%
161	South Woodford	Redbridge	District	3	20.7%	51.1%	1.2%	27.0%
162	Wanstead	Redbridge	District	5	2.8%	78.9%	0.0%	18.3%
163	East Sheen	Richmond upon Thames	District	3	5.6%	64.4%	0.0%	30.0%
164	Teddington	Richmond upon Thames	District	3	12.5%	42.2%	0.0%	45.3%
165	Twickenham	Richmond upon Thames	District	5	16.1%	32.1%	2.5%	49.3%
166	Whitton	Richmond Upon Thames	District	2	16.1%	39.4%	0.0%	44.5%
167	Camberwell	Southwark/Lambeth	District	6	9.2%	53.9%	4.4%	32.5%
168	Dulwich - Lordship Lane	Southwark	District	5	16.1%	8.0%	0.0%	76.0%
169	Elephant and Castle	Southwark	District	6	14.5%	35.5%	3.5%	46.5%
170	Surrey Quays	Southwark	District	5	6.0%	88.2%	0.0%	5.9%
171	Walworth Road	Southwark	District	6	54.2%	22.2%	1.2%	22.4%
172	Cheam	Sutton	District	3	46.2%	33.1%	0.0%	20.7%
173	North Cheam	Sutton	District	2	15.3%	29.5%	0.0%	55.2%
174	Rosehill	Sutton	District	3	11.8%	37.8%	0.0%	50.3%
175	Wallington	Sutton	District	4	3.9%	58.0%	0.0%	38.2%
176	Worcester Park	Sutton	District	3	22.4%	32.9%	0.0%	44.6%
177	Bethnal Green	Tower Hamlets	District	4	22.0%	53.8%	0.0%	24.2%
178	Chrisp Street	Tower Hamlets	District	6	0.0%	57.6%	0.0%	42.4%
179	Crossharbour	Tower Hamlets	District	4	26.6%	10.2%	0.0%	63.2%
180	Poplar	Tower Hamlets	District	2	27.9%	10.6%	0.0%	61.5%
181	Roman Road (east)	Tower Hamlets	District	2	24.9%	26.0%	0.0%	49.1%
182	Watney Market	Tower Hamlets	District	5	no data	no data	no data	no data
183	Whitechapel	Tower Hamlets	District	6	16.8%	14.2%	13.8%	55.2%
184	Bakers Arms	Waltham Forest	District	5	0.0%	0.0%	0.0%	100.0%
185	Leyton	Waltham Forest	District	3	18.0%	11.6%	16.0%	54.5%
186	Leytonstone	Waltham Forest	District	3	26.6%	40.7%	0.0%	32.8%
187	North Chingford	Waltham Forest	District	3	14.3%	43.1%	0.0%	42.7%

Ref	Centre	Borough	Classification	PTAL Level	% of weekday trips to town centre			
					Public Transport	Private Transport	Cycle	Walking
188	South Chingford	Waltham Forest	District	3	13.8%	52.3%	0.0%	33.9%
189	Wood Street	Waltham Forest	District	3	4.2%	50.6%	0.0%	45.2%
190	Balham	Wandsworth	District	6	15.2%	51.3%	0.0%	33.5%
191	Edgware Road/ Church Street	Westminster	District	6	7.1%	60.4%	0.0%	32.5%
192	Harrow Road	Westminster	District	4	15.5%	43.7%	0.0%	40.8%
193	Praed Street/ Paddington	Westminster	District	6	21.1%	16.8%	0.0%	62.1%
194	St John's Wood	Westminster	District	6	3.7%	0.0%	13.9%	82.4%
195	Euston Road (part)	Camden	CAZ Frontage	6	34.7%	16.0%	0.0%	49.3%
196	High Holborn/ Kingsway	Camden	CAZ Frontage	6	19.9%	33.8%	6.9%	39.3%
197	Tottenham Court Road (part)	Camden	CAZ Frontage	6	no data	no data	no data	no data
198	Cheapside	City of London	CAZ Frontage	6	no data	no data	no data	no data
199	Fleet Street	City of London	CAZ Frontage	6	no data	no data	no data	no data
200	Leadenhall Market	City of London	CAZ Frontage	6	no data	no data	no data	no data
201	Liverpool Street	City of London	CAZ Frontage	6	no data	no data	no data	no data
202	Moorgate	City of London	CAZ Frontage	6	no data	no data	no data	no data
203	Lower Marsh	Lambeth	CAZ Frontage	6	no data	no data	no data	no data
204	Borough High Street	Southwark	CAZ Frontage	6	no data	no data	no data	no data
205	Wentworth Street	Tower Hamlets	CAZ Frontage	6	no data	no data	no data	no data
206	Baker Street (part)	Westminster	CAZ Frontage	6	no data	no data	no data	no data
207	Charring Cross Road (part)	Camden/Westminster	CAZ Frontage	6	no data	no data	no data	no data
208	Covent Garden/ Strand	Westminster	CAZ Frontage	6	no data	no data	no data	no data
209	Edgware Road South	Westminster	CAZ Frontage	6	no data	no data	no data	no data
210	Marylebone High Street	Westminster	CAZ Frontage	6	no data	no data	no data	no data
211	Marylebone Road	Westminster	CAZ Frontage	6	no data	no data	no data	no data
212	Victoria Street	Westminster	CAZ Frontage	6	no data	no data	no data	no data
213	Warwick Way/ Tachbrook St	Westminster	CAZ Frontage	6	no data	no data	no data	no data
214	Selsdon	Croydon		no data	no data	no data	no data	no data
215	New Addington	Croydon		no data	no data	no data	no data	no data
216	Green Lane	Barking and Dagenham		no data	no data	no data	no data	no data
217	North Greenwich	Greenwich		no data	no data	no data	no data	no data
218	East Greenwich	Greenwich		3	no data	no data	no data	no data
219	Bromley by Bow	Tower hamlets		no data	no data	no data	no data	no data
220	London Bridge	Southwark		6	no data	no data	no data	no data
221	Carshalton	Sutton		no data	no data	no data	no data	no data
222	Brick Lane	Tower Hamlets		4	no data	no data	no data	no data
223	Kings Cross	Camden		no data	no data	no data	no data	no data
224	Battersea	Wandsworth		2	no data	no data	no data	no data
225	Hackbridge	Sutton		no data	no data	no data	no data	no data
226	Brent Cross	Barnet		no data	no data	no data	no data	no data
227	Roman Road (west)	Tower Hamlets		3	no data	no data	no data	no data

Table A4.8 Town centres requiring further work to reconcile differences between Experian GOAD and borough data for town centre floorspace and outlets.

Centre	Borough	London Plan 2008 Classification	Comments
Hammersmith	Hammersmith and Fulham	Major	Check service retail floorspace definition
Catford	Lewisham	Major	Check Experian boundary with TCHC boundary.
Walthamstow	Waltham Forest	Major	Potential variation in service retail floorspace definition
Clapham Junction	Wandsworth	Major	Compared with the Experian data, borough retail floorspace estimates in all Wandsworth centres are underestimated
Putney	Wandsworth	Major	See Clapham Junction
Tooting	Wandsworth	Major	See Clapham Junction
Wandsworth	Wandsworth	Major	See Clapham Junction
Leyton	Waltham Forest	District	Potential variation in service retail floorspace definition
Leytonstone	Waltham Forest	District	Potential variation in service retail floorspace definition

Annex 5. Town centre network review – summary table

Table A5.1 Town Centre Network Review summary table (including potential future changes to the network over the Plan period).

Centre/Location	Borough	2008 London Plan Classification	Proposed 2009 Draft London Plan Classification ¹	Night time economy clusters ²	Proposed policy directions ³	Office guidelines ⁴	Potential future changes to classification ⁵
West End	Westminster/Camden	International	International	NT1	Medium	CAZ	
Knightsbridge	Kensington & Chelsea/Westminster	International	International	NT2	Low	CAZ	
Bromley	Bromley	Metropolitan	Metropolitan	NT2	High	A/B	
Croydon	Croydon	Metropolitan	Metropolitan	NT2	High	A/B	
Ealing	Ealing	Metropolitan	Metropolitan	NT2	Medium	A/B	
Wood Green	Haringey	Metropolitan	Metropolitan	NT3	Medium	Regeneration	B
Harrow	Harrow	Metropolitan	Metropolitan	NT3	Medium	B	
Romford	Havering	Metropolitan	Metropolitan	NT2	Medium	B	
Uxbridge	Hillingdon	Metropolitan	Metropolitan	NT2	Medium	A	
Hounslow	Hounslow	Metropolitan	Metropolitan	NT3	Medium	Regeneration	A/B
Kingston	Kingston upon Thames	Metropolitan	Metropolitan	NT2	High	A/B	
Ilford	Redbridge	Metropolitan	Metropolitan	NT2	Medium	B	
Sutton	Sutton	Metropolitan	Metropolitan	NT2	Medium	B	
Barking	Barking and Dagenham	Major	Major	NT3	Medium	Regeneration	B
Edgware	Barnet	Major	Major		Medium	B	
Bexleyheath	Bexley	Major	Major	NT2	Medium	B	
Kilburn	Brent/Camden	Major	Major	NT3	Medium	Regeneration	B
Wembley	Brent	Major	Major		High	Regeneration	B
Orpington	Bromley	Major	Major		Medium	Regeneration	
Camden Town	Camden	Major	Major	NT2	Medium	B	
Southall	Ealing	Major	Major	NT3	Medium	Regeneration	B
Enfield Town	Enfield	Major	Major		Medium	B	
Eltham	Greenwich	Major	Major		Medium		
Woolwich	Greenwich	Major	Major	NT3	High	Regeneration	B
							Metropolitan

Centre/Location	Borough	2008 London Plan Classification	Proposed 2009 Draft London Plan Classification ¹	Night time economy clusters ²	Proposed policy directions ³		Office guidelines ⁴	Potential future changes to classification ⁵
Dalston	Hackney	Major	Major	NT3	Medium	Regeneration	B	
Fulham	Hammersmith and Fulham	Major	Major	NT2	Medium		B	
Hammersmith	Hammersmith and Fulham	Major	Major	NT2	Medium		A/B	
Chiswick	Hounslow	Major	Major	NT2	Medium		A	
Angel	Islington	Major	Major	NT2	Medium		B	
Nags Head	Islington	Major	Major	NT3	Medium	Regeneration	B	
Kensington High Street	Kensington and Chelsea	Major	Major	NT2	Medium		B	
Kings Road East	Kensington and Chelsea	Major	Major	NT2	Low		B	
Brixton	Lambeth	Major	Major	NT2	Medium	Regeneration		
Streatham	Lambeth	Major	Major	NT3	Medium	Regeneration		
Catford	Lewisham	Major	Major		Medium	Regeneration		
Lewisham	Lewisham	Major	Major	NT3	High		B	
Wimbledon	Merton	Major	Major	NT2	Medium		A	
East Ham	Newham	Major	Major		Medium	Regeneration		
Stratford	Newham	Major	Major	NT3	High	Regeneration	A	Metropolitan
Richmond	Richmond upon Thames	Major	Major	NT2	Low		A	
Peckham	Southwark	Major	Major	NT3	Medium	Regeneration		
Canary Wharf	Tower Hamlets	Major	Major	NT2	High		A	
Walthamstow	Waltham Forest	Major	Major	NT3	Medium		B	
Clapham Junction	Wandsworth	Major	Major	NT2	Medium		B	
Putney	Wandsworth	Major	Major	NT2	Medium		B	
Tooting	Wandsworth	Major	Major	NT3	Medium			
Wandsworth	Wandsworth	Major	Major		Medium	Regeneration	B	
Queensway/Westbourne Grove	Westminster/Part K&C	Major	Major	NT2	Low		B	
Chadwell Heath	Barking and Dagenham	District	District		Medium			
Dagenham & Heathway	Barking and Dagenham	District	District		Medium	Regeneration		
Brent Street	Barnet	District	District		Medium			
Burnt Oak	Barnet/Brent/Harrow	District	District		Medium			

Centre/Location	Borough	2008 London Plan Classification	Proposed 2009 Draft London Plan Classification ¹	Night time economy clusters ²	Proposed policy directions ³		Office guidelines ⁴	Potential future changes to classification ⁵
Chipping Barnet	Barnet	District	District		Medium		B	
Church End, Finchley	Barnet	District	District		Medium		B	
Colindale/The Hyde	Barnet/Brent	District	District		Medium			
East Finchley	Barnet	District	District		Medium			
Golders Green	Barnet	District	District		Medium			
Hendon central	Barnet	District	District		Medium			
Mill Hill	Barnet	District	District		Medium			
New Barnet	Barnet	District	District		Medium			
North Finchley	Barnet	District	District		Medium		B	
Temple Fortune	Barnet	District	District		Medium			
Whetstone	Barnet	District	District	NT3	Medium		B	
Crayford	Bexley	District	District		Medium	Regeneration		
Erith	Bexley	District	District		Medium	Regeneration		
Sidcup	Bexley	District	District		Medium		B	
Welling	Bexley	District	District		Medium			
Cricklewood	Barnet/Brent/Camden	District	District	NT3	High	Regeneration	A/B - monitor	Metropolitan
Ealing Road	Brent	District	District	*	Medium	Regeneration		
Harlesden	Brent	District	District		Medium	Regeneration		
Kenton	Harrow/Brent	District	District		Medium			
Kingsbury	Brent/Harrow	District	District		Medium			
Neasden	Brent	District	District		Medium	Regeneration		
Preston Road	Brent	District	District		Medium	Regeneration		
Wembley Park	Brent	District	District	*	Medium			
Willesden Green	Brent	District	District		Medium			
Beckenham	Bromley	District	District	NT3	Medium			
Crystal Palace	Croydon/Lambeth	District	See U.Norwood		Medium			
Penge	Bromley	District	District		Medium			
Petts Wood	Bromley	District	District		Medium			

Centre/Location	Borough	2008 London Plan Classification	Proposed 2009 Draft London Plan Classification ¹	Night time economy clusters ²	Proposed policy directions ³		Office guidelines ⁴	Potential future changes to classification ⁵
West Wickham	Bromley	District	District		Medium			
Hampstead	Camden	District	District	NT3	Medium			
Kentish Town	Camden	District	District	NT3	Medium	Regeneration	B	
Swiss Cottage/Finchley Road	Camden	District	District	NT2	Medium			
West Hampstead	Camden	District	District		Medium			
Addiscombe	Croydon	District	District		Low			
Coulsdon	Croydon	District	District		Medium			
Norbury	Croydon	District	District		Medium			
Purley	Croydon	District	District		Medium			
South Norwood	Croydon	District	District		Medium			
Thornton Heath	Croydon	District	District		Medium			
Upper Norwood/Crystal Palace	Croydon/Lambeth	District	District		Medium			
Acton	Ealing	District	District	NT3	Medium	Regeneration	B	
Greenford	Ealing	District	District		Medium			
Hanwell	Ealing	District	District		Medium			
Angel Edmonton	Enfield	District	District		Medium	Regeneration		
Edmonton Green	Enfield	District	District		Medium	Regeneration		
Palmers Green	Enfield	District	District		Medium			
Southgate	Enfield	District	District		Medium		B	
Greenwich West	Greenwich	District	District	NT3	Medium			
Plumstead	Greenwich	District	District	*	Medium	Regeneration		
Thamesmead	Greenwich	District	District		Medium	Regeneration		
Finsbury Park	Islington/Hackney/Haringey	District	District		Medium	Regeneration	B	
Mare Street	Hackney	District	District	NT3	Medium	Regeneration	B	
Stoke Newington	Hackney	District	District	NT3	Medium	Regeneration	B	
Shepherds Bush	Hammersmith and Fulham	District	Metropolitan	NT2	Medium	Regeneration	A/B - potential	
Crouch End	Haringey	District	District	NT3	Medium			
Green Lanes	Haringey	District	District	NT3	Medium	Regeneration		

Centre/Location	Borough	2008 London Plan Classification	Proposed 2009 Draft London Plan Classification ¹	Night time economy clusters ²	Proposed policy directions ³		Office guidelines ⁴	Potential future changes to classification ⁵
Muswell Hill	Haringey	District	District		NT3	Medium		
Bruce Grove/Tottenham High Road	Haringey	District	District			Medium	Regeneration	
West Green Road/Seven Sisters	Haringey	District	District	*		Medium	Regeneration	
North Harrow	Harrow	District	District			Medium		
Pinner	Harrow	District	District			Medium		
Rayners Lane	Harrow	District	District			Medium		
South Harrow	Harrow	District	District			Medium		
Stanmore	Harrow	District	District			Medium		B
Wealdstone	Harrow	District	District		NT3	Medium		B
Collier Row	Havering	District	District			Medium		
Elm Park	Havering	District	District	*		Medium		
Harold Hill	Havering	District	District			Medium		
Hornchurch	Havering	District	District			Medium		
Rainham	Havering	District	District	*		Medium		
Upminster	Havering	District	District			Medium		
Eastcote	Hillingdon	District	District			Medium		
Hayes	Hillingdon	District	District			Medium		
Northwood	Hillingdon	District	District			Medium		
Ruislip	Hillingdon	District	District			Medium		
Yiewsley/West Drayton	Hillingdon	District	District			Medium		
Brentford	Hounslow	District	District			Medium		A/B
Feltham High Street	Hounslow	District	District			Medium		B
Archway	Islington	District	District			Medium	Regeneration	
Earls Court Road	Kensington and Chelsea	District	District		NT3	Medium		
Fulham Road (east)	Kensington and Chelsea	District	District			Medium		
Fulham Road (west)	Kensington and Chelsea	District	District		NT2	Medium		
Kings Road (west)	Kensington and Chelsea	District	District		NT2	Low		

Centre/Location	Borough	2008 London Plan Classification	Proposed 2009 Draft London Plan Classification ¹	Night time economy clusters ²	Proposed policy directions ³		Office guidelines ⁴	Potential future changes to classification ⁵
Notting Hill Gate	Kensington and Chelsea	District	District	NT3	Medium		B	
Portobello Road	Kensington and Chelsea	District	District	NT3	Medium			
South Kensington	Kensington and Chelsea	District	District	NT3	Medium			
New Malden	Kingston upon Thames	District	District		Medium			
Surbiton	Kingston upon Thames	District	District		Medium		B	
Tolworth	Kingston upon Thames	District	District		Medium			
Clapham High Street	Lambeth	District	District	NT2	Medium	Regeneration		
Stockwell	Lambeth	District	District	*	Medium	Regeneration		
Tulse Hill/West Norwood	Lambeth	District	District		Medium	Regeneration		
West Norwood	Lambeth	District	See Tulse Hill		Medium	Regeneration		
Blackheath	Lewisham	District	District	NT3	Low			
Deptford	Lewisham	District	District	NT3	Medium	Regeneration		
Downham	Lewisham	District	District	*	Medium	Regeneration		
Forest Hill	Lewisham	District	District		Medium			
Lee Green	Lewisham	District	District	*	Medium			
New Cross	Lewisham	District	District	NT3	Medium	Regeneration		
Sydenham	Lewisham	District	District		Medium			
Mitcham	Merton	District	District		Medium			
Morden	Merton	District	District		Medium			
Canning Town	Newham	District	District		Medium	Regeneration		
East Beckton	Newham	District	District		Medium	Regeneration		
Forest Gate	Newham	District	District		Medium	Regeneration		
Upton Park	Newham	District	District		Medium	Regeneration		
Barkingside	Redbridge	District	District		Medium			
Gants Hill	Redbridge	District	District		Medium			
South Woodford	Redbridge	District	District		Medium			
Wanstead	Redbridge	District	District		Medium			
East Sheen	Richmond upon Thames	District	District		Medium			

Centre/Location	Borough	2008 London Plan Classification	Proposed 2009 Draft London Plan Classification ¹	Night time economy clusters ²	Proposed policy directions ³		Office guidelines ⁴	Potential future changes to classification ⁵
Teddington	Richmond upon Thames	District	District		Medium			
Twickenham	Richmond upon Thames	District	District	NT3	Medium		A	
Whitton	Richmond Upon Thames	District	District		Medium			
Camberwell	Southwark/Lambeth	District	District	NT3	Medium	Regeneration		
Dulwich - Lordship Lane	Southwark	District	District	NT3	Medium			
Elephant and Castle	Southwark	District	District	NT3	High	Regeneration	B	Major
Surrey Quays	Southwark	District	District		High	Regeneration	B	Major
Walworth Road	Southwark	District	District		Medium	Regeneration		Major
Cheam	Sutton	District	District		Medium			
North Cheam	Sutton	District	District		Medium			
Rosehill	Sutton	District	District	*	Medium			
Wallington	Sutton	District	District		Medium			
Worcester Park	Sutton	District	District		Medium			
Bethnal Green	Tower Hamlets	District	District	NT3	Medium	Regeneration		
Chrip Street	Tower Hamlets	District	District		Medium	Regeneration		
Crossharbour	Tower Hamlets	District	Unclassified		Medium			District
Poplar	Tower Hamlets	District	local		Medium	Regeneration		
Roman Road (east)	Tower Hamlets	District	District		Medium	Regeneration		
Watney Market	Tower Hamlets	District	District		Medium	Regeneration		
Whitechapel	Tower Hamlets	District	District		Medium	Regeneration		
Bakers Arms	Waltham Forest	District	District		Medium			
Leyton	Waltham Forest	District	District		Medium	Regeneration		
Leytonstone	Waltham Forest	District	District		Medium	Regeneration		
North Chingford	Waltham Forest	District	District		Medium			
South Chingford	Waltham Forest	District	District		Medium			
Wood Street	Waltham Forest	District	District		Medium			
Balham	Wandsworth	District	District	NT3	Medium			
Edgware Road/Church Street	Westminster	District	District	NT3	Medium	Regeneration		

Centre/Location	Borough	2008 London Plan Classification	Proposed 2009 Draft London Plan Classification ¹	Night time economy clusters ²	Proposed policy directions ³		Office guidelines ⁴	Potential future changes to classification ⁵
					Medium	Regeneration		
Harrow Road	Westminster	District	District	*		Medium	Regeneration	
Praed Street/Paddington	Westminster	District	District		NT3	Medium		
St John's Wood	Westminster	District	District		NT3	Medium		
Euston Road (part)	Camden	CAZ Frontage	CAZ Frontage			Medium	Regeneration	CAZ
High Holborn/Kingsway	Camden	CAZ Frontage	CAZ Frontage			Medium	Regeneration	CAZ
Tottenham Court Road (part)	Camden	CAZ Frontage	CAZ Frontage		NT1pt	Medium		CAZ
Cheapside	City of London	CAZ Frontage	CAZ Frontage			Medium		CAZ
Fleet Street	City of London	CAZ Frontage	CAZ Frontage			Medium		CAZ
Leadenhall Market	City of London	CAZ Frontage	CAZ Frontage			Medium		CAZ
Liverpool Street	City of London	CAZ Frontage	CAZ Frontage			Medium		CAZ
Moorgate	City of London	CAZ Frontage	CAZ Frontage			Medium		CAZ
Lower Marsh	Lambeth	CAZ Frontage	CAZ Frontage			Medium	Regeneration	CAZ
Borough High Street	Southwark	CAZ Frontage	CAZ Frontage		NT3	Medium		CAZ
Wentworth Street	Tower Hamlets	CAZ Frontage	CAZ Frontage			Medium	Regeneration	CAZ
Baker Street (part)	Westminster	CAZ Frontage	CAZ Frontage			Medium		CAZ
Charring Cross Road (part)	Westminster/Camden	CAZ Frontage	CAZ Frontage		NT1pt	Medium		CAZ
Covent Garden/Strand	Westminster	CAZ Frontage	CAZ Frontage		NT1/2	Low		CAZ
Edgware Road South	Westminster	CAZ Frontage	CAZ Frontage		NT3	Medium		CAZ
Marylebone High Street	Westminster	CAZ Frontage	CAZ Frontage		NT3	Medium		CAZ
Marylebone Road	Westminster	CAZ Frontage	CAZ Frontage			Medium		CAZ
Victoria Street	Westminster	CAZ Frontage	CAZ Frontage		NT2	High		CAZ
Warwick Way/Tachbrook St	Westminster	CAZ Frontage	CAZ Frontage			Medium		CAZ
Selsdon	Croydon	Unclassified	District			Medium		
New Addington	Croydon	Unclassified	District			Medium	Regeneration	
Green Lane	Barking and Dagenham/Redbridge	Unclassified	District			Medium		
North Greenwich	Greenwich	Unclassified	Unclassified		NT2			District
East Greenwich	Greenwich	Unclassified	District			Medium		

Centre/Location	Borough	2008 London Plan Classification	Proposed 2009 Draft London Plan Classification ¹	Night time economy clusters ²	Proposed policy directions ³		Office guidelines ⁴	Potential future changes to classification ⁵
Bromley by Bow	Tower Hamlets	Unclassified	Unclassified					District
Colliers Wood	Merton	Unclassified	Unclassified					
London Bridge	Southwark	Unclassified	CAZ Frontage			Medium		
Carshalton	Sutton	Unclassified	District	*		Medium		
Brick Lane	Tower Hamlets	Unclassified	District		NT3	Medium	Regeneration	
Kings Cross	Camden	Unclassified	Unclassified					CAZ Frontage
Battersea	Wandsworth	Unclassified	Unclassified					CAZ Frontage
Hackbridge	Sutton	Unclassified	Unclassified					District
Brent Cross	Barnet	Regional Shopping Centre	Regional Shopping Centre					Metropolitan
Roman Road (west)	Tower Hamlets	Unclassified	District	*		Medium		

Notes:

1 Classifications are described in Annex 1. Centres marked * indicates classification should be subject to further monitoring.

2 NT1 = International; NT2 = Regional/sub-regional; NT3 = More than local significance.

3 Policy directions (high/medium/low) are explained in Chapter 4. 'Regeneration' indicates centres in need of regeneration.

4 Office guidelines provide a broad indication of the approach to office development based upon research in the London Office Policy Review 2009, distinguishing between centres where:

(A) - speculative office development could be promoted on the most efficient and accessible sites in the context of wider schemes to enhance the environment and offer of the centre as a commercial location. This might entail some long-term net loss of overall office stock through change of use of provision on less attractive sites; and

(B) - some office provision could be promoted as part of wider residential or residential and retail/leisure mixed use development. This would be likely to entail long-term net loss of overall office stock, partial renewal on the more commercially attractive sites and managed change of use of provision on less attractive sites.

(CAZ) locations lying within the Central Activities Zone.

5 Re-classifications are subject to capacity analysis, impact assessments, land use and accessibility, planning approvals, future town centre health checks and full implementation.

Annex 6: GOAD Categories

Goad Class	Goad Sub-Class	Primary Activity
Retail	Comparison	Adult Shop
Retail	Comparison	Antiques
Retail	Comparison	Aquatic Centre
Retail	Comparison	Army Surplus
Retail	Comparison	Art
Retail	Comparison	Art Gallery (Retail)
Retail	Comparison	Art Materials
Retail	Comparison	Bathroom Furniture
Retail	Comparison	Blinds
Retail	Comparison	Boat Accessories
Retail	Comparison	Books
Retail	Comparison	Bridal Wear
Retail	Comparison	Camping Goods
Retail	Comparison	Car Radios
Retail	Comparison	Car Sales
Retail	Comparison	Car Spares
Retail	Comparison	Cards
Retail	Comparison	Carpets & Flooring
Retail	Comparison	Catalogue Showroom
Retail	Comparison	Charity Shop
Retail	Comparison	Chemist
Retail	Comparison	Childrens Shoes
Retail	Comparison	Childrens Wear
Retail	Comparison	China & Glassware
Retail	Comparison	Christian Books
Retail	Comparison	Clothing
Retail	Comparison	Comics
Retail	Comparison	Computer Equipment
Retail	Comparison	Computer Games
Retail	Comparison	Crafts
Retail	Comparison	Cycles & Repairs
Retail	Comparison	Dance Wear
Retail	Comparison	Department Store
Retail	Comparison	Disabled Goods & Equipment
Retail	Comparison	DIY
Retail	Comparison	Domestic Appliances
Retail	Comparison	Electrical & Gas Appliances
Retail	Comparison	Electronics
Retail	Comparison	Fires
Retail	Comparison	Fitness Equipment
Retail	Comparison	Fitted Furniture
Retail	Comparison	Florist
Retail	Comparison	Fuel Merchant
Retail	Comparison	Furniture
Retail	Comparison	Garden Centre
Retail	Comparison	Garden Goods
Retail	Comparison	Gifts
Retail	Comparison	Haberdashery
Retail	Comparison	Hardware
Retail	Comparison	Health & Beauty
Retail	Comparison	Hobbies
Retail	Comparison	Home Entertainment
Retail	Comparison	Hosiery
Retail	Comparison	Household Goods
Retail	Comparison	Household Textiles

Goad Class	Goad Sub-Class	Primary Activity
Retail	Comparison	Interior Decorations
Retail	Comparison	Ironmongery
Retail	Comparison	Jeweller
Retail	Comparison	Kitchen Furniture
Retail	Comparison	Ladies & Mens Accessories
Retail	Comparison	Ladies & Mens Wear
Retail	Comparison	Ladies Accessories
Retail	Comparison	Ladies Wear
Retail	Comparison	Leather Goods
Retail	Comparison	Lighting
Retail	Comparison	Lingerie
Retail	Comparison	Medical Supplies
Retail	Comparison	Mens Wear
Retail	Comparison	Millinery
Retail	Comparison	Models
Retail	Comparison	Motor Cycle Accessories
Retail	Comparison	Motor Cycle Sales & Repairs
Retail	Comparison	Musical Instruments & Sheet Music
Retail	Comparison	Newsagent
Retail	Comparison	Novelty Goods
Retail	Comparison	Nursery Goods
Retail	Comparison	Office Equipment
Retail	Comparison	Outdoor Wear
Retail	Comparison	Party Goods
Retail	Comparison	Pet Shop
Retail	Comparison	Photo Goods
Retail	Comparison	Posters & Picture Framing
Retail	Comparison	Recordings
Retail	Comparison	Religious Goods
Retail	Comparison	Secondhand Goods
Retail	Comparison	Sewing Machines
Retail	Comparison	Shoes
Retail	Comparison	Small Units
Retail	Comparison	Soft Furnishings
Retail	Comparison	Sports Goods
Retail	Comparison	Stalls
Retail	Comparison	Stationer
Retail	Comparison	T-Shirts & Printing
Retail	Comparison	Telephones
Retail	Comparison	Tools
Retail	Comparison	Toys & Games
Retail	Comparison	Travel Goods
Retail	Comparison	Trophies & Engraving
Retail	Comparison	Variety Store
Retail	Comparison	Wallpaper & Paint
Retail	Comparison	Warehouse Club
Retail	Comparison	Work Wear
Retail	Convenience	Baker
Retail	Convenience	Butcher
Retail	Convenience	Cake Making Supplies
Retail	Convenience	Confectionery & Biscuits
Retail	Convenience	Convenience Store
Retail	Convenience	CTN
Retail	Convenience	Dairy Produce
Retail	Convenience	Delicatessen
Retail	Convenience	Fishmonger
Retail	Convenience	Frozen Food

Goad Class	Goad Sub-Class	Primary Activity
Retail	Convenience	Greengrocer
Retail	Convenience	Grocer
Retail	Convenience	Health Food
Retail	Convenience	Home Brew
Retail	Convenience	Keycutting
Retail	Convenience	Market
Retail	Convenience	Off Licence
Retail	Convenience	Shoe Repairs
Retail	Convenience	Supermarket
Retail	Convenience	Tea & Coffee Merchant
Retail	Convenience	Tobacconist
Retail	Other Retail	Shops
Retail	Retail Service	Beauty Salon
Retail	Retail Service	Cable Television
Retail	Retail Service	Car & Van Rental
Retail	Retail Service	Car Repairs
Retail	Retail Service	Car Wash
Retail	Retail Service	Clothing Alterations
Retail	Retail Service	Clothing Hire
Retail	Retail Service	Dog Grooming
Retail	Retail Service	Driving School
Retail	Retail Service	Dry Cleaning
Retail	Retail Service	Electrical Repairs
Retail	Retail Service	Filling Station
Retail	Retail Service	Film Developing
Retail	Retail Service	Hairdressing
Retail	Retail Service	Health Club
Retail	Retail Service	Health Salon
Retail	Retail Service	Hotel Reservations
Retail	Retail Service	Jewellery Repair
Retail	Retail Service	Launderette
Retail	Retail Service	Natural Therapy
Retail	Retail Service	Optician
Retail	Retail Service	Photographer
Retail	Retail Service	Post Office
Retail	Retail Service	Sauna
Retail	Retail Service	Solarium
Retail	Retail Service	Tattooist
Retail	Retail Service	Telephone Bureau
Retail	Retail Service	Travel Agent
Retail	Retail Service	TV & Hi-Fi Repairs
Retail	Retail Service	TV & Video Rental
Retail	Retail Service	Tyres & Exhausts
Retail	Retail Service	Undertakers
Retail	Retail Service	Upholsterer & Furniture Repairs
Retail	Retail Service	Video Rental
Retail	Retail Service	Watch & Clock Repairs
Retail	Retail Service	Wedding Services
Retail	Retail Service	Wigs
Retail	Retail Service	Windscreens
Service	Financial & Business Services	Accountant
Service	Financial & Business Services	Architect & Surveyor
Service	Financial & Business Services	ATM Lobby
Service	Financial & Business Services	Auctioneers & Valuers
Service	Financial & Business Services	Bank
Service	Financial & Business Services	Builders Merchant
Service	Financial & Business Services	Building Contractor/Services

Goad Class	Goad Sub-Class	Primary Activity
Service	Financial & Business Services	Building Society
Service	Financial & Business Services	Bureau de Change
Service	Financial & Business Services	Business Equipment
Service	Financial & Business Services	Business Services
Service	Financial & Business Services	Catering Equipment
Service	Financial & Business Services	Cleaning Supplies
Service	Financial & Business Services	Computer Services
Service	Financial & Business Services	Conference Centre
Service	Financial & Business Services	Conveyancer
Service	Financial & Business Services	Disco Equipment
Service	Financial & Business Services	Doors & Windows
Service	Financial & Business Services	Electrical Contractor
Service	Financial & Business Services	Employment Agency
Service	Financial & Business Services	Estate Agent
Service	Financial & Business Services	Film Services
Service	Financial & Business Services	Financial Advisors
Service	Financial & Business Services	Glass Merchant
Service	Financial & Business Services	Housing Association
Service	Financial & Business Services	Insurance Office
Service	Financial & Business Services	Locksmith
Service	Financial & Business Services	Pawnbroker
Service	Financial & Business Services	Printing & Photocopying
Service	Financial & Business Services	Property Consultants
Service	Financial & Business Services	Recording Studio
Service	Financial & Business Services	Solicitor
Service	Financial & Business Services	Stonemason
Service	Financial & Business Services	Surveyor
Service	Financial & Business Services	Timber Merchant
Service	Financial & Business Services	Tool & Machine Hire
Service	Health & Medical Services	Chiropodist
Service	Health & Medical Services	Dental Surgery
Service	Health & Medical Services	Doctors Surgery
Service	Health & Medical Services	Health Centre
Service	Health & Medical Services	Nursing Home
Service	Health & Medical Services	Osteopath
Service	Health & Medical Services	Rest Home
Service	Health & Medical Services	Veterinary Surgery
Service	Leisure Services	Amusements
Service	Leisure Services	Bar
Service	Leisure Services	Bar & Restaurant
Service	Leisure Services	Betting Office
Service	Leisure Services	Bingo
Service	Leisure Services	Bowling Alley
Service	Leisure Services	Box Office
Service	Leisure Services	Cafe
Service	Leisure Services	Casino
Service	Leisure Services	Chinese Restaurant
Service	Leisure Services	Chinese Take Away
Service	Leisure Services	Cinema
Service	Leisure Services	Club
Service	Leisure Services	Coffee Shop
Service	Leisure Services	Dancing School
Service	Leisure Services	Entertainment Centre
Service	Leisure Services	Fast Food Restaurant
Service	Leisure Services	Fish & Chips
Service	Leisure Services	Guest House
Service	Leisure Services	Hall

Goad Class	Goad Sub-Class	Primary Activity
Service	Leisure Services	Hotel
Service	Leisure Services	Ice Cream Parlour
Service	Leisure Services	Ice Rink
Service	Leisure Services	Indian Restaurant
Service	Leisure Services	Indian Take Away
Service	Leisure Services	Internet Cafe
Service	Leisure Services	Italian Restaurant
Service	Leisure Services	Leisure Centre
Service	Leisure Services	Mexican Restaurant
Service	Leisure Services	Nightclub
Service	Leisure Services	Pizza Restaurant
Service	Leisure Services	Pool Club
Service	Leisure Services	Public House
Service	Leisure Services	Restaurant
Service	Leisure Services	Sandwich Bar
Service	Leisure Services	Snooker Club
Service	Leisure Services	Social Club
Service	Leisure Services	Sports Club
Service	Leisure Services	Take Away
Service	Leisure Services	Theatre
Service	Leisure Services	Ticket Agency
Service	Leisure Services	Tourist Attraction
Service	Leisure Services	Vegetarian Restaurant
Service	Leisure Services	Wine Bar
Service	Leisure Services	Wine Bar & Restaurant
Service	Public Services	Advice Centre
Service	Public Services	Community Centre
Service	Public Services	Council Offices
Service	Public Services	Educational Establishment
Service	Public Services	Emergency Services
Service	Public Services	Government Building
Service	Public Services	Guildhall
Service	Public Services	Information Centre
Service	Public Services	Kindergarten
Service	Public Services	Library
Service	Public Services	Museum & Art Gallery
Service	Public Services	TA/Cadet Centre
Service	Public Services	Tourist Information
Service	Religious Services	Place of Worship
Service	Transport Services	Airline Office
Service	Transport Services	Bus Booking Office
Service	Transport Services	Car Park (Public)
Service	Transport Services	Coach Hire
Service	Transport Services	Rail Booking Office
Service	Transport Services	Railway Station
Service	Transport Services	Taxi Hire
Service	Transport Services	Underground Station
Vacant	Vacant Non-Retail	Vacant Other Building
Vacant	Vacant Retail	Vacant Bank
Vacant	Vacant Retail	Vacant Car Sales
Vacant	Vacant Retail	Vacant Cinema
Vacant	Vacant Retail	Vacant Filling Station
Vacant	Vacant Retail	Vacant Hotel
Vacant	Vacant Retail	Vacant Outlet
Vacant	Vacant Retail	Vacant Post Office
Vacant	Vacant Retail	Vacant Public House
Vacant	Vacant Retail	Vacant Restaurant

Annex 7: Glossary

All risk yields

The yields quoted in the table are 'all risk yields'. The 'all risks yield' is a simple benchmark which the property market uses to assess the comparative attractiveness of different shopping centres.

ATCA

ATCA is an abbreviation of Areas of Town Centre Activity. The boundaries and statistics for ATCAs have been created using a statistical methodology, which produces a nationally consistent method for defining boundaries around concentrations of activities typically associated with town centres. The consistency of the boundaries generated by the methodology allows for easy comparison of the statistics within the boundaries of the ATCAs.

Civic facilities

Civic facilities may include some or all of the following: armed services; coastguard stations; consular services; courts, court services and tribunals; driving test centres; embassies and consulates; fire brigade stations; government agencies and offices; members of parliament and members of European parliament; police stations; prisons; probation offices and police support services; registrars offices; social service activities.

Colliers CRE

Colliers CRE publication: 'UK Prime in town retail rents 2008'.

Comparison goods retail

These refer to shopping for things like clothes, products, household and leisure goods which are not bought on a regular basis.

Convenience goods retail

These refer to shopping for everyday, essential items like food, drink, newspapers and confectionary.

'Changing Places' toilet

'Changing Places' toilet is a combined toilet, shower and changing room, fitted with a fixed tracked hoist system, designed not for independent wheelchair users or as a baby change facility but for use by people with complex and multiple disabilities who often use large complex wheelchairs and require the help of up to two assistants. Further information from the Changing Places Consortium <http://www.changing-places.org/>

DfES

DfES refers to department for children, schools and families.

Experian GOAD

Experian GOAD only records the ground floorspace of each retail premises and the total may appear lower than the floorspace data obtained from the other sources. Retail floorspace in this health check has been reconciled to the Valuation Office data in the State of the Cities Database by making an allowance for retail floorspace on upper floors - see GLA Consumer Expenditure and Comparison Goods Floorspace Need report (March 2009) for more details. The advantage of GOAD however is that it is comparable between centres, regularly updated and available on a consistent basis for previous years. Hence, it is generally the best to use for a health check to be employed in a strategic context.

Full repairing terms

Full repairing terms: The terms of Full Repairing and Insuring (FRI) lease. An FRI lease requires the tenant to pay all running costs, e.g. maintenance, rates and insurance.

GOAD plan

GOAD plans generally only cover ground floors uses, but GOAD floorspace has been reconciled to the SOCD/CLG floorspace statistics. GOAD boundaries do not necessarily match DPD/UDP boundaries of town centres.

HCS/SHLAA study (2009)

This refers to the 2009 London wide Housing Capacity Study & Strategic Housing Land Availability Assessment.

Headline rents

The rent apparently being paid, which may not take account of concessions such as rent-free periods.

Health clinics

Health clinics refer to clinics and health centres.

Hostels

Hostels may include some or all of the following: hostels, youth hostels and other youth accommodation.

Initial yields

The initial yield is also known as the 'all risks yields'. It is the ratio of rental income to capital value and is expressed in terms of open market rent of a property as percentage of the capital value.

LDD

GLA's London Development Database, which is designed to record the progress of planning permission in the Greater London area. The LDD only monitor planning permissions if they meet the criteria set out in the system. Detailed information on LDD criteria is available on <http://www.london.gov.uk/mayor/ldd/index.jsp>

London Assembly Report

This refers to London Assembly Report: London's Street Market published in January 2008.

Open London Scheme

A community toilet scheme where local businesses are paid a small annual fee by the local authority to open up their toilets for public use without the need for use to buy goods or services.

Other arts/culture/entertainment attractions

Other arts/culture/entertainment attractions may include some or all of the following: casinos, bingo halls, children's activity centres and conference and exhibition centres.

Other health establishments

Other health establishments may include some or all of the following: alternative, natural and complementary; chemists and pharmacies; chiropodists; dental laboratories; dental technicians; dieticians and nutritionists; homeopaths; hospices; mental health centres and practitioners; midwives; nursing and residential care homes; optometrists and opticians; physical therapy; speech therapists; surgeons and cosmetic surgeries.

Other schools/educational facilities

Other schools/educational facilities may include some or all of the following: independent and preparatory schools; pupil referral units; unspecified and other schools.

Other sports facilities

Other sports facilities may include some or all of the following: bowling facilities, climbing facilities; squash courts; swimming pools; tennis facilities; archery facilities; athletics facilities; golf ranges, course and clubs; ice rinks; motor sports; racecourses and greyhound tracks; shooting facilities; ski slopes; snooker and pool halls; sports grounds; stadiums and pitches; squash courts; velodromes.

Other uses

Other uses include use class order C2 (Residential institutions), C2A (Secure residential institution), D1 (Non-residential institutions), B2 (General industrial), B8 (Storage or distribution) and D2 (Assembly and leisure).

Points of Interest

Points of Interest is a dataset of around 3.9 million geographic and commercial features across Great Britain - all highlighting location and function information, (classified into more than 600 individual classifications from more than 150 different suppliers) and with a postal address for all postally addressable points. For more details of the product, please go to <http://www.ordnancesurvey.co.uk/oswebsite/products/pointsofinterest/techinfo.html>.

PTALs

Public Transport Accessibility Levels (PTALS) are a detailed and accurate measure of the accessibility of a point to the public transport network, taking into account walk access time and service availability. The method is essentially a way of measuring the density of the public transport network at a particular point.

Recreational & vocational education

Recreational & vocational education may include some or all of the following: Ballet dance schools; beauty and hairdressing schools; diving schools; drama schools; driving and motorcycle schools; first aid training; flying schools; language schools, martial arts instruction; music teachers and schools; nursery schools and pre-and after-school care; sailing schools; sports and fitness coaching; Sunday schools; training providers and centres.

Retail floorspace

The retail floorspace data is mainly provided by the GLA, using results from the Consumer Expenditure and Comparison Goods Retail Floorspace Need in London (2009) undertaken by Experian Business Strategies. The retail floorspace figures is based on the Experian GOAD data (see Annex 6 for definitions), which have been provided for International, Metropolitan, Major and District town centres identified in the London Plan consolidated with alterations since 2004. However, for centres where GOAD data is not available, boroughs should use local sources as available to supplement the information.

Service retail

Service retail comprise, for example, services such as hairdressing, beauty salons, launderettes, dry cleaners, post office, clothing hire, opticians, travel agents, filling stations and vehicle rental. See Annex 6 for a full list of this GOAD category.

SOCD

The State of the Cities Database (SOCD) contains all updated data for the key indicators of urban performance used in the State of the English Cities Report (SOCR). For more information on the dataset, please go to

<http://www.socd.communities.gov.uk/socd/overview.aspx>.

TCHC polygon

The TCHC polygon is created by the GLA based on the existing UDP town centre boundaries and retail frontages. This is only designed to facilitate data collection for the 2009 Town Centre Health Checks and there is no policy implication arising from that.

VOA

Valuation Office Agency

Zone A

A means of analysing and comparing the rental value of retail space by dividing it into zones parallel with the main frontage. The most valuable zone, zone A, is at the front of the unit. Each successive zone is valued at half the rate of the zone in front of it.

Endnotes

- ¹ Mayor of London. *The London Plan. Spatial Development Strategy for Greater London (Consultation draft replacement plan)*. GLA, 2009.
- ² Mayor of London. *The London Plan. Spatial Development Strategy for Greater London (Consolidated with alterations since 2004)*. GLA, 2008.
- ³ Mayor of London, 2009 op cit.
- ⁴ Office of the Deputy Prime Minister. *Planning Policy Statement 6: Planning for Town Centres*. ODPM, 2005
- ⁵ Communities and Local Government. *Planning Policy Statement. Consultation Paper on a new Planning Policy Statement 4: Planning for Prosperous Economies*. CLG, 2009
- ⁶ Experian Business Strategies. *Consumer Expenditure and Comparison Goods Floorspace Need in London*. GLA, 2009
- ⁷ Ramidus Consulting Ltd and Roger Tym & Partners. *London Office Policy Review 2009*. GLA, 2009
- ⁸ Experian Business Strategies, 2009 op cit
- ⁹ Mayor of London. *London-wide Town Centre Health Checks 2006 Analysis*. GLA, 2007.
- ¹⁰ UCL Centre for Advanced Spatial Analysis. *Producing Boundaries and Statistics for Town Centres, London Pilot Study*. ODPM, 2004
- ¹¹ In particular Fulham, Wembley, North Finchley, Church End, Cricklewood, Downham, Rosehill, Edgware Road/Church Street, Harrow Road, Wembley Park, Baker Street(part), Covent Garden/Strand, Edgware Road South, Marylebone High Street, Marylebone Road, Victoria Street, Warwick Way/Tachbrook Street, East Greenwich, Green Lane, Hackbridge.
- ¹² Haringey was unable to respond due to resource constraints and workload
- ¹³ See endnote 12.
- ¹⁴ See endnote 12.
- ¹⁵ The London Plan (Consolidated with alterations since 2004), GLA, 2008
- ¹⁶ Colliers CRE. *Central London Retail Health Check*, Spring 2009
- ¹⁷ Colliers CRE. *National Retail Barometer -Rental Voids*, Summer 2009
- ¹⁸ See endnote 12.
- ¹⁹ London Assembly. *London's Street Markets*, GLA, 2008
- ²⁰ Experian Business Strategies. *Consumer Expenditure and Comparison Goods Retail Floorspace Need in London*, GLA 2009
- ²¹ Details of the LDD criteria can be found at <http://www.london.gov.uk/mayor/ldd/index.jsp>.
- ²² GLA, 2009 *Housing Capacity Study & Strategic Land Availability Study*. GLA, 2009
- ²³ Experian Business Strategies. GLA, 2009 op cit
- ²⁴ Valuation Office. *Property Market Report*, July 2008
- ²⁵ Further information on Shop Mobility Schemes can be found at the National Federation of Shopmobility UK (NFSUK) website: <http://www.shopmobilityuk.org>
- ²⁶ Experian Business Strategies, 2009 op cit
- ²⁷ Draft Further Alterations to the London Plan – Examination in Public. *Panel Report*. GLA, 2007
- ²⁸ Experian Business Strategies. GLA, 2009 op cit
- ²⁹ Ramidus Consulting Ltd and Roger Tym & Partners. *London Office Policy Review 2009*. GLA, 2009
- ³⁰ Experian Business Strategies. GLA, 2009 op cit

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Vietnamese

Nếu bạn muốn có văn bản tài liệu này bằng ngôn ngữ của mình, hãy liên hệ theo số điện thoại hoặc địa chỉ dưới đây.

Greek

Αν θέλετε να αποκτήσετε αντίγραφο του παρόντος εγγράφου στη δική σας γλώσσα, παρακαλείστε να επικοινωνήσετε τηλεφωνικά στον αριθμό αυτό ή ταχυδρομικά στην παρακάτω διεύθυνση.

Turkish

Bu belgenin kendi dilinizde hazırlanmış bir nüshasını edinmek için, lütfen aşağıdaki telefon numarasını arayınız veya adrese başvurunuz.

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਹੇਠ ਲਿਖੇ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ ਹੇਠ ਲਿਖੇ ਪਤੇ 'ਤੇ ਰਾਬਤਾ ਕਰੋ:

Hindi

यदि आप इस दस्तावेज की प्रति अपनी भाषा में चाहते हैं, तो कृपया निम्नलिखित नंबर पर फोन करें अथवा नीचे दिये गये पते पर संपर्क करें

Bengali

আপনি যদি আপনার ভাষায় এই দলিলের প্রতিলিপি (কপি) চান, তা হলে নীচের ফোন নম্বরে বা ঠিকানায় অনুগ্রহ করে যোগাযোগ করুন।

Urdu

اگر آپ اس دستاویز کی نقل اپنی زبان میں چاہتے ہیں، تو براہ کرم نیچے دئے گئے نمبر پر فون کریں یا دیتے گئے پتے پر رابطہ کریں

Arabic

إذا أردت نسخة من هذه الوثيقة بلغتك، يرجى الاتصال برقم الهاتف أو مراسلة العنوان أدناه

Gujarati

જો તમને આ દસ્તાવેજની નકલ તમારી ભાષામાં જોઈતી હોય તો, કૃપા કરી આપેલ નંબર ઉપર ફોન કરો અથવા નીચેના સરનામે સંપર્ક સાધો.

