

Appendix 4: Evidence for the reclassification of existing 'Other Shopping Centres within the CAZ'

			Comparison with CAZ classification thresholds (draft New London Plan 2017)													
Current City Plan (2016) designation		Recommended designation	All occupied floorspace without offices (sqm)		All occupied retail floorspace (sqm)		All occupied comparison floorspace (sqm)		Comparison goods retail as a percent of total retail floorspace		Convenience goods retail as a percent of total retail floorspace		All occupied leisure floorspace*** (sqm)		PTAL	
			Upper	Lower	Upper	Lower	Upper	Lower	Upper	Lower	Upper	Lower	Upper	Lower	Upper	Lower
			100,000	5,000	65,000	2,500	50,000	1,000	100	15	0	60	-	2,500	6b	6a
Piccadilly	Other shopping centre within the CAZ	CAZ retail cluster	22,487		14,242		12,818		90		10		2,905		6b	
Charlotte Street/Fitzrovia*	Other shopping centre within the CAZ	CAZ retail cluster	6,707		2,833		2,436		86		14		2,310		6b/6a	
Wigmore Street	Other shopping centre within the CAZ	CAZ retail cluster	11,759		6,191		6,067		98		2		3,848		6b	
South Audley/Mount Street	Other shopping centre within the CAZ	CAZ retail cluster	19,648		8,474		8,050		95		5		3,374		6b	
Jermyn Street	Other shopping centre within the CAZ	CAZ retail cluster	19,968		14,971		13,923		93		7		2,518		6b	
Chiltern Street**	Other shopping centre within the CAZ	CAZ retail cluster	7,863		5,329		5,009		94		6		1,783		6b	
Great Portland Street	Named Street	CAZ retail cluster	21,506		11,546		9,254		80		20		6,583		6b	

Parametres within the draft New London Plan 2017 thresholds
Parametres not within the draft new London Plan 2017 thresholds

*these figures do not account for the portion of the centre which falls within the boundary of Camden.

**although the total leisure floorspace is lower than the minimum threshold, the centre has a predominantly comparison function with most of the A1 retail units occupied by high end clothing shops.

Please note that we also intend to reduce the extent of this centre as we've identified some overlapping with another existing designation.

***We have considered A3, A4, and D2 uses.