

## annex 1 London's strategic town centre network

- 1 Policy 2A.8, Policies 3D.1 – 3 and statements on town centres in Chapter 5 of the London Plan set out the strategic policies that will support the development of London's town centres over the lifetime of this plan and guide the location of retail and leisure activity.
- 2 Town centres' current functions are set out in the London Town Centre Network below. This network shows how town centres of different types relate to each other in terms of the different levels of services they provide. It acts as a framework to ensure that London's residents, visitors and workers have ready and sustainable access to a full range of services.

### **The London Town Centre Network**

- 3 London has a complex pattern of town centres. While each centre performs a different function according to the community and area it serves, five broad types of town centre can be identified within London. Each town centre type is described below. The categorisations of centres in the first four categories are set out in Table A1.1 below:
  - international centres (2) are major concentrations of a wide range of globally attractive, specialist or comparison shopping
  - metropolitan centres (11) mainly in the suburbs, serve wide catchment areas covering several boroughs and offer a high level and range of comparison shopping. They typically have over 100,000 square metres of retail floorspace, including multiple retailers and department stores. They also have significant employment, service and leisure functions
  - major centres (35) characteristic of inner London, such as Brixton, Putney or Camden, are also important shopping and service centres, often with a borough-wide catchment. They are typically smaller in scale and closer together than those in the Metropolitan category. Their attractiveness for retailing is derived from a mix of both comparison and convenience shopping. Some Major centres, which have developed sizeable catchment areas, also have some leisure and entertainment functions. Major centres normally have over 50,000 square metres of retail floorspace
  - district centres (146) have traditionally provided convenience goods and services for more local communities and are distributed across London. Some District centres have developed specialist shopping functions, often as a result of their lower rents. Developing the capacity of District centres for convenience shopping is critical to ensure access to goods and services at the local level, particularly for people without access to cars. Many have a linear nature, which may need to be consolidated to make more efficient use of land and transport capacity

- neighbourhood and more local centres (over 1,200) provide services for local communities and are of cumulative strategic significance. A number of initiatives, including the NHS Plan 2000, highlight the importance of access to local and affordable fresh fruit and vegetables for the improvement of health. The report of the Social Exclusion Unit's Policy Action Team 13 'Access to Shops in Deprived Neighbourhoods' emphasised the role of local shopping facilities in fostering social inclusion. Neighbourhood shopping centres have a key role to play in addressing the problems of areas lacking accessible retail and other services
- 4 Map 3D.1 shows the location of London's International, Metropolitan, Major and District centres. Some individual centres within this categorisation are also developing strategically significant functional specialisations that require sub-regional coordination. The SRDF process has demonstrated that a more geographically specific approach should be taken in coordinating provision for strategically important town centre type facilities in frontages within the Central Activities Zone (See Chapter 5G).
  - 5 In addition to, but in policy terms separate from, these town centres, London contains a Regional Shopping Centre – Brent Cross, which serves a regional role and is not currently a town centre. The separate policy approach to Brent Cross is set out in Chapter 5B.

#### **Developing town centre categorisations**

- 6 Town centres are broadly classified in Table A1.1 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 Londoners' likely future needs in the light of the broader objectives of this plan. Capacity will continue to be identified through health checks. Assessments of need for this capacity will continue to be refined and coordinated by the GLA taking into account pressures arising from consumer expenditure growth<sup>1</sup> and other needs, which may be placed on individual centres, such as development of specialist roles and the need for community facilities.
- 7 Town centres with strategically important clusters of night time activities are indicated in Table A1.1. These are categorised in terms of Map 3D.2 either as clusters of sub-regional importance (2) or specialised provision of more than local importance (3). The West End, internationally important cluster of night time activities (category 1) should be addressed

in terms of Chapter 5G, dealing with CAZ. Supplementary Planning Guidance will be prepared on implementation of town centre policy. More geographically specific guidance will continue to be refined and coordinated through the Sub-Regional Implementation Frameworks to be taken into account in DPDs in the light of local circumstances.

- 8 The SRIF process will provide an opportunity to identify further strategic guidance on the future direction envisaged for each higher order town centre including their strategic office development prospects.

**table A1.1 Town centre classifications**

**International centres**

Borough	Centre
Kensington & Chelsea/ Westminster	Knightsbridge
Westminster/Camden	West End (1)

**Metropolitan centres**

Borough	Centre
Bromley	Bromley (2)
Croydon	Croydon (2)
Ealing	Ealing (2)
Haringey	Wood Green (3)
Harrow	Harrow
Havering	Romford (2)
Hillingdon	Uxbridge (2)
Hounslow	Hounslow (3)
Kingston	Kingston (2)
Redbridge	Ilford (2)
Sutton	Sutton (2)

**Major centres**

Borough	Centre
Barking & Dagenham	Barking
Barnet	Edgware
Bexley	Bexleyheath (2)
Brent	Wembley
Brent/Camden	Kilburn
Bromley	Orpington
Camden	Camden Town (2)
Ealing	Southall (3)

**Major centres**

Borough	Centre
Enfield	Enfield Town
Greenwich	Woolwich
Greenwich	Eltham
Hackney	Dalston (3)
Hammersmith & Fulham	Hammersmith (2)
Hammersmith & Fulham	Fulham (2)
Hounslow	Chiswick (2)
Islington	Nags Head (3)
Islington	Angel (2)
Kensington & Chelsea	Kensington High Street (2)
Kensington & Chelsea	King's Road East (2)
Lambeth	Streatham (3)
Lambeth	Brixton (2)
Lewisham	Lewisham
Lewisham	Catford
Merton	Wimbledon (2)
Newham	East Ham
Newham	Stratford (3)
Richmond	Richmond (2)
Southwark	Peckham (3)
Tower Hamlets	Canary Wharf (2)
Waltham Forest	Walthamstow (3)
Wandsworth	Clapham Junction (2)
Wandsworth	Putney (2)
Wandsworth	Tooting
Wandsworth	Wandsworth
Westminster	Queensway/Westbourne Grove (2)

**District centres**

<b>Borough</b>	<b>Centre</b>
Barking	Dagenham & Heathway Chadwell Heath
Barnet	North Finchley Chipping Barnet Church End, Finchley East Finchley Temple Fortune Golders Green Whetstone (3) Hendon central New Barnet Brent Street Mill Hill
Barnet/Brent	Cricklewood Colindale/The Hyde
Barnet/Brent/Harrow	Burnt Oak
Bexley	Welling Erith Sidcup Crayford
Brent	Harlesden Willesden Green Wembley Park Preston Road Neasden Ealing Road
Brent/Harrow	Kingsbury
Bromley	West Wickham Beckenham (3) Petts Wood Penge
Bromley/Croydon/Lambeth	Crystal Palace (3)
Camden	Swiss Cottage/Finchley Road (2) Kentish Town (3) Hampstead (3) West Hampstead
Croydon	Purley Thornton Heath Upper Norwood Norbury South Norwood Coulsdon Addiscombe
Ealing	Acton (3) Greenford Hanwell

**District centres**

<b>Borough</b>	<b>Centre</b>
Enfield	Angel Edmonton Edmonton Green Palmers Green Southgate
Greenwich	Greenwich West (3) Thamesmead Plumstead
Hackney	Mare Street (3) Stoke Newington (3)
Hackney/Haringey/Islington	Finsbury Park
Hammersmith & Fulham	Shepherds Bush (2)
Haringey	Muswell Hill (3) Crouch End (3) Tottenham Green Lanes (3) West Green Road
Harrow	Pinner Wealdstone (3) Rayners Lane South Harrow Stanmore North Harrow
Harrow/Brent	Kenton
Havering	Hornchurch Upminster Collier Row Elm Park Harold Hill Rainham
Hillingdon	Yiewsley/West Drayton Ruislip Hayes Eastcote Northwood
Hounslow	Feltham High Street Brentford
Islington	Archway
Kensington and Chelsea	Portobello Road (3) Notting Hill Gate (3) Fulham Road (east) South Kensington (3) Earls Court Road (3) King's Road (west) (2) Fulham Road (west) (2)
Kingston	New Malden Surbiton Tolworth

**District centres**

<b>Borough</b>	<b>Centre</b>
Lambeth	Clapham High Street (2) West Norwood Stockwell Tulse Hill
Lewisham	Deptford (3) Sydenham Forest Hill New Cross (3) Lee Green Downham Blackheath (3)
Merton	Morden Mitcham
Newham	Upton Park Forest Gate East Beckton Canning Town
Redbridge	Barkingside South Woodford Gants Hill Wanstead
Richmond	East Sheen Teddington Whitton Twickenham (3)
Southwark	Walworth Road Surrey Quays / Canada Water Dulwich – Lordship Lane (3) Elephant & Castle (3)
Southwark/Lambeth	Camberwell (3)
Sutton	Wallington Worcester Park North Cheam Cheam Rosehill
Tower Hamlets	Bethnal Green (3) Chrisp Street Poplar Roman Road (east) Watney Market Whitechapel Crossharbour

**District centres**

<b>Borough</b>	<b>Centre</b>
Waltham Forest	Bakers Arms Leyton Leytonstone South Chingford Wood Street North Chingford
Wandsworth	Balham (3)
Westminster	Edgware Road/Church Street (3) Praed Street/Paddington (3) Harrow Road St John's Wood (3)

<b>Borough</b>	<b>CAZ Frontage</b>
Camden	Euston Road (part) High Holborn / Kingsway Tottenham Court Road (part) (1-part)
City of London	Fleet Street Cheapside Leadenhall Market Moorgate Liverpool Street
Kensington & Chelsea / Westminster	Knightsbridge
Lambeth	Lower Marsh
Southwark	Borough High Street (3)
Tower Hamlets	Wentworth Street
Westminster/Camden	West End (1) Charing Cross Road (part) (1-part)
Westminster	Baker Street (part) Covent Garden / Strand (1-part) Edgware Road (south) (3) Marylebone Road Marylebone High Street (3) Victoria Street Warwick Way / Tachbrook Street

**References**

1 Experian Business Strategies 2004, 2005 op cit

