City of London – Principal Land Use Distribution

Local Plan Core Strategic Policies CS1: Offices, CS11: Visitors, Arts and Culture, CS20: Retailing, CS21: Housing
Period ending 31st March 2019

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Principal Land Use Distribution

The City of London produces a Principal Land Use Distribution map to highlight the spatial relationships between the principal land use classifications in the City. The map displays the dominant land uses on a site-by-site basis and is useful to highlight differences in size and spatial distribution of these land uses throughout the City. The current map represents a snapshot as at 31st March 2019.

Whilst there are many land use types within the City, this map focusses on the four principal land uses which make up the majority of existing and permitted floorspace in the City. Data is derived from the City of London Local Land and Property Gazetteer and associated data derived from planning records and historic land use data records. Details of the principal land use classifications, their measurement methodology and links to supporting publications are found in Table 1.

The spatial distribution for each of the key land uses is:

- **Offices**: There are office buildings in virtually all areas of the City, the main exceptions being where other major land uses dominate such as in the residential areas at the Barbican and Golden Lane Estates and also around Smithfield Market and St Bartholomew’s Hospital. The highest concentration of office space, both in terms of number of office addresses and quantity of floorspace, is in the eastern part of the City.

- **Retail**: Retail units can be found all over the City but are most concentrated within the Principal Shopping Centres (PSCs) as well as the links between the PSCs. Retail units classified as per Use Classes Order A1: Shops are primarily concentrated within the Principal Shopping Centres with Cheapside PSC considered to be the City’s main high street. Other uses including financial and professional services, restaurant and cafes, drinking establishments and takeaways are dispersed across the City.

- **Housing**: The resident population of the City is small compared to the London boroughs. The housing stock in the City is concentrated around four estates (the Barbican, Golden Lane, Middlesex Street and Mansell Street).

- **Hotels**: There is a significant cluster of hotels in the south east of the City, in the vicinity of the Tower of London. There are also a growing number of hotels in the south west of the City, from Fleet Street across to St Paul’s Cathedral. Both these locations provide access to key visitor attractions such as the Tower of London and Tower Bridge in the south east and St Paul’s Cathedral and Tate Modern to the south west.
### Table 1: Details of the principal land use classifications on the Principal Land Use Distribution map

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Use Classes Order¹</th>
<th>Measurement</th>
<th>Map Display</th>
<th>Land Use Report</th>
<th>Local Plan Planning Policy</th>
<th>Local Plan Monitoring Report</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>B1</td>
<td>Floorspace (m²) per office address</td>
<td>Proportional point based on floorspace (m²)</td>
<td>Offices in the City of London</td>
<td>Core Strategic Policy CS1: Offices</td>
<td>Offices</td>
</tr>
<tr>
<td>Retail</td>
<td>A1, A2, A3, A4, A5, Sui Generis</td>
<td>Floorspace (m²) per retail address</td>
<td>Proportional point based on floorspace (m²)</td>
<td>Retail Units in the City of London</td>
<td>Core Strategic Policy CS20: Retailing</td>
<td>-</td>
</tr>
<tr>
<td>Housing</td>
<td>C3</td>
<td>Sum of habitable rooms for all housing units within the building</td>
<td>Proportional point based on the number of habitable rooms</td>
<td>Housing Stock in the City of London</td>
<td>Core Strategic Policy CS21: Housing</td>
<td>Housing</td>
</tr>
<tr>
<td>Hotels</td>
<td>C1</td>
<td>Number of hotel bedrooms</td>
<td>Proportional point based on the number of hotel bedrooms</td>
<td>Hotels in the City of London</td>
<td>Core Strategic Policy CS11: Visitors Arts and Culture</td>
<td>Hotels</td>
</tr>
</tbody>
</table>

¹ For more information see the Planning Portal website
Principal Land Use Distribution Map

PRINCIPAL LAND USE DISTRIBUTION - 31 MARCH 2019

Office
Retail
Housing
Hotels
Floorspace (sq m) No. of rooms

- 1,000 - 20
- 5,000 - 100
- 10,000 - 200
- 50,000 - 1,000

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Appendix: Contacts

General Planning enquiries: 020 7332 1710

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Internet Site: www.cityoflondon.gov.uk/plans

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The City of London Corporation is the Local Authority for the financial and commercial heart of Britain, the City of London.

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