

Your ref: 2025/0263/S3
Our ref: JB72979 (JB/SR)
DD: 07976 603735
E: jonathan.bainbridge@bidwells.co.uk
Date: 27/08/2026

Ross Gentry
Special Projects, Planning
Greater London Authority
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By email only.

Dear Ross

FORMER ARCHWAY CAMPUS | REVISIONS TO PLANNING APPLICATION REF 2025/0263/S3

I write on behalf of our client, Seven Capital (Highgate Hill Ltd) in connection with the above planning application which has been recovered by the Mayor of London for his own determination. Following our engagement over the last 18 months, I am pleased to submit formal amendments to the application.

The amendments, and updated technical assessment, has been prepared in response to the matters identified by the London Borough of Islington within its putative reasons of refusal and to reflect comprehensive engagement with the GLA team.

The revisions principally include:

- A revised Block A, reducing the number of residential dwellings to 167 homes (from 178 as originally submitted)
- Minor internal changes to Blocks B, C and Student Tower primarily in relation to access and fire
- A revised affordable housing offer reflecting the latest planning policy and guidance (with updated Affordable Housing Statement and Financial Viability Assessment)
- Transport amendments, including minor widening of the vehicle access to Highgate Hill, mobility scooter provision, removal of on-street loading bay to Highgate Hill and updated trip generation methodology
- Updated sustainability matters, including energy, overheating, circular economy and whole life cycle carbon
- Updates to documents, including Design and Access Statement, Planning Statement, Heritage Statement, Arboricultural Impact Assessment, Fire Statement and Environment Statement Addendums.

It is noted that with the exception of the ES Addendum, the proposed revisions were finalised prior to the publication of the new National Planning Policy Framework on 17th August 2026. Accordingly, key documents refer to the now superseded National Planning Policy Framework as published on 12th



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December 2024. We will provide a further supplementary statement to consider the impact of the revised Framework in due course.

Overall, it is submitted that now is the time for action. The case for redevelopment is clear. First, the Former Archway Campus is a site allocated and long identified for the proposed use. Second, the site's condition and history make continued inaction untenable. Third, there is a compelling set of public benefits in support of the scheme. We expand on these points below.

An allocated site. The site is allocated under Islington Local Plan Policy ARCH5 for residential-led mixed-use development. The allocation was expressly modified during plan-making to allow an element of student accommodation as an enabling use to help unlock delivery. The Council's housing trajectory assumed 330 homes here, delivered between 2024 and 2026, and the adopted plan was found sound partly on that basis. As explained within the supporting information, the revised proposals respond directly to that allocation.

An urgent need to act. The site has stood vacant since the universities departed in 2013 and has been on Historic England's Heritage at Risk Register since 2016. It is currently recorded in "very bad" condition with high vulnerability. Two schemes advanced by a highly respected developer (Peabody, working first with Haworth Tompkins and then Feilden Clegg Bradley Studios) have failed to come forward over twelve years. Every further year of vacancy adds to the deterioration of the locally listed infirmary buildings and the conservation area they define. This cannot continue.

Compelling public benefits. The scheme delivers 167 conventional homes (128 market and 39 affordable, all social rent) alongside 242 student studios, on a highly accessible brownfield site (PTAL 6a/6b) adjacent to Archway town centre. It arrests the decline of the conservation area, restores and celebrated the Holborn Union main range, and secures the optimum viable use of assets currently at risk. It opens up a previously enclosed site with new public routes, a landscaped boulevard and squares, delivers biodiversity net gain above the statutory minimum, and adopts a fabric-first, low-carbon approach with substantial carbon savings on the new build. The design is tenure-blind and of high quality, led by two highly-respected architectural practices.

A full and detailed assessment is set out within the supporting information and we look forward to working towards the determination of the application in due course.

Please do not hesitate to contact me if you require any further information.

Yours sincerely

Jonathan Bainbridge
Partner, Planning

For and on behalf of Bidwells LLP

APPENDIX A

ADDITIONAL OR REVISED PLANNING APPLICATION DOCUMENTS	ADDITIONAL OR REVISED SUPPORTING INFORMATION
Planning Application Form	Design and Access Statement, NMLA & Grid <i>Revision 2, May 2026</i>
Planning Application Certificates	Affordable Housing Statement, Savills <i>April 2026</i>
Revised proposed drawings as set out within the drawing issue sheets	Arboricultural Impact Assessment, Aspect Arboriculture <i>December 2025</i> Arboricultural Consultation Note, Aspect Arboriculture <i>August 2026</i>
Revised landscape drawings as set out within the drawing issue sheets	Biodiversity Gain Plan & Metric Tool, Temple Group <i>Revision 2, December 2025</i>
Transport drawing: Carriageway Design 226529/SK09, SLR <i>Revision E, July 2025</i>	BREEAM Pre-Assessment New Build PBSA, Energist <i>Revision E, August 2024</i>
CIL Form	BREEAM Pre-Assessment Heritage Residential, Verte <i>Revision D, August 2024</i>
Environmental Statement First Addendum, Bidwells <i>January 2026</i>	BREEAM Pre-Assessment Heritage PBSA, Energist <i>Revision 2, December 2024</i>
Environmental Statement Second Addendum, Bidwells <i>August 2026</i>	Circular Economy Statement*, Energist <i>Revision 7, May 2026</i>
	Daylight and Sunlight Report Internal, Point2 <i>Revision 51 Final 2, February 2026</i>
	Daylight and Sunlight Report, Point2 <i>Revision 51 December</i>
	Ecology – Bat Emergence Survey, The Ecology Consultancy <i>August 2025</i>
	Financial Viability Assessment, Savills <i>April 2026</i> Viability Update, Savills <i>August 2026</i> Affordable Housing Offer, Bidwells <i>August 2026</i>
	Fire Statement and Outline Fire Safety Strategy (New Build), Ashton Fire <i>December 2025</i>
	Framework Travel Plan, SLR <i>Revision 3, January 2026</i>
	Health Impact Assessment, Nimbus <i>April 2026</i>
	Healthy Streets Transport Assessment Addendum, SLR <i>Revision 1, January 2026</i> Highways Response Note, SLR <i>August 2026</i>
	Heritage Statement Addendum, Montagu Evans <i>December 2025</i>
	Home Quality Mark, New Build Residential, Verte <i>Revision D, August 2024</i>
	Landscape Statement, LDA Design <i>December 2025</i>
	Sustainable Design and Construction Statement inc. Energy Statement* and Green Performance Plan, Energist <i>Revision 09, May 2026</i>
	Outline Car Parking Management Plan <i>Revision 1, January 2026</i>

	Outline Construction Logistics Plan, SLR <i>Revision 3, January 2026</i>
	Outline Delivery and Servicing Management Plan, SLR <i>Revision 3, January 2026</i>
	Outline Student Management Plan, SLR <i>Revision 1, January 2026</i>
	Planning Statement Addendum, Bidwells <i>May 2026_Rev A</i>
	Overheating Assessment Heritage, Energist <i>Rev 01 February 2025</i>
	Overheating Assessment Blocks A-C, Energist <i>Rev 06 November 2025</i>
	Overheating Assessment PBSA, Energist <i>Rev 00 August 2024</i>
	Whole Life Carbon Statement Heritage*, Verte <i>Revision C, October 2025</i>
	Whole Life Carbon Statement New Build*, Verte <i>Revision G, November 2025</i>
	Whole Life Carbon Statement Site Wide*, Verte <i>Revision B, November 2025</i>
*and supporting evidence	