

INDEPENDENT ANALYSIS

Subject: Public Consultation on Regeneration of Gospel Oak
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Date: 18/05/16
Version: FINAL



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Executive Summary

Between 19th November 2015 and 22nd January 2016, Camden Council ran a public consultation about the regeneration of the Gospel Oak area in Camden. The consultation process included an online and paper survey, a series of meetings and engagement opportunities, letters and email communications.

The Council committed considerable resources to the consultation, including conducting pre-arranged public meetings, and responding to requests for further meetings both during and immediately following the consultation period, ensuring that every group that requested a meeting was met with.

Camden Council engaged TONIC to conduct an independent analysis of the full set of response materials generated through this consultation process. This report is a summary of the quantitative and qualitative responses to the consultation, illustrated with relevant quotations from respondents. We conducted quantitative analysis of the voting and preferred option questions, supplemented by a Thematic Analysis approach to the qualitative questions, where all data that is relevant to the questions is coded, providing an overall analysis of themes raised.

927 formal consultation responses were received across a variety of formats:

- 873 survey responses
- 54 individuals, TRAs and other organisations or groups responded by email or letter

In addition, the consultation response material included notes from 13 meetings and 323 conversations with residents and stakeholders.

This is a significant level of response that broadly reflects the local population, with some notable exceptions. These include a higher proportion of male and British Asian/Asian respondents than in the 2011 Census data for the area. This is partly explained by the large response co-ordinated by the local Mosque, which made up 45% of the total survey responses received.

HEADLINE FINDINGS

Overall Priorities

The top 3 priorities for regeneration from the 7 options put forward were:

- (i) Queen's Crescent (54%)
- (ii) Invest in housing (49%)
- (iii) Community safety (48%)

Outside of the 7 main priorities, other priorities articulated by respondents in their comments were:

- Safeguarding The Dome and Queen's Crescent Community Centre
- Expansion or relocation of the Mosque
- Crime and security
- Improved cleanliness of the streets
- Preservation of open and green spaces

Invest in Housing

The top 3 sites for building new housing were identified as:

- (i) Gospel Oak open space (51%)
- (ii) Ashdown Crescent (45%)
- (iii) Weedington South (40%)

Other sites respondents felt were suitable for housing development were:

- Wendling Estate
- Durston
- West Kentish Town Estate
- Malden Road

The most common point raised by those who provided comments was that they did not want new housing in the area, and/or they had concerns over the impact this would have on current infrastructure, such as school places, roads, open spaces, sewage etc. However, this only amounts to 4% of those who responded.

Nearly half of respondents (48%), and the clear majority of those who provided a response to this question, supported the Council having partnerships with a developer or housing association if it meant that more affordable housing was then provided.

Improve Public Spaces

The 3 most needed facilities were:

- (i) Children's play area (62%)
- (ii) Multi-use games area (52%)
- (iii) Quiet areas for sitting (41%)

Facilities that respondents would like to see in the public spaces were:

- Youth club provision
- Mosque and Muslim education facility
- Sports facilities
- Community gardens
- Outdoor eating areas and an urban square
- Community café at Lismore Circus

The top 3 spaces for improvement were:

- (i) Gospel Oak open space (55%)
- (ii) Weedington Road (50%)
- (iii) Grafton Road (37%) and St Martin's Church (37%)

Community Safety

The 3 areas where people felt most unsafe were:

- (i) Wendling Estate (41%)
- (ii) Haverstock Road (35%)
- (iii) Queen's Crescent (31%)

Respondents suggested a number of ways to improve community safety:

- Better lighting
- More police, community officers and private security
- Increased CCTV
- Reopening the Queen's Crescent police station
- Ensure that there is adequate youth provision
- Focus on moving gangs and drug dealers out of the area
- Traffic enforcement
- Encourage walking and cycling

Getting About

The 3 most useful routes to be improved were:

- (i) Improved links to Kentish Town (55%)
- (ii) A clear route through Gospel Oak open space (45%)
- (iii) A clear route through Wendling Estate (38%)

Respondents suggested a number of other ways to make it easier to move through Gospel Oak:

- Reopen Arctic Street passage to further improve links to Kentish Town
- Create and signpost cycle routes
- Improve pedestrian signage and maps

Community Provision

The clear majority (71%) believed better use could be made of the library as a community resource. Only 11% objected to this idea.

Nearly ½ (46%) favoured Queen's Crescent as the better site for a new health facility, with just under ¼ (24%) preferring Wendling Estate as the location.

Jobs and Enterprise

Over 1/3 (38%) supported an extension to the existing workshops on Queen's Crescent as providing the best opportunity for new business space.

Queen's Crescent

The top 3 priorities for improving Queen's Crescent were:

- (i) Improved street and paving (60%)
- (ii) Improved shop fronts (59%)
- (iii) Better lighting (52%)

The main suggested improvements to Queen's Crescent were:

- A request for a larger Mosque
- Improvements to the market – including improved street cleanliness and trader storage
- Better quality and more variety of shops
- Improved or free parking
- More police presence, CCTV and security
- Preserved and improved green spaces
- Pedestrianisation, traffic calming and cycle friendly areas
- Concerns about management of the market

Additional Comments

The survey asked for additional comments that respondents wished to make and further themes were also raised in the secondary data. The main issues identified were:

- The desire for more tree planting and the preservation of existing trees
- Concerns about dog mess and dangerous dogs
- The potential for developing / decking over the railway lines
- Concerns about a lack of community provision leading to Gospel Oak becoming a "dormitory town" and interest in how community provision should be planned in partnership with local residents

The right balance

One of the characteristics of the response material was the broad expression of views across issues, with some people raising points that directly conflicted with other people's points, whilst others focused on striking the right balance between two points of view. An example of this is that responses were received from those who wanted to use current open space for new housing development, those who

wanted these spaces to remain protected, and those who wanted a balance between new housing and retaining open spaces.

Summary

In summary, the key issues raised by respondents were:

- The seven priorities set out in the consultation were broadly supported
- There was a strong response from the Muslim community which expressed support for a larger Mosque and education centre
- The safeguarding of The Dome and other youth and sports provisions
- Good support for a partnership approach that provides more affordable housing, with support for new homes being developed on most of the suggested sites
- Improvement in the quality and variety of the Queen's Crescent shops and market offer
- Strong support for improvements to the way the library is used as a community resource
- Good support for a new health centre sited in Queen's Crescent
- Gospel Oak open space was rated the top site for new housing development, however it also well regarded as an open space and is the community's top priority for improvement
- Improved retail areas to include better shops, cafés and restaurants, street cleaning, and a thriving market in Queen's Crescent
- Increased community safety through increased police and security presence and better lighting
- Maintain and increase green open spaces – including protection of trees
- The re-opening of the Arctic Street passageway with improved links to Kentish Town
- Traffic calming schemes, enforcement and improved cycle routes and bike facilities
- A considered approach to how increased housing and population will affect the current infrastructure of schools, doctors, transport and sewage

1. Introduction

The Consultation Process

Between 19th November 2015 and 22nd January 2016, Camden Council ran a public consultation about the regeneration of the Gospel Oak area.

Consultation materials (see Annex A) were created by Camden Council following an earlier consultation with residents, local businesses and stakeholders in 2013, which generated a series of seven priorities for regeneration in the Gospel Oak area.



Figure 1: Image from Camden Council consultation materials

These materials were distributed to all postal addresses (over 9,000 residents, businesses, community groups, schools, etc.) in the area that were affected, or could be affected, by the issues and ideas set out in the consultation.

The following maps show the engagement area (outlined with a red line); where the Council distributed hard copies of the consultation material. The area is equivalent to all of Gospel Oak ward and most of Haverstock ward (outlined with black lines in the map below right).

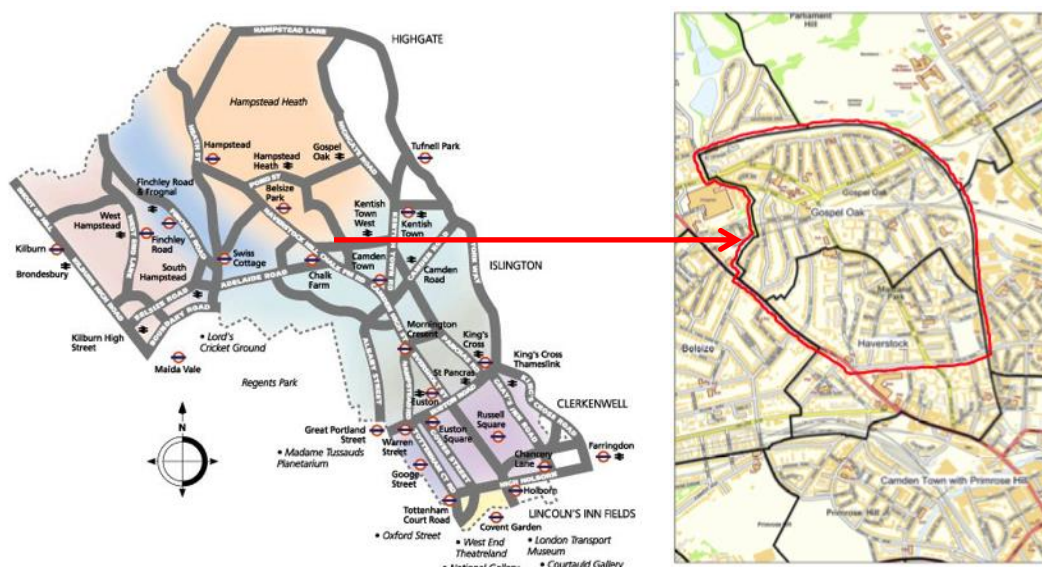


Figure 2: Map of the Gospel Oak area covered by this consultation

Approximately 70 posters advertising the consultation and encouraging people to take part were put on lampposts in roughly the same area.



Figure 3: Images of promotional posters in numerous sites across Gospel Oak

All stakeholder groups were offered the opportunity to meet in the consultation documents. They were encouraged to call a direct line or email the Community Liaison Officer if they would like to arrange a meeting. In addition to this the Council contacted a number of community groups in Gospel Oak ward and Haverstock ward directly to engage them in the consultation exercise. For a full list, see Annex B.

From our discussions, we understand that Camden Council committed considerable resources to the consultation, including holding five pre-arranged public meetings, and responding to requests for further meetings both during and immediately following the consultation period. This included an Area Action Group meeting at the library in January 2016 and two specific meetings for one tenant and resident organisation that believed that some residents had been omitted from the original distribution of consultation material. We also understand that every group that requested a meeting was subsequently met with.

We saw evidence that a variety of methods were used to ensure that all people could have their say, including offering a variety of meeting times set to suit specific groups (including evening meetings), bespoke requests and an extension to the end of the consultation date.

The Council demonstrated to us that they had considered, during the course of the consultation, how it was hearing from different parts of the community and how it sought to respond to possible gaps in the data being received.

Camden Council arranged a number of planned events and bespoke meetings to hear and capture views from Tenants' and Residents' Associations (TRA), residents, local businesses and other interested groups. The dates of these 21 meetings were as follows:

Date	Meeting Details
19 November 2015	West Kentish Town residents
21 November 2015	Queen's Crescent market
25 November 2015	Drop-in, Ludham and Waxham TRA Hall
3 December 2015	Queen's Crescent market
9 December 2015	Drop-in, Ludham and Waxham TRA Hall
19 December 2015	Queen's Crescent market
21 December 2015	Baitul Aman Mosque
5 January 2016	Area Action Group meeting
12 January 2016	Carlton Primary School
12 January 2016	Kiln Place TRA
13 January 2016	GOAL service users
18 January 2016	Ashdown Crescent Sheltered Housing
18 January 2016	EGOVRA
21 January 2016	Lamble Street and Barrington TRAs
26 January 2016	British Somali Women's Group
1 February 2016	Gospel Oak 7 & 8 TRA walkabout
8 February 2016	Wendling TRA and residents
10 February 2016	Rev. Chris Bryce
23 February 2016	Gospel Oak 7 & 8
3 March 2016	Gospel Oak DMC

As part of the analysis we conducted to produce this report, we considered the notes of these meetings and the conversations recorded at the Council's planned events.



There was an amount of press coverage (newspaper and online articles as well as reader's letters) and social media (Facebook and Twitter) that accompanied the consultation. We have considered this as part of our background reading to this analysis.

Figure 4: Images from local newspaper, online newspaper, Twitter and Facebook

Responses Received

The following diagram gives an overview of the different routes for response material generated by the consultation process:

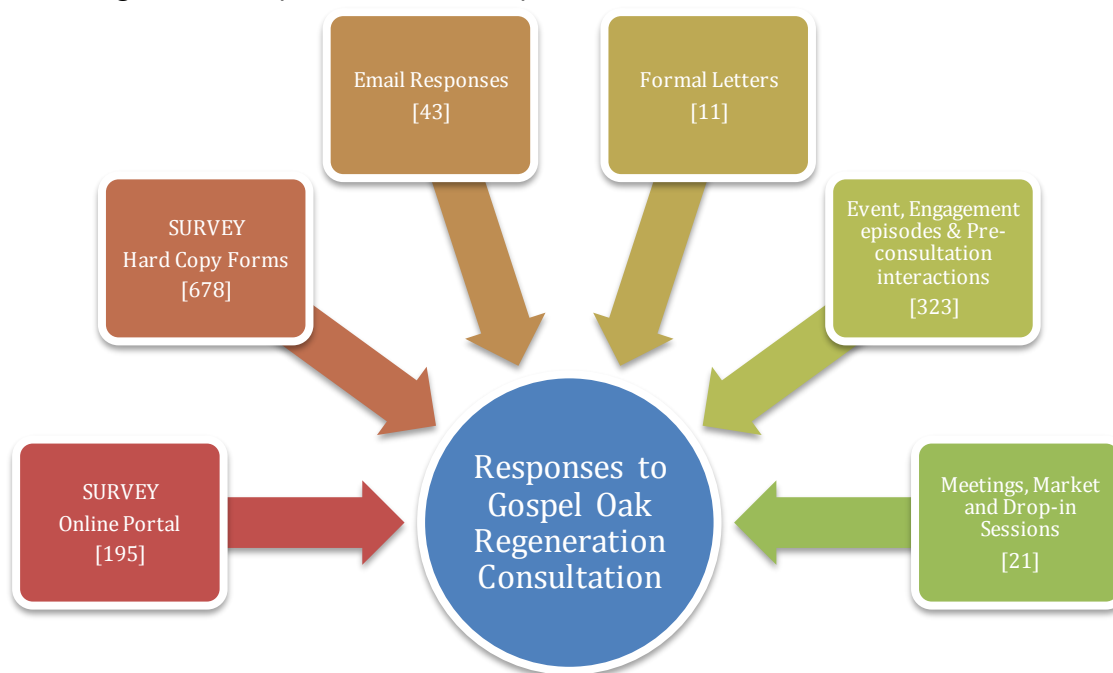


Figure 5: Overview of the consultation process

Primary Data

927 responses to the consultation were received across a variety of formats, made up of:

- 873 survey responses
- 54 individuals, TRAs and other organisations or groups responded by email or letter

Responses to the formal survey consultation questions were received across a number of formats:

- 195 online responses were completed through the Camden Council website using the Citizenspace portal
- Hard copy responses were received by the following routes:
 - 149 by post to the Council using the Freepost address provided
 - 391 were distributed and collected by the Baitul Aman Mosque and presented to the Council for inclusion on the consultation. Most of the Mosque's attendees are also local residents
 - 76 came via the Queen's Crescent Community Association (QCCA) and regular attendees at the community centre
 - 35 were collected by the community researchers employed by Camden Council to collect responses from local residents
 - 27 came through other sources

Gospel Oak Action Link (GOAL) distributed a document (see Annex C) which set out one of their issues with the consultation material. GOAL gave these out at Camden Council's planned events (market stall and drop-ins) and may have distributed them at additional sites.

We removed all duplicate responses from the survey results that were found through our data cleansing process, however we cannot guarantee that there are no individuals who have responded on more than one occasion across these formats. All qualitative comments were considered.

Secondary Data

The following sources of secondary data were generated through a range of consultation activities and were analysed and included in this process, to add context and further our understanding of the responses:

- 13 meeting notes
- 170 notes from drop-in and face-to-face conversations held during the consultation period
- 153 conversations with residents, held in the local library prior to the consultation period

The purpose of these discussions was to:

- Increase participation in the consultation
- Raise awareness of regeneration in Gospel Oak
- Widen contact with Gospel Oak residents
- Have regular and reliable visible presence in the area
- Endorse and develop existing priorities identified by the community through previous engagement activity
- Encourage as many people to engage with Camden Council now and in the future

2. Those Who Responded to the Consultation

Survey Results

873 formal survey responses were submitted as part of this consultation. This section sets out the demographic details of those who responded through this format. The 2011 Census data shows the Gospel Oak population size as 19,976 - the area this figure relates to is roughly equivalent to the area defined for the distribution of the consultation material.

Interest Groups

Interest	No.	%
Local Resident	470	54%
Tenant	336	38%
Leaseholder	46	5%
Business	31	4%
Other	37	4%
Not Answered	99	11%

Respondents were asked to identify which of the following list of interest groups applied to them. They were allowed to choose more than one category

- The majority were local residents
- Over 1/3 were tenants
- Only 5% were leaseholders

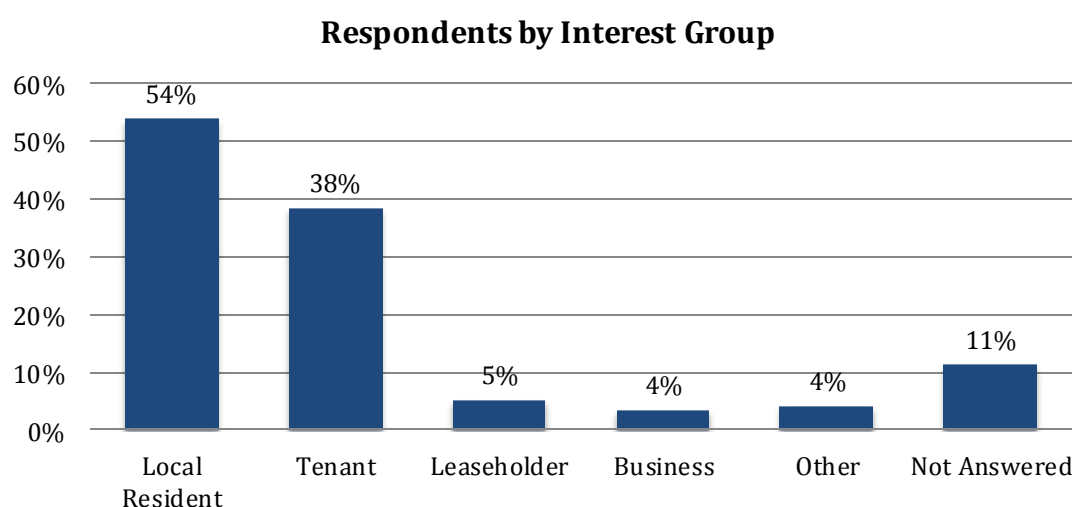


Figure 6: Respondents by interest group

Those ticking the "other" category included those who worked in the area, had children at school or nursery provision, used local services, were residents of adjoining areas or were visitors.

Gender

Gender	No.	%
Male	493	56%
Female	299	34%
Not Answered	81	9%

Just over half of respondents were male, with 1/3 female and the remainder not stating their gender

Respondents by Gender

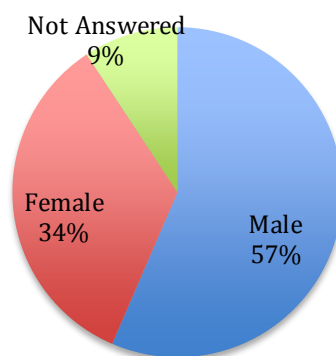


Figure 7: Respondents by gender

The 2011 Census data for Gospel Oak regeneration area shows that the local population is 52% female and 48% male. Therefore, there is a higher than expected proportion of male respondents to the survey.

Disability

Disability	No.	%
No	398	46%
Yes	62	7%
Not Answered	413	47%

7% reported having a disability, with a range of different conditions described

Respondents by Disability

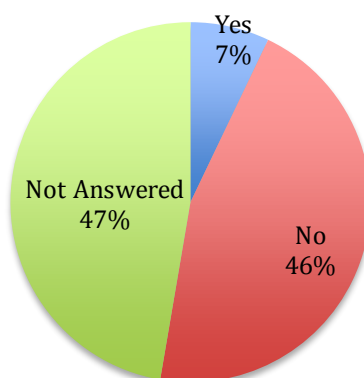


Figure 8: Respondents by Disability

Parental Status

Those completing the survey through the online portal were asked about their parental status, however this was not asked of those completing the paper survey, therefore the data in response to this was only completed by 195 respondents.

Parent	No.	%
Yes	64	7%
No	115	13%
Not Answered	694	79%

Amongst those who completed the online survey, 1/3 were parents, however, this group only makes up 7% of the total responses as parental status is not known for 694 of the respondents

Respondents by Parental Status

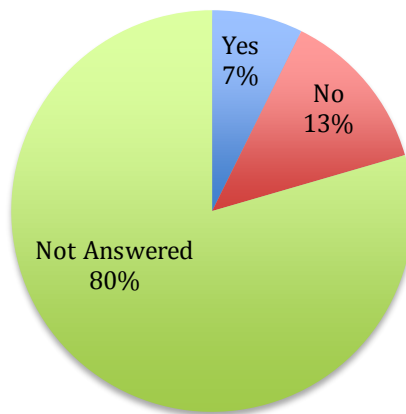


Figure 9: Respondents by parental status

Ethnicity

Ethnicity	No.	%	Census 2011 Data
White	278	32%	65.4%
Mixed / Multiple Ethnic Groups	18	2%	6.3%
Chinese	2	0.2%	1.6%
Black or Black British	68	8%	10.5%
Asian or Asian British	349	40%	14.1%
Other Ethnic Group	56	6%	3.8%
Not Answered	102	12%	n/a

40% respondents were Asian or Asian British, with just under 1/3 describing themselves as White.

The remaining responses came from a number of different ethnic backgrounds.

Respondents by Ethnicity

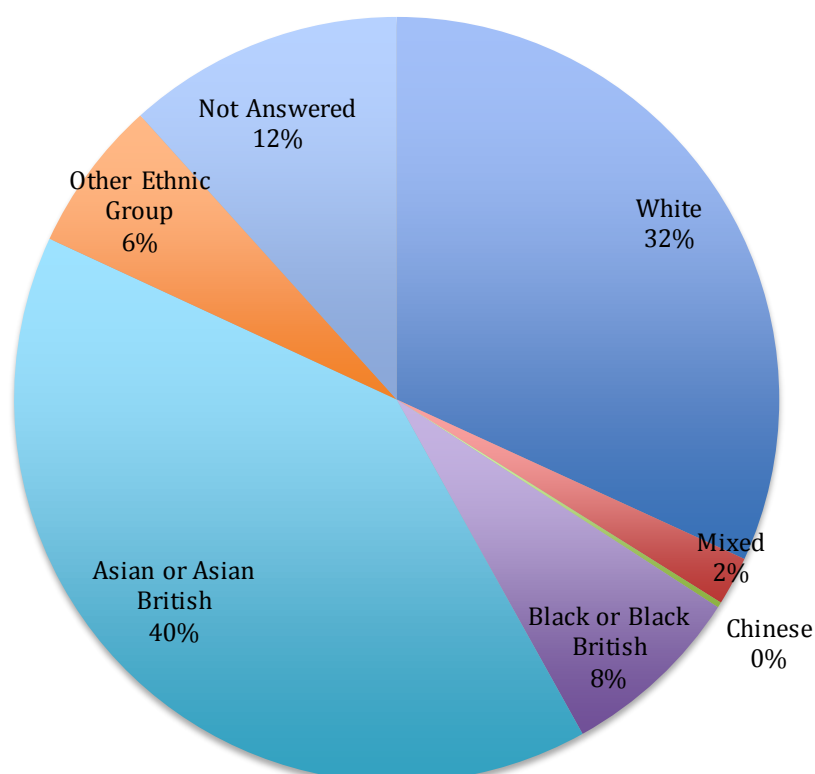


Figure 10: Respondents by ethnicity

The 2011 Census data for Gospel Oak regeneration area shows that the local population is 65% White, 6% Mixed/Multiple Ethnic Groups, 14% Asian or Asian British, 10.5% Black or Black British. Therefore, there is a higher than expected proportion of Asian or Asian British respondents to the survey, which has led to lower than expected rates of response by those who describe their ethnicity as White, Black or Black British, and Mixed/Multiple Ethnic Groups.

Age

Age Group	No.	%
Under 18	39	4%
18-24	71	8%
25-34	108	12%
35-44	131	15%
45-54	93	11%
55-64	72	8%
65-74	45	5%
75+	36	4%
Not Answered	278	32%

Respondents were asked their age, and are grouped to show the age distribution. The largest single age group was 35-44 (15%), with a broadly representative spread of responses from across the different age groups

Respondents by Age Group

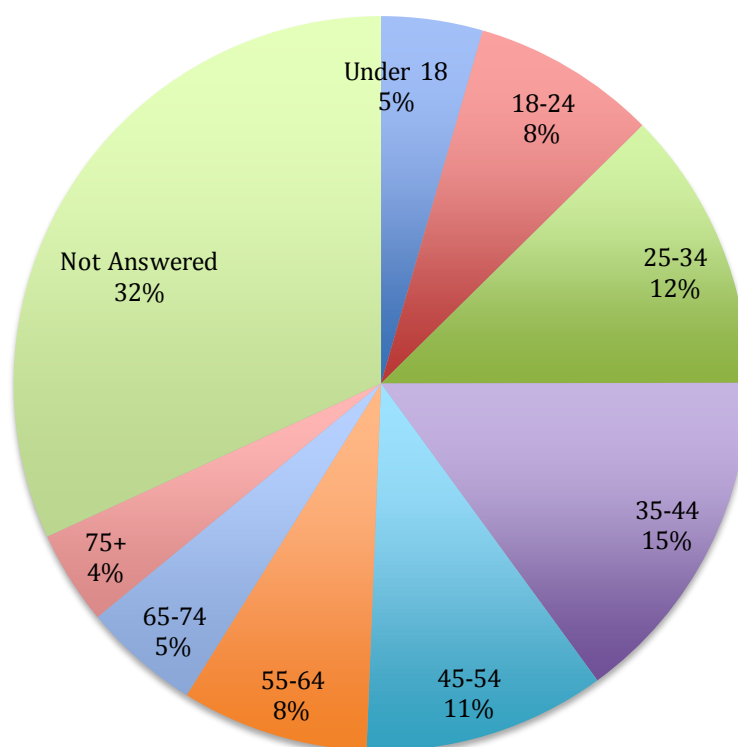


Figure 11: Respondents by age group

For our analysis there are different age categories to the 2011 Census data for Gospel Oak regeneration area, and therefore we cannot draw direct comparisons. In addition, around 1/3 did not provide a response to this question. However, there is a good distribution amongst the different age groups, which is broadly in line with trends in the local population. The main gap is perhaps with those aged under 16, who make up 20.4% of the local population.

Demographic Differences

There was a notable variation between the gender and ethnicity profile of respondents to this survey and the demographic profile for the Gospel Oak area in the 2011 Census data. Study of the data appears to show that this is as a result of the large number (391) of responses distributed and collected by the Baitul Aman Mosque, where the majority were male and Asian or Asian British, and which made up 45% of the total responses received. This group made a specific response to the consultation which was the need for expanded faith-based facilities within Gospel Oak but their concerns as residents on wider issues covered by the consultation was broadly aligned with other responses received. More detail on this specific matter is set out in section 8.1 below.

Respondent Addresses

The data shows that responses to the survey came from a variety of addresses across the regeneration area. This, coupled with the high number of responses, indicates widespread awareness of, and participation in, the consultation.

The following table and map show the distribution of where the 805 respondents who did provide their address live:



No. shown on map	Address	No. of respondents	% of total survey responses
1	GO 7	19	2
2	GO 8	54	6
3	Gilden Crescent	30	3
4	West Kentish Town Estate	38	4
5	Bacton Tower	24	3
6	Cherry Court	7	1
7	Barrington Court	14	2
8	Kiln Place	46	5
9	Wendling	44	5
10	Elaine Grove, Oak Village & Hemingway Close	27	3
11	Queen's Crescent	27	3
12	Grafton Terrace	17	2
13	Waxham	24	3
14	Ludham	29	3
15	Wellesley	14	2
16	Maitland Park	27	3
17	Malden Road & Malden Crescent	15	2
18	North of Mansfield Road	20	2
19	Vicars Road	10	1
20	Marsden Street	8	1
21	Bassett Street	12	1
22	Fleet Road	7	1
23	Prince of Wales Road	12	1
24	Cressfield	13	1
25	Kingsford Street	8	1
	Neighbouring areas	259	30
	No address provided	68	8
Total survey responses with addresses provided		805	

3. Analysis of Consultation Responses

Methodology

TONIC was asked to conduct analysis of the primary and secondary consultation response material received by Camden Council. The purpose of this analysis was to produce an independent and objective report for Camden Council on the recent Gospel Oak consultation.

This involved both qualitative and quantitative analysis. Our processes for this work are set out below.

Quantitative Analysis

This involved analysis and factual reporting on the number, type and range of responses received from various formats, including demographic profiles of who responded to the consultation.

We provided data on the way that respondent's voted on options presented to them in the closed questions contained within the online and hard copy survey.

Notes on the data analysis:

- Not every survey respondent answered all the questions. However, we have chosen to derive all percentages from the total response sample of 873.
- Some respondents did not use all three "votes" available to them when expressing preferences in questions which asked them to identify their top three from a series of options.
- Percentage figures have been rounded to the nearest whole number for the majority of questions, therefore as a result not all numbers will add up to 100%.

Qualitative Analysis

We provided interpretation of the qualitative responses to open questions in the survey and the letters, emails and notes from meetings and discussions provided to us.

To achieve this in a neutral and robust manner, we conducted Thematic Analysis of this consultation response material. Thematic Analysis¹ is a simple and flexible form of qualitative analysis that is commonly used in social research. We have chosen this approach as it provides a way of summarising patterns in a large body of data, highlighting similarities and differences or tensions across the data set. This brings the main issues raised to the fore and can generate unanticipated insights.

Our use of Thematic Analysis is driven by the consultation questions; all responses are read by our analysts and then coded to identify the main overarching themes and underlying issues being raised by respondents. The analysis is not guided by theory, but rather is data driven, providing an overall analysis of themes relevant to the consultation.

Our Thematic Analysis approach comprises of six steps:

- Step 1: A detailed reading of the data to become familiar with the text
- Step 2: Initial codes are then manually ascribed to the data, organising the data into meaningful groups relevant to the consultation questions
- Step 3: Codes that are conceptually related to one another are grouped together, and identified as themes. A theme is defined as capturing something important about the data in relation to the research question, and represents some level of patterned response or meaning within the data set
- Step 4: The themes are reviewed to determine whether they are internally coherent (i.e. all data within them are conceptually linked) and distinct from each other
- Step 5: We then define and name the themes with the aim of capturing the essence of the data they comprise. This stage also involves identification of subthemes, which help to provide structure to the analysis. The relationship between the codes, subthemes and themes is then captured in a thematic map and coding book
- Step 6: We then write up these results, providing a narrative summary of the relationship between codes, subthemes and themes, including example quotations to illustrate the essence of each theme

¹ Braun and Clarke (2006)

Report Structure

This report provides an overview of the responses received, setting out the main themes that emerged. The ordering of arguments does not denote the level of importance.

Given the number and variety of consultation responses received, in order to present our analysis in a way that reduces duplication and makes sense to the reader, we have grouped themes together in the most logical locations in this report.

To illustrate key points, we have used a number of anonymised quotations taken directly from consultation responses and identified them using the following key:

Identifier	Respondent Type
(R)	Resident
(L)	Leaseholder
(T)	Tenant
(C)	Commuter
(B)	Business
(O)	Organisation
(N)	Not stated

Q1. Priorities

In 2013 you told us that the priorities for the Gospel Oak area were: to invest in housing; improve open space; community safety; getting about; community provision; jobs and enterprise; and Queen's Crescent.

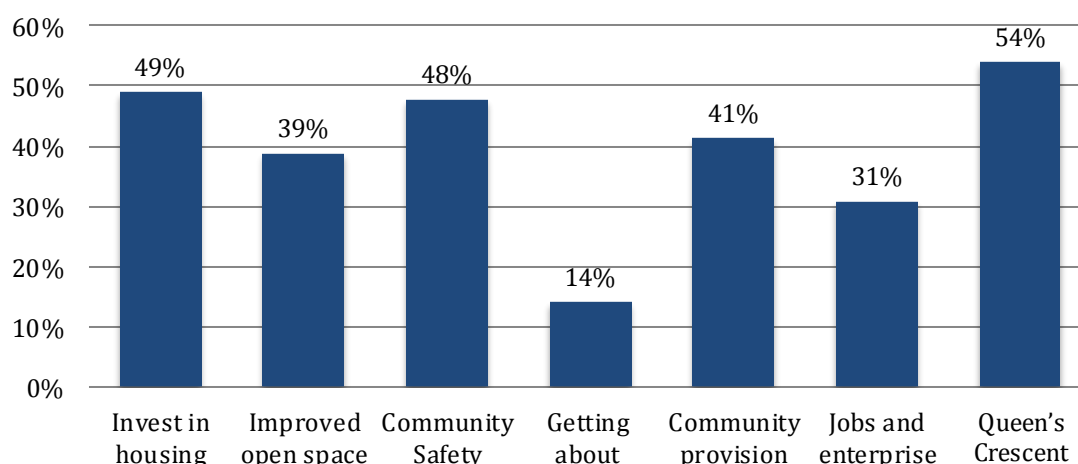
Q1(a) Which 3 do you think are the most important priorities?

Options	No.	%
Queen's Crescent	471	54%
Invest in housing	427	49%
Community Safety	417	48%
Community provision	360	41%
Improved open space	338	39%
Jobs and enterprise	269	31%
Getting about	122	14%

The top three priorities for regeneration from the seven options put forward in the consultation were:

- (i) Queen's Crescent (54%)
- (ii) Invest in housing (49%)
- (iii) Community safety (48%)

Introduction: In 2013 you told us that these were the priorities for the Gospel Oak area. Can you tell us which 3 you think are the most important?



There appeared to be widespread support for the seven identified priorities, given that the overwhelming majority of respondents (96%) voted for one or more of the options, and no real opposition was raised to the list.

Q1(b) Do you think there are other priorities not listed?

Of the 873 consultation responses, 203 respondents (23%) submitted answers to this question, with almost half of these stating their priority was to safeguard The Dome and Queen's Crescent Community Centre. The most notable themes were:

Total responses to this question		203	% of total survey responses	23%
Theme	Number	% of respondents to this question	% of total survey responses	
Safeguarding The Dome and Queen's Crescent Community Centre	96	47%	11%	
Expansion/relocation of the Mosque	12	6%	1.4%	
Crime and security	12	6%	1.4%	
Cleanliness	8	4%	0.9%	
Open and green spaces	7	3%	0.8%	
Queen's Crescent Market	5	2%	0.6%	

1.1 Safeguarding The Dome and Queen's Crescent Community Centre

Many respondents felt that the perceived threat to The Dome and other community and youth provision (including the Queen's Crescent Community Centre) would have a significant and negative impact on the community.

"I understand that all funding for youth provision is to be cut and premises withdrawn from the excellent service currently in operation supported by Gospel Oak Action Link (GOAL). I find this very disappointing and short-sighted." (R)

"I cannot see anything [in your plans] about what will happen to the Community Centre and the Youth Club. Both are absolutely essential to the area, providing crucial facilities." (R)

"The leaflet we received said nothing about the very successful GOAL Youth Club, and where it is to go if the health centre moves to the Dome. GOAL raises over £100,000 p.a. for youth club activities around Queen's Crescent. No premises = no youth clubs." (N)

"I think it's important that we keep the youth centre. We feel safe there and can do many sports and activities. It keeps us occupied and away from trouble in the streets, and it's a great way to make friends and interact with others." (N)

"I want to express my strong support for the inclusion of adequate youth club facilities in Camden's regeneration plans. I have seen on numerous occasions how invaluable the Dome's sports and youth club facility is for GOAL, and I believe it is essential to continue to

provide facilities of this type in order to provide meaningful activities for young people and prevent them from drifting into anti-social behaviour to the detriment of the whole community. I believe any decision to the contrary would have serious long term negative effects.” (O)

“There are no proposals to invest in community facilities; rather the consultation suggests reducing community facilities. Queen’s Crescent Community Centre, which together with the Dome, receives 85,000 visits a year, is a lifeline to many.” (O)

“The current community centre is badly outdated and not fit for 2020. Other nearby areas (e.g. Kentish Town, Castlehaven, and wealthy Highgate) have modern community centres, yet you have not made any suggestion of doing this in Gospel Oak.” (R)

1.2 Expansion/relocation of the Mosque

Some respondents stated their priority for the regeneration of Gospel Oak was to expand prayer facilities and community space for the area’s Muslim population, particularly with regard to women, children and the disabled. This issue is explored in more detail later in this report (see question 8).

1.3 Crime and Security

A number of people stated their priority as reduced crime and improved security, expressing the desire to see greater numbers of police on the street, more CCTV in operation, and increased efforts to tackle drug dealing and use.

1.4 Cleanliness

Several respondents suggested making the streets cleaner as a priority, with particular focus on the Queen's Crescent Market. It was also felt that an increased number of litterbins would encourage people not to throw rubbish on the floor.

1.5 Open and Green Spaces

Some stated their priority to be the maintenance and development of Gospel Oak's open and green spaces, with particular regard to the area's trees.

"Preserve and enhance biodiversity: we need more green spaces, trees, flowers, birds and insects! There is very little of that here and what's left looks set to be paved over." (R)

"It is a joy to have some grassy open space to walk through on the way to school/work, and while I appreciate the need for more housing I think there is a danger of every spare bit of grass in Gospel Oak being built on. I don't buy into the idea of making this area feel safer by 'being overlooked' by houses. I think we need to hold onto all of the open grassy space here." (T)

Cross Cutting Themes

1.6 Design and Sustainability

Across the responses, there were a number of comments regarding the appearance of buildings and spaces and the way they are designed, ensuring sustainability and that they are fit for purpose.

There were also comments concerning matters such as building heights, density, sustainability and the relationship between buildings and spaces. This demonstrated a general concern regarding good design.

"We want buildings we can be proud of." (R)

"There are already too many houses of poor aesthetic blighting the area as it is." (T)

"I worry about the density of housing." (R)

"Encourage also other aspects of sustainable living including community owned solar energy units and similar." (N)

1.7 Parking

Across the responses, but particularly for questions 1 and 7, some respondents indicated a perceived shortage of parking spaces, advocating for additional parking or for the Council to conduct a review of parking provision to ensure that residents are able to park their cars close to their homes. Some also raised the need for parking facilities for bicycles.

However, there was a counter view to this across responses as well, with particular attention given to the opposite view within the Community Safety section (question 4).

"There is a huge reduction in the amount of space available for parking. There are spaces available underneath Weedington Road that seem to be for the sole use of Camden's Estates workers while we have to fight for spaces." (T)

"Resident parking is a big problem in this area, we should be able to park as we like." (T)

"More parking spaces for residents." (T)

Q2. Invest in Housing

We have identified five sites to build housing to help raise money to invest in the area. These are: West of Ludham and Waxham; Weedington North; Gospel Oak open space; Weedington South; and Ashdown Crescent.

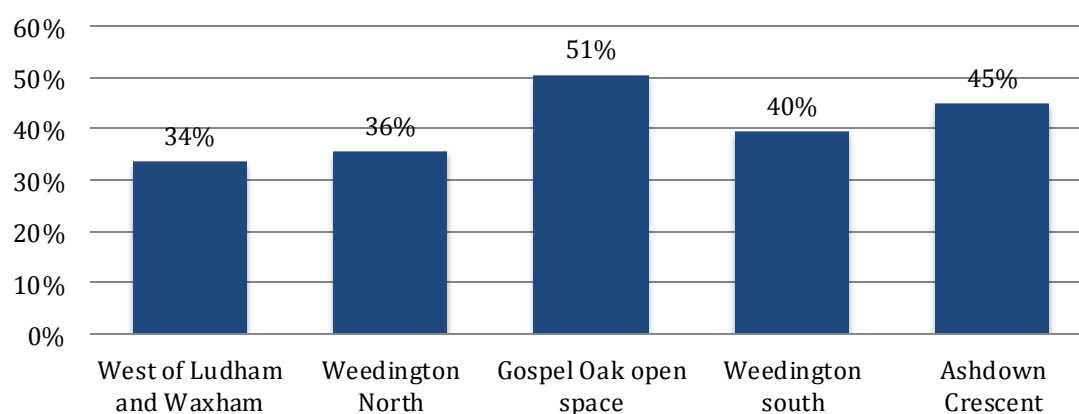
Q2(a) Can you tell us which 3 sites you think are the most appropriate for new development?

Options	No.	%
Gospel Oak open space	442	51%
Ashdown Crescent	393	45%
Weedington South	346	40%
Weedington North	312	36%
West of Ludham and Waxham	294	34%

The top 3 sites for building new housing were identified as:

- (i) Gospel Oak open space (51%)
- (ii) Ashdown Crescent (45%)
- (iii) Weedington South (40%)

Invest in Housing: We have identified sites to build housing to help raise money to invest in the area. Can you tell us which 3 sites you think are the most appropriate for new development?



Q2(b) Can you think of any other sites that are suitable for new housing?

There were 95 responses to this question (11% of respondents). The most common answers were:

Total responses to this question	95	% of total survey responses	11%
Theme	Number	% of respondents to this question	% of total survey responses
No new housing/concern over infrastructure	31	33%	4%
Wendling Estate	8	8%	0.9%
Durston	4	4%	0.5%
West Kentish Town Estate	4	4%	0.5%
Malden Road	3	3%	0.3%

2.1 No new housing

Many felt the area could not sustain an increase in housing, as population density was already high, and the current infrastructure of schools, doctors, sewage, and transport would not be sufficient to handle the potential increase.

"Overcrowding and crowded schools are a problem." (R)

"We can just about cope with the present population in Gospel Oak, but how on earth would we cope with more people? Where would the children go to school? Where would the cars park? Which GP's would they join? Which hospital?" (T)

"Low-lying Oak Village has experienced a number of floods of drainage water and sewage flows through the streets. It is essential that the capacity and state of the sewage and drainage systems is established before any building projects are firmed up." (O)

"Housing must be accompanied with matching investment in facilities. How many extra residents will there be? Figures must be shared." (R)

"The plan seems to be over-focused on building housing beyond current demand in order to raise funding, but risks a population increase for which there will be inadequate facilities, and accommodation which will not be affordable for the majority of the current population." (R)

"There has been no transparency or honesty as to the intended increased volume of housing, and there is no mandate for "double density". While areas such as Lismore Circus aren't technically parks,

they are effectively such and the council is effectively building on parkland. If they tried to do this among the better off, better organised sections of Camden it would be thrown out. This level of building will come at a huge cost of years' of disruption and reduced amenities." (O)

"Why is the council intent on building in every tiny space in Gospel Oak when there appears to be large tracts of open council land in other parts of Camden?" (R)

"Camden's approach to housing is worrying. You have X thousand people on the waiting list. If you build X thousand homes you will still have X thousand on your waiting list. This is because people from all over London, England, Europe, and the world would like to live in Camden. Cramming in ever more people will eventually produce a borough that few want to live in." (R)

"We should first work out the optimum population for Gospel Oak and then measure plans for new housing and services around that." (O)

As well as concerns regarding the infrastructure and overpopulation, respondents also felt that increased housing could have a negative impact on Gospel Oak's open spaces.

"We identified open space areas as feeling unwelcoming and unsafe and instead of addressing this concern by thinking about new lighting, new designs for space, and community projects to give life to the space, you suggest new housing." (T)

"The area is already overpopulated, and to take away small open spaces makes the area feel closed in. The new housing on Vicars Road is already blocking out the light. It looks like a prison." (R)

2.2 Wendling, Durston, Malden Road

Elaborations of why these additional locations named by respondents were felt to be suitable for building were not provided by those respondents who mentioned them. In addition, respondents were not specific about the exact locations of suggested sites. As set out by Camden Council in their consultation materials, any changes to a specific estate would only be made following consultation with the residents of that estate.

2.3 West Kentish Town Estate

During a pre-consultation meeting with councillors and planners in November 2015, West Kentish Town Estate residents and tenants made it clear that demolition and rehousing/rebuilding could not come soon enough.

"These homes cause us nothing but trouble. The council is wasting time and money with consultations and papering over cracks. How long before you bulldoze? We all want them knocked down now!"
(Meeting minutes)

The process referred to regarding West Kentish Town Estate remains subject to further consultation directly with the residents of that estate, in line with Camden Council policy, and as set out in the materials for this consultation.

2.4 Other locations

The following locations were proposed by only one or two respondents:

- Coity Road
- Gilden Crescent
- Grafton Road
- Kiln Place car parking
- Lismore Circus
- Veolia Depot on Spring Place
- Barrington Estate
- Bassett Street
- Haverstock Road
- Mansfield Road
- Oak Village (Brownfield)
- Regis Road / Murphy Depot
- Wilkin Street
- Workshops at the north end of Queen's Crescent

2.5 Scope to re-evaluate building schemes as plans progress

Some respondents stated that plans should be subject to change depending on what is decided regarding certain estates.

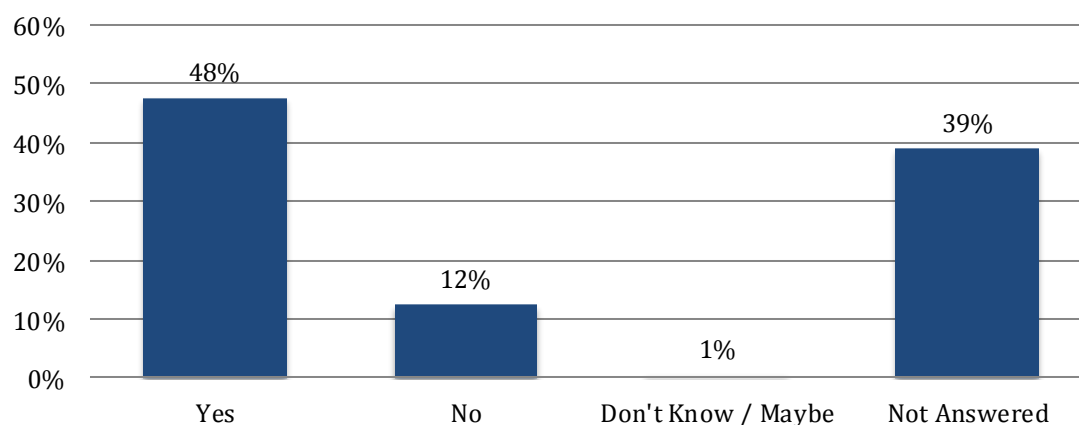
"The GO plan should be rethought if it is decided to demolish and rebuild either or both the big Wendling and West Kentish Town Estates. The whole area needs to be looked at anew and as one piece if either or both total rebuilds go ahead." (O)

Q2(c) Would you support the Council working in partnership with a developer or housing association if it meant we could provide more affordable housing?

Option	No.	%
Yes	417	48%
No	109	20%
Don't Know / Maybe	6	1%
Not Answered	341	39%

Nearly half of respondents (48%), and the clear majority of those who provided a response to this question, supported partnerships with a developer or housing association if it meant that more affordable housing was then provided

Invest in Housing: Would you support the Council working in partnership with a developer or housing association if it meant we could provide more affordable housing?



There were only seven qualitative responses to this question, with five of those stating that they supported the council working with a housing association, but not a developer.

In the secondary data, some expressed concerns that new housing may not end up being affordable, and that current residents who relied on social housing would be priced out by more wealthy newcomers to the area.

"We must ensure that the new housing is affordable and guarantees a social mix of residents; that there is a variety of types of accommodation, e.g. for single and elderly people." (R)

"Social housing must be affordable. Bacton Low Rise and Maitland Park achieved only 9 and 15% of affordable homes, far below Camden's target of 50%." (O)

"The Council trumpets its plan to 'build 3,050 much-needed homes.' Remove the 650 replacement council homes from the figure, then only a third of these new homes are affordable. Two thirds will be sold at market rates. We're not sure Gospel Oak 'much needs' Singapore investors to own empty flats in the community." (O)

Others also expressed concerns regarding the quality of any proposed new housing, pointing to previous estates which respondents believed had all too quickly fallen into disrepair.

"[Our estate] was only meant to be temporary, lasting ten years, and that's long since passed. The windows and plumbing are useless."
(Meeting minutes)

"We would only support social housing that has an 80 year plus lifespan and that supports family living." (O)

Q3. Improve Public Spaces

You told us that we could improve public facilities to meet the needs of all residents, including: quiet areas for sitting; outdoor gym; children's play area; multi-use games area; allotments; and wildlife area.

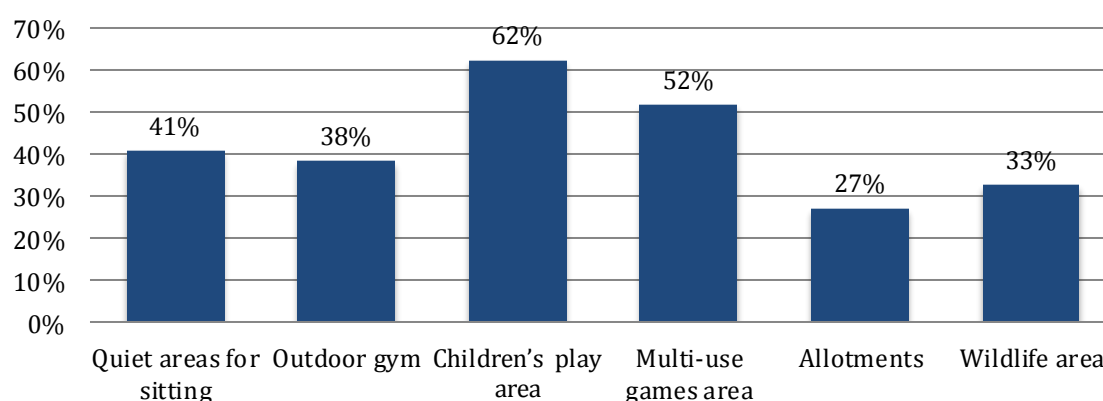
Q3(a) Can you tell us which 3 facilities you think are needed most from the list below?

Options	No.	%
Children's play area	543	62%
Multi-use games area	451	52%
Quiet areas for sitting	356	41%
Outdoor gym	334	38%
Wildlife area	285	33%
Allotments	236	27%

The 3 most needed facilities were:

- (i) Children's play area (62%)
- (ii) Multi-use games area (52%)
- (iii) Quiet areas for sitting (41%)

Improve public spaces: You told us that we could improve the public space to meet the needs of all residents. Can you tell us which 3 facilities you think are needed most from the list below?



There were a number of respondents who commented on seating areas, which they believe had been unduly removed in recent years, meaning that, especially for the elderly, there was now a lack of places to rest.

"The council's policy with regard to [Gilden Crescent's] open space has been to discourage use by removing benches and installing ugly ironwork around the raised beds to prevent people sitting on them. Needless to say, the place is usually deserted, and even the playground is underused because there is nowhere for adults to sit and socialise while children play. Old people used to sit on the hard surfaces on their way to and from the market until this was made impossible. The lack of seating has never stopped people who are up to no good hanging around. As a safety policy, turning the area into a deserted walk through has clearly not worked." (R)

Q3(b) What facilities would you like in the public space?

Of the 873 questionnaire respondents, 295 provided answers to this question (34%), with the majority of them (57%) stating the need for a place of prayer and worship. The most common themes were:

<i>Total responses to this question</i>	295	<i>% of total survey responses</i>	34%
Theme	Number	% of respondents to this question	% of total survey responses
Mosque and Muslim education facility	168	57%	19%
Youth club	34	12%	4%
Sports facilities	18	6%	2%
Community gardens	12	4%	1.4%
Outdoor eating areas and urban square	9	3%	1.0%
Community café at Lismore Circus	8	3%	0.9%

3.1 Mosque and Muslim education facility

This is covered in detail in the analysis of Question 8.

3.2 Youth club

Some respondents felt the area would benefit from a youth club. It was also mentioned by some that increased play facilities for disabled children would be welcomed.

3.3 Sports facilities

Some respondents stated a desire to see increased sports facilities available in the area, such as table tennis tables, football pitches, basketball courts, tennis courts, a swimming pool and a skate park.

3.4 Community gardens

While allotments were provided as an option in the original question, and mentioned by some in further comments, some respondents also stated that they would like to see more shared growing space for flowers and vegetables, such as in community or 'kerb' gardens. They also said that garden areas around estates could be used as growing space.

3.5 Outdoor eating spaces and an “urban square”

Some felt there was an opportunity to provide more outdoor eating spaces, such as picnic tables and barbecue pits. They also felt the area would benefit from an ‘urban square’, with seating, chess tables and performance space for theatre and pop-up activities.

3.6 Community Café at Lismore Circus

Some suggested it would benefit the area to open a community café with outdoor seating at Lismore Circus, “similar to the café on Hampstead Heath.” (R)

“It would be a wonderful space for children to play, and to sit and watch the world go by.” (R)

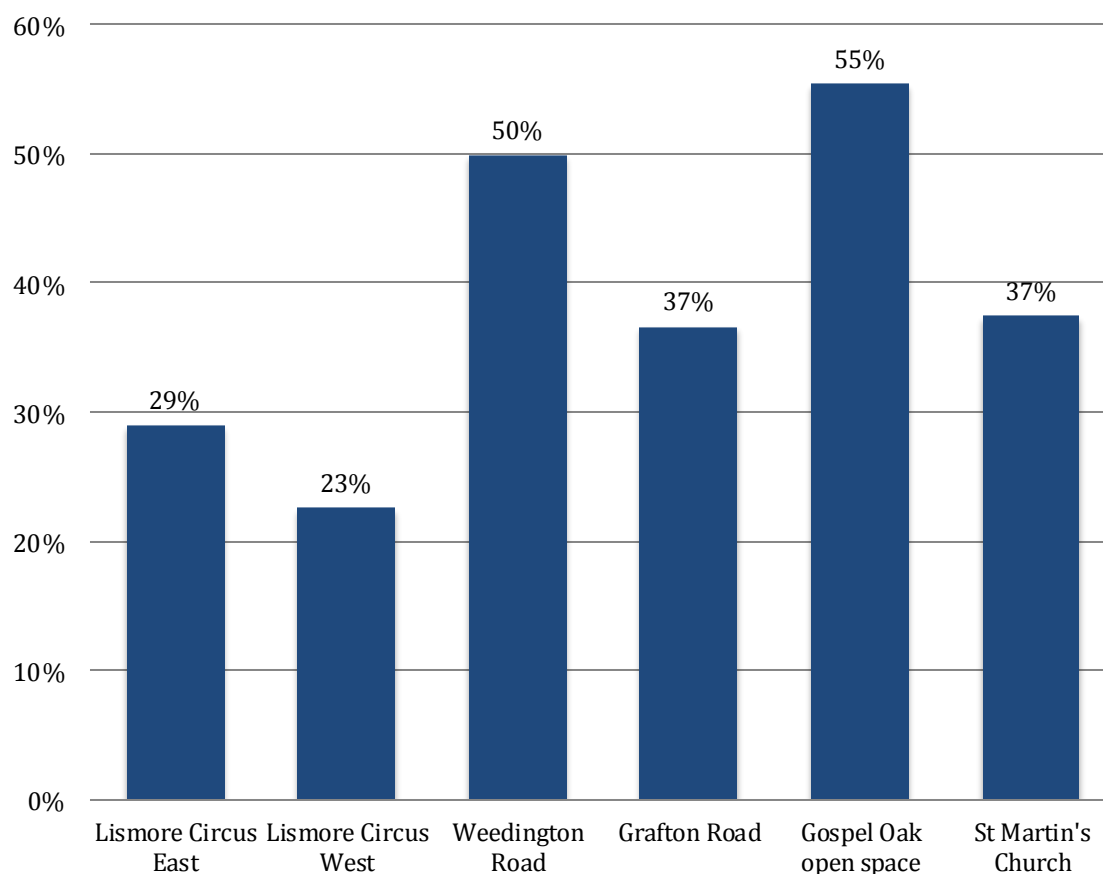
Q3(c) Which 3 spaces you would most like to see improved?

Option	No.	%
Gospel Oak open space	484	55%
Weedington Road	436	50%
Grafton Road	320	37%
St Martin's Church	327	37%
Lismore Circus East	253	29%
Lismore Circus West	197	23%

The top 3 spaces for improvement were:

- (i) Gospel Oak open space (55%)
- (ii) Weedington Road (50%)
- (iii) Grafton Road (37%) and St Martin's Church (37%)

Improve public spaces: Can you tell us which 3 spaces you would most like to see improved?



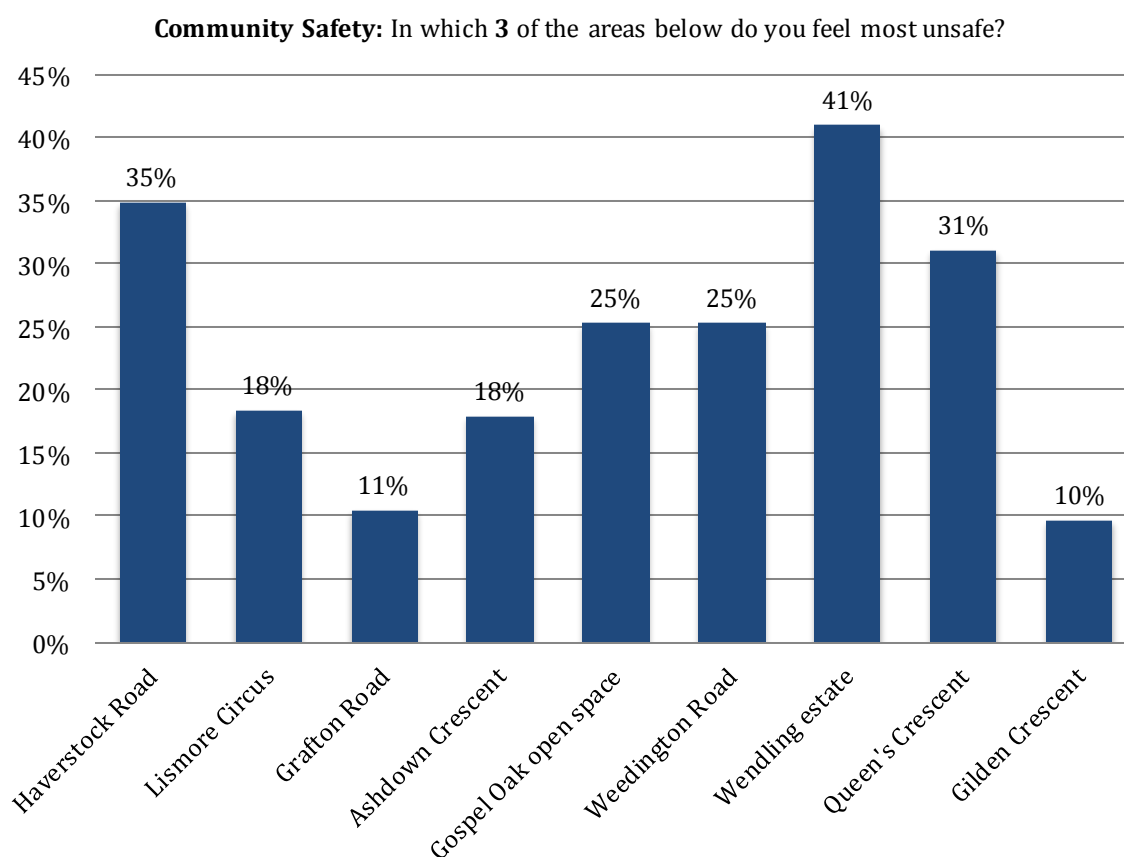
Q4. Community Safety

Q4(a) In which 3 of the areas below do you feel most unsafe?

Option	No.	%
Wendling Estate	358	41%
Haverstock Road	305	35%
Queen's Crescent	272	31%
Gospel Oak open space	221	25%
Weedington Road	221	25%
Ashdown Crescent	157	18%
Lismore Circus	161	18%
Grafton Road	92	11%
Gilden Crescent	85	10%

The 3 areas where people felt most unsafe were:

- (i) Wendling Estate (41%)
- (ii) Haverstock Road (35%)
- (iii) Queen's Crescent (31%)



Q4(b) Can you suggest other ways to make Gospel Oak safer?

There were 280 responses to this question (32% of the total respondents). The most commonly recurring themes are shown below:

Total responses to this question	280	% of total survey responses	32%
Theme	Number	% of respondents to this question	% of total survey responses
Better lighting	64	23%	7%
More police, community officers and private security	64	23%	7%
Increased CCTV	61	22%	7%
Reopening the Queen's Crescent police station	44	16%	5%
Already feel safe	26	9%	3%
Ensure youth provision	16	6%	2%
Focus on gangs and drug dealers	15	5%	2%
Traffic enforcement and calming	12	4%	1.4%
Encourage walking and cycling	11	4%	1.3%

4.1 Better Lighting

Many respondents stated that street lighting was uneven and not bright enough in many places, including alleyways and routes through estates that felt unsafe. Queen's Crescent was also highlighted as a place that many felt was too dark at night.

"The Crescent feels unsafe at night due to poor lighting on both the front and also at the back, where the basketball courts and playground are." (B)

"Better lighting would help me feel more safe. In Glasgow they added lights that react to noise and movement and found it helped reduce crime. Why can't we use similar lighting in Gospel Oak?" (R)

4.2 More police, community officers and private security

A number of respondents felt there was insufficient police presence on the streets of Gospel Oak, and also mentioned wanting to see an increased number of Police Community Support Officers in the area, as well as private security patrols.

"We should have more police on the beat. I haven't seen a policeman in over a year and I live just a few metres from Queen's Crescent." (R)

"Get housing patrol to actually do their job. Driving round in the warmth of their car and not getting out isn't patrolling, it's lazy." (L)

4.3 Increased CCTV

Some respondents felt that increasing the CCTV coverage in the area would aid safety and give greater peace of mind to residents.

4.4 Reopen the Queen's Crescent police station

A number expressed a desire to see a police station opened in the community, with some of those saying the Queen's Crescent station should be reinstated.

4.5 Already feel safe

A number stated that they felt the area was already safe, with some condemning the wording of the consultation, feeling that it encouraged residents' fears and was being used as a justification for building on existing open spaces.

"These are loaded questions, and encourage people to feel unsafe. I think they are here to suit your investment priorities." (R)

"'Safety' is a potentially irrational measure that needs clear definitions and controls to avoid it being used as a Trojan horse for other agendas." (R)

"If the council's aim is to build flats for sale in this open space, it is disingenuous to pretend that it is for our safety." (R)

"You don't say how you control for irrational perception of danger when you solicit people's views about how to make the area 'less unsafe.'" (R)

"I am concerned you may be thinking of building houses due to people feeling unsafe in the area. I would disagree with that. I've been here for 30 years and it is fine nowadays." (R)

"I walk through Gospel Oak late at night and early in the morning due to my shifts, including use of alleyways. Even though the lighting is quite low, I do not feel at all unsafe in the neighbourhood." (R)

4.6 Ensure youth provision

A number felt that focusing on maintaining and developing provision for the area's young people would benefit safety, pointing out that those engaged in sports and community activities may become more socialised, less prone to boredom and, therefore, less likely to become involved in crime.

4.7 Focus on gangs and drug dealers

It was felt by some that not enough was being done to target drug dealers and gangs, with these two groups being of concern to public safety. It was stated by some that playgrounds and sports areas were frequented by those using and

dealing drugs, which made these spaces much less likely to be used by children and families.

4.8 Traffic enforcement and calming

Some expressed the view that their feeling of safety in the area would be improved by targeting speeding traffic and dangerous driving. Some stated they would like to see reduced speed limits on certain streets – Grafton Road in particular – and traffic calming measures put in place.

"Anti-social and dangerous driving either from aggressive, impatient peak-time drivers, or late hours 'boy-racers' may constitute the biggest danger of all." (C)

"All the parked cars on Queen's Crescent make crossing the street super dangerous." (R)

"On Grafton Road, as with any residential road, 20mph represents an absolute maximum and is arguably too high. Vehicles on these roads should be entering as 'guests'. If further measures to reduce speeds cannot be managed then Grafton Road – along with other 'entry points' – should be considered for point closure and filtered for cycling only." (C)

4.9 Encourage walking and cycling

There were a number of respondents who felt that supporting pedestrians and cyclists would increase safety in Gospel Oak, by encouraging more people to be on the street, reducing traffic and creating a friendlier feel to the area. Those who mentioned this theme were also likely to support traffic calming measures.

"I would like to see the timed closures on Grafton Road extended. Those who take or collect their children from school by bike are intimidated by aggressive drivers, subjecting cyclists to tail gating and dangerous overtaking." (C)

"Make Gospel Oak more of a pedestrian and cycle thoroughfare so that more people pass through en route to other places as opposed to merely going around it. This will integrate us with other local areas and increase footfall at all times of day, helping street safety." (N)

"If businesses were open later – restaurants, cafés, and bars – then there would be more people on the street late at night, and the area would feel safer." (N)

Q5. Getting About

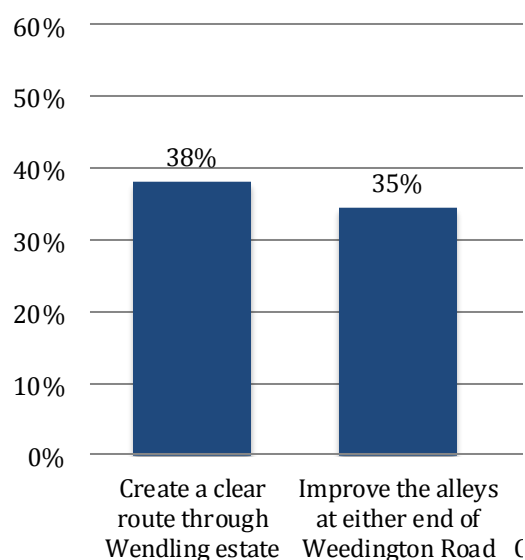
Q5(a) Can you tell us which 3 new or improved routes would be most useful to you?

Option	No.	%
Create a clear route through Wendling Estate	333	38%
Improve the alleys at either end of Weedington Road	302	35%
Create a clear route through Gospel Oak open space	393	45%
Improve the route at Ashdown Crescent	220	25%
Improve links to Kentish Town	476	55%

The 3 most useful routes to be improved were:

- (i) Improved links to Kentish Town (55%)
- (ii) A clear route through Gospel Oak open space (45%)
- (iii) A clear route through Wendling Estate (38%)

Getting About: Can you tell us which routes would be most useful to you?



"Creating a better link to Kentish Town, including a route for cyclists, is crucial to making Gospel Oak less isolated and more connected to the rest of the borough. This in turn might bring more small businesses to Gospel Oak, which may make it a more vibrant, prosperous place." (R)

Q5(b) Can you suggest any other ways we can make it easier to move through Gospel Oak?

There were 97 responses to this question (11% of all survey respondents), with just over 1/3 of those who responded suggesting improvements in walking links to Kentish Town, and in particular by the reopening of the passageway underneath the railway tracks from Arctic Street to Regis Road.

Total responses to this question	97	% of total survey responses	11%
Theme	Number	% of respondents to this question	% of total survey responses
Reopen Arctic Street passage	27	28%	3%
Create and sign cycle routes	13	13%	1.5%
Improve pedestrian signage and maps	6	6%	0.7%
No improvement needed	5	5%	0.6%

5.1 Reopen Arctic Street passage

Building on the option of "Improved Links to Kentish Town", many respondents mentioned the increased difficulty and inconvenience in accessing Kentish Town since the passageway underneath the railway tracks from Arctic Street to Regis Road had been closed.

"Reopening the Arctic Street passage would be an excellent way of improving links. I was talking to a long term local resident who used to use that and really misses it." (R)

"The Arctic Street cut-through was not perfect (dark and unsafe) but at least it made transit possible. Walking to Kentish Town tube is now a 15 minute walk when it used to be 5." (R)

"Improving the links to Kentish Town (KT) and reopening the Arctic Street link is crucial to the regeneration of Gospel Oak. It will bring higher footfall to Queen's Crescent and go a long way to alleviating the sense of seclusion in the area. It should have long term impact on the attractiveness and safety of the area." (R)

"The real problem is that Gospel Oak is isolated from Kentish Town, which is the main affordable shopping area, with big supermarkets such as Iceland, Sainsbury's, Tesco, and Co-op." (R)

5.2 Create and Signpost Cycle Routes

Some felt that passage through Gospel Oak would be aided by the creation of cycle routes and bike lanes, with accompanying signs and maps. Traffic calming measures and the removal of certain obstructions were also suggested.

"The area is bounded by a number of heavily-trafficked roads and ought to provide quiet routes for cyclists who wish to avoid these roads. Mansfield Road to the north, Southampton Road/Malden Road to the west, and Prince of Wales Road at the southern boundary are all roads which are bus routes as well as carrying a heavy volume of motor traffic and have minimal protection for cyclists. Grafton Road on the east side is the only boundary road which has part-time traffic-calming measures in place. We would like routes which enable cyclists to avoid these main roads because they are intimidating to cyclists." (O)

Specific new routes suggested included:

- An east/west route along Queen's Crescent from Haverstock Hill, across Malden Road, to Grafton Road
- An alternative east/west route for when Queen's Crescent is closed on market days
- The closure to motor traffic of the eastern branch of Oak Village where it joins Mansfield Road, providing a quieter route for cycles and a safer junction
- A north/south spinal route to link the various estates and give access to Hampstead Heath via Lismore Circus and Elaine Grove. This route, along Wellesley Road to Allcroft Road, was said to have good links west to Malden Road and east to Grafton Road

5.3 Improve signage/maps

Some felt there was need for improvement in signs and maps to aid walking through Gospel Oak, and in particular with regard to navigating the housing estates.

"We need better signage to get from A to B. For non-residents it is an off-putting maze. Clear signs/routes/maps would make it feel more welcoming." (R)

5.4 No improvement needed

Some felt Gospel Oak was already fairly easy to get around, with good bus routes, roads, an Overground station, and links to Belsize Park and Kentish Town, while others chose to emphasise their desire to keep certain walking routes and alleyways as they currently are.

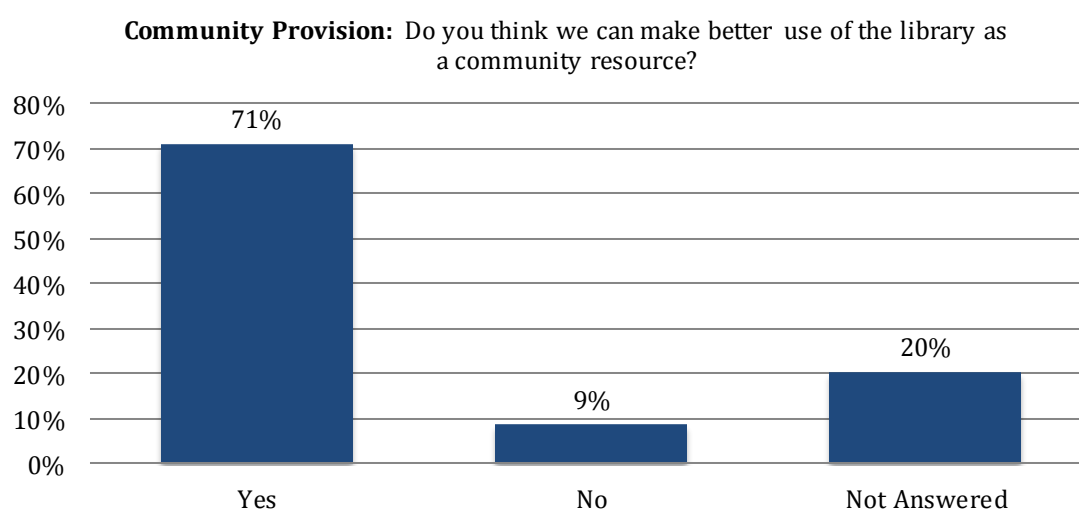
"Please do not close off the alley north of Gospel Oak 8 (and around Gospel Oak Open Space). I use this twice daily and any closure of this route would increase my commute time significantly. I am a 35-year-old woman and I walk it late at night and early in the morning and do not feel at all unsafe, even though the lighting is low. I regularly see other people use this route but am worried they will not have noticed closing it is a possibility and would be very unhappy about it." (R)

Q6. Community Provision

Q6(a) Do you think we can make better use of the library as a community resource?

Option	No.	%
Yes	620	71%
No	76	11%
Not Answered	177	20%

The clear majority (71%) believed better use could be made of the library as a community resource. Only 11% objected to this idea



A small number (17) provided further details, emphasising that the library should be kept as it is and not closed. They also indicated that they would like to see more evening classes and events; and that it would benefit from longer opening hours.

"More books, longer opening hours, and newspapers and magazines. More cultural events for young and old." (R)

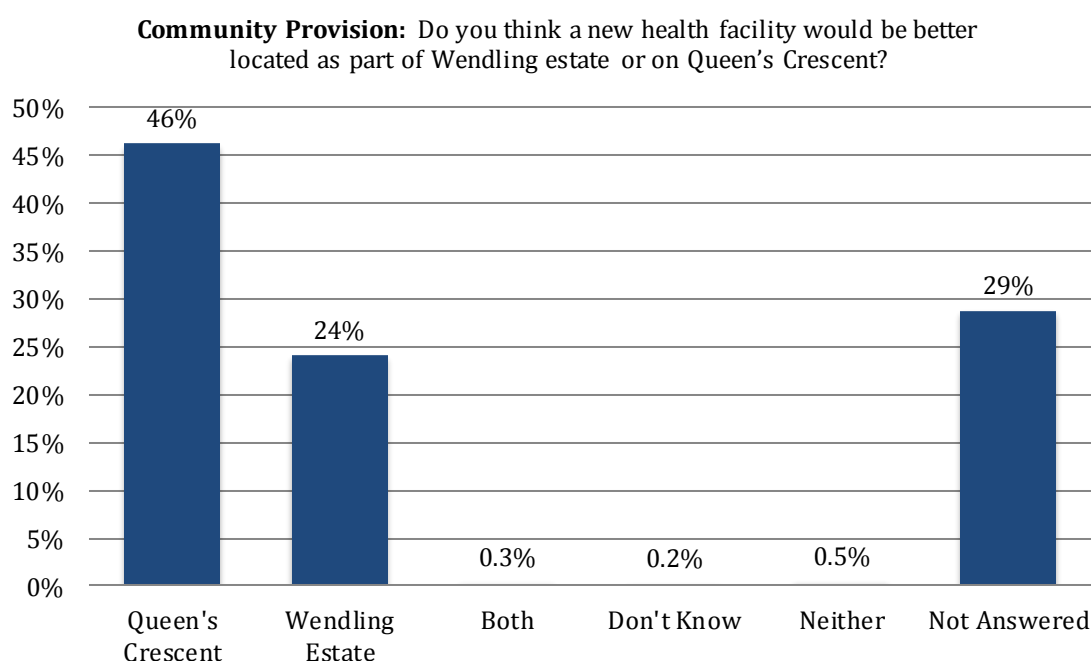
"Run more classes there / input data from outdoor gym class / individual monitoring or results." (R)

"The library space could be enlarged using a combination of the ground floor and underground space in that development in order to create a multiservice venue similar to the one in 5 Pancras Square. Something more modest that could perform a similar centralising function." (O)

Q6(b) Do you think a new health facility would be better located as part of Wendling estate or on Queen's Crescent?

Option	No.	%
Queen's Crescent	403	46%
Wendling Estate	210	24%
Neither	4	0.6%
Both	3	0.5%
Don't Know	2	0.3%
Not Answered	251	29%

Nearly ½ (46%) favoured Queen's Crescent as the better site for a new health facility, with just under ¼ (24%) preferring Wendling Estate as the location. Of the 622 who responded to the question, 65% supported the Queen's Crescent option



"We agreed that a new health facility would be better integrated in the east part of the Queen's Crescent market area, where the workshops are, or as part of the regeneration of the West Kentish Town Estate. Such a health facility should have the appropriate size to cater for the needs of the increased population and provide a greater number services than the one being considered at the moment." (O)

Q7. Jobs and Enterprise

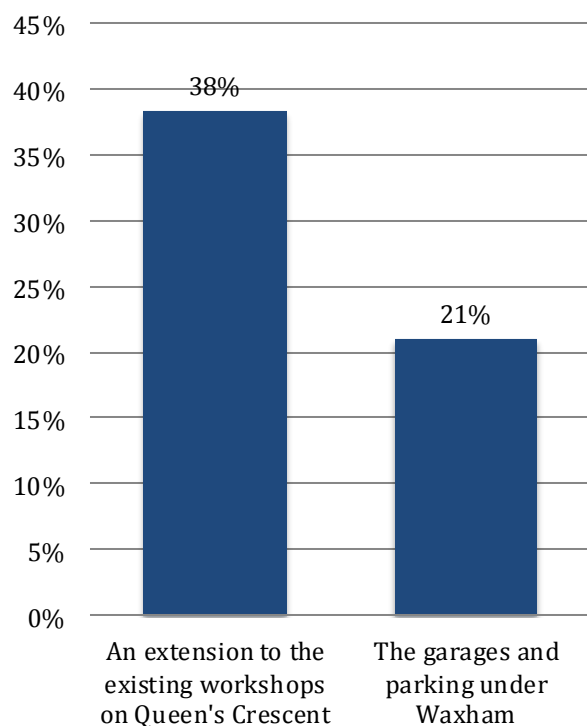
You told us we should try to provide more opportunities for business by: utilising the garages and parking under Waxham; making changes to Wendling Estate; and creating an extension to the existing workshops on Queen's Crescent.

Q7(a) Which of the following do you think would provide the best opportunity for new business space?

Option	No.	%
An extension to the existing workshops on Queen's Crescent	335	38%
Any changes to Wendling estate	188	22%
The garages and parking under Waxham	184	21%
Not Answered	226	26%

Over 1/3 (38%) supported an extension to the existing workshops on Queen's Crescent as providing the best opportunity for new business space

Jobs and Enterprise: You told us we should try to provide more opportunities for business. Which of the following do you think would provide the best opportunity for new business space?



Q7(b) Can you think of any other opportunities for new business space?

There were 80 responses to this question (9%), though the vast majority of them failed to mention specific locations for business space.

Of those that did respond, the most common response (16) was Queen's Crescent Market, which is explored in detail in the analysis of question 8.

A number of suggestions were put forward for opportunities for new business space, including:

- More rentable workshops
- Enticing chain stores and large supermarkets to the area
- The introduction of more work/live buildings
- Creating space by covering over the railway tracks
- Enforced utilisation of empty/derelict properties, such as the units in the parade at Lismore Circus

"I am sure that hubs for touchdown space by local freelancers could be a good thing – all anyone needs is coffee and Wi-Fi. In Lismore Circus there are still units in the parade that have their shutters down permanently. What are the keep open clauses in the leases? Are they actually running a business? Couldn't this be better placed somewhere else and the space used for hot desking? Lismore is still quite a depressing place to go, when it should be heaving, particularly in the summer." (R)

"Charge through the nose for closed shops. Next door to Nisa has been closed for 20+ years." (R)

"The area has already lost some 40 small workshops in recent years. Replacement workshops/workspace is needed for the growing trend in self-employment in the area." (O)

"Our experience with the pop-up shop programme on Cheriton Estate and Malden Road has convinced us that the appetite of local entrepreneurs is worth further attention. Local residents have evidently welcomed these activities, and in one case they have led to a lease on a previously unoccupied space." (O)

Q8. Queen's Crescent

You've told us you'd like to see Queen's Crescent improved by: adding seating; improving the street and paving; improving shop fronts; better lighting; public art projects; and better route signs.

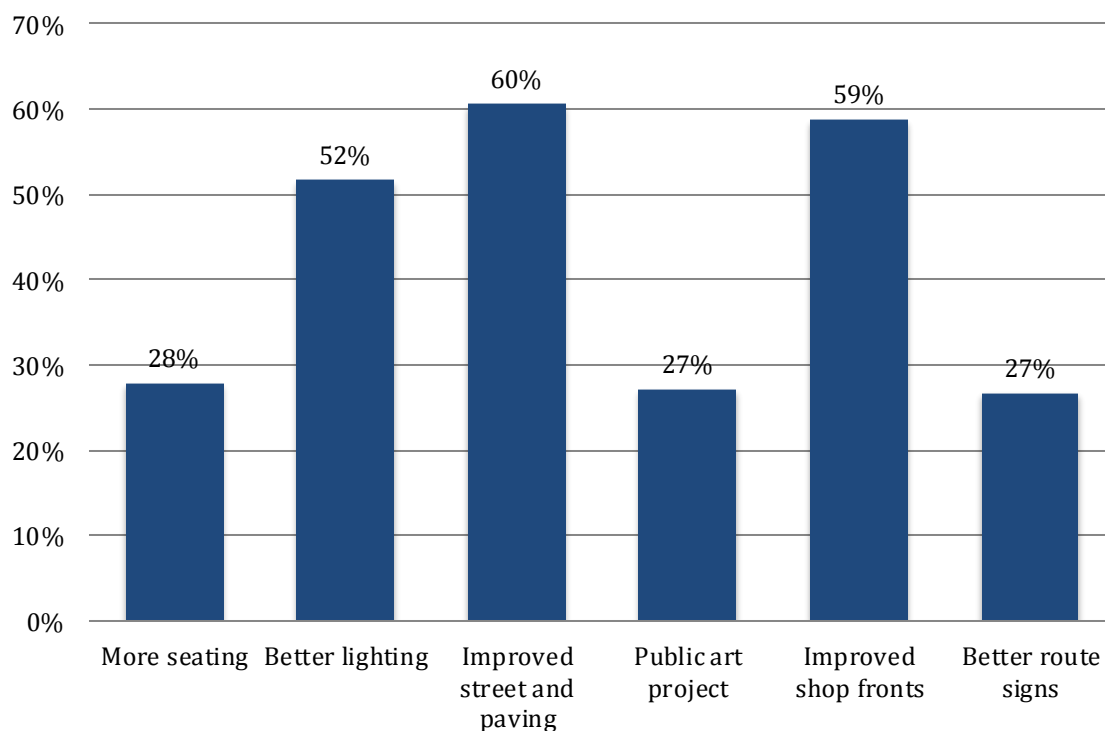
Q8(a) Which 3 of the following you think are most important?

Option	No.	%
Improved street and paving	528	60%
Improved shop fronts	513	59%
Better lighting	451	52%
More seating	243	28%
Better route signs	233	27%
Public art project	237	27%

The top 3 priorities for improving Queen's Crescent were:

- (i) Improved street and paving (60%)
- (ii) Improved shop fronts (59%)
- (iii) Better lighting (52%)

Queen's Crescent: You've told us you'd like to see Queen's Crescent improved.
Can you tell us which 3 of the following you think are most important?



Q8(b) Anything else that would improve Queen's Crescent?

There were 515 responses to this question (59% of total responses). Themes by respondent number are detailed in the table below:

Total responses to this question		515	% of total survey responses	59%
Theme	Number	% of respondents to this question	% of total survey responses	
Larger Mosque	228	44%	26%	
Better quality and more varied shops	46	9%	5%	
Cleanliness	25	5%	3%	
Improved/free parking	23	5%	3%	
More police, CCTV, and security	20	4%	2%	
Green space	11	2%	1.3%	
Pedestrianisation/traffic calming/cycle friendly	11	2%	1.3%	
Concerns about management	10	2%	1.1%	
Trader Storage	8	1%	0.9%	

8.1 Larger Mosque

As mentioned in answers to Questions 1, 3 and 8, a large number of responses (385 individual responses in total mentioned this across these three questions) raised the desire to see an expanded Muslim prayer space and education centre. Respondent's comments on this topic were often expressed briefly but, following a meeting during the consultation period, a detailed response was provided by the Baitul Aman Mosque committee, which outlined their reasons for seeking larger premises. In summary:

- The current worship space has room for around 200 people, which is not large enough to accommodate everyone who wishes to pray in congregation
- The current worship centre only provides space for men to pray
- The Mosque also runs a school at weekends that has a waiting list. The committee would like to clear the waiting list and extend the reach of the school
- There is an openness to the idea of a shared multi-faith premises, with certain provisos

8.2 Cross Cutting Issue: The Market

Many comments were made about the market in Queen's Crescent, and the actions that could be taken to improve its performance and attractiveness.

Some of the specific measures are discussed in this section, however, many of the improvements prioritised in Q8(a) are applicable both to the Queen's Crescent street as a neighbourhood centre and to the market as a twice weekly event. Dealing with some of the issues raised - such as cleanliness, storage, parking and the nature of shops and traders - would also apply to the market as part of a strategy to improve it, as well as to the street and neighbourhood area. It appears that respondents value the market and wish to see it succeed.

"More attention and funding for the market." (R)

"I know it's a supply and demand thing, but if the market could be encouraged to have a USP it could get more people going." (R)

"Music / performance in the street on market days would draw people in." (R)

"SAVE the MARKET!! Invest in the market!! By far the most important thing you can do for the entire area." (R)

8.3 Better quality and more variety of shops

Many respondents felt that the quality of shops on Queen's Crescent and in the market was poor, and represented little in the way of variety. Many cited the large number of vendors selling fruit by the bowl, as well as halal butchers. It was felt that the standard and homogeneity of these was detrimental to the area and would do little to entice new customers – and, indeed, could dissuade people from using the market.

"It is very hard to imagine Queen's Crescent changing without different businesses moving in – but it's also hard to imagine that new businesses would want to move in. At the moment Queen's Crescent is grubby, intimidating and doesn't present a range of retail opportunities." (R)

"I think it should try and attract more independent shops. The market is in an appalling state, people selling absolute dross." (R)

"Currently the shops there are awful, too many £1 fruit and veg shops. There is no attraction to go." (N)

Others felt the number of off-licences and betting shops further degraded the area, mentioning that the addition of chain stores (such as Primark), a large supermarket, and good quality cafés and restaurants would be a welcome addition.

"Queen's Crescent is a mess. We need 2 or 3 high quality shops and restaurants. It's very down market and not a place I want to spend time in, let alone eat there." (R)

It was also suggested that those responsible for making decisions about the market look at the successes of other London markets, such as Broadway and Borough.

8.4 Cleanliness

Many respondents mentioned they felt the Queen's Crescent area was particularly dirty and that businesses were not dealing with their rubbish in the correct manner, leaving garbage piled on the street. It was also felt that shops which sold from tables outside were excessively intruding onto the pavement and further adding to the general sense of disorder.

"Shops don't clear up filth or stall furniture after trading. Fly-tipping is normal. It's a hazard and rat ridden." (R)

"Queen's Crescent is the beating heart of community, but it looks like a complete dump and brings down all other initiatives." (R)

8.5 Improved/free parking

For some, free or improved parking was seen as an important concern, with the difficulty of finding parking on market days particularly noted.

"We're glad when new housing does not offer residents the right to a parking space. We hope this becomes properly policed." (O)

"Ultimately, for Queen's Crescent to be truly revitalised and for it to attract visitors, shoppers, or business interest, we believe it is essential and a first step, that a new parking system is implemented, one that allows short term stays in the areas surrounding the destination these visitors address" (O)

8.6 More police, CCTV, and security

Some felt that an increased police and security presence on Queen's Crescent would be a welcome addition. Drugs, teenagers on motorbikes/mopeds, and homelessness were also mentioned as risks to public safety that could be tackled by an increased, visible police presence.

8.7 Green space

Several respondents mentioned they felt the addition of trees, planters, hanging baskets and other methods of 'greenifying' Queen's Crescent would add much benefit to the general ambience.

"Let's not build on every spare inch of green space. The consultation document suggests the Council wishes to shoehorn private homes, often

one or two at a time, onto any green pocket it finds. This suggests their aim is simply to exploit the area's land value, rather than create a community." (O)

"Preserve, and if possible enhance, biodiversity. There is currently very little biodiversity in the area and much of the grass will disappear under concrete. We need areas of trees, flowers etc. where insects and birds can flourish." (O)

8.8 Pedestrianisation, traffic calming & cycle friendly

Some felt that Queen's Crescent should be pedestrianised, at least some of the time, and that traffic calming measures would make it safer for those walking and crossing the street.

"Already cars cannot use the street for several days a week. Let's take this a stage further. Bollards would block traffic more effectively, without inconveniencing cyclists. Pedestrianisation would also help the elderly and those with disabilities, and improve the street's appearance, noise and air quality." (O)

Others mentioned that the current cycle facilities, such as places to lock bicycles, were not sufficient.

"How are people on bikes meant to go to the shops if there is nowhere secure to lock them? Kill two birds with one stone and get some of those lovely cycle plant boxes, or put cycle hoops on existing lampposts." (L)

8.9 Concerns about management

Several respondents felt the market had declined since its management had been returned to Camden Council, and that it had fared better under the stewardship of Queen's Crescent Community Association (QCCA).

"QCCA greatly improved the diversity of the market by getting alternative stalls in, selling items that can't necessarily be bought in local shops (Afro-Caribbean home-made food, nuts, a wide range of fresh bread and French cheeses for example). QCCA made good use of the space, had enthusiasm, and came up with innovative ideas. I hope that the replacement is encouraged to continue in the same vein – one doesn't want stalls all selling the same things." (R)

"Queen's Crescent market seems to have gone downhill under Camden's management and is dying on its feet. Over Xmas and the New Year as few as four stalls could be seen. You urgently need to bring in someone who can put together a strategy to attract vendors." (R)

"Since the Community Association relinquished control of the market to Camden Council, the market has gone down steeply. Traders are losing income. Residents are afraid we'll lose it – it's a major quality of life and safety factor in this area." (R)

"The Queen's Crescent Street market has gone to hell under Camden Council's stewardship. Please return control to the QCCA, who did a great job with it." (R)

8.10 Trader Storage

Several respondents pointed out that trader storage facilities in the market were not sufficient and needed to be improved and increased.

Q9. Other Comments

A number of respondents provided further comments, the most prevalent of which are set out in this section.

9.1 Trees

A number of respondents expressed their dissatisfaction that trees had been earmarked for reduction and removal, and disagreed with the notion that reducing tree canopy would improve lighting and safety. A number requested more trees, rather than fewer.

Gilden Crescent, Lismore Circus, Cherry Court, Kiln Place, and Mansfield Road, among others, were mentioned with regard to the objection of tree reduction/removal.

"While we understand that tree canopies have to be managed and economics often dictate that the cheapest and crudest methods are used, some canopies in the area (e.g. Lismore Circus) are beautiful enough to merit a more careful approach." (O)

It was put forward by a few respondents, however, that trees on Grafton Road were negatively affecting buildings (root intrusion on lower level).

9.2 Development over railway lines

Some suggested that the railway lines could be covered over and built on, whilst others thought there was scope to build footbridges over the tracks to facilitate ease of passage to Kentish Town.

9.3 Concern that Gospel Oak will become a "dormitory town"

Concern was expressed by some that the regeneration ideas pointed to Gospel Oak having significantly increasing amounts of housing without a corresponding increase in business and community provision to make it feel like a real community where people live, work and socialise.

"The general, overall impression given by the document is one in which there will be created a dormitory town with no provision for a community where residents can access such facilities as sports, youth clubs, faith activities, employment, and activities for the elderly and children. Such community facilities are central to enhancing community cohesion in the area." (O)

"I have been in Gospel Oak only two years and am surprised that there seems to be so little in the way of sports centres, pubs, restaurants and cinemas. There is going to be a lot of new people here, but there's nothing for them to do!" (R)

9.4 Positive Feedback about Gospel Oak

Some respondents noted that they were happy living and working in the Gospel Oak area and liked it as it is, while welcoming further improvements. Some stressed they felt secure in the area and sought to downplay fears around safety. Some also commented that, though somewhat rowdy and disjointed, Gospel Oak had a resultantly non-judgmental and welcoming atmosphere.

9.5 Dogs

Several respondents commented on dog fouling, particularly at Lismore Circus, and on problems involving dangerous dogs, requesting that more action be taken to tackle these issues.

4. Recommendations for Future Consultations

4.1 Feedback from Respondents on the Consultation Process

Some specific issues relating to the consultation process were raised by respondents, including:

- Several respondents expressed positive sentiments regarding both being asked to be a part of the consultation process, and the ideas contained therein, and look forward to seeing them come to fruition
- Some expressed frustration at what they felt was “too many years of consultation and not enough action”
- Some felt unhappy that question choices had been limited to a certain number, while others felt that, in some cases, they would have liked to have had the option to choose less than the required number
- Some pointed out that personal information would be on show were the document made into an envelope as prescribed
- Some from the traveller community pointed out that, as many travellers could not read or write, they would not be able to take part in the consultation process
- Some felt the area of land covered by the consultation, while perhaps technically correct, did not reflect the reality of how Gospel Oak and its neighbouring locations actually function
- Gospel Oak Action Link (GOAL) expressed what it called “apparent bias against community provision”, citing the paucity of ideas suggested for community provision and the lack of any mention of QCCA or The Dome in the material, the incorrect name given to The Dome site, the lack of a box for extra comments at question 6 and the lack of a redevelopment option for the current community centre and The Dome as evidence of this. GOAL circulated a flyer to encourage responses about provision for young people, and this is included at Annex C

4.2 TONIC's Observations and Recommendations for Future Consultations

On the whole, we considered the consultation materials to be engaging and accessible. The questions were simple and easy to understand, a wide variety of methods to respond were used and a significant number of opportunities to take part were promoted and conducted during the consultation period.

Paper surveys should allow more space for respondents to provide qualitative responses. Option choices should stipulate "up to 3" rather than requiring people to choose 3 options regardless of whether they have 3 options that they agree with. This would lead to clearer priorities being identified in analysis results.

It is important to ensure consistency of consultation questions across all materials and meetings formats to allow for better qualitative analysis.

It would be advantageous to provide more detail on the impact and scope of ideas within the consultation materials wherever possible (e.g. investment levels anticipated, population increase expected, impact on school places etc.) to aid participants with providing more insight in their qualitative responses.

It is advisable to produce versions of materials in other major languages used by residents in the consultation area, especially as the 2011 Census data shows that 10.7% of households in the Gospel Oak area have no one living there who has English as a main language.

Annexes

Annex A. Examples of Consultation Materials Used

Jobs, enterprise and Queen's Crescent

You said:

support local people to access training and jobs and create new opportunities for enterprise to flourish. Widen the range and improve local shops, continue to support the market and improve the appearance of the street.

What we could do:

- provide training, apprenticeships and employment
- find uses for disused basements and garages
- support the use of pop-up shops in council owned vacant shop units
- work with local employers to identify training and apprenticeships
- work with the Gospel Oak Business Group to identify opportunities for new and existing small businesses
- ensure that any future development at the Kentish Town Industrial estate provide opportunities for the Gospel Oak area
- identify and secure external grant funding for improvements
- work with businesses to improve the appearance of shop fronts
- work with businesses to improve the cleanliness of the streets
- provide better market facilities to attract traders.

Some ideas

Gospel Oak is already an area where small businesses are thriving. We want to encourage opportunities for more businesses to flourish.

- 1 Provide employment floorspace in Gospel Oak - 3 units at Bacton Low-Rise.
- 2 Create workshops in the vacant garages at Waxham and Wendling.
- 3 Extend the workshops on Queen's Crescent to provide space for more businesses.
- 4 Support traders on Queen's Crescent to make their businesses even more attractive, prosperous and distinctive, through bids for external funding.
- 5 Improve the environment outside the shops on Queen's Crescent to attract more visitors.
- 6 Improve links to Queen's Crescent and Kentish Town.

Further Opportunities:

- identify sites for short and long-term business opportunities
- ensure training through the Gospel Oak Training Centre i.e. apprenticeships and employment in local developments



Learn from success stories across London



Improve routes leading to Queen's Crescent

Ideas for Gospel Oak

We want you to help us develop ideas for the future of the Gospel Oak area which aim to deliver the agreed priorities.



Summary of the sites where things could happen

We could bring new homes, businesses and/or community facilities on some sites. The following are some of the things we could provide.

West of Ludham and Waxham

If we redeveloped this site we could provide:

- more housing
- open space
- an improved estate entrance
- employment or community use.

Weedington North

You told us that this site felt unsafe. If we remove the alley we could provide:

- more housing

Gospel Oak Open Space

If we rearranged the open space and sport pitches we could provide:

- new homes on the north edge to improve overlooking
- more attractive open space.

Weedington South

Redevelopment of the former play centre could include:

- community use
- new homes

Summary of what we could do:

- use money generated from the sale of private housing to build new council and affordable housing
- improve local open spaces and streets
- use new buildings to overlook open spaces and make them feel safer
- improve walking and cycling routes through the area
- focus community provision on Queen's Crescent
- improve sport and community provision
- maximise opportunities for residents to find employment, start businesses or make and sell their own products
- reinforce the role of Queen's Crescent as the social and economic focal point widening its appeal to more people.

Estate consultations

Wendling

We've been talking to Wendling residents about different options to improve their homes and their estate.

West Kentish Town

We will be talking to West Kentish Town residents about ideas to improve their homes and estate.

Improved or more work space

- a public market square.

Ashdown Crescent

You told us this area felt unsafe so we could:

- build new homes to provide overlooking and activity
- improve the open space.

By working with housing associations and developers we would be able to provide additional affordable homes either for social or intermediate rent.

Questionnaire - tick the boxes and give us your comments.

1. Introduction

In 2013 you told us that these were the priorities for the Gospel Oak area.

(a) Can you tell us which 3 you think are the most important?

- ☐ Invest in housing ☐ Getting about ☐ Queen's Crescent
- ☐ Improved open space ☐ Community provision
- ☐ Community Safety ☐ Jobs and enterprise

(b) Do you think there are other priorities that are not listed above?

2. Invest in housing

We have identified sites to build housing to help raise money to invest in the area.

(a) Can you tell us which 3 sites you think are the most appropriate for new development?

- ☐ West of Ludham and Waxham ☐ Gospel Oak open space ☐ Ashdown Crescent
- ☐ Weedington north ☐ Weedington south

(b) Can you think of any other sites that are suitable for new housing?

(c) Would you support the Council working in partnership with a developer or housing association if it meant we could provide more affordable housing? ☐ Yes ☐ No

3. Improve public spaces

You told us that we could improve the public space to meet the needs of all residents.

(a) Can you tell us which 3 facilities you think are needed most from the list below?

- ☐ Quiet areas for sitting ☐ Children's play area ☐ Allotments
- ☐ Outdoor gym ☐ Multi-use games area ☐ Wildlife area

(b) What other facilities would you like to see in the public space?

(c) Can you tell us which 3 spaces you would most like to see improved?

- ☐ Lismore Circus East ☐ Weedington Road ☐ Gospel Oak open space
- ☐ Lismore Circus West ☐ Grafton Road ☐ St Martin's Church

4. Community Safety

(a) In which 3 of the areas below do you feel most unsafe?

- ☐ Haverstock Road ☐ Ashdown Crescent ☐ Wendling estate
- ☐ Lismore Circus ☐ Gospel Oak open space ☐ Queen's Crescent
- ☐ Grafton Road ☐ Weedington Road ☐ Gliden Crescent

(b) Can you suggest any other ways we can make Gospel Oak safer?

5. Getting about

(a) Can you tell us which 3 new or improved routes would be most useful to you?

- ☐ Create a clear route through Wendling estate ☐ Improve the route at Ashdown Crescent
- ☐ Improve the alleys at either end of Weedington Road ☐ Improve links to Kentish Town
- ☐ Create a clear route through Gospel Oak open space

(b) Can you suggest any other ways we can make it easier to move through Gospel Oak?

6. Community Provision

(a) Do you think we can make better use of the library as a community resource?

☐ Yes ☐ No

(b) Do you think a new health facility would be better located as part of Wendling estate or on Queen's Crescent? ☐ Wendling ☐ Queen's Crescent

7. Jobs and enterprise

You told us we should try to provide more opportunities for business.

(a) Which of the following do you think would provide the best opportunity for new business space?

- ☐ The garages and parking under Waxham ☐ Any changes to Wendling estate
- ☐ An extension to the existing workshops on Queen's Crescent

(b) Can you think of any other opportunities for new business space?

8. Queen's Crescent

You've told us you'd like to see Queen's Crescent improved.

(a) Can you tell us which 3 of the following you think are most important?

- ☐ More seating ☐ Improved street and paving ☐ Improved shop fronts
- ☐ Better lighting ☐ Public art project ☐ Better route signs

(b) Can you think of anything else that would improve Queen's Crescent?

Any other comments (please continue on another sheet if necessary)

Thank you for filling in the questionnaire. Please tear off the two pages of the questionnaire, fold it and seal them together with tape to create an envelope, and return it to us via the freepost address, or hand it in at one of our events. The deadline for comments is Friday 22 January 2016.

Annex B. List of Community Groups contacted by Camden Council

19-23 Residents Association (Southampton Road)	Cocaine Anonymous
ABC Community Group	Collard Place and Part Harmond Street Residents Association
Abeona Housing Co-operative Limited	Cressfield and Woodyard Tenants and Residents Association
Adelaide Nature Reserve Association	Cressfield Close Recognised Tenants Association
Adventure Play 4 All Approved Play Provider (Camden Council)	Cressfield Close Sheltered Housing
Albany Dental Centre	Deaf Parenting UK Harmond Childrens Centre Drop In
All Hallows Church (Church of England)	Denton Sheltered Housing
Ashdown Crescent Sheltered Housing	Denton Tenants and Residents Association
Baby Feeding Drop-in at Harmond Childrens Centre	Dunboyne Road Leaseholders Association
BabyISH Day Care	Dunboyne Road Tenants and Residents Association
Bacton Tower Tenants and Residents Association	Elaine Grove and Oak Village Residents Association
Baptist Gardens Association	Equal4All and 121 Women and Computers CIC
Barnfield and Woodfield Leaseholders Association	Escuela De Baile
Barrington Court Recognised Tenants Association	Fine Chemists
Barrington Court Residents Association	Fleet Community Centre
Beaumont Walk Tenants and Residents Association	Fleet Primary School
Bikram Yoga College of India North London	Fleet Singers
Bipolar UK Camden Self Help Group	Foundation66 Herbert Street Registered Care Home
Breakaway Short Breaks Service	Four Trees Surgery
Bridge House Leaseholders Association	French School Vicar's Road
British Somali Community	Friends of Queens Crescent Library
Camden Afghan Community	Friends of Talacre Town Green
Camden Bangali Residents Association	Garnett House Tenants and Leaseholders Association
Camden Carers Centre Support Group	GO Mammoth Basketball
Camden Choir	Goslings London Sports Club Badminton Sessions
Camden Gymnastics Club	Gospel Oak (7 and 8) Tenants and Residents Association
Camden Mental Health User Involvement Service	Gospel Oak Action Link
Camden Police Safer Neighbourhoods Team Gospel Oak Ward	Gospel Oak After School Club
Camden Police Safer Neighbourhoods Team Haverstock Ward	Gospel Oak Childrens Centre
Camden United Community Gospel Choir	Gospel Oak Health Centre
CarAF Centre	Gospel Oak Methodist Church
Care UK Homecare Limited Camden Approved Care Provider (Camden Council)	Gospel Oak Neighbourhood Action Group
Carlton Primary School	Gospel Oak Primary School
Cayford House Tenants and Residents Association	Gospel Oak Youth Access Point
Centre for Traditional Chinese Medicine	Grafton (Area 16) Tenants and Residents Association
CFBL Holmes Road *	Green Means Go Minibeat Sessions
Chain Reaction in Town	Green Means Go Songsters Sessions
Chalcot School	Guides St Pancras 7th
Chalk Farm Housing Group	Hampstead Chiropody
Charlie Ratchford Resource Centre	Hampstead Counselling Service
Chaston Nursery and Pre-preparatory School	Hampstead Group Practice
Church of St Silas The Martyr (Church of England)	Hampstead Gymnastics Club
	Hampstead Orthodontic Practice
	Harmond Childrens Centre

Harmood Clarence Hartland Residents Association	Palgrave House Tenants and Residents Association
Hartwig Care Approved Care Provider (Camden Council)	Parkinsons UK Central London Branch
Haverstock Fencing Club	Pilates Clinic
Haverstock Hill Circle Residents Association	Pleasant Dance School of Ballet
Haverstock School	Pleasant Drama
Heath Health Care	Prince of Wales Group Practice
Hindu Centre	Prince Of Wales Surgery
Holy Trinity Church (Hartland Road) (Church of England)	Queens Crescent Community Centre Older Peoples Activities
Homework Club - Queen's Crescent Library Interfaith Action	Queens Crescent Community Centre Online Learning Centre
Iyengar Yoga	Queens Crescent Library
Kentish Town Baitul Aman Mosque	Queens Crescent Library Book Club
Kentish Town City Farm	Queens Crescent Market
Kentish Town City Farm Pensioners Garden Club	Queens Crescent Post Office
Kentish Town Community Organisation	Queens Crescent Public Conveniences
Kentish Town Dental Surgery	Queens Crescent Surgery
Kentish Town Evangelical Church	Rainbows St Pancras 7th
Kentish Town Somali Welfare Association	Rhyl Primary School
Kiln Place Tenants and Residents Association	Rhyl Tenants and Residents Association
Lamble Street and Barrington Close Residents Association	Rooftops Nursery
Lawn Road and Downside Crescent Residents Association	Rose Bush Court Sheltered Housing
Lismore Circus Community Woods	Rowlands Chemist
Lismore Circus Open Space	Salvation Army Chalk Farm Corps
London Pride Morris Men	Save Our Street (Fleet Road)
Ludham and Waxham Tenants and Residents Association	Save Talacre
Macey Chemists	SHP Wendling Assessment Centre
Maitland Park Care Home	Simon Community
Maitland Park Sports Centre	Simon Community Music Tuesdays
Maitland Park Tenants and Residents Association	Somali Community Centre
Maldent Dental Practice	South End Close Tenants and Residents Association
Mandela Supplementary School	South End Green Public Conveniences
Mansfield Conservation Area Advisory Committee	South Hampstead Synagogue
Mansfield Neighbourhood Association	St Crispins Close First Harbinger Residents Association
Mansfield Residents Parking Committee	St Dominics Priory
Mansfield Road Tenants and Residents Association	St Dominics Priory Senior Citizens Club
Marsden Street Supported Living Service	St Dominics Roman Catholic Primary School
Marylebone Birdwatching Society	St Martins Church (Church of England)
Mental Health Forum (Camden Council)	St Martins Tenants Association
Meru Close Management Limited	St Pancras Almshouses
Mora Burnet House Extra Care Sheltered Housing	St Pancras Boxing Club
Mornington Chasers Running Club	St Patricks
Multiple Sclerosis Society Camden Group	St Saviours Church (Church of England)
Music Maker Association	St Silas & Holy Trinity
Nursery at Caraf Centre	Stay & Play - St Martin's Church
Nursery at Thanet	Talacre Action Group Limited (TAG)
Octagon Nursery School	Talacre Community Sports Centre
	Talacre Community Sports Centre Monday Night Club
	Talacre Community Sports Centre Tuesday Afternoon Club
	Talacre Gardens Neighbourhood Watch
	Talacre Open Space Children's Play Area
	Talacre Open Space Multi-use Games Area

Talacre Town Green
Talacre Treetops (GLL)
Tara Irish Pensioners Club
Tekne Gymnastics
Thanet Youth and Community Centre
Three Acres Community Play Project
Three Acres Community Play Project Pre-school
Three Faiths Forum
United Nations Association Hampstead and Camden Branch

University College London Hospitals
Playscheme
Vicars Road Residents Association
Village School
Warden Road (78) Supported Living Scheme
Warden Road (80) Supported Living Scheme
Weight Watchers NW3 (Gospel Oak Methodist Church)
Wendling Tenants and Residents Association
Whigg Practice QC
Yoshinkan London Aikido Dojo
Zabludowicz Collection

Annex C. Flyer given out by Gospel Oak Action Link (GOAL)

No place for young people in Gospel Oak

There is nowhere for young people in the regeneration plans – and no new building for community activities.

Over 200 young people a week are now using the new Youth Centre and Sports Dome on the old Weedington Road Play Centre site. There's a new computer room and studio there too.

If the Health Centre moves to Weedington Road, young people lose all this, and there are no new facilities on offer.

We raise over £100,000pa for youth club activities around Queens Crescent.
.. No premises, no youth clubs.

Other parts of Camden have new multi-purpose community buildings suitable for young people's activities. We need the same in Gospel Oak.

If you think young people are important, please write in

Somewhere for young people

on your questionnaire.

Questionnaire - tick the boxes and give us your comments.

1. Introduction

In 2013 you told us that these were the priorities for the Gospel Oak area.

(a) Can you tell us which 3 you think are the most important?

- | | | |
|--|--|---|
| <input type="checkbox"/> Invest in housing | <input type="checkbox"/> Getting about | <input type="checkbox"/> Queen's Crescent |
| <input type="checkbox"/> Improved open space | <input type="checkbox"/> Community provision | |
| <input type="checkbox"/> Community Safety | <input type="checkbox"/> Jobs and enterprise | |

(b) Do you think there are other priorities that are not listed above?

SOMEWHERE FOR YOUNG PEOPLE

Published by GOAL Youth Club which has been raising money for and running youth clubs in Gospel Oak for over 20 years.

Annex D. Consultation Questions

Q1. Introduction

In 2013 you told us that these were the priorities for the Gospel Oak area.

Q1(a) Can you tell us which 3 you think are the most important?

Q1(b) Do you think there are other priorities that are not listed above?

Q2. Invest in Housing

We have identified sites to build housing to help raise money to invest in the area.

Q2(a) Can you tell us which 3 sites you think are the most appropriate for new development?

Q2(b) Can you think of any other sites that are suitable for new housing?

Q2(c) Would you support the Council working in partnership with a developer or housing association if it meant we could provide more affordable housing?

Q3. Improve Public Spaces

You told us that we could improve the public space to meet the needs of all residents.

Q3(a) Can you tell us which 3 facilities you think are needed most from the list below?

Q3(b) What other facilities would you like to see in the public space?

Q3(c) Can you tell us which 3 spaces you would most like to see improved?

Q4. Community Safety

Q4(a) In which 3 of the areas below do you feel most unsafe?

Q4(b) Can you suggest any other ways we can make Gospel Oak safer?

Q5. Getting About

Q5(a) Can you tell us which 3 new or improved routes would be most useful to you?

Q5(b) Can you suggest any other ways we can make it easier to move through Gospel Oak?

Q6. Community Provision

Q6(a) Do you think we can make better use of the library as a community resource?

Q6(b) Do you think a new health facility would be better located as part of Wendling estate or on Queen's Crescent?

Q7. Jobs and Enterprise

You told us we should try to provide more opportunities for business.

Q7(a) Which of the following do you think would provide the best opportunity for new business space?

Q7(b) Can you think of any other opportunities for new business space?

Q8. Queen's Crescent

You've told us you'd like to see Queen's Crescent improved.

Q8(a) Can you tell us which 3 of the following you think are most important?

Q8(b) Can you think of anything else that would improve Queen's Crescent?

Q9. Any other comments