Gospel Oak & Haverstock Community Vision

A planning framework to support the neighbourhood’s regeneration

Consultation draft - November 2021

DRAFT
Across Camden, neighbourhoods do not generally have fixed edges and tend to overlap, but are usually centred around a high street or local shopping area that provides for the day-to-day needs of the surrounding community.

The Gospel Oak and Haverstock neighbourhood is broadly defined by the area within walking distance of the Queen’s Crescent neighbourhood centre.

It is bordered by other neighbourhoods which each have their own neighbourhood centres and distinct characters.
The Community Vision planning framework covers the entire area within the framework boundary shown here. This includes the whole of the Gospel Oak ward as well as the northern half of Haverstock ward.

The framework boundary reflects where future change is anticipated. The area is broadly contained by Hampstead Heath to the north, Prince of Wales Road to the south, Haverstock Hill to the west and the over ground train viaduct to the east.

An inner area is also identified as this is the area where the focus of estate renewal will occur. It is the area where the greatest change will be experienced and therefore were the greatest opportunities for investment lies. Whilst less development is expected to occur in the ‘outer’ area, these are included as the Vision identifies some key investment opportunities of strategic importance for the whole neighbourhood, such as improved walking routes to schools, stations and the heath.

Some parts of Haverstock ward are not included within the framework area as these fall within either the Chalk Farm or Belsize Park neighbourhoods and are therefore less reliant on the services and facilities within this area. There is also less change anticipated in these other areas of Haverstock, meaning specific planning guidance is not required.

This is not to say that residents from outside of the framework area will not benefit from the changes set out within this document.
VISION STATEMENT

We want to make Gospel Oak and Haverstock an even better place to live, work and visit – a safe, attractive place that people enjoy and see opportunity to prosper.

Future changes must benefit those that already call the area home, as well as providing a variety of new housing, including genuinely affordable homes.

We want to harness the growth anticipated to help us make a safer, healthier, more sustainable and better connected neighbourhood where:

...all homes are linked to key open spaces, Queen’s Crescent and transport links by safe, attractive and accessible walking routes, ensuring that healthy and sustainable lifestyles and travel choices are convenient...

...all residents have access to spaces to play, relax and interact with nature and neighbours on their doorstep...

...new and improved green spaces and community facilities can cater for the needs of all, including both young and old...

...all residents feel respected and a sense of ownership that makes them proud to be a part of the community...

...air quality levels are safe for all, buildings are highly energy efficient and make use of low carbon technologies for heating and the risk of flooding is reduced...

...local businesses and enterprise can flourish within an improved Queen’s Crescent neighbourhood centre or in converted low cost workspaces.

This framework is a forward looking plan aiming to deliver this vision for the people of Gospel Oak and Haverstock.
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CHAPTER ONE: SETTING THE CONTEXT

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1.1 Introduction

What is the Community Vision?

The Community Vision is a planning framework that sets out how local people want the neighbourhood to change in coming years. It provides specific guidance for this area that will be used to help shape planning decisions and focus investment in the physical places and spaces that make up the neighbourhood.

In England, the planning system is the way in which development and the use of land is controlled. Camden Council, as the Local Planning Authority, has powers to create planning policies and guidance to shape how decisions are made, and the Community Vision will do exactly that for this neighbourhood. The Council’s planning policies are already set out in the Local Plan and the Site Allocations Plan, but this document sets out specific guidance on how these should be applied in this area to ensure that decisions benefit the community.

The Community Vision will be given weight in decisions, working in tandem with the adopted policies and guidance contained within the Local Development Plan, as shown in the figure below.

Why is it needed?

Camden Council as a planning authority has an obligation to ensure that a steady flow of new homes are built in the Borough, with minimum targets being set by central government and measures being imposed if these targets are not met.

At the same time, the council also has other roles such as a landlord, service provider, landlord, highways authority etc. As a landlord and provider of important community facilities to support its residents, Camden also has an obligation to ensure that its residents have a safe and secure home as well as access to services such as schools, libraries and recreation facilities that meets their needs.

To meet these two objectives, Camden Council is looking to build new and replacement homes in the neighbourhood. It is also looking to invest in communities facilities and spaces to ensure they meet the needs of the existing and growing community.

This document will....
- Provide a comprehensive plan for investment
- Support individual developments
- Ensure that residents inform the changes to come
- Set priorities for how the Council should focus the resources it has available

What difference will it make?

Unlike a planning application, this framework does not give permission for any specific change or development. Instead, it provides guidance to help coordinate development and investment in an area by setting out the Council’s and community’s long-term vision and top priorities for the area to help shape the neighbourhood’s future.

As the Council has only limited resources, it helps us to think about what matters most, what you want to most see improved as well as how the neighbourhood should look and feel in the future.

This document will therefore be used in a number of ways by different people, including:
- Design teams and architects working in the area
- Council planners when making decisions
- Local residents and community groups when commenting on planning applications or when applying for funding local projects
- Officers from various Council departments working to bring about improvements in the area

How this was made?

The Community Vision has been produced by Camden Council with input from a wider range of stakeholders, residents and organisations. It was produced after listening to the community and recording thoughts, aspirations and concerns about the future of the area through numerous methods and sources including community wide surveying, online feedback websites, the creation of a neighbourhood assembly as well as focused workshops, meetings, calls and sessions with a diverse range of groups. It attempts to capture just some of the passion, enthusiasm and spirit of the people who call the area their home, and to represent their views and aspirations for the future of the neighbourhood.

In addition, this planning document has also involved working closely with many different council services as well as external stakeholders to ensure that it represents a holistic and comprehensive strategy for improving the neighbourhood.
1.2 Listening to the community

Before writing this document, we spent time asking and listening to the community about their neighbourhood, and how they wish to see it change in the future. In addition, local people had also previously given their views to the Council on a number of individual projects in recent years. All of this feedback has been used to shape this Vision.

94% of respondents who provided postcode data lived within the framework area
Demographics of those that provided us with that data remained broadly in line with that of the local area.

Neighbourhood Assembly
In addition to our wider public engagement, we also set up and ran a neighbourhood assembly for Gospel Oak and Haverstock. This was formed of a randomly selected group of 30 residents from a diverse demographic that reflected the local area.

The group met across seven assembly sessions to discuss and debate some of the key issues and opportunities facing the area, including housing, community facilities and Queen’s Crescent. These meetings were chaired by professional facilitators to ensure that all residents felt that it was a safe space to give their honest views without judgement.

Working with stakeholders
In addition to our public engagement and neighbourhood assembly, we also reached out to many of the local charities and organisations that operate in the area to gain their insights. When we were able to work on the ground we reached and actively involved local organisations, including:

- Parliament Hill School
- QCCA
- The Dome & GOAL
- Baitul Aman Mosque
- British Somali Centre
- Camden Disability Action Group
- The Synergy Group

We also had additional contact and conversations with:
- The Caraf Centre
- William Ellis School
- Haverstock School
- Rhyl and Carlton schools
- Kentish Town City Farm
- QC library
- St Martin’s Church
- Camden News Journal
- Camden Bengali Residents Association
- Bengali Workers Association
- Camden Afghan Community
- Hindu Centre
- Jitu Mian
- Somali Welfare Association
- Kentish Town Somali Welfare Association
- South Camden Youth Access Point (SCYAP)
- Oak Village TRA
- Wendling and St Stephens Close TRA
- West Kentish Town TRA
- Local businesses and traders on Queens Crescent

You can read full summaries of the feedback we heard here:
- Stage one engagement report
- Gospel Oak and Haverstock Neighbourhood Assembly report

The following page sets out a very high level summary of some of the key points that were raised in feedback across the priority areas. This is not, however, a comprehensive summary. All of the feedback collected has been thoroughly reviewed and compiled into two separate reports which act as the foundation to this Vision.
1.3 What makes the area special

Before discussing our vision for the future, it is important to reflect on what you love about the neighbourhood and want to preserve and enhance. So we asked the local community to share with us their thoughts on the existing neighbourhood as part of our public engagement process.

The two areas which were raised most consistently across the whole community were the area’s open spaces and links to the Heath, as well as the area’s diverse and authentic community.

We found that there is a real sense of community here, and people care passionately about ensuring that the local diversity and authenticity that makes the area unique remains strong. Existing local assets are highly valued, with most expressing a desire for existing assets to be improved, rather than replaced or replicated. While the appetite for positive change is strong, there is also apprehension about who that change will benefit. Concerns around regeneration and gentrification and what this could mean for the area will need to be communicated carefully to dispel worries people might have from examples elsewhere in London.

The area’s proximity to open space like the Heath and other leafy areas is a key asset for the local community, and there is a desire to green the area more generally, both to enhance environmental sustainability and create a pleasant feel. Thanks to such green areas and tree cover, the area was generally described as calm, quiet and safe, offering a peaceful atmosphere in contrast with the bustling feel of surrounding areas. The identity of the area is strongly connected to the local green space and the mature trees in the area, and there is a clear interest in creating more planting space for community growing – like allotments, or through informal planters.

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Queen’s Crescent remains the commercial and community centre of the neighbourhood, hosting one of London’s oldest street markets and helping many businesses take off, such as Sainsbury’s and Patak’s spice who both started off here.

Built in the 1860’s, the St Martin’s church (grade I listed) is one of many heritage assets of national significance in the area that contribute towards it’s unique character.
1.4 Areas of current concern

In both the 2015/6 and 2020/21 consultations, the community has told us a great deal about what they saw as the biggest issues in the neighbourhood, helping to draw up eight main areas of concern.

The list below have been consistently raised as the top issues that residents feel are the top priority for focusing investment within the neighbourhood to support its growth.

**TOP PRIORITIES TO ADDRESS**

**Homes and Housing**

Too many local residents are faced with housing which is unaffordable or inadequate to meet their needs. Whether it is issues such as poor thermal efficiency, or more significant issues such as the size, design and layout of units, there are many homes in the area which require investment to ensure that they meet modern standards. Ensuring that all local residents have a home that is safe and fit for purpose and increasing the supply of affordable homes therefore remains a top priority in the area.

**Community provision**

Although the area already has a fantastic range of facilities, these will need to be expanded or enhanced to meet the needs of the future community. Improving, safeguarding and building upon the range of existing facilities and services on offer in the area is therefore a top priority.

**Better public space**

The area benefits from some fantastic open spaces and is only a short walk away from Hampstead Heath. However, there remains a sense that the aesthetic, upkeep and offer of these spaces need enhancement if they are to properly support the future community and remain attractive to people of all ages.

**Community safety**

Safety and anti-social behaviour remains a top concern for the community. This includes making the area feel safer, but also providing more opportunities and activities for young people. Ensuring that future developments in the area address this by helping to make the area safer is therefore key.

**Queen’s Crescent**

The need for investment to help enliven and enhance this street, which acts as the heart of the neighbourhood, remains a key priority. This includes both the physical environment and sense of safety, but also to support businesses and the market to help them thrive.

**Jobs & enterprise**

Ensuring that local people have access to opportunities for meaningful employment as well as skills and training remains a priority. This should be aimed as reducing the impacts caused by the Covid-19 pandemic but also respond to the latest trends in more flexible options for employment.

**Getting about**

Whilst the area is well served by public transport, often routes for walking and cycling or those using a wheelchair are difficult to navigate. Improving the ease of getting around the neighbourhood for all users therefore should be prioritised.

**Sustainability & environment**

Ensuring that the neighbourhood is resilient against the threats posed by the climate crisis and does not exacerbate the crisis by reducing green house gas emissions also remains a key challenge that must be addressed.
1.5 Changes anticipated

Neighbourhood growth
Addressing our severe housing needs challenge remains one of the biggest challenges facing the neighbourhood, with many residents living in overcrowded or unsatisfactory accommodation and many more on housing lists still needing a home. Providing new homes to help address this is therefore the primary objective of future growth.

Across the neighbourhood much of the expected growth will occur within estates that have been selected for development as part of our Community Investment Programme (CIP). The CIP is our plan to invest over £1 billion in new council homes, schools and community spaces. Through the CIP, we’re proud to be building the first council homes in a generation, alongside homes of all types and tenures. These will help to tackle key local issues such as overcrowding, and by building homes to Lifetime Homes Standards and homes for wheelchair users, CIP also helps to provide homes that meet tenants’ needs and allow them to continue to live independently.

We want to ensure that all residents have a home that meets their needs. Therefore, rather than replacing homes on a like-for-like basis, the housing needs of existing residents will be taken into account. This means that a family currently living in an overcrowded 2 bedroom unit could instead be offered a larger, family sized unit in the new development to meet their needs.

 Camden recognises that demolition causes disruption to residents and so we will only do this where demolition and new development can allow us to use space more effectively and build more homes than any other options; will enable us to provide better quality homes to existing residents; and where reuse and retrofit options would not provide comparable numbers of new homes, public benefits and improvement to the quality of local areas and would be less sustainable long term. The homes that we demolish to make way for more new homes will always be those that would otherwise require major investment to maintain.

Letting residents choose
Where a proposed development is over 150 new homes and we need to demolish existing homes, Camden has committed to letting the existing residents determine the future of their estate as part of a formal ballot process. Residents of the West Kentish Town (WKT) and Wendling estates have now given their views as part of separate ballots. Both saw high turn outs, with 85% of all WKT and 72% of all Wendling residents participating. Plans for redevelopment gained majorities in both cases, with 93% of voting resident voting in favour at WKT and 75% at Wendling. This has given us a firm picture of the total amount of development expected for the first time.

What is affordable housing?
The term affordable housing is used to describe housing for sale or rent that is specifically provided for people whose needs are not met by the general housing market. In Camden this generally includes two types of “affordable products”:

- **low cost rented homes**, including Social Rent or London Affordable Rent, allocated according to need to households on low incomes (based on the Council’s Housing Allocation Scheme) - this type is referred to as “social-affordable rented housing” (or Council rent). In Camden, social rent should be the default for new social-affordable rent homes in most circumstances. Ensuring that the running costs of these homes remains affordable is also a key design requirement; and
- **Intermediate housing** is for households on average incomes. It costs more than housing for Social Rent or London Affordable Rent, but less than equivalent market housing. Intermediate housing costs (including service charges) must be affordable to households on incomes up to the level of a specific cap, set and reviewed by the Mayor as part of the London Plan Annual Monitoring Report. The Council will generally seek intermediate rented housing rather than other intermediate products (eg shared-ownership housing), with the approach guided by our Intermediate Housing Strategy. This sets out our priority groups, target household incomes and affordability calculation for intermediate housing.

Further detail on the approach to securing affordable housing can be found in the Housing planning guidance (2021).
Housing delivered so far

The Community Investment Programme (CIP) is vital in helping the Council to achieve its goals of being a truly inclusive borough by building new homes, school buildings and community facilities. Through the CIP, Camden has already established a track record of delivering high quality new homes for its residents. To date, we have already built 991 new homes, including 449 social-affordable rent and 78 intermediate affordable homes. By doing so, we have allowed 138 households to move out of overcrowded accommodation and into a new council home meaning that 337 children are now living in larger homes with their own bedrooms and space to learn, sleep and play. This includes within the neighbourhood itself, where residents have already moved into new homes as detailed below.

KILN PLACE

Completed in September 2020, Kiln Place delivered 15 new homes, including 7 new homes for council rent.

As well as the new 15 new homes, improvements were also made to the children’s playground and new garden fences backing onto the playground.

These plots were developed on underused corners of the existing blocks and helped to re-organise and improve the current entrance into the existing buildings.

BARRINGTON AND LAMBLE

Three council homes on Barrington Close and two homes for sale on Lamble Street were completed in September 2018.

The project delivered landscaping improvements to the estate including a wild meadow, rear garden fences, street trees and food-growing containers. Barrington Court playground was also fully refurbished and now includes a trampoline, slide and climbing equipment as well as seating areas.

In 2018, the scheme became an award winner at the New London Architecture Awards in the ‘Homes’ category

CHERRY COURT

The first phase of Bacton, named Cherry Court, was completed in 2015 with residents moving into 46 new council homes in time for Christmas.

In 2016, the regeneration of Bacton Low Rise won the Building Award’s Housing Project of the Year. Judges at the Building Awards described the Bacton project as ‘a great scheme’ and ‘a thoughtful transformation’ for ‘modern day family living’.

The project, designed by Karakusevic Carson Architects, is notable for the close involvement the Tenants’ and Residents’ Association, the District Management Committee Chair and local residents have had in developing the scheme.

Overall Housing expected

The table below summarises the overall, total amount of new homes that are expected to be delivered across the neighbourhood in coming years. This includes the number of existing homes that would be replaced to meet modern standards, as well as the additional homes provided. These additional homes will also include a mixture of types and sizes, including affordable and homes for sale, that will act as the driver for all of the change expected.

<table>
<thead>
<tr>
<th>Estate</th>
<th>No. new homes</th>
<th>Uplift above existing (+)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kiln Place</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Barrington &amp; Lamble</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Bacton Low Rise (phases 1 and 2)</td>
<td>314</td>
<td>213</td>
</tr>
<tr>
<td>Maitland Park</td>
<td>153</td>
<td>114</td>
</tr>
<tr>
<td>West Kentish Town*</td>
<td>851</td>
<td>484</td>
</tr>
<tr>
<td>Wendling &amp; St Stephens Close*</td>
<td>712</td>
<td>409</td>
</tr>
<tr>
<td>Total estimate</td>
<td>2,050</td>
<td>1,240</td>
</tr>
</tbody>
</table>

*indicative figures based upon cabinet approval July 2019


Changes to neighbouring areas

In addition to the change expected inside the neighbourhood itself, significant change is also expected in a number of areas close by. It is therefore also important that all of this change is considered together in a holistic way to ensure that the future community has all that it needs to thrive and prosper. Some of the most significant areas of change near to the neighbourhood includes:

**MURPHY’S YARD**

The Murphy’s Yard site is located immediately adjacent to the Gospel Oak and Haverstock, sitting between Mansfield Road and the railway cutting running from Kentish Town. It is included within the Kentish Town Planning framework, which sets the planning priorities for the site. This includes the reprovision of some industrial and employment uses alongside new housing, public routes, and open spaces. This would also help to deliver new links between Gospel Oak and Kentish Town for pedestrians and cyclists.

**REGIS ROAD**

The Regis Road site is also immediately adjacent to the neighbourhood, sitting between the east/west railway cutting running from Kentish Town and Holmes road in the south. The area hosts a number of large businesses and commercial operations, it was also included within the Kentish Town planning framework and is expected to come forwards for comprehensive redevelopment in the future. Redevelopment to provide a mix of industrial, commercial, and housing is expected to deliver a new key walking and cycling route to link Queen’s Crescent and Kentish Town.

**CAMDEN GOODS YARD**

This area of Camden Town, approximately 500m south of the Community Vision area, is due to be redeveloped to create a thriving and inclusive new place that is better connected with its surroundings and provides benefits for existing and future communities. This will include a mixture of employment and community spaces, together with approximately 1200 new homes.

**What does this all mean for Gospel Oak and Haverstock?**

GO&H will receive significant investment over the next ten years which, if carefully planned and managed, can help deliver against local priorities and presents numerous opportunities to help the whole neighbourhood thrive.

These developments will provide new or replacement homes that are safe, fit for purpose and meet strict sustainability requirements as well as enhancing the quality of the public spaces surrounding the new buildings.

In addition, new developments also help to deliver other public benefits for the wider community beyond that of their immediate sites. For instance:

- New private developments have to pay a kind of flat rate tax called the Community Infrastructure Levy—which is collected and used by Camden Council to invest in local priority projects like those set out in this vision;
- New developments will also be expected to directly deliver other, non-housing uses, such as new community and commercial spaces;
- New developments will provide new play and open spaces for the whole community;
- Providing both direct, and indirect employment and training opportunities for local residents

However, whilst the opportunities remain great, this amount of change also has the potential to disrupt and impact the local community unless carefully planned.

Camden Council has already produced planning frameworks covering these areas that set our strategic objectives for development. You can find copies of these here.
CHAPTER TWO: PRINCIPLES FOR CHANGE

2.1 Introducing the principles
2.2 Delivering the homes we need
2.3 A strong and inclusive community
2.4 Creating a healthy and safe neighbourhood
2.5 Making the best use of land
2.6 Inclusive economy
2.7 Creating a sustainable and resilient neighbourhood
2.8 Key development objectives
2.1 PRINCIPLES FOR CHANGE

We want to make sure that all future developments and investment decisions in the area work to address the existing issues highlighted and deliver on the aspirations for the future neighbourhood that we have heard from local people.

The Community Vision is therefore grounded in the following six key principles, which all future decisions regarding investments in the neighbourhood should individually and collectively seek to help us achieve. These principles will act as a yardstick against which future planning and investment decisions should be tested, to ensure that they are making best use of resources.

By setting out our shared vision in this way, we can make sure that all actions that the Council takes over coming years are actively helping us to achieve this common understanding of what matters most.

Planners, planning applicants and decision-makers should consider how well aligned development proposals are to these key principles as they invest in the neighbourhood.

P1. DELIVERING THE HOMES WE NEED
Development in the area should actively help to create a housing market that works better for Camden residents and ensure that all local residents have a suitable place to live; replacing homes to address issues of overcrowding and poor conditions homes and providing new homes that contribute towards the formation of a thriving and prosperous community. All housing developments should provide as many genuinely affordable homes as possible.

P2. FOSTERING A STRONG AND INCLUSIVE AND COMMUNITY
Developments and decisions about the area must seek to actively build on the neighbourhood’s tradition of openness, diversity, and equality, and help sustain a strong and inclusive community.

P3. CREATING A HEALTHY AND SAFE NEIGHBOURHOOD
As the mental and physical health of residents, as well as the extent to which they feel safe and comfortable in their local area is largely determined by the environment in which they live, all future developments and decisions about the neighbourhood must seek to actively improve health conditions, reduce health inequalities, and improve safety in the neighbourhood.

P4. MAKING THE BEST USE OF LAND
It is essential that we make the right decisions about how to make best use of the limited land in the neighbourhood. This will allow it to grow in a way that works for everyone, allowing for more high-quality homes and employment spaces, while protecting and enhancing spaces and places that provide value and help to support the local community.

P5. SUPPORTING AN INCLUSIVE ECONOMY
Growth in the area should promote a successful and inclusive local economy by supporting existing enterprise to flourish, providing space for start-ups and small enterprise as well as better opportunities and training to help local residents into rewarding employment.

P6. CREATING A SUSTAINABLE AND RESILIENT NEIGHBOURHOOD
Development in the area should help to ensure that the neighbourhood becomes more resilient against the harmful effects of a changing environment, reduces greenhouse emissions and waste, seek to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero-carbon city by 2050.

Figure: Community Vision guidance structure
2.2 DELIVERING THE HOMES WE NEED (P1)

In order to achieve this key principle, investment in the area should:

- Replace existing homes that suffer from issues of overcrowding and poor conditions to help ensure that all residents have a suitable place to live. This, alongside building more affordable homes, remains the number one priority. Development must deliver an overall net increase in the number of affordable homes in the area, with a strategic target of 50% of all new homes being affordable;

- Provide new functional, adaptable and accessible homes that meet net-zero carbon standards, are highly energy efficient and, other than for disabled or returning residents who rely on private vehicles, should be secured as ‘car-free’;

- Ensure that new housing helps to create a more mixed, inclusive and sustainable community by seeking a variety of housing suitable for existing and future households, having regard to household type, size, income and any particular housing needs. This should include homes to buy as well as affordable rent and council homes and a diverse range of sizes, including family sized units to meet the needs across the spectrum of household incomes;

- Ensure that existing homes that are not being considered as part of CIP are also enhanced to improve energy efficiency, safety and quality of accommodation;

- Larger housing developments should also provide:
  - Homes specifically designed to meet the needs of residents who rely on wheelchairs;
  - Homes designed to be attractive to older residents considering a step down to release under occupied larger homes;
  - Homes secured at affordable rent levels available for those who do not qualify for Council housing, grown children who wish to stay in the area but cannot afford market rates, or key workers;

- For larger developments involving multiple phases:
  - Be designed to reduce build-out time of each phase and minimise disruption to the community during construction;
  - Prioritise the rehousing of residents into replacement units in early phases and, wherever possible, only require residents to move once;
  - Avoid the need for plots to be left cleared for long periods; and
  - When this is unavoidable, cleared or vacant sites should be used to deliver temporary uses that provide employment or recreational value;

- Larger housing developments should be designed alongside plans for the wider neighbourhood and the Kentish Town growth area to:
  - Ensure a complimentary mix of housing;
  - Provide a balanced mix of new social and green infrastructure; and
  - Optimise opportunities to deliver new infrastructure.
2.3 FOSTERING A STRONG AND INCLUSIVE COMMUNITY (P2)

In order to achieve this key principle, investment in the area should:

- Support and promote the creation of an inclusive neighbourhood where all residents regardless of their age, disability, gender, gender identity, marital status, religion, race, sexual orientation, social class, or whether they are pregnant or have children can:
  - Can move around safely, with ease and enjoy the opportunities the neighbourhood provides, creating a welcoming environment that everyone can use confidently, independently, and with choice and dignity, avoiding separation or segregation; and
  - Can share in its prosperity, culture and community, minimising the barriers, challenges and inequalities they face;

- Ensure that all new buildings and public spaces are designed to reinforce the identity and inclusivity of the neighbourhood, and remain adaptable to changing community requirements and population change

- Support the provision of new or enhanced social infrastructure such as youth and health provision that complements the existing offer and is designed with community input

- Ensure that all new community facilities and social infrastructure in the neighbourhood must accommodate, encourage and strengthen community cohesion, increase active participation and social integration, and helps to address issues of loneliness and mental health

- Make sure that all public spaces and parks in the neighbourhood allow all residents to move around and spend time in comfort and safety, creating places where everyone is welcome, which foster a sense of belonging, and where communities can develop and thrive. These spaces must remain attractive to a greater range of users and offer an increased diversity of facilities

- Involve residents throughout the design process to utilise their local knowledge and ensure accountability

**SOCIAL INFRASTRUCTURE**

Social infrastructure covers a range of services and facilities that meet local and strategic needs and contribute towards a good quality of life. It includes health provision, education, community, play, youth, early years, recreation, sports, faith, criminal justice and emergency facilities.

Social infrastructure plays an important role in developing strong and inclusive communities. It can provide opportunities to bring different groups of people together, contributing to social integration.
2.4 CREATING A HEALTHY AND SAFE NEIGHBOURHOOD (P3)

In order to achieve this key principle, investment in the area should:

- Deliver appropriate health and care infrastructure to support the needs of the neighbourhood’s changing and growing population, working alongside service providers.

- Promote more active and healthy lives for the whole community and enable them to make healthy choices by:
  - Providing a network of new or enhanced walking routes that improve accessibility, are safe and attractive and links together the key parks, community facilities and stations;
  - Enhance the local sports and recreation offer, as well as providing safe spaces to socialise in, with dedicated provision for teenagers and young adults;
  - Creating a healthy food environment, where all residents have access to healthy food by supporting the Queen’s Crescent street market as a key source of access to affordable, fresh foods and increasing opportunities for local food growing; and
  - Increase cycling infrastructure throughout the area by delivering a local network of cycle routes and by making funding available for local cycling measures such as cycle hangers, on street pumps and tools or funding free bike repair workshops.

- Enable older or disabled residents to live independently with greater ease and dignity by:
  - Ensuring that all new homes are accessible as well as an adequate supply of new wheelchair friendly units.
  - Ensuring that all new homes are accessible as well as an adequate supply of new wheelchair friendly units.

- Improve air quality, reducing exposure to poor air quality and help to achieve commitments to meet World Health Organization air quality objectives.

- Improve sense of safety and design out opportunities for anti-social behaviour by:
  - Improving lighting throughout the area, creating safe levels of ambient lighting as well as ensuring that levels are suitable for CCTV;
  - Directly addressing problematic spaces by remodelling alongside community partners and the police to ensure that they feel safe;
  - Ensure that all new development incorporates ‘designing out crime’ principles that actively make the neighbourhood feel safer;
  - Enhance the physical environment of Queens Crescent to discourage anti-social behaviour and enhance pedestrian safety, providing a low traffic route between key community and education facilities; and
  - Help support local residents to take ownership in the design and maintenance of under used spaces or communal gardens to ensure that they feel like safe and supervised spaces.

- Involve key service providers such as public health and community safety teams and the police in the design process to maximise the impact of investments.

- Mini Holland scheme, Walthamstow - Low-traffic neighbourhood, prioritising pedestrians and encouraging healthy streets.

- Cycle hub, Enfield - Hub outside of the station, providing cycle parking and amenity in the area.

- East Street Market, Walworth - Improvements to market and shops (shopfront improvements, new market infrastructure such as furniture, power points).

- Levita House, Somers Town - green walking route away from main roads, also associated with public realm improvements throughout the housing estate.

- Marmalade Lane, Cambridge - Play streets and passive surveillance in a community-led car-free housing with a series of shared outdoor spaces.
2.5 MAKING THE BEST USE OF LAND (P4)

In order to achieve this key principle, investment in the area should:

- Ensure a design-led approach to determine the optimum development capacity for new housing sites that meshes comfortably into the existing neighbourhood and delivers as many affordable homes as possible. This should take into account the impacts to local context and townscape, setting of heritage assets as well as protected views.

- Ensure that no space is wasted or used inefficiently, and should be designed with flexibility and longevity in mind so that they could be adapted over time where needed.

- Developments involving the creation of significant new commercial, employment or community spaces should generally be focused around Queen’s Crescent to increase the significance, vitality and viability of the neighbourhood centre and help to sustain its role in supporting the community.

- All designated public open spaces should be protected. Investments in the area should seek to enhance and connect ‘open spaces’ into a network of ‘green infrastructure’ which can help to better support the local community.

- Maximise opportunities to use existing or planned social/green infrastructure for more than one use, to make best use of land and support efficient maintenance.

- Explore the conversion of under-utilised spaces such as basements or garages to provide new affordable employment or creative spaces; and

- Resist the conversion of ground floor commercial units into residential uses to protect supply of affordable and flexible employment spaces.

GREEN INFRASTRUCTURE

Green infrastructure is not simply an alternative description for conventional ‘open space’. It refers to a network of integrated and multi-functional green spaces or other green features. By creating a network of integrated spaces and features, not just individual elements; and ensuring that these are ‘multi-functional’ – multiple benefits can be provided simultaneously which can deliver quality of life and environmental benefits for the community.
2.6 SUPPORTING AN INCLUSIVE ECONOMY (P5)

In order to achieve this key principle, investment in the area should:

- Seek to prevent a net loss of commercial floorspace in the neighbourhood and explore opportunities to provide a flexible supply of affordable workplaces or workshops and studios in close proximity to where people live.

- Support existing enterprise to flourish by:
  - Making the area better connected through new walking and cycling routes and improved links to public transport;
  - Helping to support the high street and street market to thrive;

- Invest in Queens Crescent to:
  - Enhance its character, appeal and function as a neighbourhood centre that better supports the local community;
  - Promote its role as a centre for independent shops and businesses;
  - Make the centre feel like a safer, more welcoming and a more beautiful environment;
  - Enable a greener recovery via a greater focus on pedestrians and active transport; and
  - Provide spaces for dwelling and socialising that links with the wider network of routes.

- Improve access to employment and skills training as well as the jobs market by:
  - Ensuring that new developments provide training and apprenticeship opportunities for local residents, especially younger adults;
  - Providing enhanced facilities and services for adult education and training; and
  - Providing a dedicated, physical jobs hub for the neighbourhood that provides training, support as well as advertises employment opportunities.

- Providing spaces for start-ups and small enterprise via new developments in and around Queens Crescent, through the conversion of under-utilised spaces and through the promotion of the Queen’s Crescent market.

- Work with local organisations and community partners to ensure that the Queens Crescent street market provides a platform for new enterprise through provision of free training and investment in market infrastructure to lower the barriers for local residents to give it a go.

In order to achieve this key principle, investment in the area should:

- Ensure that new developments provide training and apprenticeship opportunities for local residents, especially younger adults;
- Provide enhanced facilities and services for adult education and training; and
- Provide a dedicated, physical jobs hub for the neighbourhood that provides training, support as well as advertises employment opportunities.

- Providing spaces for start-ups and small enterprise via new developments in and around Queens Crescent, through the conversion of under-utilised spaces and through the promotion of the Queen’s Crescent market.

- Work with local organisations and community partners to ensure that the Queens Crescent street market provides a platform for new enterprise through provision of free training and investment in market infrastructure to lower the barriers for local residents to give it a go.

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**Story Garden, Camden** - Behind the British Library, food growing space with community workshops and training.

**Camden Collective** - Free and/or affordable co-working spaces in empty buildings.

**Refill station, Queens Crescent** - market stall selling ethical cleaning products, encouraging residents to go package free.

**Queens Crescent Market, Gospel Oak** - QC market provides affordable space for market stalls and plays an important role in fresh food provision for the community.

**Addington Square, Croydon** - Turning an open space into a civic space, directly connected to the high street and for a variety of uses and users.
2.7 CREATING A SUSTAINABLE AND RESILIENT NEIGHBOURHOOD (P6)

In order to achieve this key principle, investment in the area should:

- **Radically improve the energy efficiency of existing homes and heating systems to reduce fuel poverty and risk of overheating in summer months**
  - Providing green roofs
  - Develop a more circular economy by creating spaces for mending and supporting waste reduction projects such as the Camden Refill Station

- **Boost biodiversity and access to nature in the area by:**
  - Ensuring a net gain of trees
  - Protecting and enhancing habitat, key corridors and stepping stones for wildlife
  - Providing access to ‘doorstep nature’ for all by creating pocket parks and areas of wild planting
  - Leaving borders in grassed areas to grow out to provide habitat for flowers and insects that support birds and bats
  - Increasing opportunities for local growing and food production

- **Promote the use of more sustainable modes of transport by:**
  - Making it easier and more pleasant to get to and through the area by foot;
  - Invest in new cycling infrastructure;
  - Explore way to enhance main station entrances
  - Provide infrastructure for electric vehicles and pool schemes

- **Require all new major developments to meet net zero-carbon standards, including a whole life carbon assessment**

- **New homes should be designed to:**
  - Be highly energy efficient
  - Incorporate low emission heating systems
  - Manage solar gain and overheating risk, and allow natural ventilation through appropriate building orientation and design
  - Be designed to optimise natural light into habitable rooms and amenity areas

**NET-ZERO CARBON**

Activity that causes no net release of carbon dioxide and other greenhouse gas emissions into the atmosphere. Guidance on how this is technically applied is set out in the Mayor’s Energy Planning guidance.

**SUDS**

Sustainable Urban Drainage Systems (SUDS) are designed to reduce the risk of flooding and pressure on drainage infrastructure by slowing down rain as it runs off land and buildings or allowing it to flow back into the ground.
To bring about the changes you want to see in the neighbourhood, this framework identifies the following key development objectives.

These objectives are required to create good growth that will bring much needed investment into the area, but also to strengthen and enhance the local facilities and infrastructure that the current and future community will depend upon to thrive:

### Homes
- Around 2000 new homes, including replacement homes for approximately 800 local families as well as additional, genuinely affordable new units to provide healthy and sustainable homes, tackle issues of overcrowding and safety as well as fuel poverty.

### Social infrastructure
- A new health centre designed to meet the needs of older and disabled residents
- A new youth and sports centre designed in accordance with the aspirations of local young people
- New community spaces at the Carlton site that supports and enhances the educational and early years offer provided by Rhyl school
- New and improved play and recreation facilities across the neighbourhood designed to be attractive to all ages and genders
- Investment in Queen’s Crescent to ensure that it is a safe and attractive place to visit, shop or work
- A jobs hub for the neighbourhood as well as new opportunities for adult education, training and learning new skills

### Green infrastructure
- Enhancement of existing green spaces to improve their biodiversity, safety and appeal for the whole community and increase health benefits
- New attractive and inclusive green open spaces and public realm within new housing estates and Queen’s Crescent
- New and improved spaces for community growing
- Improved network of accessible, safe and convenient walking and cycling routes within the neighbourhood to improve climate resilience
- New pedestrian and cycle friendly routes to connect Queen’s Crescent to Kentish Town high street and station
CHAPTER THREE: NEIGHBOURHOOD GUIDANCE

3.1. Neighbourhood wide guidance
3.2. Specific area guidance – Queen’s Crescent
3.3. Specific area guidance – core north
3.4. Specific area guidance – core south
3.5. Specific area guidance – outer south
3.6. Specific area guidance – outer north

Image: Market day on Queen’s Crescent
3.1 NEIGHBOURHOOD WIDE GUIDANCE

This neighbourhood guidance set out how the key development principles and objectives set out in chapter two should be delivered across the neighbourhood. Some key themes from this strategy are set out below, whilst more detailed guidance by area are set out in the remainder of the chapter.

1. Resident-led regeneration

Putting residents at the heart of future plans will ensure that new housing is delivered that also delivers benefits for the entire community such as new play and open spaces. As well as replacing homes that no longer meet modern standards as well as additional, much needed homes, this will help to address issues of fuel poverty and improve safety.

2. Community provision at the heart of the area

Focus investment in new or enhanced facilities in the heart of the neighbourhood alongside new public realm and greening in Queen’s Crescent, to revitalise the centre and ensure that it is a safe, enjoyable place to play, socialise, shop or work. New training and infrastructure for the market will also help it to attract traders and make it easier for local people to give it a try themselves.

3. Knitting together the area’s green infrastructure

Investment to enhance the area’s local greenspaces will ensure that they feel safe, cater for the needs of all ages and genders and help tackle issues of mental health and isolation. Improving walking and cycling routes across the neighbourhood will also help encourage healthier and more sustainable travel and improve air quality.
4. A walkable neighbourhood

Improving walking routes across the neighbourhood will help encourage healthier and more sustainable travel and improve air quality. We want to ensure that residents can reach services, public transport, open spaces and Hampstead Heath via accessible, safe and attractive walking routes.

5. Promoting cycling

Making cycling safer and more convenient via an improved network of cycling routes together with infrastructure like better parking will help to reduce our emissions and improve air quality as well as physical and mental health. ‘Primary’ cycling routes for longer journeys should be separated from pedestrian routes to improve safety for both.

6. Improving safety

Improving safety must remain at the heart of all developments in the area. Across the area readdressing design issues on CIP estates; improving lighting throughout the area and changes to spaces such as Queen’s Crescent and the MUGAs on Malden road will help to make the area feel safer and more welcoming for all.

7. Building climate resilience

Across the neighbourhood, we need to reduce our emissions and improve energy efficiency whilst improving air quality and ensuring resilience from flooding. Tackling rat-running on residential street; reducing reliance on private vehicles; retrofitting homes to improve thermal efficiency; together with new trees and planting to boost biodiversity will all be necessary. New developments will also be expected to provide site wide heating networks to provide low carbon heating and hot water, similarly to the existing Gospel Oak heat network.
8. Diversifying youth and sports provision

As well as re-providing the Dome youth and sports centre, we want to make sure that there are a range of free, appealing and safe spaces for young adults to socialise and be active in across the neighbourhood.

We have heard that many young people, especially girls, find the existing pitches (MUGAs) intimidating and unsafe. Because of the need for tall fences, they also dominate open spaces and create barriers that reduce sightlines, increasing fear of crime and making it harder to get about.

By consolidating the number of MUGAs we can convert some to provide a more diverse range of spaces for young people to be active as well as hang out, whilst also improving the quality of those that remain. This would increase the range of facilities with no net loss of space for young people. This is in addition to the new and improved play spaces to be delivered as part of new housing estates across the area.

Some ideas for a more diverse youth offer in public spaces raised by local young people as part of our recent engagement include:

- Wheelpark (Skate ramps, bumps, rails, half-pipes and bowls)
- Bike track
- Rock climbing walls
- A stage, or area that can be converted into a stage
- Ping pong tables
- Wi-Fi connectivity
- Outdoor gym equipment
- Shelter from the weather
- Other free and accessible spaces that feel safe, particularly to girls

Involving local young people in the design and management of these spaces will remain key to ensure that they meet their needs. They should remain central to the detailed design of these investments.

![Map of proposed youth and sports provision in the Gospel Oak area](image)

**Table 2: Summary of existing offer (excluding paid for facilities)**

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Football and basketball</td>
<td>Lismore circus</td>
</tr>
<tr>
<td>Football only</td>
<td>r/o Carlton</td>
</tr>
<tr>
<td>Football and basketball</td>
<td>West Kentish Town</td>
</tr>
<tr>
<td>Football and basketball</td>
<td>Malden Road</td>
</tr>
<tr>
<td>Football and basketball</td>
<td>Talacre Town Green</td>
</tr>
</tbody>
</table>

**Table 3: Diversifying the offer (excluding paid for facilities)**

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upgraded pitches for football, basketball, netball, mini-tennis or hockey</td>
<td>r/o Carlton</td>
</tr>
<tr>
<td>Upgraded pitches for football, basketball, netball, mini-tennis or hockey</td>
<td>Malden Road</td>
</tr>
<tr>
<td>Upgraded pitches for football, basketball, netball, mini-tennis or hockey</td>
<td>Lismore circus</td>
</tr>
<tr>
<td>Upgraded pitches for football, basketball, netball, mini-tennis or hockey</td>
<td>Talacre Town Green</td>
</tr>
</tbody>
</table>

![Additional images and notes on diversifying youth and sports provision](images)
9. Making use of currently vacant spaces

Across the area there are numerous spaces in existing buildings which are currently either under-utilised or vacant, such as basement or podium parking decks. Examples like London School of Mosaic in Gospel Oak or Burmarsh Studios in Haverstock show that, with investment, these spaces can be reused to accommodate affordable creative workspaces or workshops. Other examples, such as in Highgate, show how these spaces could provide a space for woodworking or a workshop for mending and fixing. In addition, spaces close to Queen’s Crescent such as at Gildon Crescent have potential to provide much needed storage to support the street market.

These opportunities to bring spaces back into functional use for the community should be explored, working closely with adjoining neighbours to ensure that this does not lead to disruption to them.

10. Boosting biodiversity and access to nature

Biodiversity helps to provide us with a variety of vital services and benefits. For example, trees and plants improve air quality, absorb carbon dioxide and help to regulate city temperatures; vegetated areas reduce surface water run-off and flooding risk; and insects such as bees provide valuable pollination services. There are also a number of social, cultural, education, physical and mental health and recreation benefits provided by biodiversity.

To help deliver Camden’s Biodiversity Action Plan, investment in the area must protect and enhance habitat and key corridors as well as providing stepping stones for wildlife within and through the area. This may include through diverse native planting in new open spaces or greening of highways and public realm to ensure that all residents have access to nature on their doorstep.

Specific guidance by area

The remainder of the chapter will set out more specific guidance relating to various areas of the neighbourhood. For the purposes of this document, this will follow the areas shown on the map to the right. We use the term ‘core area’ only because this is where the greatest amount of growth and associated investment is expected. Whilst less development is expected in the ‘outer’ areas, various investment priorities are still identified such as improved routes, which are necessary to support the whole neighbourhood.

The Council will seek to secure funding from a wide range of sources to help deliver these suggested investments as many fall outside of identified development sites.
3.2 SPECIFIC AREA GUIDANCE - QUEEN’S CRESCENT

1. Create landmark entrance to high street and improve pedestrian safety for crossing with Malden Road
2. Public realm enhancements: new trees, pavements, lighting and infrastructure to support the street market
3. Highways changes to reduce traffic volumes and make space for the street market along with enhanced public realm
4. Replace pedestrian ramp to improve safety and create new green wall
5. Improve north/south route for pedestrians to better link QC with Talacre and GO station
6. New walking route through to Kentish Town high street
7. Redevelop site with mixture of housing and commercial to fund replacement of sports and youth centre
8. Smaller housing scheme with active uses at ground floor could improve safety and help fund sports and youth provision
9. Extend QC frontage across WKt estate to provide space for health, community or commercial uses
10. Create new public square around mature trees
11. Integrated education and community centre
12. Upgrade sports pitch
13. Support Kentish Town City Farm in expanding their community and food growing offer
3.2 SPECIFIC AREA GUIDANCE - QUEEN’S CRESCENT

Enhancing public realm

The need for improvements to Queen’s Crescent to support walking and cycling and reduce traffic volumes and speeds was first identified in 2015 via the Gospel Oak Regeneration consultation. Since then, we were successful in applying for £2m of funding from the GLA as part of its Good Growth fund to invest in physical improvements across the centre.

So we’re trialling changes to see how we could spend this funding to make Queen’s Crescent into a place that you want to spend more time in, safe from poor air quality and the safety risks of having high volumes of traffic.

The final design will depend on the outcomes of robust traffic, pedestrian, air quality and spend monitoring alongside feedback from local residents and business owners, and will form the basis of a public consultation. However, regardless of the final option selected for the highways arrangements, we know that as a minimum we will be delivering:

- New street trees
- Decluttering to make getting around easier
- Improved pavements and new public spaces
- A Queen’s Crescent ‘welcome matt’ feature at junction with Malden Road
- New lighting
- Reduced traffic speeds and flows
- New market infrastructure to support traders

We expect these works to be completed ready for the whole community to enjoy in 2022.

New health centre for Gospel Oak and Haverstock

Access to quality health provision will become increasingly important as we anticipate the neighbourhood to grow, but also age averages increase.

We will work with local GP’s and the NHS to explore co-location of services as part of a new health centre for the area within Queen’s Crescent. This could involve re-providing services from the Wendling estate combined with modern surgery spaces for GP’s.

Focusing community provision in the neighbourhood centre

In order to help the centre to thrive, this vision seeks to focus investment for major new and enhanced community provision into the centre, ensuring that facilities are accessible for all whilst also encouraging footfall to help support local businesses. This would include working with providers to explore relocation of the Wendling nursery into the Carlton site together with the health centre moving into a new, purpose built facility.
Safeguarding Carlton for the community

In March 2021, Camden Council approved proposals to expand and merge Rhyl Primary School to include the site of Carlton Primary School. The Carlton site will be repurposed for a nursery to Y1 provision for the newly merged school, as well as a Children’s Centre. In addition, it will become the site of tailored, high quality community and educational services to the wider local community through the establishment of a Community Hub. Further community services will also run from the Rhyl school site. This proposal relies on the future housing being delivered and will allow the site to be retained as a key community asset despite the prevailing fall in birth rates and pupil numbers.

This decision included detailed proposals for educational provision to occupy the ground and first floor levels, with the top floors being reserved for future community uses to be developed alongside the community. Although the decision on the educational elements has now been made, no decision on what shape the community offer should take has yet been made. The Council has already committed to providing the following:

- **Provide a comprehensive ‘early years’ offer for the entire community (i.e. from 0 to 6 yrs old)**
- **New community / education uses for top floors to be designed alongside local residents**

**Offer still to be developed and agreed**

**Community provision:**
- Work with the community to design optimal new community facilities / offer
- New shared and secure entrance, reception and garden
- Lifts to provide step free access

**Comprehensive early years offer:**
- Children’s centre (0-1 year olds)
- Nurseries (2-4 yr olds)
- Reception (4-5 yr olds)
- Year One (5-6 yr olds)

**Already approved by Camden**

Whilst the education element of the school recommenced in September 2021, we will continue to work alongside the school and the community to further develop proposals for the top floor which best reflect and meet their needs. We are also committed to ensuring that any future facility remains accessible to the whole community.

**Reproviding the Dome**

The Dome youth and sports centre remains an invaluable asset and safety net for many young people in the area. It also provides much needed facilities for the community including sports and prayer as well as space for testing and vaccinations in times of need. However, the current facilities are either aging or are housed in temporary structures that are unsustainable to run long term.

In order to future proof facilities for the next generation, we need replace the centre with a modern facility that will be attractive to all young people in the area.

One option that will be explored and tested would be to rebuild the facility on the same site whilst also providing housing whose sale would help us deliver the new facilities. Understand the viability and practicality of this option will require detailed feasibility work and should involve input from key stakeholders.

If this testing shows that rebuilding on the existing site is unviable, then a sequential site approach should be taken which prioritises other accessible locations in and around the Queen’s Crescent neighbourhood centre before considering any sites further afield.

If rebuilding on the existing site is viable, temporary provision will be needed to ensure a continuation of essential youth services. One possibility would be to relocate the Dome into temporary facilities located on the Malden Road pitches while construction takes place.

Many of the local young people we spoke with said that they wanted to see investment in youth facilities to provide welcoming, safe spaces for hanging out and being creative as well as sports.
3.3 SPECIFIC AREA GUIDANCE - CORE NORTH

**LISMORE CIRCUS**
1. Encourage conversion of vacant garages for low cost maker spaces
2. Work with local businesses and the LSoM to improve frontage and promote outdoor seating
3. New, safer crossing point for pedestrians and cycles
4. Repave cycle path and improve pedestrian safety
5. Remove turning circle and MUGA to provide new public open spaces with informal youth provision
6. Improve paving for walking route
7. Reuse space for play, sports or growing alongside residents
8. Explore opportunities for bridging railway cutting with network rail
9. Improve street lighting throughout

**WENDLING AND BACTON LOW RISE**
1. Active frontage to Lismore Circus
2. Improvements to adjoining streets
3. Churchyard relandscape to increase access to garden
4. Enliven new square with commercial / community uses
5. New public open spaces
6. Improve frontage to Malden Road
7. New, safer crossing point and public realm in front of St Dominic’s priory
8. New pedestrian routes to link in to wider street network
9. Indicative blocks shown
10. Design active frontages / uses to enliven squares

**MALDEN ROAD**
1. Relandscape to create informal multi-sports areas with direct route across and better sightlines
2. Improvements to remaining sports pitch and playground
3. Smaller housing scheme with active uses at GF could improve safety
4. Create active frontages / uses to enliven squares
5. Replace pedestrian ramp to improve safety and create green wall
3.3 SPECIFIC AREA GUIDANCE - CORE NORTH

Lismore Circus
- Activate frontage
- Improve landscaping
- Green link with growing space
- Planting to soften frontage or windows into LSOiM

Malden Road
- Upgrade pitches
- Improved play
- Informal sports and hang out
- Public realm and ramp improvements
- Indicative accessible ramp and greening: East architects
3.4 SPECIFIC AREA GUIDANCE - CORE SOUTH

WEST KENTISH TOWN ESTATE

1. Extend QC frontage across WKT estate to provide space for health centre or commercial uses
2. Improvements to adjoining streets
3. New public open spaces
4. Play and green spaces for the whole community
5. Improve north / south pedestrian routes to better connect QC with Talacre and overground station
6. New pedestrian routes linking in to wider street network to make walking and cycling easier and safer
7. Indicative blocks
8. Design out crime to improve safety and security

TALACRE TOWN GREEN

1. Refurbish playground to improve facilities and play value for a range of ages
2. Explore opportunities to improve free youth offer, with potential to repurpose concrete court and surrounding space for wheel park and multi-sports area
3. Invest in centre to improve offer and better integrate sports centre facilities with the park

Green and play streets
A network of new public spaces centred around the existing trees of highest value should form the basis for a masterplan of the new estate. New play spaces should provide for a mix of ages, with younger children in more enclosed and older children in more public settings to encourage cohesion.

Reimagining the estate
New housing should actively improve the public realm for the whole community through planting of trees, seating, doorstep access to nature and a play street, catering for a diverse range of people

Linking back into the neighbourhood
Improve local walking routes by providing a clear, safe and accessible routes connecting Talacre Park with Queens Crescent as well as making it easier to travel across the estate

Images: (top) Pankhurst Terrace, Islington; (bottom) Kings Crescent Estate, Hackney.
3.4 SPECIFIC AREA GUIDANCE - CORE SOUTH

Talacre Town Green

**Picnics, toddlers and young children** - An enclosed area focusing on themes of natural play and planting integral to landscape design.

**Older children** - An area of more adventure style play with climbing, zip-line and slides designed for older children who want some autonomy.

**Teenagers and young adults** - Consolidate ball sports pitch to free up space for a more diverse offer, appealing to a greater range of local young people. A wheelpark or bike track could be landscaped into the surrounding park to appear welcoming and encourage use by all age groups.
3.5 SPECIFIC AREA GUIDANCE - OUTER SOUTH

- Safer crossing points on Malden Road
- Retrofit lower emissions heating systems and improve thermal efficiency on estate not part of CIP
- Seek to protect loss of commercial from retail frontage
- Encourage and support local residents to apply to convert parking bays into cycle hangers or parklets
- Support residents to add renewable energy technologies, better insulate their homes or add electric charging points

MAITLAND PARK ESTATE
1. New flexible hall for events and activities for entire community
2. Approved housing has provided funds for landscape improvements and new tree planting across wider estate
3. New youth and sports provision to be installed within open spaces
4. Improve north / south route for pedestrians to better links to Haverstock Hill school and Chalk Farm underground
5. New green spaces
6. Approved block plans, indicative
Traffic measures such as those on Constantine Road help reduce rat running making it safer and cleaner for residents.

Bike hangers and parklets can be added at the request of residents to promote active travel and reclaim streets for relaxing and play.

Installing renewable sources on new and existing buildings will help reduce our emissions.

Newly refurbished pitches at Fleet school are open for the whole community to enjoy.

New pedestrian and cycle crossing to improve safety

Ensure walking routes are fully accessible, safe and legible to improve access to Hampstead Heath

Improve main cycling route

Traffic measures to improve air quality and safety for residents

Work with Fleet school to advertise sport facilities across the neighbourhood

Safeguard the Gospel Oak district heat network

Seek to protect loss of commercial from retail frontage

(Across the area):
- Encourage and support local residents to convert unused parking bays into cycle hangers or parklets
- Support residents to add renewable energy technologies, better insulate their homes or add electric charging points
CHAPTER FOUR.
DELIVERING THE VISION

4.1. For the community, by the community
4.2. Funding new infrastructure
4.1 FOR THE COMMUNITY, BY THE COMMUNITY

While the Community Vision represents a shared vision for the changes you want to see across the neighbourhood, all future developments and planning decisions will still require more detailed design and engagement work before they come to fruition.

We want people to remain at the heart of these decisions building on the engagement we have done so far, allowing all residents to affect the future of their area by ensuring that everyone gets the chance to shape proposals as they are formed.

Consultations

As part of the planning application process, all development proposals within the area will remain the subject of full and proper public consultations prior to any decision being made. However, we expect that major schemes in the area do more, and actively seek input from the community whilst designing schemes.

In line with the ethos of this document, emerging proposals should respond to and be guided by local residents, for example through the co-design of new spaces and facilities or improvements to open space.

Engagement and consultation activities should be designed to remain accessible and welcoming to all and efforts should be taken to ensure that those who are often underrepresented in consultation feedback are included. The involvement of children and young people in the design and development of proposals should be given particular priority.

We want to make sure that residents are also involved throughout the design process, and are kept up to date with how developments are progressing once agreed. The stages of the design process are set out below.

Keeping in touch

We know that it can be frustrating when you don’t know what is happening around your home. In an effort to make sure that local people can keep up to date on the decisions and service updates that affect their neighbourhood, Camden has launched a series of alert notification services.

For instance, by signing up for planning e-alerts you can choose to receive updates of all planning applications and decisions issued at a street, neighbourhood or ward level.

You can also sign up for the consultation alert service, which will ensure that you are first notified whenever the Council conducts a consultation in the area, such as on more detailed plans when seeking the deliver the projects set out within this document.

Similar alerts services are also available for emergency alerts, parking suspensions and street works.

You can sign up for local alert services online via this link.

Managing the impacts of construction

We know that construction can be majorly disruptive to people’s lives if it is not properly managed. This is especially the case in an area which is home to so many who live close to sites identified for development, such as this neighbourhood.

Construction management is already a major issue for the local area. With other development proposals coming forward across the neighbourhood as well as in nearby Kentish Town and Chalk Farm, and close to residential areas, developers will be expected to develop and manage coordinated construction management plans that together address and minimise the cumulative impacts, such as routes of construction traffic generated by nearby construction sites.

All major development sites identified within this document will, as a requirement of planning, be expected to demonstrate how they can be constructed without causing harm to the amenities of the local community.
To support the growth anticipated across the neighbourhood the Community Vision highlights some essential infrastructure improvements that will need to be delivered through redevelopment and investment and, as this document highlights, growth needs to be supported by significant enhancements to connectivity and the quality of the environment and public realm.

However, Camden council is facing unprecedented financial challenges as a result of massive cuts to its annual budget made by central government over the last ten years combined with the acute and urgent needs created by the Grenfell fire as well as the Covid-19 pandemic. These have placed additional pressures on the Council’s finances and have made it hard for it to invest in local services and infrastructure. Quite rightly, many local residents therefore want clarity on how the aspirations for the neighbourhood set out in the Community Vision can be realised.

Despite the huge challenges faced by the Council, facilitating growth in the form of new housing will unlock major opportunities for future funding of these key infrastructure needs.

4.2 FUNDING NEW AND IMPROVED INFRASTRUCTURE

Community Investment Programme (CIP)

As set out throughout this document, the main mechanism for us to bring about the change that you wish to see in the neighbourhood is through the CIP. By building new homes for sale and additional genuinely affordable homes, investment is unlocked in various ways for the benefit of both the immediate residents but also the wider neighbourhood. As well as directly providing new and improved infrastructure as part of developments, developers (including the Council) pay towards the cost of additional infrastructure required to support new residents through two mechanisms - community infrastructure levy (CIL) and planning obligations.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a charge placed on new homes for sale across the Borough. It is charged based on the new floor area provided and so is paid on the basis of the scale of new development. It is an important tool for local authorities to help them deliver the infrastructure needed to support development.

Local authorities such as Camden split CIL payments into two pots to form strategic and local CIL budgets. Strategic CIL is reserved for key infrastructure projects, such as transport and school improvements. Local CIL is ring fenced to help delivery smaller projects highlighted by the community.

Money from the local CIL budget has already been spent across the neighbourhood to deliver improvements in recent years, such as helping Thanet youth centre and QCCA improve facilities or purchase much needed equipment such as a low emissions bus.

Moving forwards, the Community Vision sets out a clear strategy for how you wish to see the spending of the CIL funds generated by the anticipated growth prioritised.

Planning obligations

When granting permission, planners can apply obligations which require developments to contribute towards improvements in local infrastructure. From heating networks, to highways, to open space improvements, these obligations are negotiated on a site by site basis to fund infrastructure needs generated by the specific site.

Planning obligations secured on the Bacton Low Rise (phase one) permission have already paid for the refurbishment of Burmarsh Studios in Haverstock to create affordable workspace for creative industries. Similar obligations from Kiln Place and Barrington and Lamble permissions have paid for relandscaping of green spaces, a new wildflower meadow and playground refurbishment.

We will continue to use these powers to ensure that future schemes fully mitigate the impacts that they cause on local infrastructure.

Other funding sources

Numerous services will also play key roles in the delivery of the Community Vision, meaning that work can begin without needing to wait for housing schemes to be delivered. Some examples include:

- Better Homes programme will fund the refurbishment and upgrading of existing homes on estates not a part of the CIP;
- Camden Climate Fund will help fund installation of renewable technologies and/or energy efficient improvements;
- Green Space Investment Programme will us invest in our parks and green spaces so they can best meets the needs of the community;
- Various funds managed by Camden’s Inclusive Economy team will continue to provide support for new and existing businesses. Residents will be supported into and to thrive as part of the Good Work Camden scheme. The team will also continue to deliver apprenticeship and training programmes across the Borough, such as the Market’s Enterprise training for Queen’s Crescent;
- The Camden Future High Streets crowd fund will also help with the delivery of innovative, forward thinking projects that support the re-imagining of our high streets and recovery for a sustainable future.

We will continue to use these, as well as other sources across the council's services, to focus and deliver the improvements set out within this vision.

External funding

In addition, we will continue to actively pursue other sources to help deliver this vision. The council has already secured funding for key local projects from organisations such as the Greater London Authority, the Department of Transport, Homes England, Transport for London as well as the NHS and will continue to do so to effectively deliver the changes we want to see.