



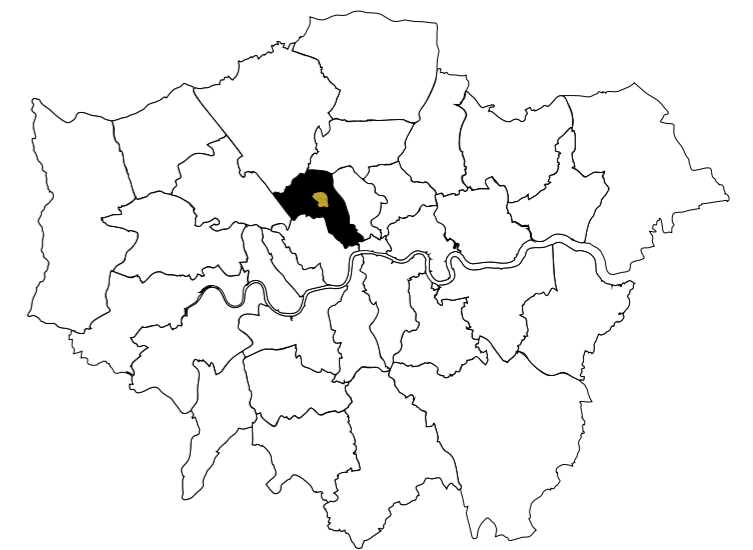
GOSPEL OAK & HAVERSTOCK COMMUNITY VISION



Left: Community vision engagement workshop

A supplementary planning document to support neighbourhood regeneration in Gospel Oak and Haverstock

Produced by Camden Regeneration and Place
London Borough of Camden
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FOREWORD

After several years and many conversations with the local community and other stakeholders, I am delighted that this community vision, shaped by those conversations, is now in place.

As highlighted in the vision, this part of Camden has passionate and diverse communities and has its own unique identity. It is an area where people value many things; from its community facilities and the essential services they offer, to its trees and access to green spaces and to the diversity of the people who call the area their home.

The area covered by this guidance has an incredible opportunity to redress failings of the past, where examples of poor quality design and housing are no longer fit for purpose. It is in need of significant investment in order to meet decent homes standards and to provide the quality, size and affordability of homes that people need. Despite its proximity to affluent areas and economic activity, the local community faces inequalities and barriers to opportunities, including high levels of deprivation and health inequality.

Camden's high streets, markets and neighbourhood shopping centres also face uncertain times. We want to make sure they remain at the heart of their communities and to support them as thriving places to shop, eat, work, socialise and play with a range of shops, services and facilities on people's doorsteps.

The area has been identified as a priority area for investment by the Council, and while significant investment is already taking place or planned we want to build on this and make the wider Gospel Oak and Haverstock area an even better place to live, work, visit and move around.

To achieve this, we are targeting the creation of a more sustainable, safe, characterful, healthy and resilient place where new development can positively contribute to meeting our housing needs and at the same time tackle poor air quality and climate change, and address local people's priorities.

We want to connect people, not just through physical infrastructure such as improved and new streets and routes for walking and cycling, but also social infrastructure; delivering improved and new facilities and green spaces to meet the future needs of the community, for all genders, young and old.

The issues and challenges are reflected in the local community's priorities for the area. Identified and supported through previous consultations and on which this vision's objectives, principles and guidance have been based, these have been shaped further through a dedicated Neighbourhood Assembly and further consultation. This revealed that, whilst the overall objectives and principles are widely supported, people want more reassurance that they will be achieved.

So we are clear, this is just the start. As a planning framework, the vision sets out many desirable high level principles and ideas, but these need to be turned into reality. I want to build confidence and trust that positive improvements can be delivered. I want to see solutions progress within a delivery strategy with the continued involvement of local people, relevant council services and a range of partners and stakeholders to make sure nobody is left behind in building a more equal and sustainable community.

Cllr Danny Beales
Cabinet Member for
New Homes, Jobs and
Community Investment



AREA VISION

We want to see Gospel Oak and Haverstock become an even better place to live, work and visit in a safe, attractive place that people enjoy and have opportunities to prosper. Future change must benefit those that already call the area home, with the community infrastructure needed to meet diverse demands. We want to harness the growth anticipated to help make a healthier, more sustainable and more accessible neighbourhood where:

... a variety of new high quality homes are provided to meet our housing needs, including genuinely affordable homes...

... all parts of the area become better connected to a wide network of destinations, services and facilities, public transport and shops by more attractive, convenient and safe walking and cycling routes...

... homes are better linked to key open spaces, from Hampstead Heath in the north to Talacre Town Green in the south and new east-west links are opened up with adjoining and future neighbourhoods in Kentish Town...

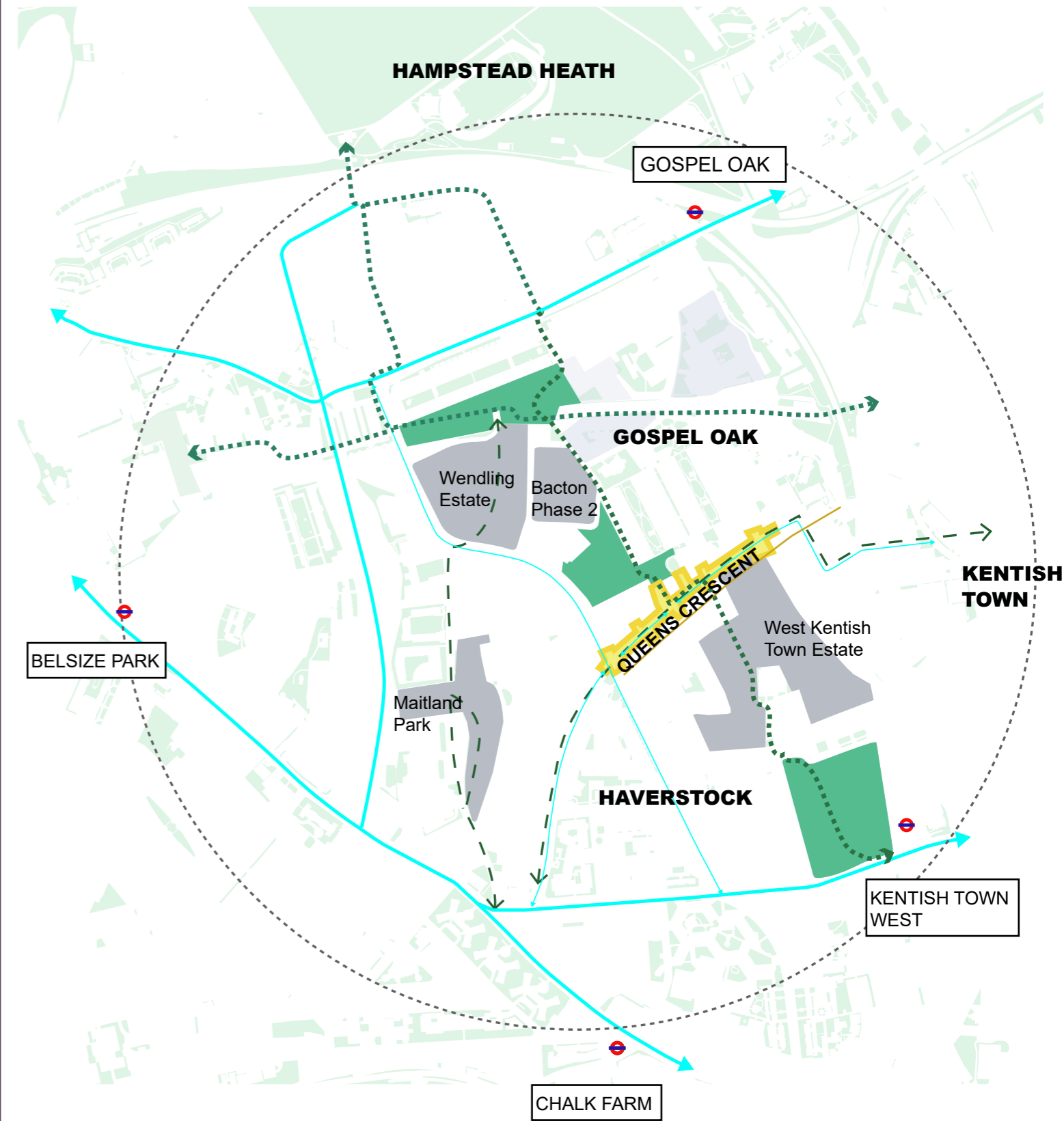
... residents have better access to different types and sizes of spaces to play, relax and interact with nature and neighbours on their doorstep...

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

...local businesses and enterprise can flourish within an improved Queen's Crescent neighbourhood centre and where underutilised spaces can be put to positive employment, creative and cultural uses...

... new development and other local projects combine to deliver better health and sustainability outcomes through greening, improved air quality, more energy efficient and low carbon buildings and where the risk of flooding is reduced...

... and residents feel respected, are listened to, and a sense of ownership builds to make them prouder to be a part of the community.



SECTION ONE: SETTING THE CONTEXT

- 1.1 Introduction
- 1.2 Framework area
- 1.3 Listening to the community
- 1.4 What makes the area special
- 1.5 Policy context
- 1.6 Anticipated growth
- 1.7 Delivered so far
- 1.8 Anticipated change



1.1 INTRODUCTION

What is the Community Vision?

Gospel Oak and Haverstock is a vibrant area with passionate and diverse communities in the heart of Camden, close to areas such as Kentish Town, Camden Town and Hampstead, but feels disconnected by the nature of surrounding main roads, railways and the design of many of the large estates and routes through it. It also has its own distinct characteristics and identity, and faces distinct challenges.

Building on previous consultations and the priorities identified by the local community, the Community Vision is a planning framework that sets out how the neighbourhood covered could positively change in coming years. It highlights the priorities of local people and provides more specific guidance that will be used to help make planning decisions, deliver real improvements and benefits for the area and local people and help focus investment in the right places and spaces.



Above: Memory archive engagement work and the front cover of the consultation version of the Gospel Oak and Haverstock Community Vision

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 set by central government and by the Mayor.

At the same time, the council also has other roles, such as a landowner, service provider, landlord and transport authority. As a landlord Camden has an obligation to ensure that its residents have safe and secure homes, and as a service provider access to local facilities and services such as schools, libraries and sports and recreation to meet a variety of needs.

Investment in our green spaces can create a broader range of benefits that they offer including health and fitness for all ages, biodiversity value, environmental sustainability and climate change resilience.

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

This document therefore aims to:

- Provide a framework to guide development proposals, investment and projects which deliver “Good Growth” and real social value
- Identify the opportunities and establish some key priorities on how the Council and others should focus available resources
- Reinforce expectations for the continued involvement of residents and others in future change
- Build confidence and trust that positive benefits and improvements will be delivered

What difference will it make?

New development and more effective use of land creates the opportunity to deliver a significant number of new homes, including genuinely affordable homes, alongside community uses, workspace and the social and green infrastructure that are needed to support existing and new residential communities.

As well as meeting the challenges of climate change and moving towards a zero carbon future, the neighbourhood should remain diverse and inclusive, whilst at the same time becoming more accessible, safer and better connected.

As a supplementary planning document this framework does not give permission for any specific change, project or development. Instead, it provides guidance to help coordinate development and investment by setting out a long-term vision and priorities for the area. It also focuses on some key design and environmental objectives to guide the high quality development and design that is required and expected.

Importantly it aims to show that local people have been listened to and reflect their aspirations.



How was it created?

The guidance, its priorities, principles and objectives have been established through the significant involvement of local people and groups over a number of years helping to shape the neighbourhood’s future.

The Vision has been produced with input from a wide range of stakeholders, residents and organisations through two main stages of engagement. It was produced after first listening to the community and recording thoughts, aspirations and concerns about the future of the area through numerous methods and sources including the creation of a neighbourhood assembly and through that dialogue this guidance took shape. 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 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 and organisations delivering invaluable services to ensure that it represents comprehensive strategy for improving the neighbourhood, where the concerns and hopes of local people are better understood and can be acted upon.

1.2 THE FRAMEWORK AREA

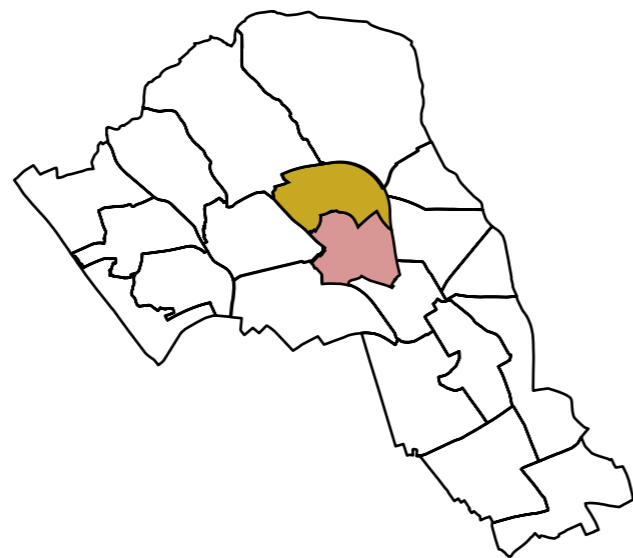
Community vision framework boundary

The Community Vision planning framework area includes most of the Gospel Oak ward* as well as the northern half of Haverstock ward as shown on the plan opposite.

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 overground train viaduct to the east.

An inner “core 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 is likely to be experienced and where most of the opportunities for investment lies. This is not to say that residents from outside of this core area will not benefit from the changes set out within this document.

Less major development is expected to occur in the ‘outer’ area, however this area is included as the Vision identifies some key investment opportunities of strategic importance for wider neighbourhoods, such as improved and safer feeling walking and cycling routes to destinations and community infrastructure such as schools, train stations, the heath and other green spaces.



- Gospel Oak Ward
- Haverstock Ward

** The original framework area was based on pre-2022 ward boundaries and as the westward extension of the new Gospel Oak ward primarily takes in the Royal Free Hospital and a relatively small part of the Belsize Park area, which aren't intended to be covered by this guidance, the wider framework area has therefore remained the same*

BELSIZE PARK

GOSPEL OAK

COMMUNITY VISION CORE AREA

KENTISH TOWN WEST

CHALK FARM

- Ward boundaries
- - Community vision framework boundary
- - Community vision core area



1.3 LISTENING TO THE COMMUNITY

Before writing this document, we spent time asking and listening to the community about their neighbourhood, and how they wished 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 the area in recent years on which they were consulted. This valuable feedback has been used to shape this Vision.

Listening to local people

Previous consultations undertaken by the Council in 2015/16 in Gospel Oak agreed the priorities and provided us with rich and valuable community insights that we were able to use to develop an engagement strategy for this framework's wider area. A comprehensive two stage programme of engagement took place between October 2020 and July 2021 and then November 2021 and January 2022.

Due to Government restrictions around the pandemic, earlier stages of engagement were almost exclusively online, but targeted and effective measures were taken to offer a wide range of ways for people to have their say. In total, over 1000 contributions were received from local people, groups or organisations consulted through a variety of methods. These included:

- A Neighbourhood Assembly
- Street posters and flyers to households and businesses
- A dedicated website on **Commonplace** with interactive Map
- Online and paper questionnaires/surveys
- Workshops
- "Pop-up" stalls in various locations
- Walkabouts
- Meetings with different organisations
- Exhibitions
- Social media

Neighbourhood Assembly

As part of our wider public engagement, we 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, which informed the objectives and principles of this vision.

Working with stakeholders

In addition to our wider public engagement and the neighbourhood assembly, we also reached out to many of the services, local charities and organisations that serve or operate in the area to get them actively involved and gain their views including:

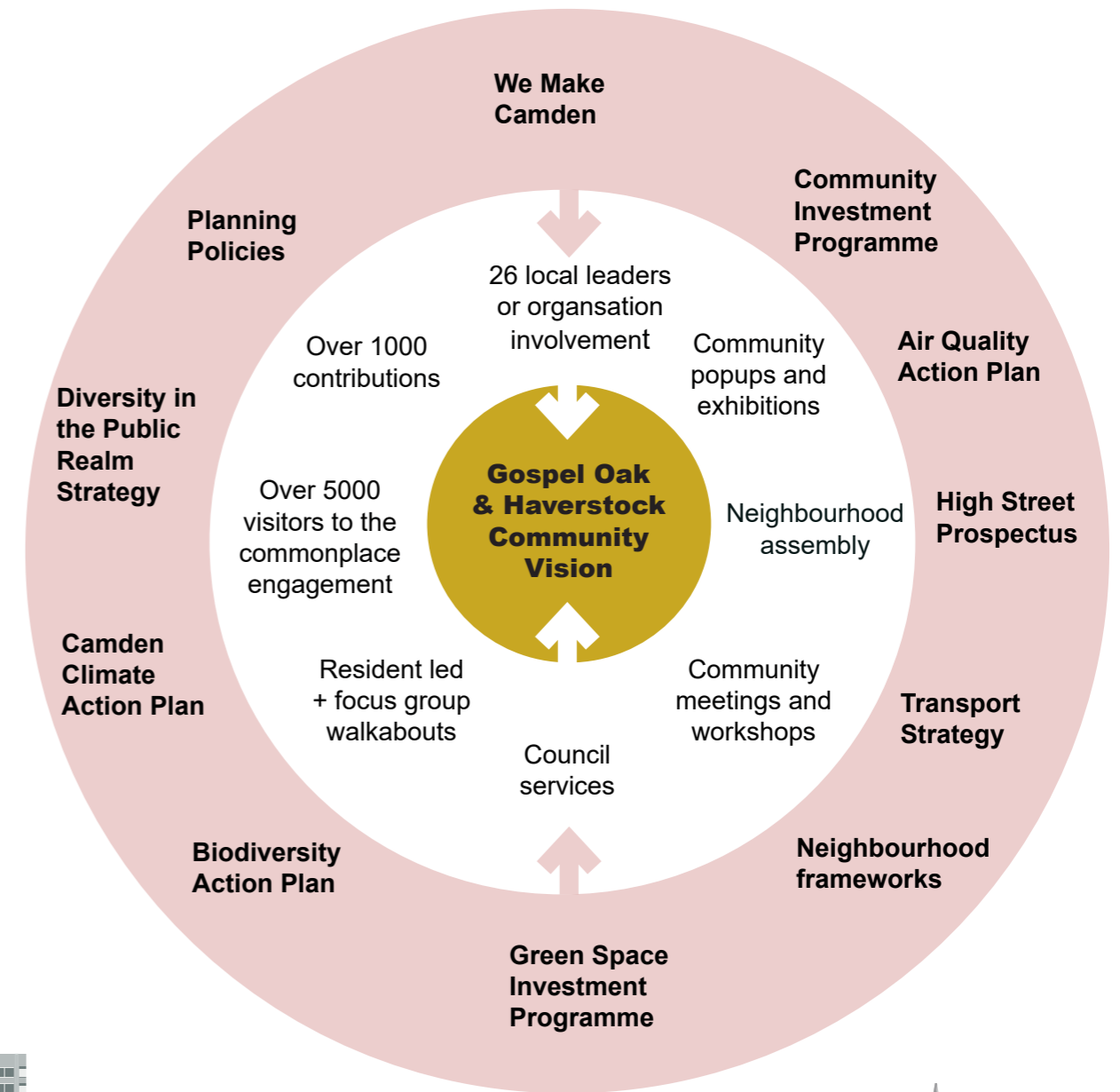
- Schools
- Queens Crescent Community Association (QCCA)
- Gospel Oak Action Link Youth Club (GOALYC)
- Baitul Aman Mosque
- British Somali Centre
- Camden Disability Action Group
- The Synergy Group
- Kentish Town City Farm
- QC library
- Tenants and Residents Associations
- Local businesses and traders on Queens Crescent

Many other groups were contacted and the feedback collected has been considered in preparing this Vision. The next section provides a summary of some of the key points that were raised. Further details about our consultations are set out in the [Community Engagement Report](#).

CREATING YOUR COMMUNITY VISION

How the vision was made diagram

- Community engagement
- Wider Camden sphere of influence



1.4 WHAT MAKES THE AREA SPECIAL

Before developing our vision for the future, it was important to reflect on what people felt about their neighbourhood and want to preserve and enhance.

Whilst engagement revealed a diverse range of both positive and negative views on a variety of issues faced in the area, recurring themes included support for investing in existing community provision, buildings and facilities, providing more activities and opportunities for young people, improving community safety, promoting community cohesion and improved sports facilities that are more accessible and affordable, including new play spaces

We found people care passionately about ensuring that the local diversity and authenticity that makes the area unique remains strong. Existing local assets and facilities, such as the QCCA, Dome and Library, are highly valued, with a desire for them to be invested in and improved, rather than replaced or replicated.

The area's proximity to open space like the Heath and other green spaces is a key asset for the local community, and there is a desire for more greening of the area, to enhance biodiversity and environmental sustainability and to create a more pleasant feel. Thanks to such green areas and mature tree cover, the area felt to offer a peaceful atmosphere in contrast with the bustling feel of surrounding areas. There is a clear interest in creating more greening, such as planting space for community growing, allotments or informal planters.

When asking the local community about what makes this area special, many highlighted that the area is already home to a fantastic range of community and faith facilities. This ranges

from formal community centres and groups, to interest or support clubs and provide fundamental support to the community and for different ages and with different needs.

Whether this be an opportunity for social interaction and meeting friends; a place to learn, study, play or relax; learn new skills or even the provision of meals or support for those most in need, they remain of critical importance and, as a result, are highly cherished.

With further investment into the area the council will look to provide continued support for existing facilities and services to preserve, enhance and regenerate their facilities for the future. Many conversations and responses indicated concerns about the implications of change and numerous local people noted how the area's heritage and quality of built environment is also one of its assets. In areas of the neighbourhood that were spared from heavy bombing during the second world war, historic street patterns and housing remain (and form parts of conservation areas). There are some concerns that the scale and density of potential redevelopment may detrimentally impact on the quality of those areas and also whether local infrastructure can cope with an increased population and about the affordability of housing that may come forward.

“ What do you value most about the existing area? ”



“It’s a real area with a real sense of community. It’s not too gentrified, and there are lots of services useful to the local community, and it isn’t a tourist trap like Camden”.

“I can shop, meet people, exercise and be entertained in easy walking distance from my front door. I can meet friends and neighbours outside, and there are plenty of interesting things to do and see”.



“Face of the area needs to change, making it more modern looking and attractive. A mixture of businesses in the area”.

“I value communities that have their own identity but are happy to live with others, creating a rich mix.”

“I value how diverse it is. There’s a long standing community through the generations which is important”.

1.5 POLICY CONTEXT

We Make Camden

We Make Camden is the joint vision for the borough, developed in partnership with our community and sets out the Council's ambitions, missions and challenges for the future. Many of these reinforce and influence this vision. For example:

Ambitions-these include making the local economy strong and inclusive, supporting good health and well-being, safe and open communities where everyone can contribute, everyone has a place to call home and where places should be green, clean, vibrant, accessible and sustainable.

Missions-one of the four missions is that by 2030 estates and neighbourhoods are healthy, sustainable and unlock creativity

Challenges- the six challenges include making everyone safe in their homes and communities, reducing social isolation, providing enough decent, warm and family friendly housing and tackling the climate emergency



Above: We Make Camden document



Above: Camden Climate Action Plan 2020-2025

Planning policy and guidance

There are a number of national, regional and local planning plans and policies that support the guidance and principles of this community vision and framework.

This includes the National Planning Policy Framework (July 2021) which encourages the creation of healthy places and well-being by encouraging developments that promote walking and cycling with significant emphasis on high quality design, the New London Plan (March 2021) and Camden's Local Plan (July 2017).

The Local Plan specifically identifies Gospel Oak as a priority area for regeneration due to high levels of relative deprivation and significant housing challenges and that a strategic framework will be prepared. It includes the following priorities that reflect those previously identified through consultation:

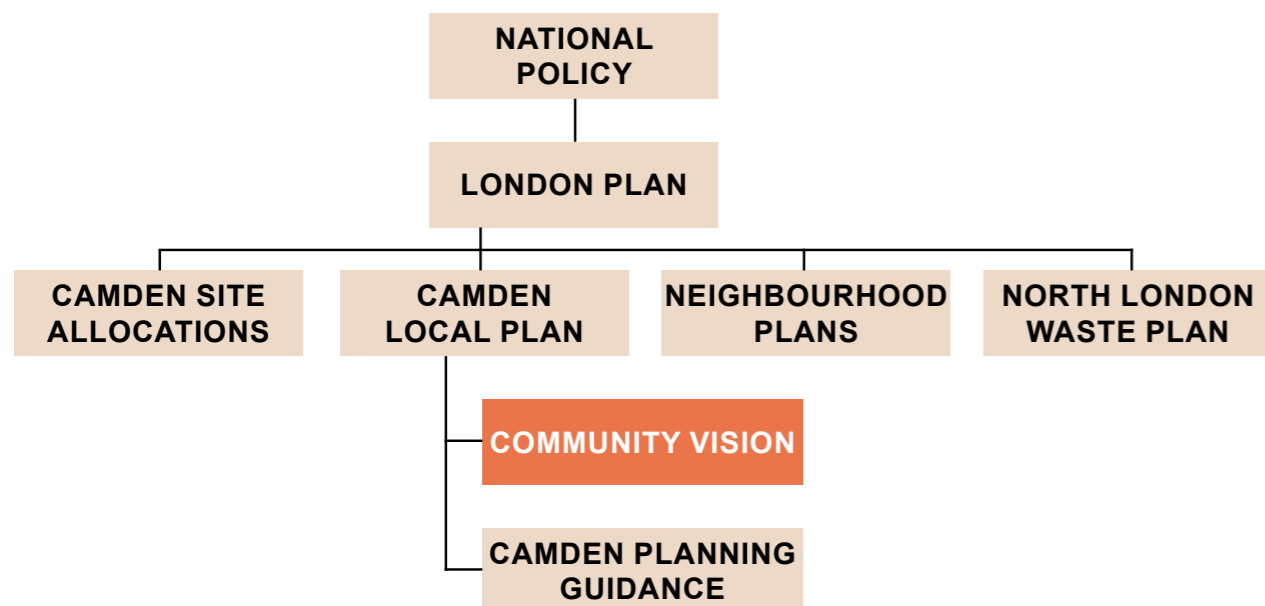
- New and improved housing;
- Improved community safety through better street design;
- Greater opportunities for jobs and training;
- Support for local businesses and new enterprises;
- Regeneration of Queen's Crescent through improvements to the street environment and a better mix of market/retail offer;
- Greater legibility throughout the area;
- Better community facilities, that are coordinated and tailored to community needs; and
- New and improved quality open spaces.

The Council, as the Local Planning Authority, has powers to create supplementary guidance to provide more detail to help shape how potential projects evolve and are designed, and inform how decisions are made, and this Community Vision intends to do that for the neighbourhood covered.

The Community Vision will be given weight in decisions, working in tandem with adopted Development Plan policies and other planning guidance. Links to these and other relevant guidance are provided on p.92.

New investment and development will also create the opportunities to meet and contribute towards the objectives of other important Council plans and strategies. Where relevant, proposals will also need to consider and address our:

- Climate Action Plan seeking to achieve a zero carbon Camden by 2030;
- Clean Air Action Plan in tackling air quality and emissions;
- Transport Strategy in supporting healthy streets and more sustainable ways of travel; and
- Biodiversity Strategy in protecting and enhancing biodiversity.



Above: Planning policy framework for future decisions in the neighbourhood

1.5 POLICY CONTEXT

Character, heritage and views

The Gospel Oak area saw considerable change in the post-war years seeing extensive redevelopment across large parts of the area. These take shape in many forms and are of varying qualities, but typically are inward looking and create environments and routes that are difficult to navigate. Easy and direct movement across the wider area is also significantly affected by railway lines, particularly restricting connections with Kentish Town, but also affecting the quality of north-south walking/cycling routes.

The quality and condition of some of the housing is also variable and does not meet current needs and standards, hence significant redevelopment is happening or is planned. However, the area also includes a number of heritage assets including listed buildings of national importance due to their historic, architectural or social significance, conservation areas (Mansfield, Parkhill and West Kentish Town) and locally listed buildings.

Council planning policies act to control demolition and reduce impacts on heritage assets. The Council's design policies also seek to ensure that the setting and special character of these assets is respected and used to inform the character and design approach of new development in an area.

There are conservation area appraisals and management strategies for each of the three local conservation areas which consider their special characteristics and are available via the Council's website or links provided on p.92.

In addition to other heritage and design policies, the London Plan establishes the London View Management Framework. This identifies and seeks to manage and protect important views of London and some of its major landmarks. Three designated views from two different points on Parliament Hill cross the area; two towards the Palace of Westminster and one towards St Paul's Cathedral.

Planning policies seek to protect these views from intrusion from taller buildings. As well as these strategic views, local views and the setting of heritage assets also need to be considered in drawing up acceptably designed and scaled proposals. The strategic views and heritage assets are illustrated on the map opposite.



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 its unique character.

Key local plan designations



- KEY**
- Protected views
 - Listed building Grade I
 - Listed building Grade II
 - Listed building Grade II*
 - Locally listed
 - Open space (Local Plan)
 - Conservation Areas
 - Centres (Local Plan)

*Base map as of 2022

1.6 ANTICIPATED GROWTH

New homes and Neighbourhood growth

Addressing our pressing housing needs remains one of the biggest challenges facing the borough and this neighbourhood, with many residents living in overcrowded or unsatisfactory accommodation and many more on housing lists needing a home. Providing new high quality and affordable homes to help address this is therefore a primary objective of future growth, along with the social and green infrastructure required to support it.

The Gospel Oak area is identified a priority area for regeneration and across the neighbourhood much of the expected growth will occur on estates that through extensive consultation with local residents have been identified for development as part of our Community Investment Programme (CIP).

Recently increased CIP targets aim to build over 4,850 homes, including 1,800 new council homes and 350 Camden Living intermediate rent homes, as well as new accommodation for people experiencing homelessness. With over 1,000 homes, including over 600 council homes, already built this would bring the total investment in CIP since its inception to around £2.3bn.

Taking on the challenge of the high cost of housing, land and construction in Camden and wanting to invest in new council homes, other types of affordable housing and community facilities to deliver benefits to our communities is not something the Council can fund in its entirety.

Even with grants from the GLA, in order to be able to fund the replacement of existing council homes with new ones and building more affordable homes, the CIP needs to build homes for sale to subsidise the very significant costs of redevelopment. This means that every new home built and sold directly helps to pay for a new council home, other affordable housing or new and improved local services and facilities and also the renovation of other council homes through the Council's Better Homes Programme.

Whilst demolishing existing homes can open up opportunities to build many more new and better quality homes to address deep seated living conditions, design, access and safety issues it is

recognised that demolition and major development can cause disruption to residents, not only of the estates affected, but in the wider area through construction impacts.

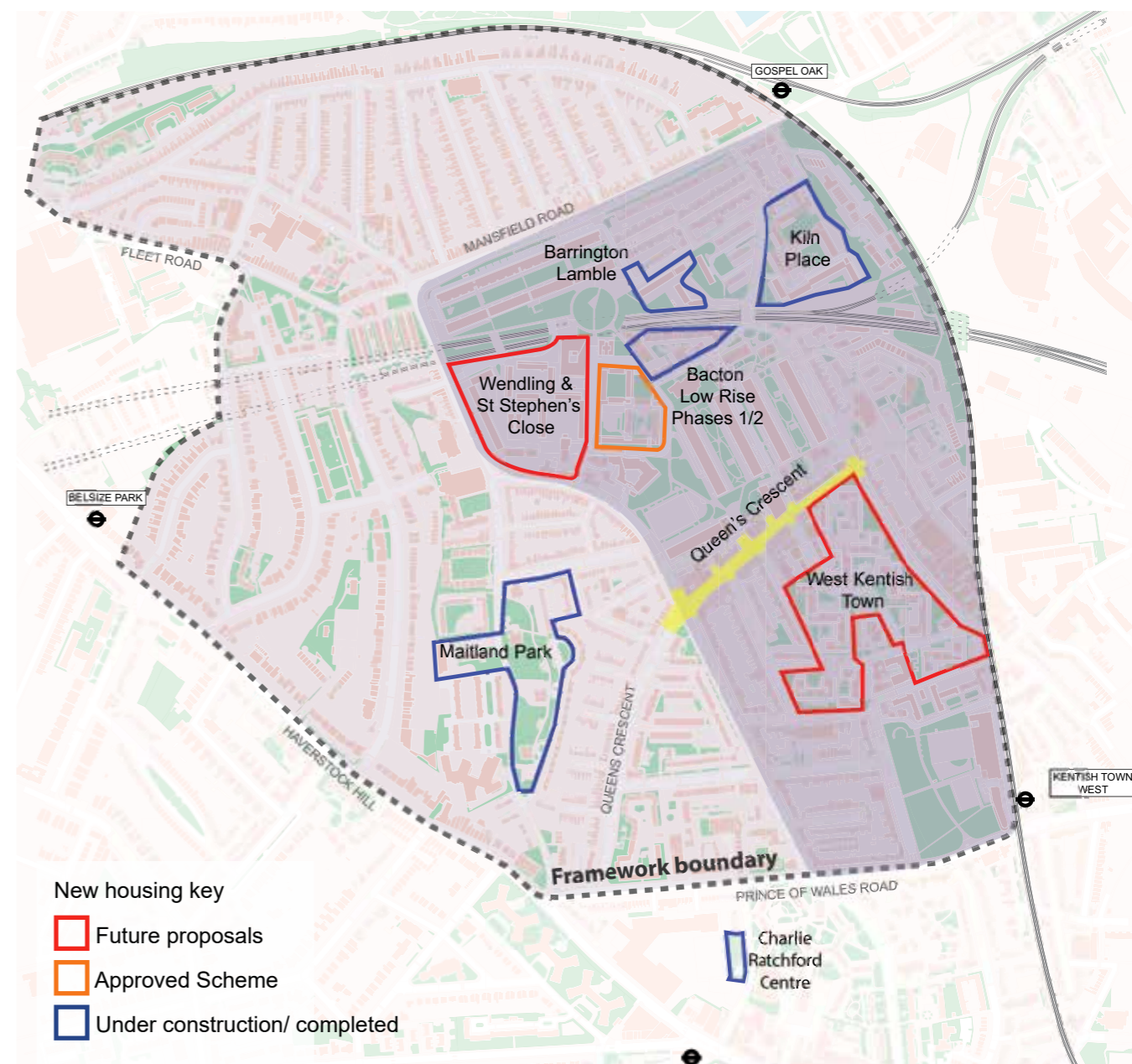
However, in the right place and with the required resident support, more comprehensive redevelopment can enable land to be used more effectively and include more homes than other options. Whilst reuse and retrofitting options will need to be explored they would not normally provide comparable numbers of better quality, energy efficient and environmentally friendly new homes in better designed layouts and could be less sustainable in the longer term requiring ongoing maintenance.

Letting residents choose

Camden is committed to giving existing residents a final say in determining the future of their estates through formal ballot processes. Residents of the West Kentish Town Estate (WKT) and Wendling Estate and St Stephens Close gave their views through separate ballots in 2020 and 2021 respectively. Both saw very high turn outs, with 85% of WKT and 72% of Wendling eligible residents participating. Proposals for redevelopment gained majorities in both cases, with 93% voting in favour at WKT and 75% at Wendling and St Stephens Close.

Overall housing expected

This table summarises the number of new homes that have been or could be delivered across the neighbourhood. This includes 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 council homes, other types of affordable housing and homes for sale.



PROJECT	Potential new homes*	Potential uplift above existing
Kiln Place	15	15
Barrington & Lamble	5	5
Bacton (Phase 1 + 2)	314	215
Maitland Park	119	77
West Kentish Town	885	569
Wendling & St Stephens	750	509
Charlie Ratchford Court	38	38
Total Estimate	2,126	1,428

* Based on completed and approved schemes and current estimates

1.7 DELIVERED SO FAR

NEW HOMES

Through the CIP, Camden has already established a track record of delivering high quality new homes for its residents. The CIP has also built over 4,000 sqm of community space through the programme so far, equivalent to 18 tennis courts. Locally, Tenant and Resident Association halls at Bacton Low Rise and Kiln Place have been improved and a new community space is being built at Maitland Park Estate.



KILN PLACE

Completed in September 2020, Kiln Place delivered 15 new homes, including 7 new homes for council rent. Helping to create a new street into the estate other improvements included the children's playground and new gardens and roof terraces. In 2021, the scheme won a New London Architecture award and in 2022 RIBA London and National awards

SPECIALIST HOUSING

Gospel Oak and Haverstock has also seen the building of specialised supported housing for older people at Maitland Park and Wellesley Road, and more recently 38 affordable extra care flats with a range of shared facilities at Charlie Ratchford Court on Crogsland Road.

CHERRY COURT

The first phase of Bacton, named Cherry Court, was completed in 2015 with residents moving into 46 new council homes. In 2016, the regeneration won the Building Award's Housing Project of the Year. Judges 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.



BARRINGTON AND LAMBLY

Three council homes on Barrington Close and two homes for sale on Lambly 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.

MAITLAND PARK

Started in 2021, the Maitland Park scheme will include the development of 119 new homes across two sites, including 51 new council homes and also homes for sale. The completed scheme will include a new community hall and investment in play areas and landscaping throughout the estate



Left: Kiln Place
Architects: Peter Barber architects
Photo Credit: ©Morley von Sternberg

Left: Gospel Oak small sites
Architects: Burd Haward architects

Cherry Court
Architect and image credits: Karakusevic Carson architects

1.8 ANTICIPATED CHANGE

WHAT DOES THIS MEAN FOR GOSPEL OAK AND HAVERSTOCK?

The area will see significant investment over the next ten years and more which, can help deliver local priorities and presents numerous opportunities to see the whole neighbourhood benefit. These developments will provide new or replacement homes that are safe, fit for purpose and meet sustainability requirements, as well as enhancing the quality of the public spaces and streets surrounding new development.

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

- Large new private developments, including CIP schemes which include private homes for sale will be required to pay the Community Infrastructure Levy, which is collected and used by the Council to invest in local priority projects like those set out in this vision and others that might be identified locally in the future;
- Major new developments may also be expected to directly deliver other, non-housing uses, such as new community and commercial spaces such as retail or workspaces, some of it at more affordable rents;
- Major new developments should provide new play and open spaces that are inclusive and accessible to the whole community;
- Providing employment and training opportunities for local residents, such as recruitment and apprenticeships in construction ;

However, whilst significant opportunities can be opened up, significant change also has the potential to disrupt and impact on the local community unless carefully planned.

CIP ESTATE REGENERATION

New housing can help tackle the conditions many people live in, including problems like lack of lifts, no balconies, damp, poor design enabling anti-social behaviour, and generally deteriorating estate blocks.

WENDLING AND ST STEPHENS CLOSE

The Council has also been working closely with residents of the Wendling Estate and St Stephens Close to design a new estate of potentially 650-750 bigger, brighter new homes sitting in improved streets and open spaces. A design team is planned to be appointed in early 2023 and following further extensive resident engagement on the designs a planning application is anticipated to be submitted in 2024 so that works on providing much needed new homes can be delivered as soon as possible.

BACTON LOW RISE PHASE 2

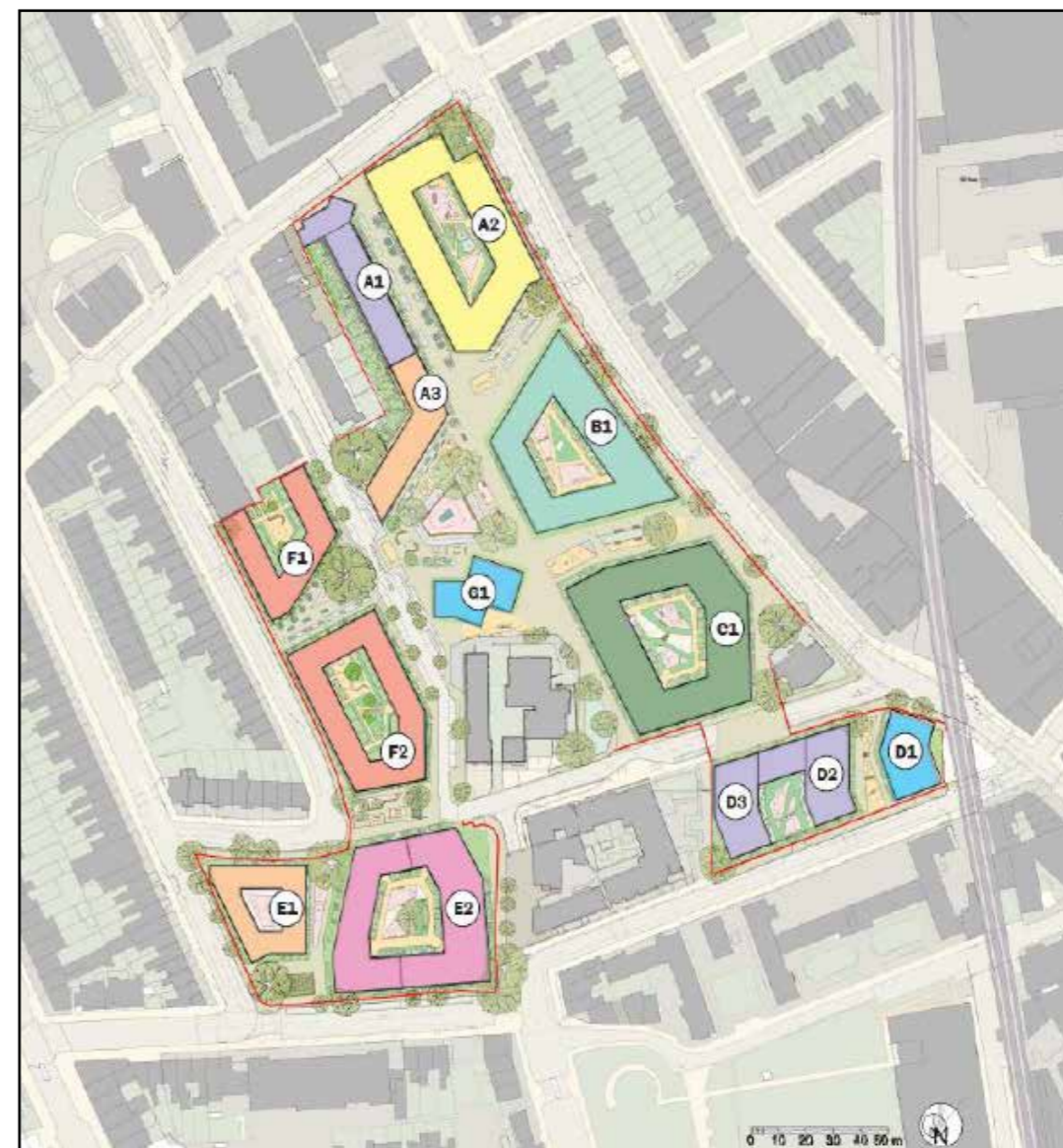
The entire Bacton Low Rise Estate redevelopment (Phases 1 and 2) has planning permission for 314 new homes of which 67 have been built. Phase 2 has permission to deliver a further 247 mixed tenure homes (of which 61 would be social rent council homes, 10 intermediate, and 176 market sale to subsidise the affordable housing across both phases). For a number of reasons the project has been delayed, but in order to progress work it is planned to select a development partner in 2023 with the aim of seeing construction start in 2024.

WEST KENTISH TOWN ESTATE

Following strong resident support through a ballot, approval to bring forward proposals for the Council to directly deliver potentially 885 new homes at the West Kentish Town Estate was made by Cabinet in July 2022. Following further consultations with residents on designs, a planning application is due to be submitted in 2023 with works planned to commence in 2023/24. Some residents may be able to move into their new homes as early as 2025 with 7 further phases to follow.



Above: Agar Grove Estate. Photo and Project credit: MAE architects



Left: Possible layout for Kentish Town Estate

1.8 ANTICIPATED CHANGE

NEIGHBOURING AREAS

In addition to the change expected inside the neighbourhood itself, significant change is also expected in areas close by where, alongside other plans and guidance including a Kentish Town Planning Framework, there are Neighbourhood Plans for Kentish Town and Dartmouth Park. It is therefore also important that this change is considered together in a holistic way to ensure that the future community has the chance to be connected to and have access to the jobs, uses and facilities that other new developments may have to offer.

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 vision area, sitting between Mansfield Road and railway line to the north and the east-west railway cutting running from Kentish Town which continues into Gospel Oak. It is included within the Kentish Town Planning Framework, which sets the planning priorities for the land. This includes the reprovision of 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.

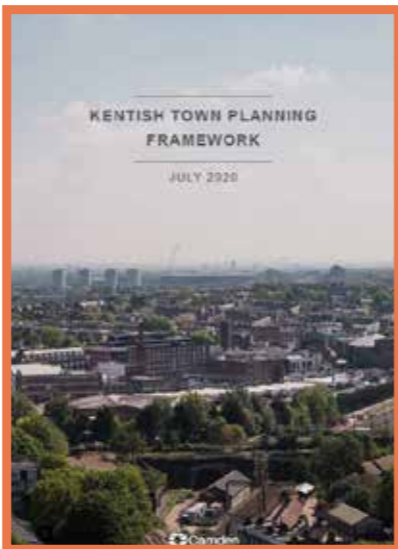
CAMDEN GOODS YARD

This area of Camden Town, approximately 500m south of the vision area, is seeing the redevelopment of a new mixed use neighbourhood by St. George. Providing over 600 new homes, a new supermarket and a range of commercial spaces, with significantly improved public realm and new open spaces and community facilities, it will be better connected with surrounding areas and provide benefits for nearby communities.

REGIS ROAD

The Regis Road site is also immediately adjacent to the neighbourhood, sitting between the east-west railway cutting and Holmes Road to the south. The area hosts a number of large businesses and commercial operations, and it is also included within the Kentish Town Planning Framework area and is expected to come forward 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 help link Queen's Crescent and Kentish Town.

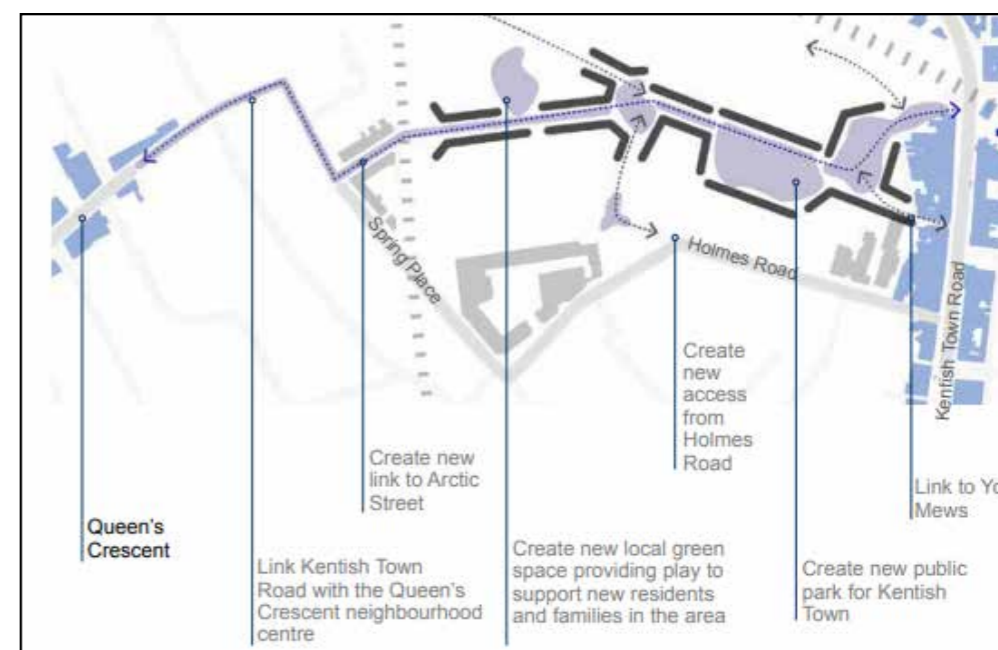
Camden Council has already produced planning frameworks covering these areas that set out strategic objectives for development. [Planning frameworks and briefs - Camden Council](#)



Key

- Kentish Town Framework area
- Camden Goods Yard Framework area
- GO&H Community Vision framework area
- Dartmouth Park Neighbourhood area
- Kentish Town Neighbourhood area

Right: Extract from Kentish Town Framework showing new links and East West access from Gospel Oak and Haverstock



SECTION TWO: PRIORITIES FOR CHANGE

2.1 Principles for the vision

2.2 Principles for change

2.3 Key development objectives

2.4 Delivering the homes we need

2.5 Fostering a strong & inclusive community

2.6 Creating a healthy and safe neighbourhood

2.7 Making the best use of land

2.8 Supporting an inclusive economy

2.9 Creating a sustainable and resilient
neighbourhood



Image: View looking towards
St Martin's church and
Bacton tower from Kentish
Town city farm

2.1 PRIORITIES FOR THE VISION

Through previous consultations and consultation on this framework, the community has told us a great deal about what they see as the biggest issues facing the neighbourhood. This has helped to identify the main areas of concern that residents feel are the top priorities to address and to inform the focus of how and where investment within the neighbourhood is needed to support its change and growth.



Homes and Housing

Many local residents are faced with housing which is unaffordable or inadequate to meet their needs. New homes and investment is required to ensure that local residents have a home that is safe and meets modern standards and increasing the supply of genuinely affordable homes remains a top priority.



Community provision

Although the area already has a great range of facilities, these need to be protected, expanded or enhanced and where necessary added to in order to meet the current and future needs of the community.



Better public space

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



Getting about

The area is well served by public transport, however, 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.



Community safety

Safety and anti-social behaviour remains a top concern for the community. This includes making the area feel safer through a variety of measures which future development and investment can help to address, including more opportunities and activities for young people.



Queen's Crescent

Investment is needed to help enliven and enhance this street, which acts as the heart of the neighbourhood. 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 development and change has social value and is aimed at alleviating the continued economic impacts. To open up access for local people to opportunities for meaningful employment as well as skills and training. Businesses should also see benefits from new homes and improvements around Queens Crescent.



Sustainability & environment

Ensuring that the neighbourhood is resilient to the threats posed by the climate crisis by reducing green house gas emissions and pursuing a zero carbon future, along with tackling poor air quality and through greening.



Kiln Place
by Peter Barber Architects
Photo Credit: ©Morley von Sternberg

2.2 KEY DEVELOPMENT OBJECTIVES

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 and support 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 need and depend upon to share the benefits of development and to thrive. These are then expanded on in the principles and area guidance in the following sections.

Homes

- Potentially just over 2000 new homes, including replacement homes for approximately 800 local households as well as additional, genuinely affordable new homes, in higher quality, more sustainable forms and environments, helping to tackle issues of overcrowding, lack of outside space, safety and fuel poverty.

Green infrastructure

- Enhancement of existing green spaces to add to their biodiversity and improve safety, accessibility and appeal for the whole community and to all ages to realise the health benefits
- New attractive and inclusive green spaces and higher quality public realm within and around new housing developments, new walking routes and Queen's Crescent
- A green network across the neighbourhood, linking existing and new green assets, an improved network of accessible, pleasant and convenient walking and cycling routes to improve health, safety and climate resilience

Social infrastructure

- Ensure existing community facilities and services, such as those at the library, QCCA, GOAL youth club(GOALYC) and Kentish Town City farm, are safeguarded and supported to adapt, modernise and improve to maintain and enhance a range of facilities and services to meet the diverse and changing needs of the community
- A new health centre conveniently located and designed to meet the needs of all, but particularly accessible and easy to reach for people with young children, disabilities or mobility issues
- New or improved youth sports and recreational facilities to be designed with the involvement and aspirations of local young people
- Community use at the former Carlton site that supports, complements or enhances the educational and early years offer provided by Rhyl Primary school
- New and improved play and recreation facilities across the neighbourhood are designed to be attractive and inclusive to all ages and genders
- Investment in Queen's Crescent to enhance its value at the neighbourhood's heart and ensure that it is a vibrant, safe and attractive place to visit, shop or work
- A jobs hub for the neighbourhood as well as opening up further opportunities for adult education, training and learning new skills

2.3 PRINCIPLES FOR CHANGE

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

The Community Vision is therefore grounded on six key principles which we describe in more detail in the following sections.

These principles will act as a measure against which future planning and investment decisions should be tested, to ensure that they are making best use of resources in addressing areas of concern and delivering on community priorities.

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.

In coming forward with development proposals and investment decisions consideration must be given to how well aligned those proposals are to the key principles and this will be taken into account in assessing them and how they accord with this frameworks priorities and guidance.



2.4 DELIVERING THE HOMES WE NEED



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 complementary mix of housing;
- Provide a balanced mix of new social and green infrastructure; and
- Optimise opportunities to deliver new infrastructure



Forbes Lane, Hackney
- Residential front doors facing onto green walking and cycling routes and public realm improves safety, air quality and increases amenity value

South Gardens, Elephant Park, Southwark - new housing with internal shared gardens and new planting



Agar Grove Estate, Camden - council-led net-zero housing development that follows the principles of Passivhaus design, also tackling fuel poverty. Photo Credit: ©Jim Stephenson

2.5 FOSTERING A STRONG AND INCLUSIVE COMMUNITY



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:

- 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
- 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 design processes to utilise their local knowledge and ensure accountability

● Ensure equity in the distribution of community facilities and play provision



Above Wood Street, Waltham Forest Public realm improvements providing safe play spaces and pedestrian route directly off of high street.

Above Left, The Dome, Queens Crescent Local sports and community + youth facility located off of Queens Crescent



South London Gallery, Southwark - The gallery works closely with residents of nearby estates through various programmes of workshops and activities



Phoenix Community Garden, Camden - Community building and gardens, with a programme of workshops and activities



East Street Exchange, Southwark - new space directly linked to the East Street public library, providing space to host a flexible range of new uses as well as better provision for current uses

2.6 CREATING A HEALTHY AND SAFE NEIGHBOURHOOD

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 including segregated 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 the network of key routes are safe and comfortable for people who have disabilities or are less mobile;
- Ensuring adequate blue badge parking throughout the area; and

- 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

2.7 MAKING THE BEST USE OF LAND



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;

- 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.



Bridget Joyce Square, London - Parking space turned into a green space with use of SuDS and increased biodiversity



Flanders Way, Hackney - Neglected public space turned into a new green space through community led design, including young people



Queens Parade, Willesden Green - Meanwhile use project to provide affordable retail units for the local community on the high street



Poplar Works - Re-use of existing garages to provide affordable workspace studios, particularly linked to the fashion industry and the history of the area



London School of Mosaic, Gospel Oak - Local institution offering courses and studio space in re-purposed garages

2.8 SUPPORTING AN INCLUSIVE ECONOMY



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

● **Provide 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; and**

● **Support Green skills through local links such as Kentish town city farm.**

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



Fixing Factory, Queens Crescent - is a community repair hub, allowing local residents to get appliances fixed and learn valuable repair skills.



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

2.9 CREATING A SUSTAINABLE AND RESILIENT NEIGHBOURHOOD



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;**

● **Boost biodiversity and access to nature in the area by:**

- Minimising the loss of trees and aim for a net gain of trees
- Protecting and enhancing habitat, key corridors and stepping stones for wildlife
- Providing access to 'doorstop nature' for all by creating pocket parks and areas of wild planting
- Green infrastructure to provide urban cooling and shading
- 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

● **Build resilience against the harmful effects of climate change by:**

- Creating nature based landscapes that provide shade, reduce surface water run-off and limit the urban heat
- Promoting local renewable energy projects to build energy resilience
- Incorporating SUDS features to reduce surface water run-off in areas prone to flooding
- Providing green roofs
- Developing a more circular economy by creating spaces for mending and supporting waste reduction projects such as the Queens Crescent Fixing Factory

● **Promote the use of more sustainable modes of transport by:**

- Improving air quality to meet WHO targets, especially along key walking and cycling routes;
- Making it easier and more pleasant to get to and through the area by foot;
- Investing in new cycling infrastructure;
- Exploring enhanced station accessibility
- Provide infrastructure for electric vehicles, car pooling schemes and bike parking and sharing 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 and renewable energy 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

● **Green Infrastructure:**

- Greening highways on key routes to community facilities such as schools
- Access to public open space where there are existing shortages

Denton Estate, Camden - Refurbishment of homes on the estate, making them more energy efficient, lowering heating costs and reducing carbon emissions



Jaktgatan and Lövängsgatan, Sweden - Green corridors with incorporated SUDS, walking routes and wild planting, immediately opposite residences, creating a green buffer between homes and the carriageway

Bunhill 2 Energy Centre, Islington - Providing heating and hot water for hundreds of homes and many public buildings, reducing heat bills, carbon emissions and air pollution



Edible Bus Stops, London - Converting redundant small spaces near bus stops into community food growing spaces



Goldsmith Street, Norwich - energy-efficient social housing, the largest Passivhaus scheme in UK. Project and image credit Mikhail Riches Architects

SECTION THREE: NEIGHBOURHOOD GUIDANCE

3.1. Neighbourhood wide spatial strategy

3.2. Neighbourhood wide guidance

3.3. Specific guidance by area

3.4 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

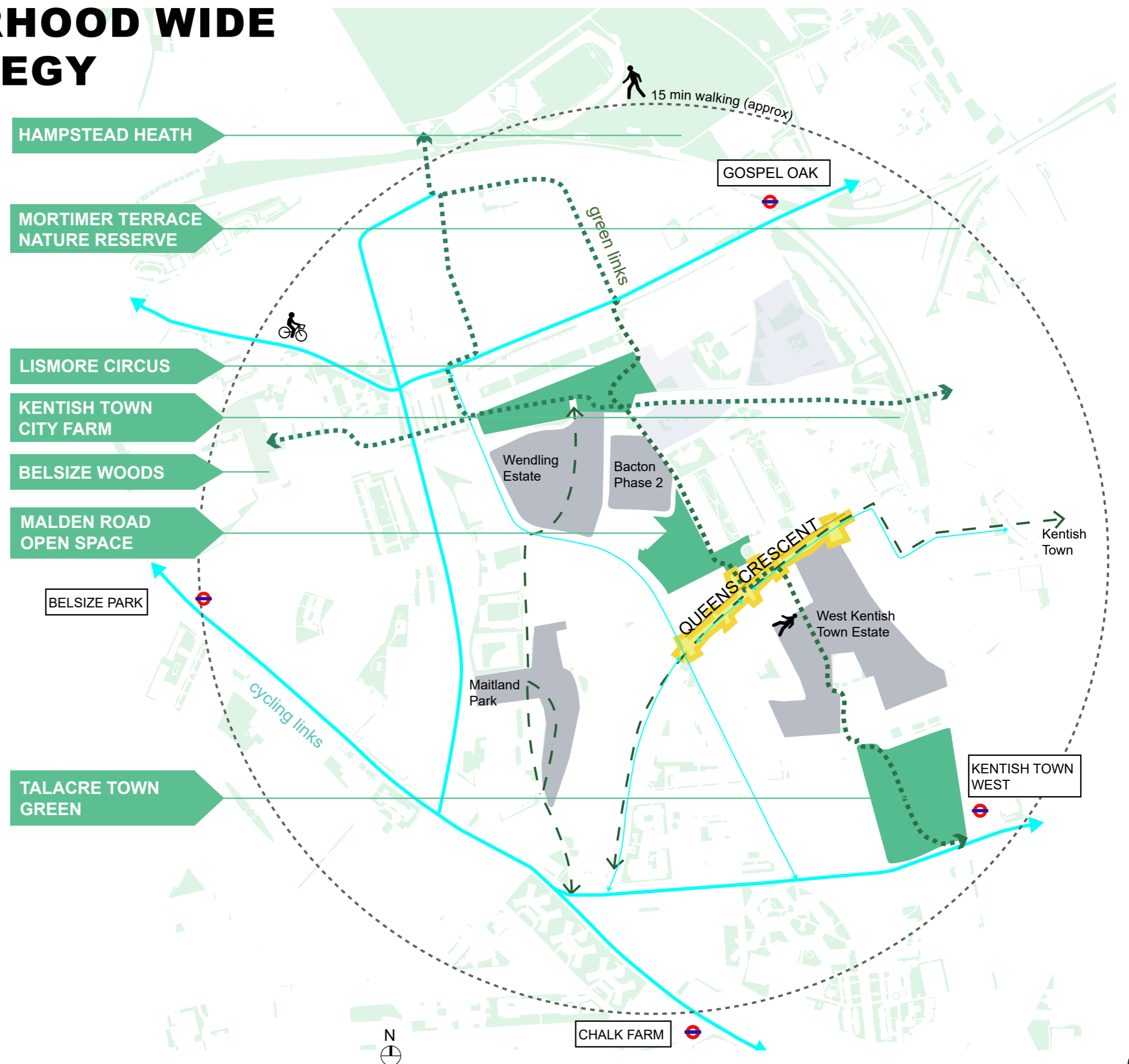
3.6. Specific area guidance – outer north



Image: Market day on
Queen's Crescent

3.1 NEIGHBOURHOOD WIDE SPATIAL STRATEGY

Our Spatial Strategy targets current areas of concern including health inequalities, need for better infrastructure for cycling and walking, future climate resilience, and the need to provide accessible facilities and green spaces that meet the future needs of the community. We look at some of the ways to connect people not just through physical infrastructure but also the social infrastructure, delivering all elements required for everyone in the local community to live healthy and fulfilled lives.



Key

- Current and planned areas of estate regeneration
- Key green spaces in the framework area
- Queens Crescent
- Community sports and recreational facilities
- New and improved pedestrian green links
- Improved cycling routes

3.2 NEIGHBOURHOOD WIDE GUIDANCE

1. Resident-led regeneration

Putting residents at the heart of future and previous 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.



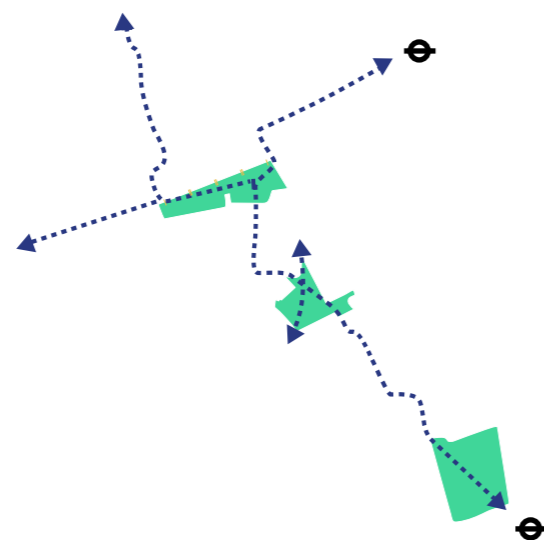
2. Community provision at the heart of the area

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. Safeguard and enhance key existing facilities, like the library and QCCA.



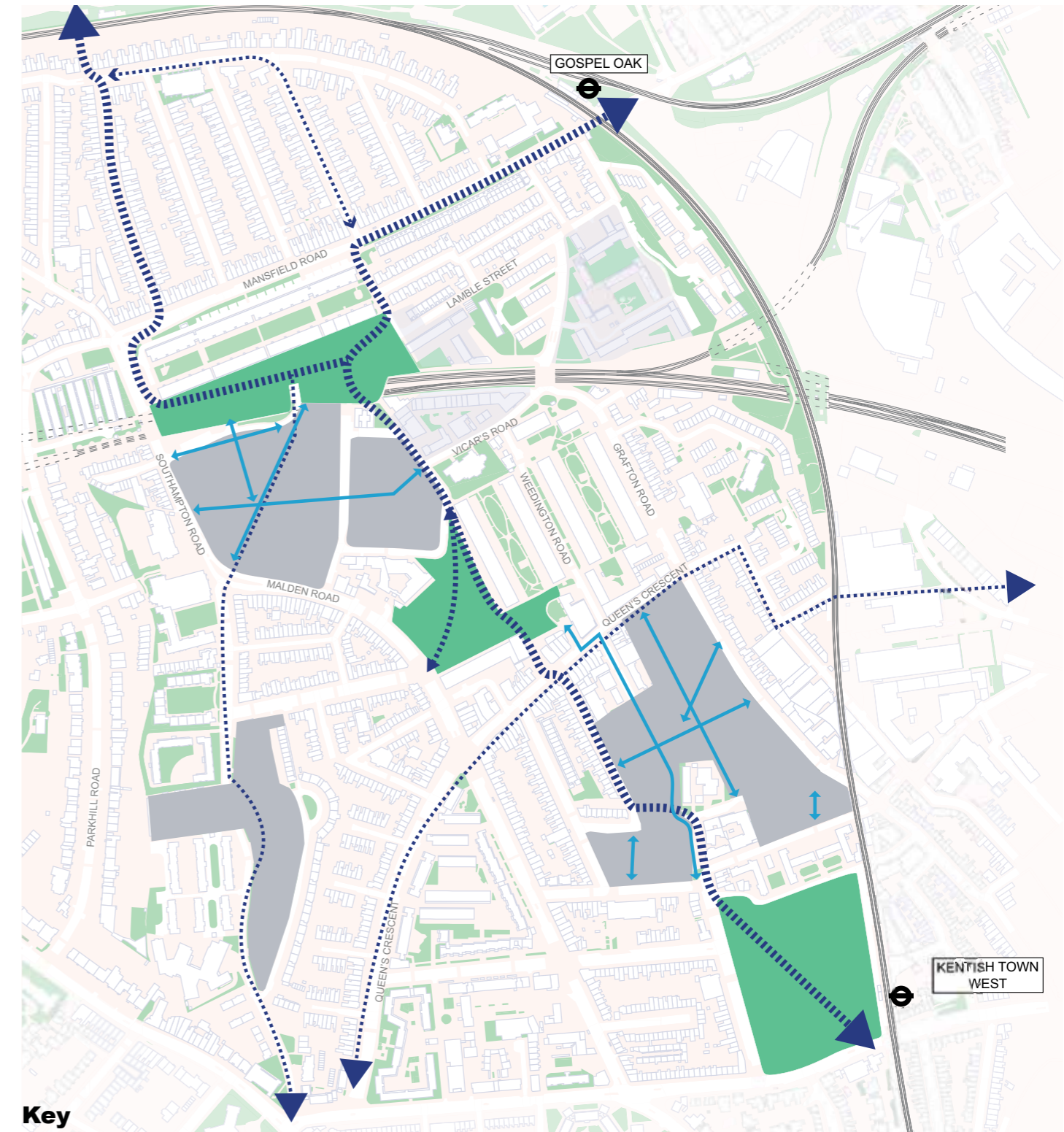
3. Knitting together the area's green infrastructure

Investment to enhance the area's local green spaces 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

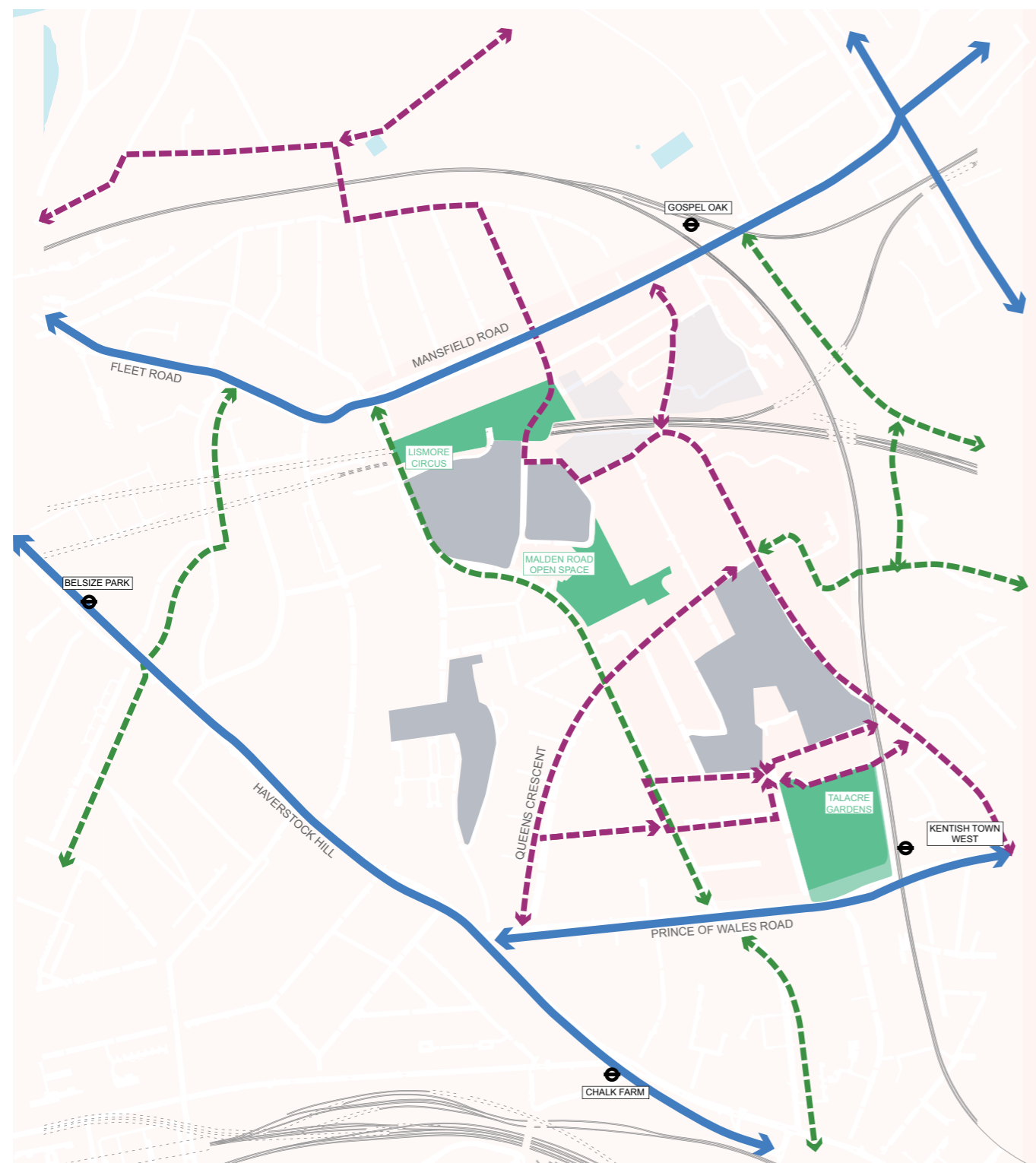
Improving walking routes across the neighbourhood will help encourage healthier and more sustainable travel and improve air quality. We want to ensure that residents can reach services, public transport, open spaces and Hampstead Heath via accessible, safe and attractive walking routes.



- Key**
- Main areas of estate regeneration
 - Upgrade green spaces
 - Community facilities
 - Key pedestrian routes
 - Potential new routes through housing estates

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.



Key

- Main areas of estate regeneration
- Primary integrated cycle route
- - - Secondary cycle route
- - - Quiet cycle route

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.

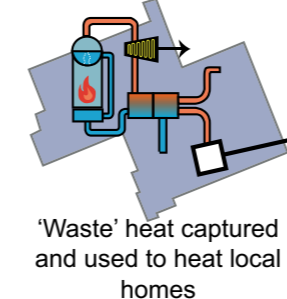


We are upgrading all street lighting in the neighbourhood. By switching to LEDs, we can reduce energy consumption whilst increasing light levels to make the area feel safer.

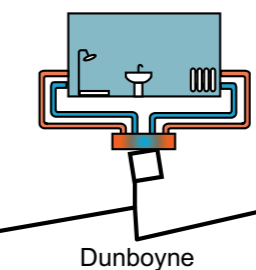
7. Building climate resilience

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.

Royal Free CHP provides heat and electricity for hospital



Cayford House
Fleet House



Waxham /
Ludham

Bacton

Weedington

The Gospel Oak heat network provides low carbon heat to 1,500 local homes and is a model for new developments.



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



Providing electric charging or vehicle sharing infrastructure can help lower emissions and improve air quality



We are tackling fuel poverty and poor thermal efficiency by retrofitting estates in the area.

8. Diversifying youth and sports provision and play

As well as seeking to retain, enhance and, where necessary, locally re-provide youth and sports facilities, including the Dome, we want to make sure that there are a range of free, appealing and safe spaces for young people to socialise and be active across the neighbourhood.

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

Consolidating the number of MUGAs could 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 could increase the range of facilities without any loss of space. This would be in addition to new and improved play and recreational spaces delivered as part of redeveloped housing estates in the area.

Intimidating and unsafe. Due to tall fences, they can dominate open spaces, create barriers and reduce sightlines, increasing fear of crime and making it harder to get about.



- 1 Fleet primary school pitch for hire
- 2 Upgrade and/or relocate ball pitch
- 3 Create informal sports area
- 4 Upgrade ball pitch at Rhyl primary school
- 5 Indoor sports/youth centre investment
- 6 Create informal sports and play area

- 7 Talacre outdoor pitches and indoor sports centre investment
- 8 Explore creation of informal sports and play areas
- 9 Informal sports and play areas as part of estate regeneration schemes

Involving local young people should be central to the design of these spaces to ensure that they can meet their needs.

Some ideas for a more diverse youth offer in public spaces raised by young people include:

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

Opportunities to upgrade existing pitches used for football and basketball and cover other ball sports (e.g. netball) lie at:

- Rear of Rhyl Primary School
- Malden Road or Lismore Circus
- Talacre Town Green

Opportunities to improve or create more informal recreational spaces (e.g. outdoor gym, table tennis, or wheel sports) and areas to meet and socialise at:

- Lismore Circus
- Malden Road
- West Kentish Town Estate and Wendling
- Talacre Town Green
- Maitland Park

Government Levelling Up funds have been sought to improve Talacre Sports Centre alongside plans to enhance the quality and diversity of existing play areas around the centre.

Stonebridge gardens, Hackney - Former MUGA in poor repair replaced with an informal sports area inclusive to a greater range of residents



Tandy Place, Tower Hamlets - Play and sports provision integrated into public space and walking route



Hackney bumps - A community-led project involved young people in the design and build process



Haggerston bike track - A community run facility offers lessons for all ages, including female only classes



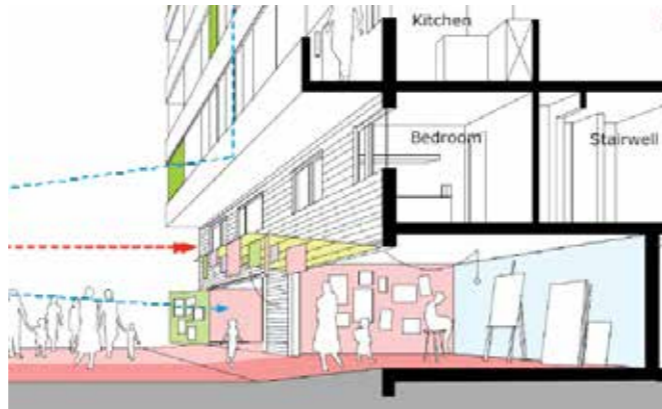
9. Making use of currently vacant spaces

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. A Gospel Oak Jobs Hub, a council run service supporting people to find work and access training is due to open at 179 Queen's Crescent alongside The Fixing Factory which is a charity run recycling project. Other spaces close to Queen's Crescent such as at Gilden Crescent have potential to provide much needed storage to support the street market.

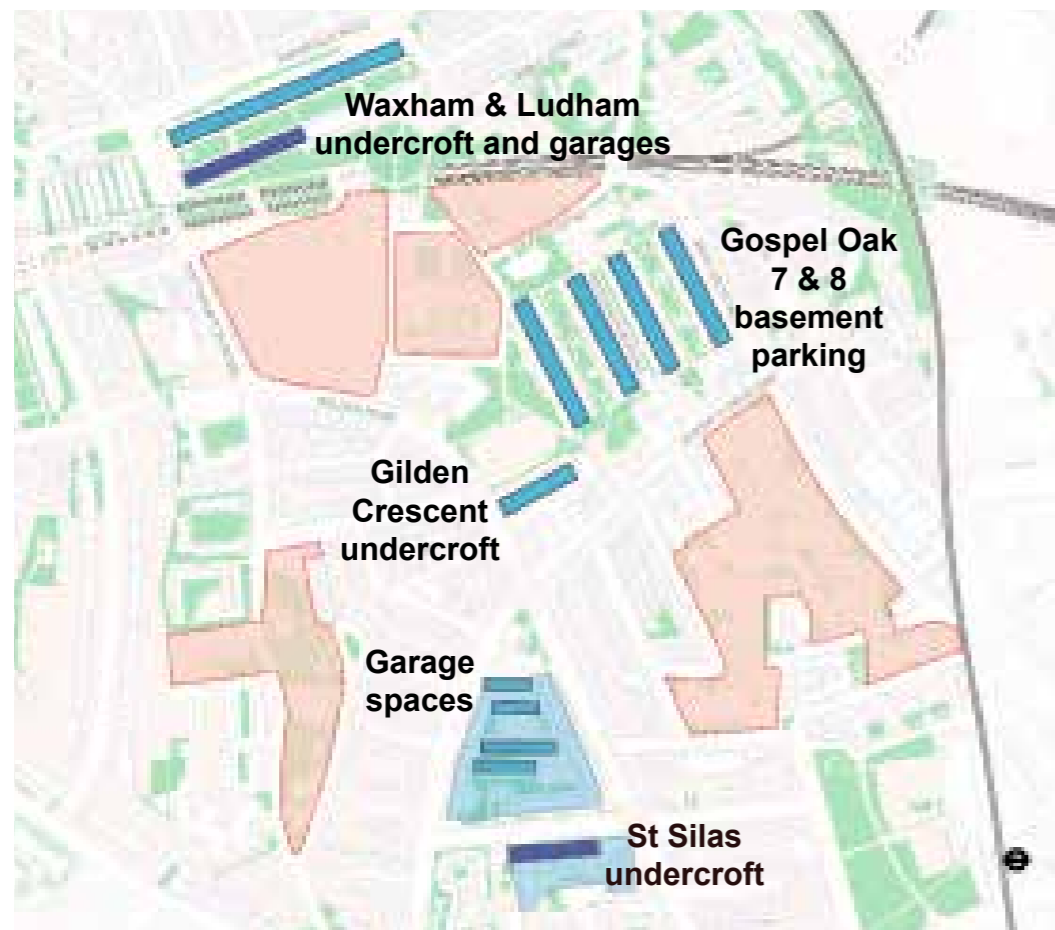
These opportunities to bring spaces back into functional use for the community should be explored, working closely with adjoining neighbours to ensure that this does not lead to disruption to them.



Above: London School of Mosaic converted a vacant space to provide educational and affordable artist studio spaces



Above: Conversion of vacant garages and undercrofts could provide affordable work or studio spaces



Left: Map of spaces with a high potential for conversion and reuse

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.

Greenwalls and green roofs can be added to new or existing buildings



Planting wildflowers, trees and rain gardens increase biodiversity and reduce risk of flooding



Growing spaces and allotments not only help build communities but also provide habitat for nest birds and other wildlife.



3.3 SPECIFIC GUIDANCE BY AREA

This chapter will set out more specific guidance and ambitions 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.

The key on the right denotes the areas of guidance:

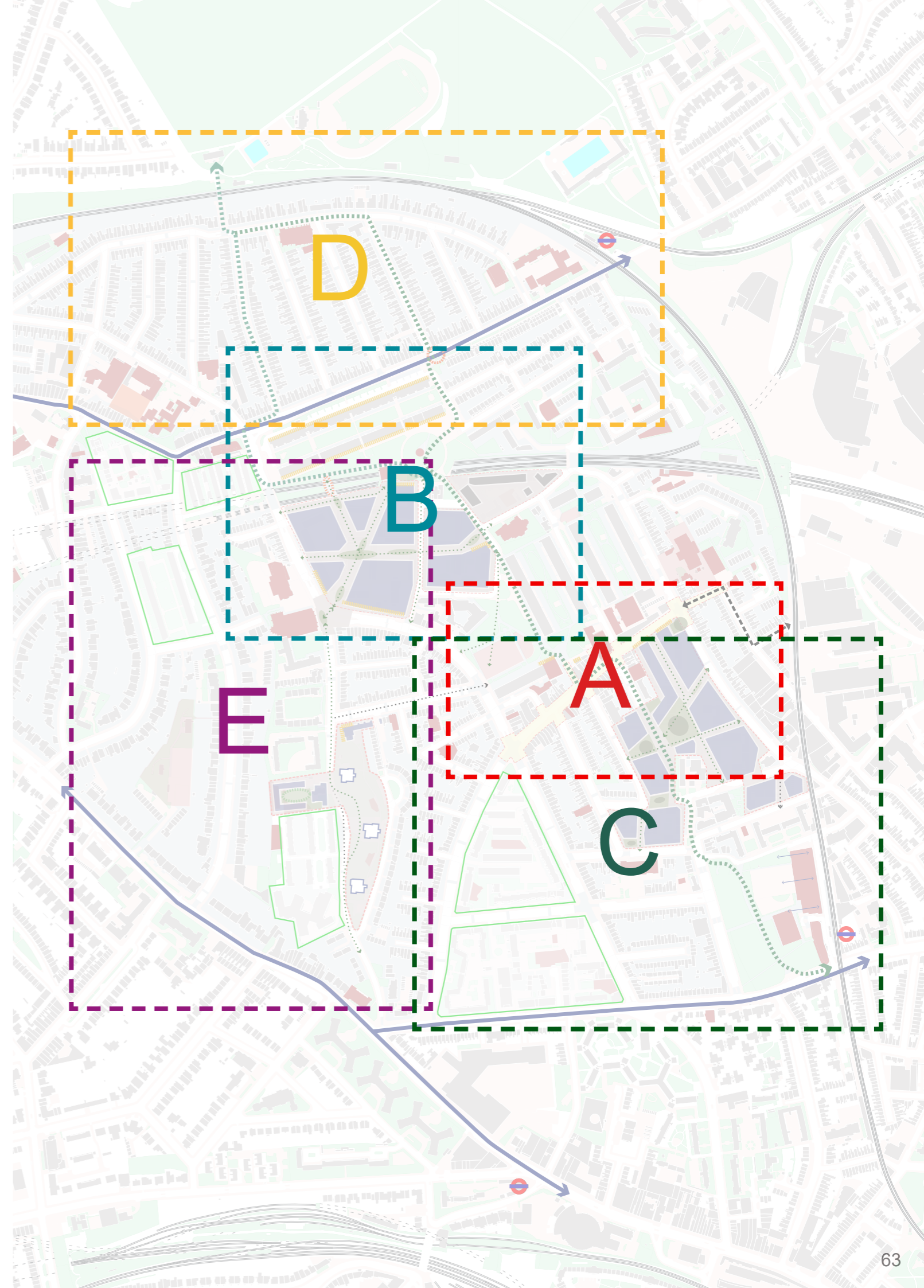
A. Core Central- focussed around Queens Crescent pg.65

B. Core North- focussed around the Lismore Circus and Wendling and St Stephen's Estates area pg. 71

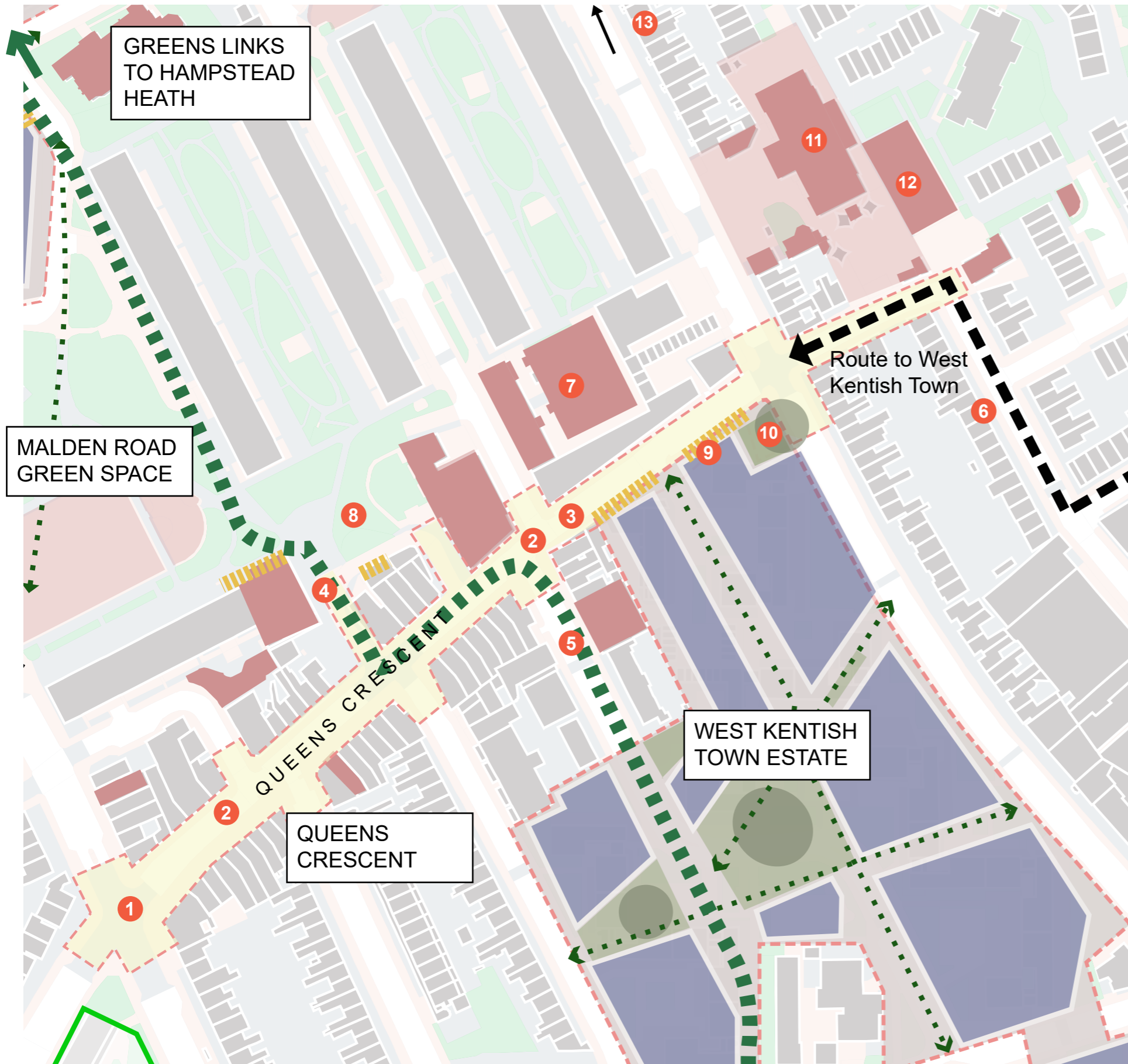
C. Core South-focussed around the West Kentish Town Estate and Talacre Gardens area pg. 75

D. Outer North-focussed around Mansfield, Constantine and Savernake Roads area pg. 79

E. Outer South- focussed around Malden Road and Maitland Park Estate area pg. 81



3.4 SPECIFIC AREA GUIDANCE - AREA A QUEENS CRESCENT



QUEENS CRESCENT

- 1 Improve “gateway” into Queens Crescent and improve pedestrian safety at 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 improve space for the street market
- 4 Replace pedestrian ramp to improve safety and create new green wall
- 5 Improve north/south route for pedestrians to better link Queens Crescent with Talacre and Gospel Oak station
- 6 New walking route through to Kentish Town via Arctic Street and Regis Road redevelopment
- 7 Explore options for potential redevelopment to reprovide sports and youth facilities and market storage alongside other uses including housing
- 8 Explore options and potential opportunity for small scale development and enhanced public space with more active frontages
- 9 Use development of West Kentish Town Estate to create strong and more active frontage to Queens Crescent with space for health, community and/or commercial uses
- 10 Create new public space around mature trees
- 11 Integrated compatible community use on upper floors with education and early years services
- 12 Upgrade sports pitch
- 13 Support Kentish Town City Farm in expanding their community and food growing offer

Key

- Illustrative zones where potential new housing might be located
- Local services and community facilities
- Potential areas for upgraded and new green and open spaces
- Queens Crescent
- Introduce more active frontages
- New and improved pedestrian green links

3.5 SPECIFIC AREA GUIDANCE - QUEEN'S CRESCENT

Enhancing public realm

Queens Crescent is a market street, shopping street and neighbourhood centre providing local services and social connections for local people.

Consultation has been clear that there is desire for improvements to Queen's Crescent to support its retail, business and community functions, to support walking and cycling and reduce traffic volumes and speeds. The Council has been successful in securing over £2m of funding from the GLA as part of its Good Growth Funds and Dept. of Transport to invest in improvements across the centre.

This funding is intended to turn Queen's Crescent into a place that people will want to spend more time in, with improved air quality and a safer and more attractive street.

Following trial runs and consultations and based on the outcomes of robust traffic, pedestrian and air quality monitoring the decision to proceed with the project was made in July 2022. Subject to final designs the project will see:

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

These works are due to start in early 2023. At the same time the Council continues to look at other measures to support and reinvigorate the long-term sustainability of the market as a key community and local economy asset.



Above: Queens Crescent engagement day and public realm testing. Below: Indicative view of 'welcome matt' feature for Queen's Crescent: East architecture

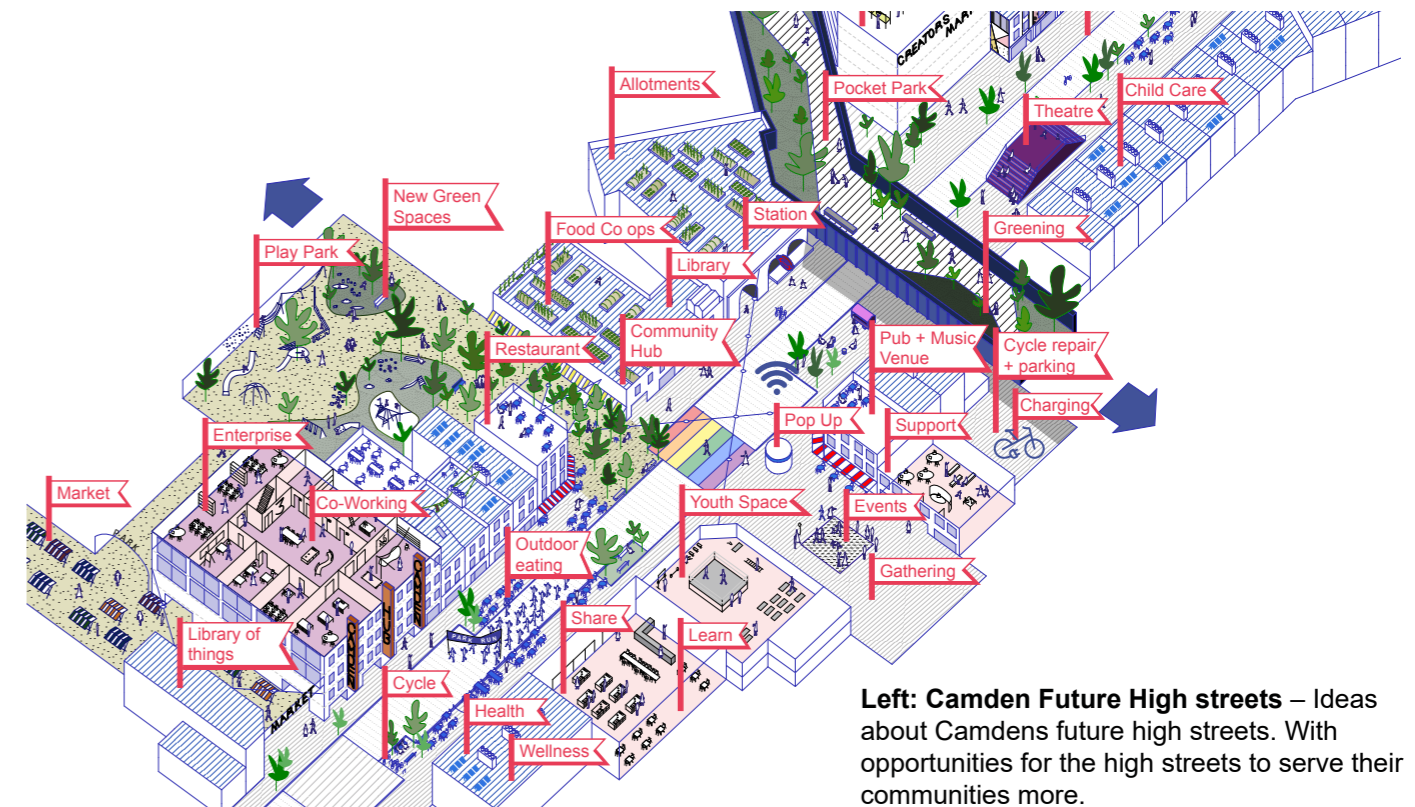
Community provision for Gospel Oak and Haverstock

In order to help the centre thrive, this vision seeks to focus investment for major new and enhanced community provision into the heart of the area, ensuring that facilities are conveniently located and accessible for all whilst also encouraging footfall to help support local businesses.

Access to quality health provision will become increasingly important as we anticipate the neighbourhood will grow, but also as average age increases. We are working with the NHS to explore options and potential locations for new, purpose built health facilities for the area, including at Queen's Crescent. This could involve relocating services currently operating from the Wendling estate and potentially combined with more modern facilities for GP's.



Above: Kentish Town Health Centre – new facilities offering a holistic approach to healthcare, with spaces to run services such art therapy, creative projects, choir, dance group, community services, aromatherapy massage and a well-being garden in addition to GP surgery spaces Image Credit via: AHMM architects



Left: Camden Future High streets – Ideas about Camdens future high streets. With opportunities for the high streets to serve their communities more.

Safeguarding former Carlton for the community

The former Carlton school site was repurposed in 2021 for nursery to Year 1 provision through an expanded Rhyl Community Primary school, as well as a Children's Centre on the lower floors. In addition, it has become the site of broader community and educational services to the wider local community through the establishment of Community Hub. The use of the top floors were also secured for future community use to be identified and developed alongside the school and community.



Central Somers Town, Camden - Community play facilities, youth club and rooftop multi use games area. Image credit Adam Khan architects

Rhyl Community Primary School

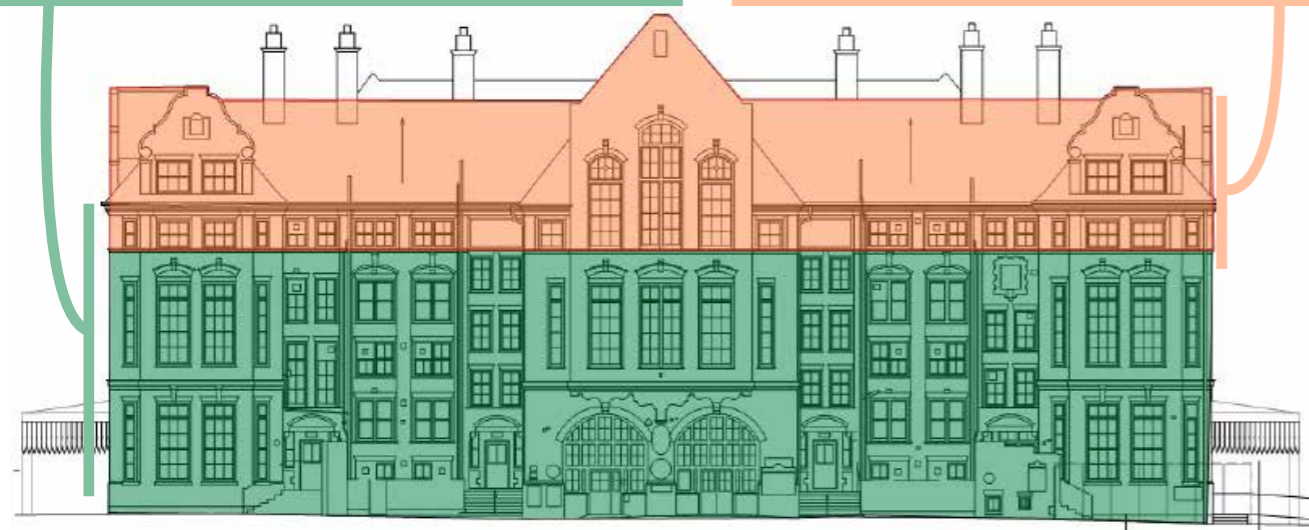
Comprehensive early years offer:

- Children's centre (0-1 year olds)
- Nurseries (2-4 yr olds)
- Reception (4-5 yr olds)
- Year One (5-6 yr olds)

Upper floors for community use

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

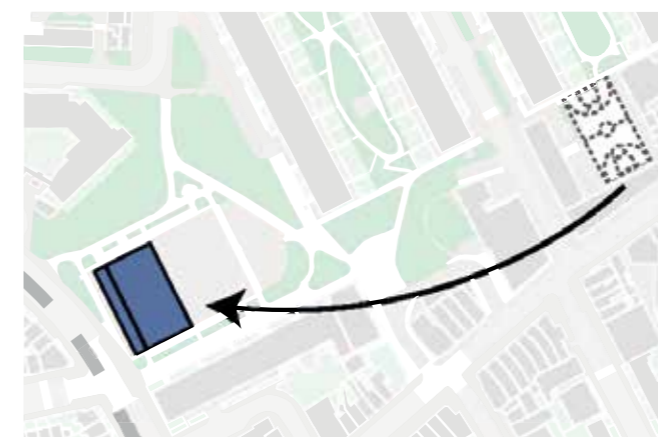


Weedington Road youth and sports centre

The Dome youth and sports centre on Weedington Road (home to GOALYC and operated by the QCCA) is 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 ageing and include the temporary Dome structure which is nearing the end of its useful life. In order to secure facilities for the next generation, we need to consider options to reprovide the centre to ensure that young people in the area benefit from a more modern and sustainable facility that can deliver existing services and is better equipped to serve the whole community longer into the future.

The current location on Queen's Crescent is in the heart of the community. Reprovision on the same site as part of a redevelopment scheme has many benefits and would be an optimal solution if feasible. The viability and practicality of this, and which might involve new housing to fund new facilities, would need to be explored alongside other options with input from the key stakeholders. This includes the Collège Français Bilingue de Londres (CFBL) school who also make use of the facilities.



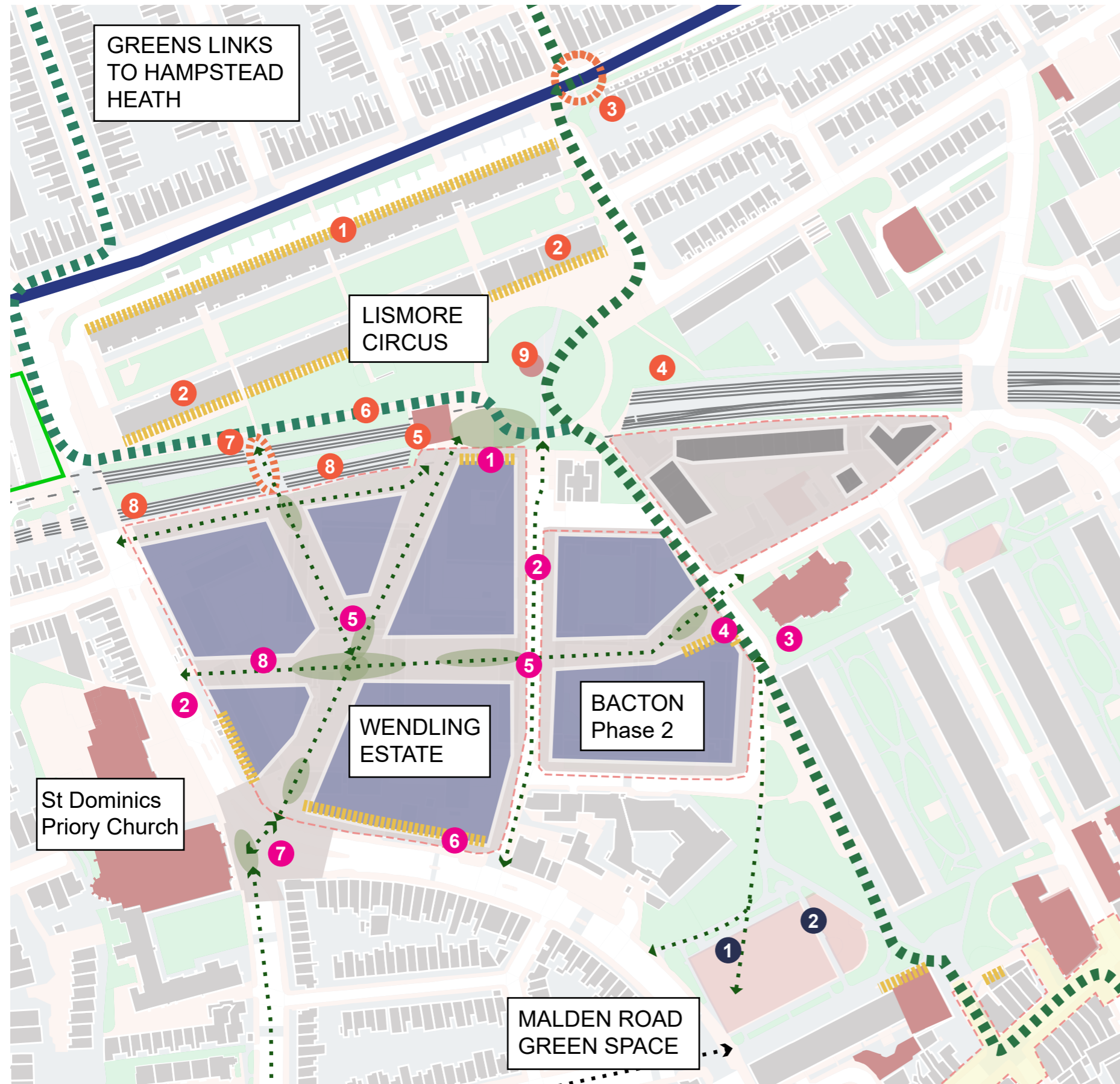
If rebuilding on the existing site is viable, temporary relocation may well be needed to ensure continuation of essential youth services. One possibility would be to relocate the Dome into temporary facilities located on the Malden Road pitches while construction takes place.

If rebuilding on the existing site is unviable, then a sequential site approach should be taken, looking at other accessible locations in and around the Queen's Crescent neighbourhood centre. Sites beyond the framework area would not be considered appropriate and if neither onsite reprovision, nor other sites around Queen's Crescent are feasible, then major refurbishment and improvements to the existing buildings should be considered, again involving temporary relocation if required.



Central Somers Town, Camden - Sports pitch located on the roof of the community centre. Image credit Adam Khan architects

3.6 SPECIFIC AREA GUIDANCE - AREA B



WAXHAM, LUDHAM AND LISMORE CIRCUS

- 1 Encourage conversion of vacant garages for alternative compatible uses
- 2 Work with local businesses and the London School of Mosiac to improve frontages 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 space with informal youth provision
- 6 Improve walking route
- 7 Reuse space for play, sports or residents growing
- 8 Explore opportunities for bridging railway cutting with Network Rail
- 9 Improve arrangement of public space

WENDLING AND BACTON LOW RISE

- 1 Active frontage to Lismore Circus
- 2 Improvements to adjoining streets
- 3 Churchyard relandscaping to increase access to garden
- 4 Enliven potential new square with commercial; health or other community use
- 5 Location of new public open spaces and routes to be developed through a masterplan in consultation with residents
- 6 Improve frontage to Malden Road
- 7 Significant opportunity to create new public realm space in front of St Dominic's alongside improved quality of street and safer crossing
- 8 New pedestrian routes link in with wider street network

MALDEN ROAD

- 1 Relandscape to create informal multi-sports areas with direct route across and better sightlines. Remove large fences which obstruct the public space
- 2 Improvements to remaining sports pitch and playground which better enhance the public space and are more usable

Key

- Illustrative zones where potential new housing might be located
- Local services and community facilities
- Potential areas for upgraded and new green and open spaces
- Queens Crescent
- Introduce more active frontages
- New and improved pedestrian green links

Public realm enhancements at Malden Road and St Dominics Priory Church

Redevelopment of the Wendling Estate opens up the opportunity to radically change its relationship and connections with Malden Road and to look at the environment of the relatively wide stretch of road sitting in front of St. Dominic's Priory Church opposite. It also offers the opportunity to create a more active and interesting street frontage.

Through an improved and safe crossing and a road and pavement alignment that deters speeding, existing large traffic islands could be reduced or removed to narrow the road width. This could assist in creating a safer segregated cycle path and new public realm spaces either side of the road.

These could improve the setting and space in front of St Dominic's and create a more attractive and welcoming green southern "front door" into the estate.



Above: View across the existing crossing with lots of street clutter.

Below: A view from St Dominics Church showing the vast space at this junction in the road for potential public space enhancement.



Above: Byng Place, Bloomsbury. Enhanced public space

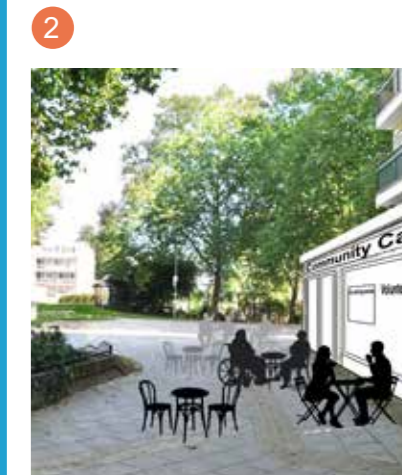
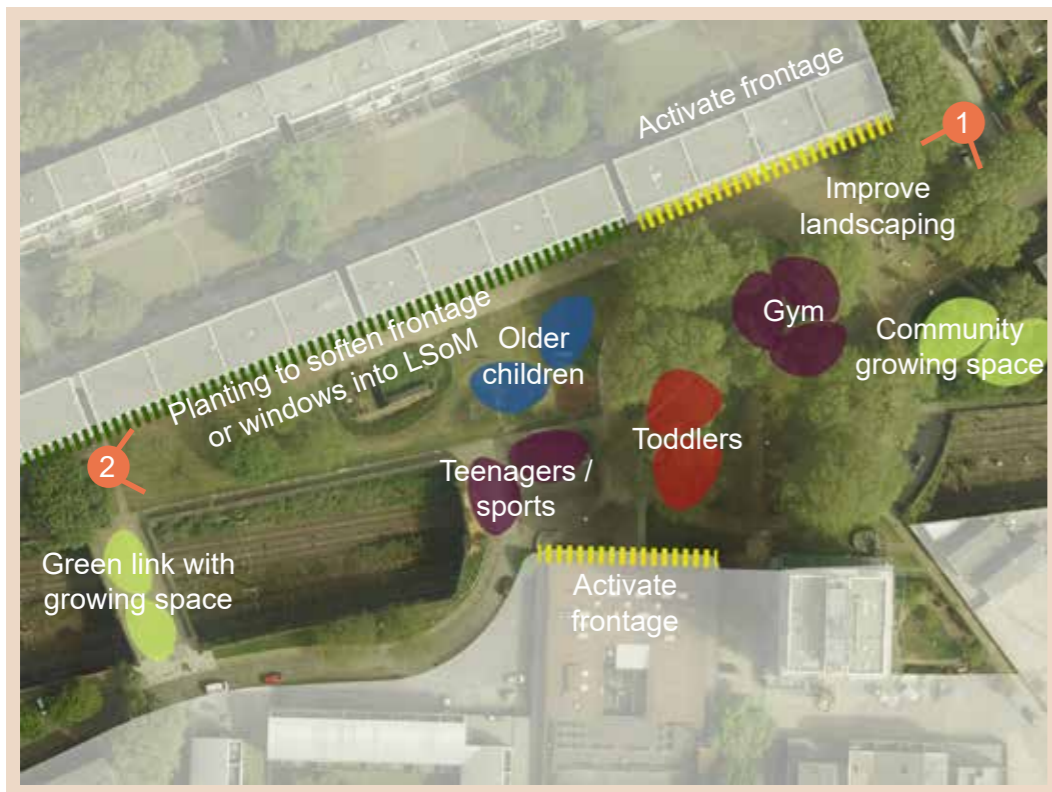
Left: Barcelona traffic calming measures. Shared surfaces and public space. Photo credit: Gabino Carballo

3.7 SPECIFIC AREA GUIDANCE

AREA B

Lismore Circus and Malden Road green spaces

The areas public open and green spaces can be enhanced to meet a range of needs for all ages from quieter sitting areas to more active playspaces. The images below are very initial ideas suggested during early engagement and in conversations with local residents. Exactly how these are improved and what features these spaces should have will require more detailed design work and local consultation with residents to turn ideas into reality.

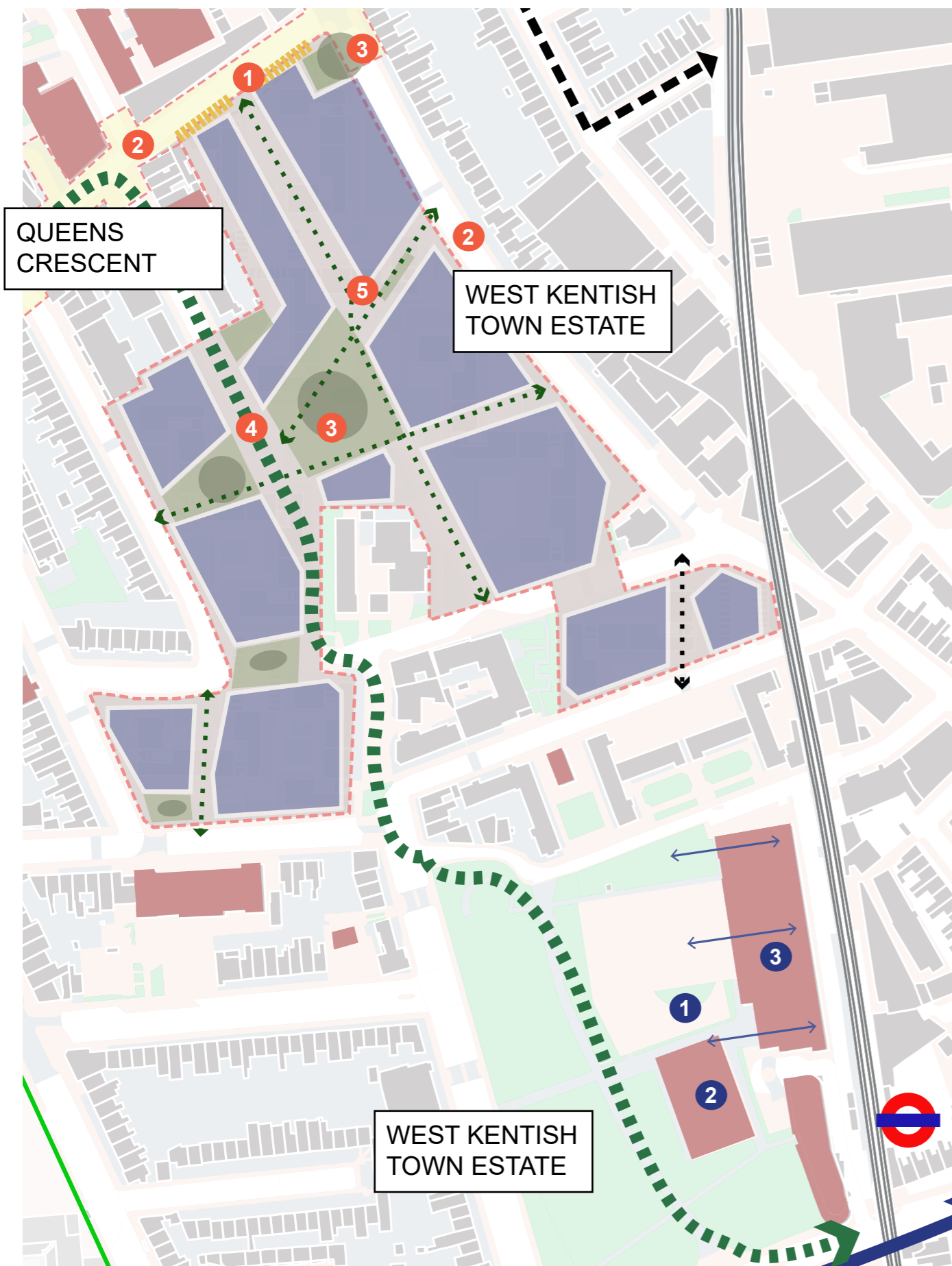


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3.8 SPECIFIC AREA GUIDANCE - AREA C



WEST KENTISH TOWN ESTATE

- 1 Use development of West Kentish Town Estate to create a strong and more active frontage to Queens Crescent with space for health, community and/or commercial uses
- 2 Improvements to adjoining streets
- 3 Play and green spaces for the whole community
- 4 Improve north/south route for pedestrians to better link Queens Crescent with Talacre Town Green, Gospel Oak station and Lismore circus
- 5 New pedestrian routes linking into wider street network to make walking and cycling easier and safer

TALACRE TOWN GREEN

- 1 Refurbish playground to improve facilities 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 sports centre to improve offer and better integrate centre facilities with the park and its routes through.

Key

- Illustrative zones where potential new housing might be located
- Local services and community facilities
- Potential areas for upgraded and new green and open spaces
- Queens Crescent
- Introduce more active frontages
- New and improved pedestrian green links

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 be provided for a mix of ages, with younger children in more enclosed space and older children in more public settings to encourage

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 Town Green with Queens Crescent as well as making it easier to travel across the estate



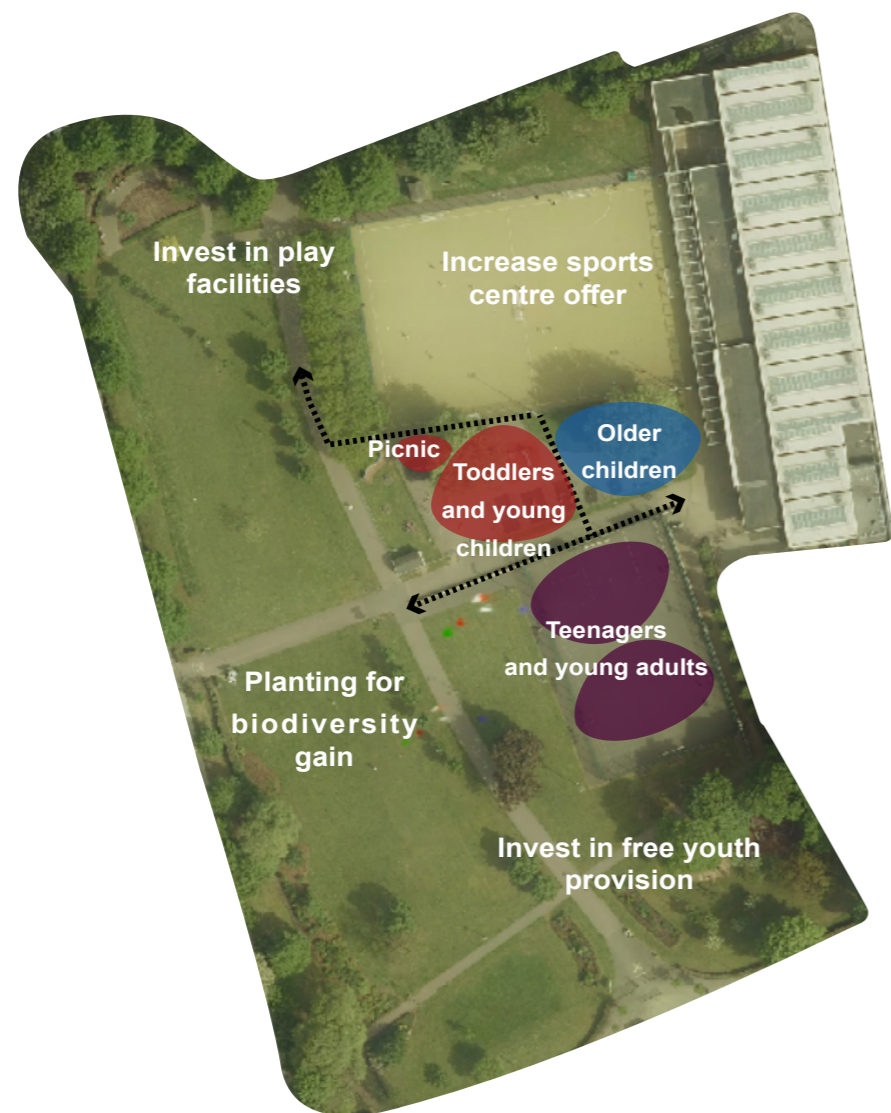
Images: (top) Play Street, Hackney by MUF architects (bottom) Forbes Lane, Hackney.

3.9 SPECIFIC AREA GUIDANCE

AREA C

TALACRE TOWN GREEN AND SPORT CENTRE

There is a real opportunity to enhance the nature and quality of open space adjacent to the Talacre Sports Centre to create areas for play and to improve the public realm around the centre. Our Green Spaces Team have been consulting on a masterplan for play areas. The sports centre would also benefit from investment itself to bring it up to modern standards, diversify its service offer to better meet local demands, increase its appeal and attendances and increase its social value in improving health and well-being. Funding sources are being explored, including a bid for Government "Levelling up" funds.



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



Older children - An area of more adventure style play such as with climbing, play 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.



3.10 SPECIFIC AREA GUIDANCE

AREA D



- 1 New pedestrian and cycle crossing to improve safety
- 2 Ensure walking routes are fully accessible, safe and legible to improve access to Hampstead Heath
- 3 Improve main cycling route
- 4 Traffic measures to improve air quality and safety for residents
- 5 Work with Fleet school to advertise sport facilities across the neighbourhood
- 6 Safeguard the Gospel Oak district heat network
- 7 Maintain active ground floor commercial and retail frontage on Mansfield road

Key

- Local services and community facilities
- Introduce more active frontages
- New and improved pedestrian green links
- New and improved pedestrian routes



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



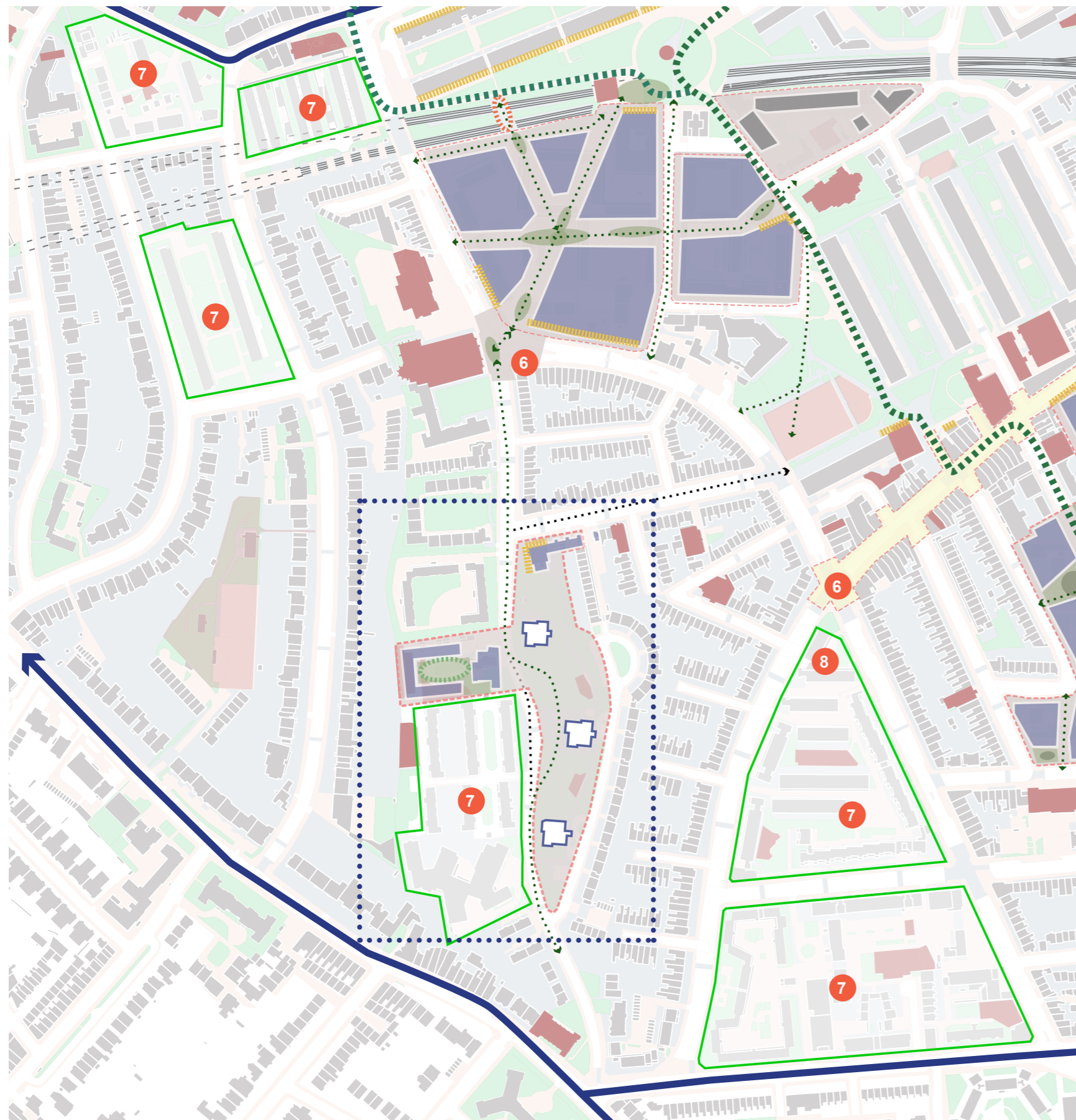
Installing renewable sources on new and existing buildings will help reduce our emissions



Refurbished pitches at Fleet school are open for the whole community to enjoy

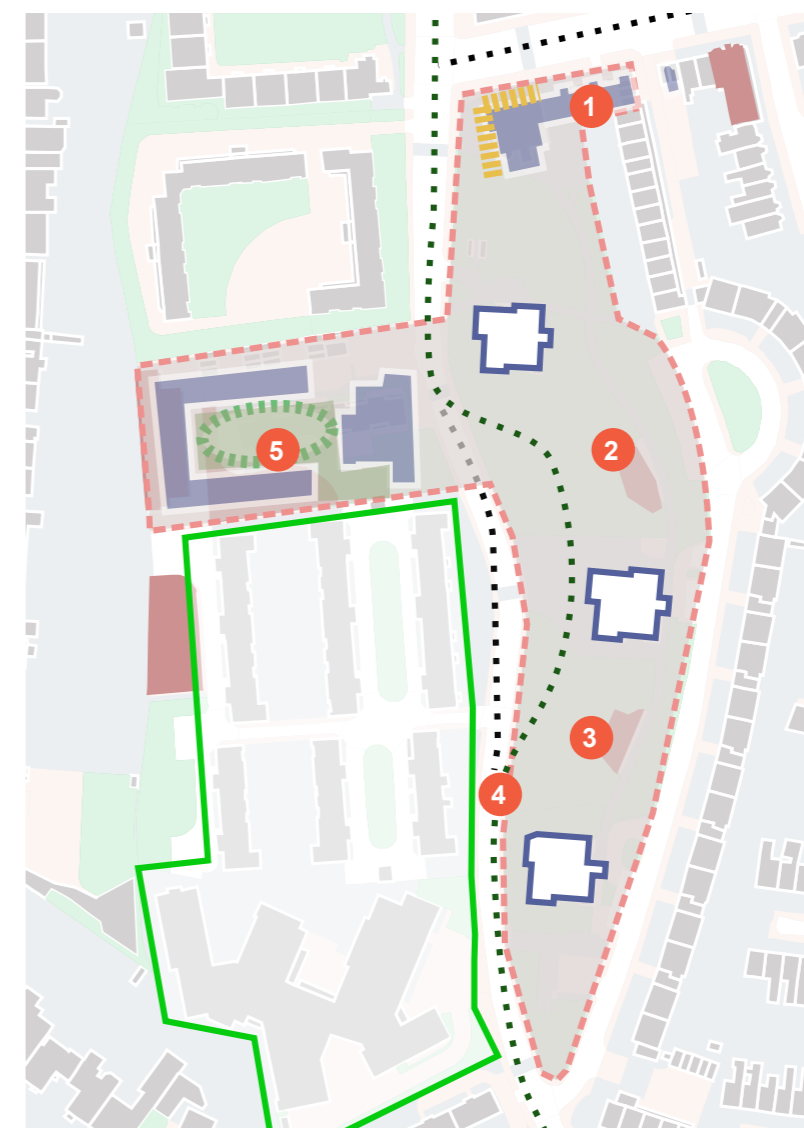
3.11 SPECIFIC AREA GUIDANCE

AREA E



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 within open space
- 4 Improve North / South route for pedestrians to better link to Haverstock school and Chalk Farm underground
- 5 New green space
- 6 Improved public realm and safer crossing point on Malden Road
- 7 Retrofit lower emissions heating systems and improve thermal efficiency on estates not part of the CIP
- 8 Maintain active ground floor commercial and retail frontage on Malden and Southampton Road



- Key**
- Recent and future housing planned in Estates
 - Local services and community facilities
 - Potential areas for upgraded and new green and open spaces
 - Queens Crescent
 - Introduce more active frontages
 - New and improved pedestrian green links
 - New and improved pedestrian routes

SECTION FOUR: DELIVERING THE VISION

4.1. Funding new infrastructure

4.2. For the community, by the community

4.3. Links to further information

4.4. Glossary of terms



Image: View looking south east across the neighbourhood from Parliament Hill

4.1 FUNDING NEW AND IMPROVED INFRASTRUCTURE

To support the growth anticipated across the neighbourhood the Community Vision highlights some essential social infrastructure improvements that will need to be delivered through redevelopment and investment. As this document highlights, growth needs to be supported by significant enhancements to connectivity and the quality of the environment and public realm.

However, the council is facing unprecedented financial challenges as a result of cuts to its budget made by central government over the last ten years combined with the acute and urgent needs created by the Covid-19 pandemic.

These have placed additional pressures on the Council's finances and have made it difficult for it to press on with new homes investment and fund enhanced local services and infrastructure. Quite rightly, many local residents seek more 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.



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. Building new and additional genuinely affordable homes subsidised by new homes for sale, means investment can be unlocked in various ways for the benefit of both existing 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 additional residents through two main mechanisms - Community Infrastructure levy (CIL) and s.106 planning obligations.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a charge placed on new development across the Borough. The charge is based on the uses and the increase in floor area and so is strongly related to the scale of new development. It is an important tool for local authorities to help them deliver the infrastructure needed to support development.

As an example, an estate regeneration scheme including 300 new private homes (affordable housing is exempt from the CIL) could generate a CIL contribution potentially in the range of £6-7 million (based on the current CIL charge of £322/sqm for housing in the GOH area).

Images: (Left) The Greenwood Centre, Camden CIP project
(Right) Edith Neville School, Camden CIP project

The Council currently splits CIL payments into two pots to form strategic and local CIL budgets. Strategic CIL has historically been used for key infrastructure projects across the borough, predominantly transport and school improvements.

However, 25% of the CIL generated in an area is locally allocated to help deliver projects identified by the community and supported by ward councillors.

Money from the local CIL budget has already been allocated or spent across the neighbourhood to deliver improvements and essential services in recent years. The organisations, services and projects assisted include:

- Baitul Aman Mosque
- CARAF Centre
- Cycle hangars in Haverstock ward
- GOALYC
- Ibn Abbas Islamic Centre
- QCCA
- Rhyl Primary School
- Talacre Gardens
- Talacre play centre
- Thanet youth centre



Moving forwards, the Community Vision sets out a strategy and objectives for how the spending of CIL funds generated by the anticipated growth should be prioritised. These include:

- A new conveniently located health centre
- Investment in existing local facilities such as QCCA and GOALYC, in particular youth and sports provision
- Enhanced and new green spaces
- Enhanced and new play and recreation facilities
- Investment into Queens Crescent
- Better connectivity with Kentish Town and more attractive and safer streets and walking/cycling routes through the area
- A jobs hub and other opportunities for adult education, training and learning new skills

Other infrastructure works that could contribute to achieving some of the above priorities could include decking over the railway near Lismore Circus and opening up railway arches under the London Overground line towards the Murphy's and/or Regis Road sites.



4.1 FUNDING NEW AND IMPROVED INFRASTRUCTURE

Planning Obligations

When granted planning permission, developments can be required to contribute towards improvements in local infrastructure. From heating networks, to streets, to open space improvements, these obligations are negotiated on a site by site basis depending on the impacts and infrastructure needs generated by the specific site and the scale of development.

Planning obligations secured on the Bacton Low Rise (phase one) permission have contributed to the refurbishment of Burmarsh Studios in Haverstock to create affordable workspace for creative industries. Similar obligations from Kiln Place and Barrington and Lambie permissions paid for re-landscaping 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.



Images: (Above) Enhanced community gardens
(Right) Queens Crescent engagement day

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 efficiency improvements;
- Green Space Investment Programme will continue to invest in our parks and green spaces so they can best meet the needs of the community;
- The Camden Future High Streets crowd fund helps to deliver innovative projects to support the recovery and sustainable future of our high streets;
- Camden's Inclusive Economy team will continue to provide support for new and existing businesses. Residents will be supported through the Good Work Camden scheme. The team will also continue to deliver apprenticeship and training programmes, such as Market Enterprise training for Queen's Crescent;
- Government "Levelling up" funds have been sought to improve Talacre Sports Centre and its relationship with the park and adjacent play areas, as well as funds for a number of safe and healthy streets projects

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.



4.2 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.

As guidance, this SPD is not so inflexible that alternative and better design solutions can come forward.



Above: Community engagement vision workshop and community walk around

Consultations & Keeping in touch

Local engagement and the involvement of residents is a fundamental part of the CIP and extensive consultation has taken place over a number of years on individual schemes for different estates and steering groups set up to see schemes evolve into detailed proposals.

Once schemes are worked up, as part of the planning application process, development proposals within the area will continue to be 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 in advance, and should actively seek input from the community whilst schemes are in the design stages.

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 be accessible and welcoming to all and efforts should be taken to ensure that those who are often under-represented in consultation feedback are included. The involvement of children and young people in the design and development of proposals should also be given particular priority.

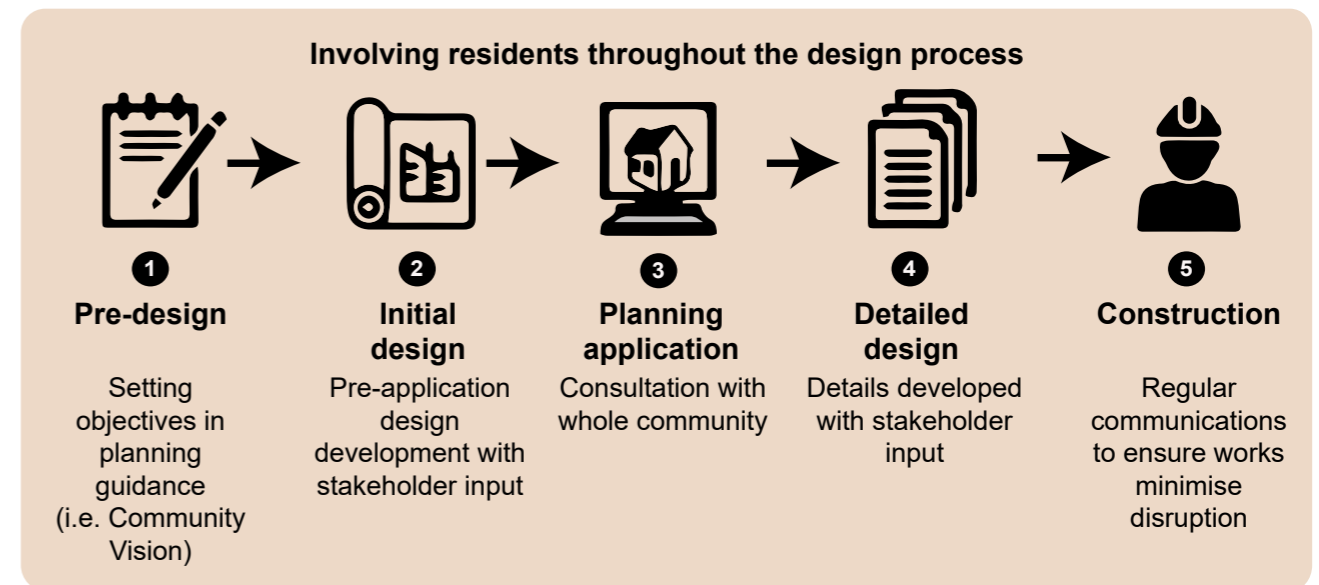
We want to make sure that residents are also involved throughout the design process, and are kept up to date with how developments are progressing once agreed. The stages of the design process are set out in the image on the right hand side. You can also sign up to be alerted about other proposals and other things happening in your area [here](#).

Managing the impacts of construction

We know that construction can be 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.

Due to the potential scale and timescales of the major development sites identified within this document they 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. Construction Management Groups may need to be set up (as at Maitland Park Estate) to continue consulting with local people during the demolition and construction process.



4.3 FURTHER INFORMATION

Plans, Policies and Guidance

National

National Planning Policy and guidance
National Planning Policy Framework
Planning practice guidance

London

London Plan
London Plan Guidance and Supplementary
Planning Guidance

Camden

We Make Camden
Camden Climate Action Plan
Local Plan
Camden Site Allocations
Neighbourhood Plans
Kentish Town Planning Framework
Camden Planning Guidance
Intermediate Housing
Conservation area appraisals
Locally Listed Buildings

Other Plans and Strategies

Community Investment Programme
Transport Strategy and plans
Clean Air Action Plan
Biodiversity Strategy
Tree Planting Strategy
Green Space Investment Programme

Other support:

Camden climate fund - Camden Council

Camden Future High Streets Crowdfund

Employment support - Camden Council



4.4 GLOSSARY OF TERMS

Affordable Housing: The Camden Local Plan(2017) and Camden Planning Guidance on Housing(2021) sets a target of 50% of larger new housing schemes(where 25 or more additional units would be created) to be affordable. 60% should be social rent or London Affordable Rent (which include council homes) and 40% to be intermediate rent.

The Government defines affordable housing as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Whilst the definition incorporates social rent, which is low cost housing provided by the local authority or housing associations for those most in need and on low incomes, it also identifies a range of intermediate rent and discounted for-sale products, but refers to “affordability” in terms of being 20% below market rates.

In Camden, this is unaffordable to people on low to middle incomes and the Council does not consider that forms of discounted sale housing (e.g. shared ownership or “First Homes”) are in the reach of the majority of people.

Whilst intermediate rent homes cost more than council or housing association accommodation at social rents, the Council seeks to ensure that the majority of new intermediate rent homes will be affordable to households with gross annual incomes between £31,530 and £42,040 (adjusted annually by wage inflation).

Biodiversity: “Biodiversity” comes from “biological diversity” and means the variety of wildlife, plants and habitats of a place.

Good Growth: This is about managing change and development so that growth is responsible, inclusive and helps achieve cleaner, greener and safer places with equal access for all to public spaces and jobs, and other facilities and opportunities that may be created.

Greening/Urban Greening: Going beyond simply open spaces, this refers to the improvement of the appearance, function and wildlife value of the urban environment with networks of different types of green spaces and features, such as green roofs and walls, street trees, planters and water features.

Heritage asset: A building, feature, site, place or area identified as having some significance requiring consideration in planning decisions, because of their heritage interest. This includes designated heritage assets (such as listed buildings, conservation areas and registered parks) and other local assets identified by the local planning authority (including locally listed buildings)

Inclusive neighbourhoods: An inclusive neighbourhood is one in which people can live, work and move around in a safe, healthy, supportive way without barriers and have convenient access to public transport and better walking and cycling routes to access the services and facilities that they use. This includes safe and easy access to a network of open and public spaces which meet different recreational needs of all ages and genders to enhance health and wellbeing and provide opportunities for social interaction.

Infrastructure: Infrastructure includes things like transport, energy, water, waste, digital (e.g. broadband), social and green infrastructure

Public realm: This is the publicly accessible spaces between and around buildings, including streets, squares, forecourts, parks and soft and hard landscaped spaces

Renewable energy: Energy that comes from a source that can be replenished, such as wind, wave, solar, hydroelectric (water), but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is also generally included.

Retrofitting: The adaptation of existing buildings through the use of new technology or features in order to make them meet modern standards, more energy efficient and reduce their environmental impacts.

Site of Importance for Nature Conservation (SINC): Areas of land and wildlife habitats identified due to their ecological and biodiversity interest and where people can experience nature close to where they live and work

Social/community infrastructure: Social infrastructure plays an important role in developing strong and inclusive communities and contributing towards a good quality of life. It covers a range of services and facilities that meet local and wider needs. This includes health provision, early year’s provision, education, community centres, recreation and sports, places of worship, policing and other community safety facilities, children and young people’s play and informal recreation facilities. This list is not exhaustive and other facilities can also form social infrastructure.

Social Value: This means seeing local areas and people benefit from developments and change and where businesses and employers play their role as neighbours and community members as well. Whether this is access to some of the facilities they provide, to provision of good quality and accessible jobs, work experience opportunities for young people, supporting local voluntary or community projects or purchasing goods and services locally.

Supplementary Planning Documents: Documents which add further detail to the policies in the development plan (which includes the London Plan, Camden Local Plan and Neighbourhood Plans). They can be used to provide further guidance for development for specific sites, or on particular issues, such as design. Supplementary planning documents are a material consideration in planning decisions, but have less weight than development plan documents.

Sustainable Urban Drainage Systems (SUDS): These are used to reduce the risk of flooding, pollution and pressure on drainage infrastructure by managing surface water run-off from buildings and land, e.g. from storms, and slow down the flow and volume entering drainage systems or being absorbed back into the ground and into waterways.

WHO: World Health Organisation who set targets for air quality.

Whole life-cycle carbon assessment: This means testing the total greenhouse gas emissions arising from a development over its lifetime. Starting from the emissions of material extraction, to the manufacture and transport of building materials, to demolition, construction, operation, maintenance and materials recycling and disposal.

Zero-carbon: Activity, such as energy generation, that doesn’t release carbon dioxide and other greenhouse gas emissions into the atmosphere.

**Gospel Oak & Haverstock
Community Vision**

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