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### APPENDIX 8

### **APPENDIX 8**



J. Murphy & Sons Limited

23/10/2012

Caroline,

Further to our meeting I wish to comment as follows

J. Murphy and Sons Ltd. have no plans to vacate or redevelop this site but we recognise the need to be part of evolving business and community plans. The site contains J. Murphy & Sons Ltd. corporate head office and the company sees a strategic benefit in maintaining our operational base close to central London. No planning proposals have been submitted in the recent past which relate to major development proposals in or around the site.

If this site were to be redeveloped it is likely to take 10 to 15 years depending on market conditions. In the event of a development proposal on this site we acknowledge that any development will be expected to and should involve a comprehensive approach that leads to a phased delivery of a new mixed use development providing

- · employment and retail uses
- · commercial and hotel use
- new residential housing including affordable

We would envisage that such a scheme would be able to support the following

- the potential to significantly enhance connections to and through the site in both a north-south and eastwest direction.
- In the long term here will be the potential to use these routes as cycle and walking routes.
- Improve landscape quality
- Enhance the opportunity to diversify into smaller forms of use i.e. smaller employment unit/retail units

As the infrastructure cost to provide these links would be quite significant we would expect the any development to be of sufficient scale to maximise the site opportunities to support the financing of this infrastructure.

Yours faithfully,

Horse

P. Brosnahan

Director



HMew House, Highgate Road, Loadon NWS 1TN, Tel: 020 7267 4366. Fac 020 7284 3025. Emili malignmuphygroup.co.uk Web www.murphygroup.co.uk

HHIAYOANONANIO

A member of the Marphy Group, Registered Office, Hilview House, Highgole Road, London NWS 1714, Registered in England No. 402042

### **APPENDIX 9**

# APPLICATION FOR DESIGNATION OF KENTISH TOWN NEIGHBOURHOOD FORUM AND AREA 17.10.2012

1) The name of the proposed Neighbourhood Forum is

# 2) A map of the proposed Area of the Neighbourhood Forum is attached (Annex A).

Kentish Town Neighbourhood Forum (KTNF).

The Area of the proposed Neighbourhood Forum encompasses the north and central area of Kentish Town – on the north side it runs east along the north side of Little Green Street and Ingestre Road and the Ingestre Estate and then it encircles Acland Burghley School. From there (omitting Tufnell Park Station) it runs south down the west side of Brecknock Road and then down the west of Camden Road. It then crosses from east to west below Bartholomew Road, above Rochester Road. It then runs south along the east side of Kentish Town Road down to the railway bridge. From there it runs north up the west side of Kentish Town Road, including all the shops and buildings in that stretch including 187 Kentish Town Road. It then turns west along the centre of Castle Road. From the end of Castle Road it follows the west side of the railway line north, including Kentish Town West station, and then it encircles Arctic Street. The boundary goes back onto the railway line and goes north until it meets the bridge over the First Capital Connect railway line. Before the bridge it goes east and then northeast up to the north side of Carker's Lane to join the east side of Highgate Road and continues north to join up at the northern corner of Little Green Street where it meets Highgate Road.

## 3) The Area of the proposed Neighbourhood Forum

Kentish Town is an identifiable area with a sense of community that we would like to foster. The Area has also been identified because Representative Residents
Associations, Conservation Area Advisory Committees,
Tenants Associations, individual local businesses, Kentish
Town Community Centre, Transition Kentish Town, Kentish
Town Police, local schools, GP surgeries, the Church, well-known community groups and individuals have been consulted in creating this Neighbourhood Forum. The Forum has the support of Camden ward councillors within the Area.

In 2010 Kentish Town Road Action held a series of small public meetings to establish a local public interest in taking forward the idea of a Neighbourhood Forum. A steering committee was formed.

On 19 January 2012 an Annual General Meeting was held and was attended by 50 local residents, representatives of Tenants Associations, businesses, community groups, the church and ward councillors. A Neighbourhood Forum Committee of 15 was elected and a Team of Advisors was

set up. A Constitution was voted in and a preliminary area boundary map was discussed, agreed and voted in.

Subsequent to the AGM, representations were made by residents of the area we shall call North Kentish Town to be included within KTNF. The area of North Kentish Town is from Little Green Street and Ingestre Road and the Ingestre Estate and encircling Acland Burghley School, down to the southern side of Burghley Road. These representations were followed by a public meeting in the North Kentish Town area, organized by Kentish Town ward councillors, where a vote in favour of joining KTNF was carried by 30 to 1. This was ratified at a Special General Meeting of KTNF held 23 April 2012.

Part of the northern KTNF boundary goes across Murphy's site from the railway line to the north side of Carker's Lane. We share Forum boundaries here with Dartmouth Park Neighbourhood Forum (DPNF). We have discussed with DPNF and Paul Brosnahan Director of Murphy how all of us will participate in this and we have come to an amicable agreement that we will get together on any issues pertaining to Murphy's land and also the industrial area including Regis Road (the latter is within the KTNF area and includes Arctic Road because there is a lot of local interest in opening up this entry). Anything that happens in these areas will affect both Neighbourhood Forums and also the Gospel Oak Partnership area; we will get together with the latter at a later date.

The western boundary of the Forum was formed along the London Overground railway line, including West Kentish Town Station. Following the Special General Meeting, representations to be included in KTNF were made by a few residents from the area west of the London Overground railway line. This prompted a debate in a popular local blog, The Kentish Towner. As a result, following the model of North Kentish Town, KTNF worked with Haverstock councillors. A public ward meeting was held in that area on 6 September 2012 and the issue was discussed. The meeting was advertised on the KTNF website, by the councillors and in The Kentish Towner. In the event only 7 local residents turned up. Three KTNF officers attended the meeting and spoke. It was agreed that there was insufficient popular support or interest in joining KTNF.

The eastern boundary follows the natural road and borough boundary of Brecknock Road. Islington is on the other side.

Changes were made to the preliminary southern boundaries of the Forum following representations from residents and councillors from two discrete areas that wished to set up their own Neighbourhood Forums. One is based around the Rochester and Jeffreys Street Conservation Areas with a proposal to link up with Camden Broadway. The other is based around the Castlehaven area, focusing on the Hawley Wharf development. These two areas are now not included in KTNF.

The southern boundaries of the Forum area end in the centre of Castle Road and in between Bartholomew Road and Rochester Road. The boundary then carries on south down to the railway bridge including all the shops and buildings and 187 Kentish Town on the west side of Kentish Town Road and up north again on the east side of Kentish Town Road. The reason for the boundary continuing down to the railway bridge is that this is traditionally considered to be the beginning, or end, of Kentish Town, as seen on the notice on the inside of the bridge. Additionally several members of the Forum are also members of Kentish Town Road Action that has for nearly a decade looked after the interests of all the buildings. shops and businesses all the way down Kentish Town Road to the railway bridge.

- 4) We intend to work closely with neighbouring forums and with communities that do not have a forum, in developing our Neighbourhood Plan and we will cooperate over interests of mutual interest. Indeed, we are actively working with Dartmouth Park Neighbourhood Forum and with Queen's Crescent Community Association.
- 5) Kentish Town Neighbourhood Forum is a relevant body capable of being designated a Neighbourhood Forum for the purposes of section 61G of the 1990 Act. a) We attach a copy of the Forum's written Constitution
- b) Refer to 2) and 3) above
- c) The contact details of the Chair, Secretary and Treasurer of Kentish Town Neighbourhood Forum are as follows:

### Chair - Caroline Hill

13 Leverton Street

(Annex B)

London NW5 2PH

Tel: 020 7485 2577

email: chdesign@btinternet.com

### Secretary - John Nicholson

6 Raglan Street London NW5 3DA Tel: 020 7482 5357

email: secretaryatktnf@yahoo.co.uk

### Treasurer - Paul Seviour

6 Raglan Street London NW5 3DA Tel: 020 7482 5357

email: paulseviour@hotmail.com

d) The following statement from the written constitution of Kentish Town Neighbourhood Forum shows that the proposed Neighbourhood Forum is established for the express purpose of furthering the social, economic and environmental well-being of individuals living, or wanting to live, in an area that consist of or includes the neighbourhood area concerned:

## Statement of General Policies and Objectives (extracts)

iii) The Forum will enable Kentish Town Road within the

Forum Area to flourish and maintain a good range of shops. The Forum will press for continuing environmental improvements to the High Street.

- v) The Forum will work with appropriate organisations to maintain and generate greater employment in the Forum Area.
- vi) The Forum will emphasise social benefit; community links, services for young people, the reduction of crime, the generation of neighbourliness and companionship especially for the elderly and housebound.
- e) The following statement from the written constitution of Kentish Town Neighbourhood Forum shows that:
- "Membership of The Neighbourhood Forum shall be open to all residents living in the Area and all businesses operating in the Area and all people wanting to live in the Area".
- f) Kentish Town Neighbourhood Forum has more than 21 members; on 14 October 2012 the Forum had 216 signed-up members who live and/or work in all parts of the Forum Area. A committee of 15 was elected at the AGM and a Team of 13 Advisors (planners, architects and other specialists) has been appointed. All 9 ward councillors from the three wards in the Forum area are honorary members of the Forum.
- g) Our members are drawn from different sections of the community within the Forum Area. We have consulted and had meetings with:
- i) The Somali Youth organization Family and Young People's Centre (SYDRC). This resulted in the Director Ibrahim Isse joining the Forum's team of Advisors.
- ii) Crossroads Women's Centre two of the organizers at Crossroads are members of the Forum.
- iii) Kennistoun & Willingham Tenants and Residents Association - one member is a member of the Forum
- iv) Kentish Town Community Centre two of the Forum's committee members are trustees of the Community Centre. v) Caversham Elder People's Organization (CEPO) - one
- Forum committee member is an active member of CEPO. vi) St Luke's - One Forum committee member is vicar of
- St Luke's. Two Advisors are members of the congregation. vii) Safer Neighbourhood Team - Sgt. Peter Ryan is a member of the Forum.
- viii) Transition Kentish Town One member of Transition Kentish Town is on the Forum Committee. One member is a Forum Advisor.
- ix) The Forum set up a working group to liaise with GP
- x) The Forum has set up working group to liaise with youth groups and schools.
- xi) The Forum is encouraging and working with local shops and businesses to set up their own support group.
- xii) The Forum supports and is supported by the following Local Associations:

Kentish Town Road Action – KTRA Kentish Town Business Association - KTBA Highgate Road Residents Association Leighton Road Neighbourhood Association - LRNA Bartholomew Area Residents Association - BARA

Bartholomew and Kentish Town CAAC (Conservation Area Advisory Committee)

Inkerman Area Residents Association – IARA Prince of Wales Residents Association - POWRA Kelly Street Residents Association - KSRA Hadley Street Residents Association Torriano Cottages Residents Association Kennistoun & Willingham Tenants and Residents Association North Kentish Town Association

The Forum supports these Local Associations when they are concerned about planning issues and need information and back up. Members of all these associations are supporting the Forum by signing up as a minimum. Most of the associations do far more than that in support of the Forum, ie. members attend Forum meetings, offer the Forum advice and help and join in with Forum activities.

### 6) Engaging with the local community:

a) A weekend of walkabouts took place on 21 and 22 of April 2012. Four walks were repeated four times throughout the weekend. There were leaders for each walk and all walkers had record sheets to fill in. The idea was that anyone or everyone in the Forum Area could go on all four walks during the weekend and that, as a result of these walks, we would develop ideas for our Neighbourhood Plan. 70 people took part, including local councillors, and all the comments on the record sheets were collated onto the map Annex A.

A further walkabout weekend in North Kentish Town took place on 6 and 7 October 2012. One walk was repeated twice and 55 people from all over the Forum Area took part. The comments have been added to the map Annex A. b) We began working with the Prince's Foundation in April

2012. The work they are doing with the Forum is to help us to formulate a Neighbourhood Plan.

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- c) On 27 May 2012 the Forum had a stall at the Alma Street Fair. We talked with dozens of people; explaining what KTNF is all about, signing up people to our members' list and talking about the street engagements and workshops to come.
- d) Local people ran a week's Street Engagement in Kentish Town from 27 June – 3 July 2012. Over 20 local people, including one councillor, took part and helped and we talked to hundreds of people and gathered ideas and opinions. These all fed in to:
- e) the 3-day Planning Workshop that took place from 03 -05 July 2012. About 80 local people attended on the first day. The second was a Stakeholder Workshop day attended by about 40 local stakeholders, including representatives from residents' associations, local businesses and restaurants, community groups, Camden Council (both officers and councillors), Kentish Town Police, Transport for London, Transition Kentish Town, local landowners (including the Director of Murphy's - the construction company that occupies the industrial area to the north of the railway) and more. On the evening of the third day the Prince's Foundation reported the results of the workshop to roughly 75 members of the public. f) The Forum is engaging with the Helen Hamlyn Creative

Caroline Hill and John Nicholson **Chair and Secretary of Kentish Town Neighbourhood** 

Citizens' Project. This aims to help local organizations to

connect better with their communities.

17 October 2012

### **NEIGHBOURHOOD PLANNING** IN KENTISH TOWN

Notice of receipt of Applications for a Neighbourhood Forum and Neighbourhood Area

A Kentish Town community group has applied to Camden Council to be formally designated as a neighbourhood forum and set the boundary of their neighbourhood area, in accordance with the Neighbourhood Planning Regulations 2012.

The Council is consulting residents and other interested stakeholders on these applications.

### How does this affect me?

If the applications are agreed by the Council, the Kentish Town Neighbourhood Forum can write a 'neighbourhood plan' for the

A neighbourhood plan is a statutory planning document setting out general planning policies for the development and use of land in a neighbourhood.

To view the applications and for further information on how to respond to this consultation, please go to: www.camden.gov.uk/neighbourhoodplanning

Comments must be received by 20th December 2012



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### **APPENDIX 10**





### KENTISH TOWN NEIGHBOURHOOD PLANNING PROGRESS WORKSHOP and AGM

### PROGRAMME OF EVENTS

Date: 31 January 2013 (08.45 - 21.00)

Venue: St. Luke's, Oseney Crescent, NW5 2AT

### STAKEHOLDER SESSION

D Time	Item	Led by
08.45	Arrival, coffee and tea	
2 09.00	Welcome and introduction by KTNF and the Prince's Foundation  Objectives and issues  Work to date  Programme for the day	C Hill & PFBC
3 09.15	Presentation of key policies and proposals under five themes including feedback from workshop on 14 Dec 2012 and community engagement in Jan 2013	J Nicholson, C Hill & PFBC
09,45	Group workshop session 1 facilitated by the Prince's Foundation Planning, development and housing 1 – Policies Planning, development and housing 2 - Proposals Planning, development and housing 3 –	A Close B Savic J Anstead

ii.		Discussion with major landowners     Transport and traffic 1 – Policies     Transport and traffic 2 – Proposals	J Dales A Koch (A Davis)
5	11.00	Break, coffee and tea	
6	11.15	Group workshop session 2 facilitated by the Prince's Foundation	
iii.		<ul> <li>Employment, business and economy 1 –</li> <li>Policies, actions</li> <li>Employment, business and economy 2 –</li> </ul>	J Anstead J Dales
iv.		Proposals for retail areas Community, social and culture 1 – Policies Community, social and culture 2 - Proposals Environment, green and public space 1 –	A Close A Koch B Savic
v.		Policies and proposals	(A Davis)
7	12:30	Feedback and Q&A	KTNF & PFBC
8	13:15	Close of stakeholder session	
9	13.30	Lunch	

### AFTERNOON PUBLIC SESSION

ID	Time	ltem	Led by
1	16:15	Arrival, coffee and tea	
2	16:30	Welcome	C Hill
3	16:35	Theme-based stalls arranged around the room each staffed with PFBC and KTNF team members	KTNF & PFBC
4	18:30	Close of public session	

### **EVENING PUBLIC SESSION**

ID	Time	Item	Led by
1	18:45	Arrival, coffee and tea	
2	19.00	Kentish Town Neighbourhood Forum AGM	KTNF
3	19:30	Summary of results of the neighbourhood planning work to date	H Dittmar and B Savic, PFBC
4	19:50	Q&A	
5	20:15	Interactive session – responses to proposed policies and proposals for the Neighbourhood Plan	KTNF & PFBC
6	21.00	Close	

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### **ACCEPTANCES BY STAKEHOLDERS 31 January 2013**

**Camden Strategic Planning** 

Jennifer Walsh

**Camden Transport Team** 

Tim Long

Camden Place Plan &

Investment Team Sara Dilmamode

**Camden Councillors** 

Cllr. Georgia Gould Cllr. Meric Apak

Cllr. Phil Jones Kentish Town Safer

Neighbourhoods Team Sergeant Peter K. Ryan

Schools

François-Xavier Gabet (Collège Français Bilingue de Londres)

Alun Rhydderch (Collège Français Bilingue de Londres Trustee)

Religious establishments

The Greek Orthodox Cathedral of

St Andrew

**KTNF Forum Advisors** 

Alice Brown Christopher Cross Richard Burton Mireille Burton Hilary Barnes

Kentish Town Business

Carmen Bishop (Boma) Ghassan Eid (Phoenicia)

Joel Czopor (The Grafton)

Jon Matthews (Assembly House) Wendy Sinclair (Kentish Canteen)

Landowners

Alan Morris

Paul Brosnahan, J Murphy

Landlords

Pieter Conradie (Fortess Road

landlord)

James Peasnell (Fortess Road

Agent)

Pieter Conradie (Fortess Road

landlord)

Landowners

Paul Brosnahan, Murphy Group

**Transport for London** 

Steve Kearns TFL

**London Overground** 

Sam Russell LOROL

Dartmouth Park NF
David Cronin (evening)

Community Centres and Youth

Clubs

Ibrahim Isse (evening) (Somali

Youth Centre)

Anne Neale (Crossroads

Women's Centre)

"Mayor of London - Put NW5

on the Cycle Hire map"

Tim Sowula

MAMA Forum (venue)

Liz Large (manager)

Darren Maddox (bars manager)

**Camden New Journal** 

Dan Carrier

### APPENDIX 11

### **APPENDIX 11**

### AGREEMENT TO ENTER INTO A MEMORANDUM OF UNDERSTANDING

Background

Kentish Town Neighbourhood Forum ("KTNF") has submitted an application to LB Camden to establish itself as a neighbourhood forum. The proposed KTNF boundary received a significant number of objections from local residents and businesses and the decision on whether to approve this boundary has thus been referred to a Cabinet hearing, scheduled for April 10, 2013.

At the general meeting on 12 December, 2012 the North Camden Town Area voted unanimously to set up a Neighbourhood Forum ("NF") to be known as North Camden Town Neighbourhood Forum ("NCTNF"). The proposed NCTNF boundary overlaps the proposed KTNF boundary (the "Overlap Area"), and it is no longer possible to amend the KTNF boundary without additional public consultation and a new KTNF submission. Neither NF wants this to happen.

Purpose

The Memorandum of Understanding sets out the long-term commitment and process for the two NFs to work together on areas of mutual interest. This Agreement to Enter into a Memorandum of Understanding (the "Agreement") sets out the short-term issue of the Boundary Overlap as agreed at the Neighbourhood Planning meeting on 5 February, 2013 and set out in Brian O'Donnell's subsequent note of the meeting. In summary:

 KTNF will not object to NCTNF's proposed neighbourhood boundary, which includes the southern end of Kentish Town Road

NCTNF will continue to involve KTNF in areas of mutual interest as set out in the

Memorandum of Understanding attached to this Agreement

 KTNF and NCTNF will not carvass the people and businesses in the Overlap Area
 If there are no significant objections to NCTNF's application, then the Cabinet Member for Regeneration and Growth will make the decision as portfolio holder

The Chair of the proposed KTNF and the Secretary of the proposed NCTNF agree to the terms set out in this Agreement and have thus agreed to enter into the Memorandum of Understanding attached to this Agreement.

The Chair of KTNF on behalf of KTNF and the Secretary of NCTNF on behalf of NCTNF wish to enter into the Memorandum of Understanding prior to the formal approval by LB of Camden of KTNF and NCTNF.

Agreement

It is hereby agreed that the terms of the Memorandum of Understanding attached will become effective from the date of this Agreement.

Signed on behalf of KTNF

Signed on behalf of the NCTNF\*

DOMINI

Date 27 March 2013

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as this Agreement is being signed prior to the official formation of both KTNF and NCTNF, their use here denotes the recognised organising body both prior to and post official formation.

### MEMORANDUM OF UNDERSTANDING

### between

### Kentish Town Neighbourhood Forum

### and

### North Camden Town Neighbourhood Forum

- This Memorandum of Understanding is between Kentish Town Neighbourhood Forum ("KTNF") and North Camden Town Neighbourhood Forum ("NCTNF"). It is about how we will work together to ensure that any planning or licensing development that may take place on any part of our mutual boundaries meets the aims and ambitions set out in our respective Neighbourhood Plans.
- 2. Each body has its own distinctive aims and ambitions for its own Neighbourhood Plan Area.
  However, we both recognise the importance that any planning or licensing development on our mutual boundaries could have on both areas within KTNF and NCTNF, especially related to HS2 and to the businesses in Kentish Town Road. This Agreement signals our intent to work together to ensure that our respective aims and ambitions are met. We recognise the benefits of working together to achieve our common interest.
- 3. This Memorandum sets out:
- · our respective roles and responsibilities;
- · the outcomes we will achieve by working together,
- . the working practices we will use to achieve them.

### Our roles and responsibilities

4. Our roles are defined in statute and both KTNF and NCTNF are set up under the provisions of the Localism Act. The main purpose in that Act is to produce a Neighbourhood Plan to further the social, economic and environmental well-being of individuals and organisations in our respective Neighbourhood Plan Areas.

### KTNF Plan - Main Themes

- 5. Below are the six main themes of KTNF's Neighbourhood Plan:
- i. Planning and Development
- II. Housing
- iii. Community, Social and Culture
- iv. Environment, Green and public space
- v. Transport and Traffic

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vi. Employment, Business and Economy

### NCTNF Plan - Main Themes

6.

### Community

- Identifying community and neighbourhood needs by consulting and communicating broadly with the North Camden Town community.
- Preparing sustainable planning policies for development within the context and character of each area of our neighbourhood.

### Sites

- To press for the preservation of land or facilities used for public purposes and services, and to promote neighbourhood infrastructure that meets the needs of its inhabitants and improves the quality of urban life.
- Identifying vacant and underused sites that can be better utilised.
- To identify and protect North Camden Town's heritage assets whilst ensuring they remain adaptable to contemporary needs.

### Streetscape

To improve the local street environment, to respect green issues, sustainability and the
preservation and improvement of green open spaces and playgrounds.

### Economy

- To support shops and businesses within the Forum Area to flourish.
- To support appropriate organisations to maintain and generate greater employment in the Forum Area.

### Collaborative programmes and working practices

7. These themes will be delivered by the working principles set out here:

We need clarity and distinctiveness of role and to establish who leads on what and how we will work with each other and other bodies. We will define our roles, establish accountabilities and agree ways of working.

We will periodically review and agree these areas, by considering each organisation's strategic priorities. As other high priority areas emerge over time, we will develop new collaborative programmes to address them.

We will fialse with other bodies and organisations where appropriate, that could be impacted by any development relating to HS2 and any area along our boundary lines where there might be a development of mutual interest.

....

We will liaise and consult with Kentish Town Road Action on all matters pertaining to Kentish Town Road, or a part of it, up to the railway bridge, south of Hawley Road.

### 8. We will, where applicable:

- . build towards a shared evidence base by exchanging information and data;
- · collaborate on research and development;
- · encourage interaction at all levels, including developing strategies and advising others on delivery;
- pool our expertise and resources when working jointly to avoid duplication;
- · share our positions in response to policy initiatives and consult each other at the earliest opportunity;
- · communicate our collaborative work together to local government, partners and the public;
- · consult each other and contribute to strategies and policies of mutual interest;
- · establish mechanisms for collaboration at local level, including:
  - An annual meeting of the Chair and officers of KTNF and NCTNF;
  - . A quarterly meeting of the Chair and officers of KTNF and NCTNF to exchange information and review progress;
  - KTNF and NCTNF will be invited to all NF meetings relating to HS2 and Kentish Town Road together with other areas of mutual interest agreed at the annual meeting and from time-totime as required

### Liaison and review

9. The relationship between our organisations will evolve over time and we will keep this Memorandum under review.

### Governance of this Memorandum

10. The Chair (or relevant officer) of KTNF and NCTNF will own and sign off this Memorandum. Chairs and relevant officers of KTNF and NCTNF will meet regularly to put this Memorandum into operation and monitor outcomes and the overall progress on this Memorandum as outlined in 8

Signed by and on behalf of NCTNF\*

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### APPENDIX 12

### **APPENDIX 12**

## **Decision details**

## Kentish Town Neighbourhood Forum and Area Application (CENV/2013/08)

• Find out more about this issue

Decision maker: Cabinet

Decision status: Recommendations Approved

Is Key decision?: Yes Is subject to call in?: Yes

**Decision:** RESOLVED -

- THAT the designation of the Kentish Town Neighbourhood Area be agreed as per the application in Annex 1 and 2, pursuant to Section 61G of the Town and Country Planning Act 1990; and
- THAT the designation of the Kentish Town Neighbourhood Forum be agreed as per the application in Annex 1. pursuant to section 61F of the Town and Country Planning Act 1990.

### REASONS

For the reasons set out in the report

Publication date: 11/04/2013 Date of decision: 10/04/2013

Decided at meeting: 10/04/2013 - Cabinet

Effective from: 19/04/2013 Accompanying Documents:

- Item 10 Kentish Town neighbourhood forum and area application PDF 175 KB
- Item 10 Annex 1 Application PDF 43 KB
- Item 10 Annex 2 Proposed Area PDF 2 MB
- <u>Item 10 Annex 3 Constitution</u> <u>PDF 25</u> KB
- Item 10 Annex 4 checklist PDF 17 KB

<sup>\*</sup> as this Agreement is being signed prior to the official formation of both KTNF and NCTNF, their use here denotes the recognised organising body prior to and post official formation.

POLICY/PROJECT THEME: WORKING & SHOPPING 25 sheets

## **APPENDIX 13** DRAFT WORKING & SHOPPING POLICIES FEEDBACK 07.12.13

0	Policy/Project Intention	Like	Don't like	Comments
-	MIXED USE DEVELOPMENT IN REGIS	19	_	<ol> <li>As long as employment level stays the same or goes up.</li> </ol>
	ROAD SITE. IMPROVE ACCESSIBILITY			<ol><li>Yes, needs improvement. But we need the recycling Alp centre, don't want to lose that.</li></ol>
				<ol><li>Emphasis on improved accessibility</li></ol>
				<ol> <li>CFBL school (Holmes Road) would be interested in developing a mixed use – community sports/leisure facility in this zone.</li> </ol>
				5. Especially through Holmes Road
				<ol><li>Accessibility very important – should be immediate priority</li></ol>
				<ol> <li>See comments on 'Getting Around' section of possible intractable difficulties of opening up Arctic Street – Regis Road link. There have been many failed attempts.</li> </ol>
				<ol><li>Especially public open space &amp; footpath cycle path along railway and through Murphy land to Hampstead Heath. Open bricked up through way</li></ol>
				9. Go as fast as you can on this
				10. If limited. In particular the view of the Heath from Leighton Rd/Kentish Town Rd/Fortess should not be obstructed. Over development would deprive us of a sense of space/not crowded in.
				11. Like the fact RR is industrial. Inner city industrial area is lacking in London. Agree to the through path
				12. It would be fantastic if there was pedestrian/bike access Arctic St through to gillies St [stet] again. I used to really appreciate it safety wise. Holmes Rd and KT Rd a nightmare.
				<ol> <li>This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character.</li> </ol>
				14. The French school is looking for a sports centre that could equally be of use to the community and double up as a multi-purpose function room/theatre in the evening. The Regis Road development site strikes as being the ideal opportunity for this kind of joint venture.
				<ol> <li>(CFBL School) We would like a Sport &amp; Leisure Centre and it would be brilliant in this zone around Regis Road. It would be useful to have a footpath from Holmes Road to Regis Road</li> </ol>
2	MIXED USE DEVELOPMENT IN	16		1. Emphasis on improved accessibility
	MURPHY ROAD SITE. IMPROVE			<ol><li>CFBL school (Holmes Road) would be interested in developing a mixed use – community sports/leisure facility in this zone.</li></ol>
				<ol> <li>Especially public open space &amp; footpath cycle path along railway and through Murphy land to Hampstead Heath open builed [?] up through way</li> </ol>



# POLICY/PROJECT THEME: WORKING & SHOPPING 25 sheets

₽	Policy/Project Intention	Like	Don't like	Comments
				4. Go as fast as you can on this 5. If limited. In particular the view of the Heath from Leighton Rd/Kentish Town Rd/Fortess should not be obstructed. Over development would deprive us of a sense of spacemot crowded 6. This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character.
ю	RETAIN OFFICES IN USE ABOVE SHOPS – PROTECTION OF EMPLOYMENT USES	17		<ol> <li>May depend on JR [stet]currently being pursued?</li> <li>This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of K Ts local character</li> <li>It is important for local community to keep small businesses in the area.</li> </ol>
4	SITE POLICY for ex-launderette, 99 Leighton Road, Council owned property a. This property is vacant and should stay in community use. b. Suggested use – community meeting room	15 ? x 1		<ol> <li>Studio/workshop at affordable rent!</li> <li>Maybe move Law Centre into this building as they are in a very big one unnecessarily</li> <li>Staff from the Law Centre could be moved into 99 Leighton Road</li> <li>Or as studio space</li> <li>This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of K Ts local character</li> </ol>
ю	SITE POLICY for Camden Community Law Centre, 2 Prince of Wales Road. Council owned property a. This property is in use at the moment but may soon be vacant. b. Suggested use – leisure / entertainment. Add residential/office use to make financially viable.	14 ? x 2		<ol> <li>A cinema if it is not going to be proposed in former Pizza Express building</li> <li>It would be nice to have a cinema or theatre on Prince of Wales (ex Law Centre)</li> <li>Other advice services could be housed here.</li> <li>Move to smaller unit</li> <li>Cinema is a great idea</li> <li>Staff could be moved into 99 Leighton Road and the building could be redeveloped</li> <li>This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of K T's local character</li> </ol>

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# POLICY/PROJECT THEME: WORKING & SHOPPING 25 sheets

<u></u>	Policy/Project Intention	Like	Don't Iike	Comments
9	SITE POLICY for the ex-Community	16	2 x 2	1. Needs to be retail – not council use – plenty of room off the main street for this sort of thing
	Health Council. 197 Kentish Town Road			<ol><li>This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character.</li></ol>
	a. This property is vacant. Who owns it?			3. Should be retail!
	b. Suggested use?			<ol> <li>Shops – KT high street needs more boutique/clothes shops rather than mini-markets</li> </ol>
				5. As fast as possible
				6. Links to 5? [Law Centre)
7	SITE SPECIFIC	22		1. Agree strongly
	INCREASE PROTECTION OF SHOPS			<ol><li>We need more support as small businesses vs big chains and hopefully these measures will help achieve this</li></ol>
	BY DESIGNATING FORTESS ROAD AND BRECKNOCK ROAD AS			<ol><li>This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character.</li></ol>
	SECONDARY SHOPPING AREAS:			4. As long as no implication on rent for shops already there
				5. Get rid of one way system
				<ol><li>But how to encourage shop owners to move there?</li></ol>
				7. Strongly agree; Fortess Road is on the cusp of providing strong and interesting local shopping with independent stores. This mix should be maintained and encouraged; it is a community focal point, shopkeepers know each other.
				8. Provided FoFR [slc] research backs this up
00	TIGHTER CONTROLS ON CHANGE OF	19	2	1. Agree
	USE TO NON-RETAIL USE IN			<ol><li>We need more support as small businesses vs big chains and hopefully these measures will help achieve this</li></ol>
	SECONDART SHOPPING AREAS			<ol><li>This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character.</li></ol>
				<ol> <li>Not sure as younger person who rents in KT I'd like to see more housing available to buy at reasonable price.</li> </ol>
				<ol><li>More shops needed and market not regulated at Kentish Town by canopy.</li></ol>
				6. Very much agree



# POLICY/PROJECT THEME: WORKING & SHOPPING 25 sheets

<u></u>	Policy/Project Intention	Like	Don't like	Comments
σ.	RESTRICT CONCENTRATION OF NON- RETAIL USES IN SECONDARY SHOPPING FRONTAGES (e.g. no more than 2 consecutive betting shops)	23	-	<ol> <li>Agree strongly         2. This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character.     </li> <li>No more betting shops AT ALL. No more fast food joints. Sure Public health England would agree.</li> <li>NO more betting shops.</li> <li>Not sure – rather than boarded up/out of use.</li> <li>If there is a demand for betting shop allow them as money shop. No control of type of shop.</li> </ol>
01	SITE SPECIFIC PRESERVE RETAIL USAGE FOR LOCAL CORNER SHOPS AND CONVENIENCE STORES	24		<ol> <li>Yes please retain local/corner shops</li> <li>This is all sensible, valuable thinking. Preserving these spaces is essential for the preservation of KT's local character</li> <li>Keep Kentish Town as independent as possible</li> <li>Important role in local community</li> <li>Especially Leverton Stores, very high quality food</li> </ol>

POLICY/PROJECT THEME: PLANNING & DESIGN 22 sheets

## DRAFT PLANNING & DESIGN POLICIES FEEDBACK 07.12.13

₽	Policy/Project Intention	Like	Don't like	Comments
=	LONG-TERM PROPOSAL FOR	16	2	1. Seems like a good idea for more social housing
	HOLING AND DECKING OVER			2. Great idea though likely to be expensive and take time
				2. Hedgestided _ would like to one more detailed accounts
	PARTS OF KAILWAY LAND FROM			o. Orizectuse - wound links to see Infore detailed proposess
	KENTISH TOWN STATION TO			<ol> <li>Impractical expensive engineering project</li> </ol>
	CAMDEN ROAD			5. Massive, impractical and expensive
				<ol><li>But keep as car-free – need more pedestrian and safe cycling routes and green space</li></ol>
				7. Fantastic idea!
				8. Yes
				9. This is great but how realistic?
12	KENTISH TOWN SQUARE AND PUBLIC	14	4	<ol> <li>Appears to make the junction even smaller for road traffic. Traffic already extremely congested and consequently pollution extremely bad in Kentish Town Road</li> </ol>
	NEALM AND PEDESTRIAN	LX.		<ol><li>Busy pedestrian high street. Could also be better for cyclists</li></ol>
	STREET			<ol><li>Great idea as this space needs improving in order to bring life into KT High Street.</li><li>Concerned that current plan with not resolve congestion. Would be good to increase/reclaim</li></ol>
				more land over railway tracks in order to have more pedestrian space but not to the detriment of traffic. Also congestion of KT High Street could be greatly improved if a one-way traffic was
				implemented in conjunction with Brecknock/Tornano area. That way one could also envisage a cycle lane on KT High Street.
				4. Like to keep current flexibility of use
				<ol><li>In view of public service traffic (Fire Brigade, Ambulances, Police, 4 bus routes) this is impractical. It will merely serve to cause more delays/pollution in Kentish Town Road</li></ol>
				6. Impossible and impractical. KT Road is a major artery
				7. Yes but – and CYCLING improvements to the High Street
				<ol> <li>Desperately need something to be done here for safety – cycling also needs to be prioritised</li> </ol>
				9. Would love to see this - high street and side streets often very dirty/littered
				10 Probably
				11. Number 1 priority for KT!
				<ol> <li>Need to consider how bad the traffic already is. Maybe develop corner of Regis. This area is a mess</li> </ol>



# POLICY/PROJECT THEME: PLANNING & DESIGN 22 sheets

<u></u>	Policy/Project Intention	Like	Don't like	Comments
Project A	KENTISH TOWN SQUARE FUNDING PRIORITY PROJECT: KTNF will actively promote the creation of a new Kentish Town Square by working with Network Rail, Til., LB Camden, seek to Funding opportunities, run design competitions etc	ω	ю	Any North Street eg. Lady Margaret as green park!     Who funds it?
13	SITE POLICY FOR FRIDESWIDE PLACE AND WOLSEY MEWS	2	2	<ol> <li>Could have a detrimental effect on existing shops in KT Rd which already has several vacant shops</li> <li>Plenty of work/live occupation already. How does such a policy sit with A3 restaurants and cafes?</li> <li>NOT WORK-LIVE at ground level (it could become a 'front' for residential use at ground level)</li> <li>Who makes this policy?</li> </ol>
41	POLICY ON BUILDINGS OF ARCHITECTURAL MERIT AND DESIGN: REQUIREMENTS FOR DEVELOPMENT	14		<ol> <li>But isn't this already being done by Camden Council and local Neighbourhood associations?</li> <li>Agree strongly, Important to keep new developments in scale with existing neighbourhood</li> <li>Save anything worthy</li> </ol>
5	DESIGN PRINCIPLES FOR NEW DEVELOPMENT	12		<ol> <li>Consideration required during planning stage to ensure quality standards are maintained through construction</li> <li>Some degree of uniformity for the area</li> </ol>

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POLICY/PROJECT THEME: PLANNING & DESIGN 22 sheets

# KENTISH TOWN NEIGHBOURHOOD

₽	Policy/Project Intention	Like	Don't like	Comments
16	DESIGN PRINCIPLES FOR THE	10	8	1. Leave Regis as industrial
	INDUSTRIAL AREAS (REGIS ROAD			2. Some uniformity. Not more sheds!
	AND THE MURPHY'S SITE)			<ol><li>Pedestrian and cyclist route should be provided from KT Tube Station to heath thru' Murphy's site.</li></ol>
	16.3 the long term aspiration of the KTNF is			4. Not clear enough or detailed enough description for me to judge! Is green space included? It
	for a comprehensive redevelopment of the sites with the following objections:			should be – a green comidor. And 16.3b) is not firm enough – bridging or rafting over the
	a) the new development should form an			rainway inne should be a positive policy, not just invencement.
	integrated part of the townscape, fully			<ol><li>I don't understand this wish to redevelop Regis Road. Doesn't it already provide jobs?</li></ol>
	permeable and linked in to the existing			6. Safe bike/pedestrian route to Arctic St
	Surrounding areas with streets adopted by the London Borough of Camden:			7. Green space?
	b) a co-ordinated redevelopment of the			8. Master plan should be prepared
	Regis Road and Murphy's site would be			
	welcomed, in particular if that included the bridging or rafting over of the railway line that			<ol><li>These proposals are very well thought out with details remaining to be filled in. It is hard to be specific about what exactly I support. But the principles are sound. Well done.</li></ol>
	divides them;			
	c) any redevelopment should preserve the			<ol> <li>Would be a good place for more SOCIAL renied housing. There also was a public tootpath from Mondisord Close to Begin Bd which has been blocked off by Mumbridge.</li> </ol>
	same amount of industrial floorspace as today,			from woodyald crose to regis rd which has been blocked on by mulphy st
	but in principle the redevelopment should be			
	mixed use with industrial, office, residential			
	and other uses to form a sustainable new part			
	of Kentish Town. It will be important for			
	conditions to be attached to allow light			
	industrial use to continue once new residential			
	accommodation is occupied.			
	d) any application for redevelopment should			
	be accompanied by proposals for educational			
	Records wide policies:			
	a) the height of any radevalopment should			
	not exceed that of the surrounding area. The			
	height of the police section house in Holmes			
	Road will not be taken as a precedent in terms			
	of height.			
	<ul> <li>f) the design of any new development</li> </ul>			
	should be of the highest quality and should be			
	reviewed by a distinguished design panel.			
	such as that run by the Commission on			
	Architecture and the Built Environment.			
	Dependent of the LTME should be			



# POLICY/PROJECT THEME: PLANNING & DESIGN 22 sheets

0	Policy/Project Intention	Like	Don't like	Comments
	invited to any such design review; g) an element of planning gain from any redevelopment of these sites should contribute towards environmental improvement projects on Kentish Town Road and in particular proposals for Kentish Town Square			
17	DESIGN PRINCIPLES FOR	11		<ol> <li>The street art rollers are fantastic. No more kebab or betting shops.</li> </ol>
	EXTENSIONS AND MODIFICATIONS IN RESIDENTIAL AREAS			<ol> <li>Agree strongly with 17.1.17.2 – fine but needs to be sensitive to neighbourhood. Sustainable design should be encouraged.</li> <li>Isn't this already the case?</li> </ol>
	17.1 applications will be welcomed where: a) they respect the overall character and appearance of the area and take in to account the existing amenity of neighbouring properties; b) there will be no unacceptable impacts on the character or appearance of the area or the amenity of neighbours; c) they are of high architectural quality; d) they have the support of immediate neighbours.			4. Focused on high quality rather than prescriptive approach 5. These proposals are very well thought out with details remaining to be filled in. It is hard to be specific about what exactly I support. But the principles are sound. Well done.
	17.2 modern design will be acceptable in principle.			
18	DESIGN PRINCIPLES FOR SHOPPING	5	-	1. Don't go halogen l/c lights
	STREETS:			2. KT Road needs more visually appealing facades. No tacky signage. Restriction should only apply to design without "off putting" and alienating certain types of shops KT still needs to retain its diversity. Risk = attract only posh shops!
	Apparetions to advertisement consent and other applications will be welcomed where: a) estate agents boards will always be			<ol> <li>Could they go further to be more visionary for the street? A quaint colour scheme or style of shop frontage? Tidying up street furniture – redundant posts/signs to make it smarter would</li> </ol>
	removed after a maximum period of 14 days after a sale is completed			help
	b) estate agents boards will be removed after a			4. Improve shop fascies, frontages
	maximum period of 8 weeks even if no sale is completed			5. OK but (f) may not be great for shop security
	c) shop front advertisements are at fascia level			6. We are really getting to sound like "Big Brother" now
	<ul> <li>d) shop front advertisements are externally or non-illuminated</li> </ul>			7. Safe bike route
	e) shop windows are not be obscured by			8. Focused on high quality rather than prescriptive approach
	advertisements or other obstructions applied to			

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APPENDIX 13 APPENDIX 13

# KENTISH TOWN VEIGHBOURNODD EORLUM

& DESIGN 22 sheets

POLICY/PROJECT THEME: PLANNING

### hard to is hard to for those Ř (0) . I don't know if this is the right section for this, but I think the ambience of K Town iteal improvement, just to be pleasanter. ± = aining to be filled in. e sound. Well done. Be realistic. Don't rush, Don't infill too much, MAKE IT AFFORDABLE, Priority in NW5. Ε be filled i inch changing a Well ( ning to P ning to sound. ġ These proposals are very well thought out with details remail specific about what exactly I support. But the principles are with details rema the principles are Focused on high quality rather than prescriptive approach Comments Not entirely in agreement – need to be very careful Tendency of developers to grab at all spots. t out with But the p very well thought out of exactly I support. But t for the area Focused on high quality rather than pre These proposals are very well thought specific about what exactly I support. not result in s e. We need o does no n'one. , provided infill doe noe to an "urban" o These proposals specific about wh Should have Not too high 5 8 o 2 οi eri Don't like Like ç 2 Ξ shop to the DESIGN PRINCIPLES FOR MODERN DESIGN rated in to the sallow views in t DESIGN PRINCIPLES FOR INFILL Policy/Project Intention lass of the shopfront curity blinds are integra and are designed to al front at night. DEVELOPMENT ₽ 5 20

### DRAFT HOUSING POLICIES FEEDBACK 07.12.13

### DRAFT HOUSING POLICY 21

Site policy for future development of the Veolia site, HolmesRoad / Spring Place

Like: 24 Don't like: 0

### Comments

- •Social housing and facilities like nursery, health centre
- •Should definitely be used for housing BUT does this area include the Council depot as well?
- Affordable housing
- •Keep as much affordable and social as possible
- •Yes to key worker housing or affordable rental but not to include sale outside area.
- ·Good idea for social housing
- •Mixture of housing / affordable workshop space. Live / work?
- •If it became available for housing CFBL might be interested in a sport/multifunction facility in basement.
- •So long as it is keeping with the area not flimsy
- •If site was available OK. But it's vitally useful to have a recycling centre here, we need it

### **DRAFT HOUSING POLICY 22**

Site policy for future development at Frideswide Place / Kentish Town Library

Like: 20 Don't like: 0

### Comments

- Social housing or workshops
- •As much affordable and social housing as possible
- •Potential for mixed use with GL business/commercial and housing above. Consider live-work and creative indy start ups.

•Vital

·Library is a vital resource. Where would it go?

### **DRAFT HOUSING POLICY 23**

Site policy for future development of York Mews / Section House / Police Station land

Like: 21 Don't like: 1

### Comments

- Social housing
- Affordable housing
- ·As much affordable and social housing as possible
- •Potential for major re-development here. High density. Need to be accompanied by suitable urban-design and public realm.
- •No need to demolish building. Keep and re-use for mixture of housing and workshop space.
- Vital
- •This is outrageous that it's empty. So many homeless people who need homes. V shocked.
- Need more info

### **DRAFT HOUSING POLICY 24**

Site policy for future development of the Fire Station, Highgate Road

Like: 17 Don't like: 4

### Comments

- ·Social housing on top but good sound insulation
- •If this is proceeded with the whole triangle including the hire company and 2/3 shops must be taken as one site even if compulsory purchase required.
- ·Already development at Piano yard
- •Pocket park and keep it
- •This is strange
- Keep Fire Station in any development
- Area already getting v dense eg piano development and Greenwood Place. Do not want high rise and dense. Need some green space.
- •Keep low rise. Provide workshop and studio space
- •Vita
- Must keep Fire Station
- •So long as Fire Station stays there is space for some development.
- •OK to develop some, but keep some space for firemen to exercise outdoors

### DRAFT HOUSING POLICIES

### general / overall / other comments

- •Prefer social housing, the need is immense in Camden
- •Generally, do we simply support all of Camden's policies regarding proportion of private/social housing?
- Gottfried Mews already earmarked for development
- •We need current planning zones B1 etc
- •We need future employment land before ? uses equitably
- •We need future housing numbers needs before ? uses
- •We need to retain some employment and services in the area. Too much housing development without an
- expansion of services would overload the area.
- •Need more affordable housing as average 1 bed flat on KT is £308k. Affordable housing shouldn't be the same as social nor should they always be together. •Don't want to over build though no high rises.
- •Re-develop or knock down and rebuild in sympathetic style to Victorian buildings in the area. •Use for private accommodation not office space apply to all these buildings. No more social housing or student accommodation.
- •All these things are vital!
- •General comment on all these areas. Let's not lose the character that makes it a pleasant place to live. KT cannot afford to infill every spare space with housing especially high rise because it is fairly open and spacious with large green areas such as Hampstead Heath and Highgate Woods adjacent. The last thing we would want to do is make the density too 'inner city' and lose the character that makes it open, tree-lined and spacious in feeling. Eg building above the fire station would not fit the general lowrise nature of the main road up to the Heath.

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### DRAFT GETTING AROUND POLICIES FEEDBACK 07.12.13

### **GETTING AROUND POLICY 29**

Ensure any development in the Kentish Town Industry Area (Regis Road) is conditional on improving the environment of the area. In particular re-instating eastwest and north-south access for pedestrians and cyclists into and through the area.

Like: 35 Don't Like: 1

### Comments

- ·Yes yes yes yes!
- •There was a public footpath from the Woodyard Close estate to Regis Road which has been (several years ago) blocked by Murphys
- •With 2 schools in Holmes Road and 1 police station it is important to improve east-west routes for bikes and pedestrians
- ·I agree with all of this
- •Regis Rd is already orderly and well laid out. Access as suggested is good
- •Cycle link Regis Road Holmes Road cutting out KT High St •But a long longstanding issue re access from Spring Place / Arctic St. Is the power of private ownership so intractable?
- •There are policies relating to Regis Rd in several parts of the plan (eg design). It might be an idea to combine them.
- •As a pedestrian the postal depot & recycling schemes are a long way to walk! If there is a shorter route in I'd fully support it •Blue cycle route from Highgate to Central London
- •Including cycle paths for safe cycling (also for kids) would be great
- ·Camden Cycling Campaign are v interested
- •Not everyone can cycle 1. age 2. infirmity 3.luggage, not a lot of thought by cyclists for those who don't.
- •Gated link between Spring Place and Regis Road Estate should be reopened

### **GETTING AROUND POLICY 30**

Any new development to consider incorporating stations for bicycle hire

Like: 22 Don't Like: 5

### Comments

- •Should not 'crowd out' public space
- •? Encourage residents to hire their own bikes & include bike stores with their homes
- •Station canopy area?
- •And more ordinary bike stands would be good
- •Too many bikes! This is London not Amsterdam

### **GETTING AROUND POLICY 31**

Accessibility of transport hubs at KT West & KT stations. Any development plans at these 2 venues should directly address the issue of creating step-free access.

Like:30 Don't Like: 0

### Comments

·Steps at KT station are really steep and need resurfacing

- •Also make new exit from KT station rail into Leighton Rd and plus get Midland Mainline to stop and allow passengers at KT Rd access
- •Very important. Mothers and pushchairs and the ageing population cannot access Overground at W K/Town or First Capital Connect at KT due to staircase access only.
- ·Lifts needed at KT First Capital Connect station
- ·Lift from KT station to railway lines urgently needed.
- Must be inclusive
- ·Lifts for Capital First are overdue and there is plenty of space

### **GETTING AROUND POLICY 32**

Ensure the footbridge over the railway line at Ingestre Rd/Churchill Rd is maintained /improved as an important pedestrian link in conjunction with any development in the vicinity around Ingestre Estate or Little Green St/College Lane.

Like: 30 Don't Like: 0

### Comments

- •The bridge is a nightmare for families with children in pushchairs, age and it is a very dark and scary space. Yet as a shortcut to tube stations it is invaluable. Some redevelopment will be very welcome.
- •Potential for ramped access for bicycles and prams etc
- Lighting should be improved too
- ·Should be improved anyway threatening to walk
- Could include a bike ramp
- ·Camden Cycling Campaign v interested
- •Would be good to include facility to transport bicycles over the footbridge more easily
- •The footbridge is in a bad state and poorly lit at night. Any development of Ingestre Road is welcome (I am a resident) but the Conservation Volunteers were not supported by locals, nor endeavours to grow vegetables on the estate.
  •Definitely needs to be better lit.

### **GETTING AROUND POLICY 33**

Introduce significant traffic calming measures or introduce revised routing to known 'rat-runs' at Angler's Lane and Sandall Road.

Like: 23 Don't Like: 4

### Comments

- •Camden Cycling Campaign are very interested in this
- •Get rid of one way systems in Leighton Rd etc and no entry to roads leading off KT Rd
- ·Contra flow bike lane Angler's Lane
- Angler's Lane has already traffic calming measure but yes (like) Sandall Road
- Will require Police/Camden co-operation re enforcement
   So long as the solution doesn't become another road's
- •There are too many speed bumps around already Anglers Lane no Sandall Road yes

### APPENDIX 13

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# DRAFT GREEN & OPEN SPACES POLICIES / PROJECTS FEEDBACK 07.12.13

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# POLICY AND PROJECT THEME: Green and Open Spaces

	Policy /Project Intention	Likes	Dislikes	Comments
<b>+</b>	Protect the four public open spaces within the KTNF area from encroachment by neighbouring development.	26	0	Montpelier Gardens could do with (illegible) ramping Falkland Place needs regular attention to discourage use as a toilet, drug den, gathering point for foul mouthed aggressive teenagers.  This is very important. Development is a huge threat to or green spaces. We must not allow them to be lost or reduced.  One person made 6 "like" checkmarks; another made 2
10	Protect, enhance and develop biodiverse habitats.	25	0	Could the council be persuaded to be less brutal when pruning trees eg in Lady Margaret Road? Stop the council cutting down trees in residential streets because of insurance companies and not replacing these One person made 2 "like" checkmarks
.0	Develop network of green pockets within the KTNF area.	26	0	Although how are they funded Including gardens developed by residents in Raglan Stree and homes (vs?) promote planting under street trees.
	Promote public-private collaboration to provide new initiatives which help make Kentish Town more sustainable.	24	0	Ban plastic bags? Local reward scheme? Have you spoken to Transition Kentish Town? Make it an essential part of planning processes. Adopt-a-tree in a planter on Kentish Town Rd eg silever birch/lemon/strawberry/anything then children on the way to school and shoppers could water them.

36

35

38

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□ 8

## DRAFT COMMUNITY, SOCIAL & CULTURE POLICIES / PROJECTS FEEDBACK 07.12.13

# Community, Social, Culture

POLICY AND PROJECT THEME: Community, Social, Culture	Comments	Good idea!  Important that developers don't just highjack an area at sole profit considerations. They should be held to consider existing community as well as adding green spaces or other type of space where one can congregate and have less anonymous neighbourhood.  Kentish Town is a very special area and should be preserved from development!  Build a database of organisations able to be constructively involved  What about preserving community assets such as pubs and prevent them from being transferred to housing stock?  Good!  All essential in generating and sustaining community  Very necessary—(illegible) or "lip service"	Yes Very important! Essential to promote inclusive communities and resist ghettoization. All essential in generating and sustaining community
POLICY	Dislikes	0	0
	Likes	52	27
	Policy /Project Intention	Statement of Community Involvement. Applications for major development or proposals are required to be accompanied by a Statement of Community Involvement	Retaining public access Developments will be favoured that retain public access
	Q	38	99

# POLICY AND PROJECT THEME: Green and Open Spaces

₽	Policy /Project Intention	Likes	Dislikes	Comments
В	Kentish Town Road Green Gateways.	24	0	The whole of KT Rd needs improving just to be more salubrious, less scruffy. Full of character still but more pleasant!  Great to have more trees in ILTHR Footpath to Heath via RR track and Murphy
O	Promote better use of open green space to benefit more people.	24	0	How about covering over the main (illegible) in the Gaisford Road area and turning it into a park Ensure maintenance. TAs + res. Assns. Involved? Some estates have large areas of mown grass. Why not use some/most of the spaces as allotments for residents and wild flowers etc for bees and other insects for birds. Plant more trees on roadsides, encourage planting under trees.
				Stop the council coming up with proposals to build a green spaces eg Willington Estate and now selling off the garages for four storey blocks of flats  Transition wants people to plant hops to make Kentish  Town Brew
Q	Enhance Kelly Street / Prince of Wales junction.	1	0	
ш	Review layout and planning of existing public open spaces.	13	0	
ш	Maintain Highgate Road green frontage.	13	0	Would like to see more green space in that area Very important. Tally Ho new building has already made this area more urban. Wrong development of fire station or



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# POLICY AND PROJECT THEME: Community, Social, Culture

Q	Policy /Project Intention	Likes	Dislikes	Comments
40	Protect small scale workshops, light	28	0	Yes
	industrial premises and local independent enterprise			Local businesses mean less travelling to work. Refuse planning permission to convert industrial units to residential.
				Yesl
				At affordable rents!
				Badly need to retrain mixed planning use, not overdevelopment of private residential.
				Demolition of small scale workshops in order for developers to raise rents and make money is anti-social and discourages individual enterprise.
				All essential in generating and sustaining community
41 and	Provide facilities for community use	26	0	Yes
project G	for recreation and meeting facilities at affordable rates			Community facilities are vital to the well being of the community.
				Very important
				All essential in generating and sustaining community
42 and project H	Retain and identify existing areas providing informal social space.	25	0	Not quite clear what you mean. I support keeping these areas interactive.
				Yes. Important for well-being
				And expand.
				v. nice
				All essential in generating and sustaining community



# POLICY AND PROJECT THEME: Community, Social, Culture

QI	Policy /Project Intention	Likes	Dislikes	Comments
Project I	Project I Reinstate public toilets	26	0	Toilet (illegible) such as seen in Paris that are self cleaning
				As the residents get older they have a greater need of public toilets!
				Or have them developed in to bar/café/gallery.
				Not sure.
				Yes please the "closed" toilet is a bit of a wasted facility.
				Yes please
				Or replace with more appropriate facilities such as pop up facilities.
				Should be reinstated. I miss them.
				The side streets off Kentish Town Rd are used as public toilets (eg against walls) need (illegible)
				One respondent wrote two check marks

# Respondents: 30

(respondent only left his email address, maybe to add to our mailing list?) Paul Wat::

like the approach of all these points! Strongly agree!

We need a cinemal! Keep recycling centre.

All these proposals are essential to preserve the unique local character of Kentish Town from anonymising development by well-funded corporate interests

In fact there should be a section in the plan on encouraging Camden to have CIL policies and setting out our proposed use of CIL. We should link these policies to planning gain/community levy funds. Don't forget a proportion of any CIL raised comes to NP area. Should we have a policy to preserve the Regis Rd recycling facility?

This theme should be much stronger. Might include: community ownership of assets of community value; new and enhanced community facilities; development of 'hubs' to host activities including sports, leisure, educational, and faith activities; improve links with voluntary and community sector outside the area.

You need a separate "employment" theme to address a support existing and new businesses,

### KTNF Neighbourhood Plan public meeting Q&A discussion notes 07.12.2013

### HH 'Spot' Notes, Q & A Session, KTNF Public Meeting, 7th December 2013

(Note; These are not minutes, only HH personal notes taken on the spot.)

### Q. How long KTNF?

A. Forum approved 6 months ago, but working for 18 months. Can now draft policies. Neighbourhood plan has statutory powers.

### Q. What is Process?

A. Forum can now produce a plan. Draft to go to Council for comment and approval. Must go to independent examiner - 6 weeks. Then Referendum. Caroline explains history of public meetings and street engagements.

### Q. Who writes plan?

A. Separate groups worked on the six main topics – now after today's comments these all brought

Q. Will affordable housing cause job loss at Regis Rd.? A. Don't want job loss – can put mixed housing above employment use.

Q. Policy wishes rather than definite plan? A. Plan has life of 15 years, can be amended after 5 years. Can see policies as 'What if'? - meaning what if sites become available for redevelopment, then this is what the community wants to see in new development.

### Q. Status of plans?

A. At least 15 to go through referendum. Complicated locally as Camden still in process of revising their Plan, and KT Neighbourhood Plan must comply with Camden's and The National Planning Policy Framework. Camden set down requirement for 50% affordable housing for any large residential scheme.

Q. Can small infill sites be put on a map? A. Yes.

Q. Working / Shopping group lacks locations for more future employment?

A. Limited opportunity, except for Murphy & Regis Rd. sites. KT has both large and small employers – want to retain this mix. Also want mixed development Ends.

unlike ex Jewish Free School site which only has housing. (Actually it includes sports/leisure). National policy for change of use from office to residential mentioned.

Q. What about more schools and GP services? A. Council wide policies cover this.

Q. Can South Kentish Town Tube Station be reopened?

A. TfL say too expensive, but new development suggests this would be worth fighting for.

Q. Can plan be more pro-active on traffic and transport?

A. Role of plan is primarily used for assessing response to planning applications.

### Q. How are policies paid for?

A. CIL money. Forum will be consulted on priority for spending 25% of money received after planning consent granted for new development. eg. This could pay for pedestrian improvements. Also potential cash from Community Assets.

Q. What about Public toilets in High Street and cycle

A. Conversations on going with Camden re: funding

Q. Can forum make representations higher than the local Council on matters such as air and noise pollution.

A. The process is as described before.

Q Any contact with neighbouring forums, eg Dartmouth Park.

A. Yes with all. Memoranda of Understanding signed.

Q. Are Plans actual or aspirational? A. Planning system works on basis of approving applications that are submitted.

Q. How does Plan respond to change? A. Plan lasts for 15 years, but Forum can renew it. However Forum survives for 5 years then must reapply to council for consent to continue. Neighbourhood Councils can be democratically elected by local communities; powers are within the Localism Act.

### **APPENDIX 14** Online comments on Kentish Town Online Neighbourhood Plan

(N.B. Spelling, grammar etc. not altered.)

### **FIVE SEPARATE ROOMS**

### 1: IDEAS FOR SITE SPECIFIC PROJECTS FOR KENTISH TOWN

### Slide 1: Ideas for site specific projects

Do you use these places?

Do you have ideas of how they could be improved? Click on the map to find out more about each one and leave your feedback.

3 comments

### Nell Godwin

perhaps and independent cinema or theatre

### Nell Godwin

we need more affordable housing because people will be forced to move away

Iola kenworthy (Eleanor Palmer Primary) i think that maybe working on one project at a time would be easier as you would be fixated on that one building.

### Slide 2: Frideswide Place

Frideswide Place is behind Kentish Town station, just off Islip St. It is owned by the council and one day will be developed. What would you like to see here?

Which other Mews would you prefer Frideswide Place to look like?

What scale do you think the development should be? 2 storeys? 3 storeys? 5 storeys?

8 comments

### Maria Iturri

I think there should be access to the station from here. I would have trees, vertical planting, roof gardens with a mixture of shops and cafes

Nell Godwin

very run down we need to spruce it up

### **Daniel Gould**

3 storeys with a mixture of housing, private units helping to pay for affordable ones.

### Liz S

2 storeys with high ceilings and plenty of space with roof terraces for better quality of life

### Gregory Munson

This should be developed as high density private housing according to the NPPF because the country needs housing. Let inventive architects innovate.

### Harriet Atkinson

Housing which fronts on to that street, to make it feel safer (especially at night) would be good. However, it should be modest in scale so it doesn't encroach on Kentish Town School play spaces

### Robert Goldsmith

given the fabulous transport links of kentish town I think density in development should be allowed whenever reasonable - such a her. So 3 storeys. with at least one affordable housing.

### Anneke Elwes

Ideally 2 storeys to keep them mewsstyle. Some well designed social housing would be good and maybe also a few inderpendent shops to run parallell with the high street

### Slide 3: Kentish Town Square

What would you like to see in Kentish Town Square?

11 comments

### Roly W

It would be better to have the

pedestrian traffic go through the middle and keep them away from the road, apart from the crossings of course. Perhaps a fence along the side of the road with space for small pop up stalls along it. I'd also like to see the units be appointed to businesses on some kind of rotation or voting system where they get a 6 month lease but we can choose

### Robert Goldsmith

who they are.

Sadly this is such a busy intersection I cant see this working unless the cars are put in a tunnel or the whole square as some raised area. Better to floor over...

### Roly W

I agree with this.

Lucy Foster (Eleanor Palmer Primary) It would look nice to have more greenery as well as cafe's under the shelter

### Anneke Elwes

more stalls and greenery

### Maria Iturri

I love the idea of the square, it can be done, KT needs space without traffic. Traffic is awful, here, dangerous and so frustrating for anyone living here, it needs to be tackled.

### Daniel Gould

It's a busy and necessary intersection that can be tweaked but made into a Square? That's just not realistic.

Encourage the traffic to go down Archway Road instead?

### Liz S

It would make a good focal point for the area. Need to regulate traffic for it to work

### Gregory Munson

Any "square" should be beside rather

### Harriet Atkinson

This is a great idea but because it is a really crucial traffic junction in four directions I can't see how there could be a much greater level of pedestrianisation without the traffic flow being impaired and enormous tail-backs happening up and down those routes. Would be great to see more regular stalls under the market place in addition to The Last Bean and Natasha's flowers

# Slide 4: Shops on Fortess Road and west Brecknock Road

Do you use the shops on Fortess Road and west side of Brecknock Road? There is a risk that they could become non-retail, e.g., betting shops or estate agents.

Do you think that the shops in Fortess Road and the west side of Brecknock Road need help? And if so, how?

### 6 comments

sam turpin (Eleanor Palmer Primary) the shops on fortess road were pretty feeble but now the standards are really going up we have a good quality ice cream place that is very popular (ruby violet) . also we have a nice butchers and fish shop, and stingray. but the flats look so messy we need to fix that

### **Daniel Gould**

The western, lower end of Fortess Road is a dead space, commercially. Turn it residential, thus helping with the housing shortage and consolidating the popularity and importance of centres of commercial activity along Kentish Town road and further up Fortess Road nearer Tufnell Park tube.

John Hauxwell
"Friends of Fortess Road" is a local

group that has lobbied these shops and is providing support. We are concerned that their rentsrates are increasing unsustainably and we want to encourage food shops like the new meat and fish shops.

### Liz S

this needs encouraging as there are many promising new shops and cafes which improve the area (though need to keep some local shops for the mobility impaired to still do their shopping). Need to ensure rents not allowed to get out of control

### Gregory Munson

Shopping should be consolidated in Kentish Town Road. Tertiary shops should be converted to residential. The country needs housing. People increasingly shop online. The centre of London is not far away. Supporting Kentish Town Road makes it more viable as a retail centre.

### Charlie Beckett

There is a growth in green grocers, ice cream, butchers as well as cafes so I think the mix is quite healthy

# Slide 5: Camden Community Law Centre

This magnificent large building has potential for lots of uses in the future (e.g. theatre). What would you like to see it become?

What groups do you think could use it?

Would you like to see additional use as: a. Housing? b. Offices

8 comments

### Maria Iturri

Theatre or independent cinema would be fantastic.

### Daniel Gould

It should be sold for private housing, ensuring the council get a good price for it and a decent redevelopment is carried out.

### Liz S

offices, performance space, some

live-work units. the road is quite busy so not ideal for housing. Camden to keep hold of it, ideally

### Gregory Munson

If it is owned by the Council and underused or superfluous it should be sold for redevelopment on the open market which will determine the most needed use.

### Liz S

the market doesn't always determine the most needed use, rather the most profitable. They are often different.

### Harriet Atkinson

It would be great if it could be either affordable housing or offices for a community-focused organisation.

robert goldsmith affordable housing would be fine

### Anneke Elwes

Always good to have performance spaces such as theatre or cinema (but hopefully we'll be getting that at old Pizza Express building. Above would make good flats.

### Slide 6: Kentish Town Industrial Area

Our proposal for the future of the Regis Road site and Murphy site, if they are ever to be redeveloped, is mixed use development – housing and industry/business.

- i) Regis Road Site: Do you agree that the same amount of workshops and industrial use should be retained today at ground level with affordable housing above?
- ii) Murphy Site: Do you agree that this should be a mixed development incorporating residential and industrial use with a degree of landscaping?
  iii) What do you think about greater/better access from Arctic Road into the Regis Road site? If this was opened for cycling and pedestrians would you use it?

### 6 comments

Maria Iturri

Access from Artic Road into Regis St

### APPENDIX 14

would be so useful, I definitely would support it

### Liz S

I would like to see more workspaces than residential as this will benefit the neighbourhood more allowing small businesses to locate a develop here. So workshop spaces that would be suitable for useful local businesses eg mechanics, carpentry, musical instrument manufacture and repair, artisan food.

Above I would like to see artists' studios with controlled rents and some exhibition spaces. then finally some affordable housing, including units large enough for families, and of course some landscaping

### Emmy Doye

I would definitely use a 'cut through' to Regis Rd. Anywhere that you can find room to build social houseing should be encouraged. Affordable in Camden is a misnomer

### Gregory Munson

If there is a need for employment use this is a good site for it but the open market will determine the best use for it. Currently it is a commercial site and I forsee this continuing but I see no reason why other uses could not accommodate the airspace above as a lot of it is single storey which is a wasteful use of land especially in central London.

### robert goldsmith

Maybe. But given the potential noise from the industrial units and such a large site why not just have a new affordable housing estate separated from the industry.

### Anneke Elwes

Mixed use would be good and good opportunity for housing

# Slide 7: Greening of Kentish Town station platforms

We are keen to encourage the greening of Kentish Town station. Would you be happy to see the disused large planters on Kentish

Town station platforms re-established with planting like the example in the picture here?

Can you think of other areas that could benefit from similar planting?

### 9 comments

### sam turpin

this is an amazing example of what we can achieve in kentish town not many stations have nice good looking plants in them if we get more of this in kentish town it will give kentish town a nicer look so people want to come that means more jobs more money therefore a nicer place

### Nell Godwin

i agree there should be more plants and nicer benches so people are drawn to it and more people volunteer for jobs and people can enjoy there wait for their train

### Anneke Elwes

This would be excellent

### Maria Iturri

there are so many places that would benefit from this sort of planting in KT, particularly along some corners in Islip St/Caversham/Garisford roads

### Liz S

how about highgate road south of the railway bridge by GP practice

### Gregory Munson

Lovely idea and to be encouraged to make Kentish Town more attractive to those who use the station but a guerrilla gardener or sponsor must do it. The country is broke and I don't want my taxes spent on it thank you.

### Harriet Atkinson

Agree - think this would be excellent (perhaps sharing skills or knowledge, etc, with other Capital Growth spaces around Kentish Town).

### Olivia B

a year ago commented on a slide This is an excellent idea and something which should be able to be accomplished at relatively low cost (and could even be sponsored by local businesses

### robert goldsmith

a year ago commented on a slide Are there tube trains above ground? Everywhere possible should be planted

### Slide 8: Green Gateways on Kentish Town road junctions

We have a proposal to enhance the junctions at Islip Street, Caversham Road, Gaisford Street and Patshull Road with additional trees, planting, seating and bicycle parking to provide breathing spaces for people shopping and working on Kentish Town Road. Space could be increased by closing one or two parking bays at each road end and providing business parking further along the roads.

How would you use these green gateways? Is it worth closing one or two parking bays to create these new garden areas close to Kentish Town Road?

Can you think of other areas that could benefit from a similar scheme?

### 8 comments

### Anneke Elwes

a year ago commented on a slide Yes I like this idea - more flowers, benches and greenery on Kentish Town road would enhance the street.

### Maria Iturri

Kentish town needs more green, communal fruit trees, with raised beds and... less cars

# Nell Godwin i agree lol

### Gregory Munson

a year ago commented on a slide I think this will clutter junctions and encourage dog fouling, drunks and litter so should be resisted.

### Harriet Atkinson

Yes - like this idea a lot and more bike parking would be useful.

### Olivia B

Agree this would be excellent. It would make the immediate area so much more attractive that it could offer a positive way for local businesses to invest in the neighbourhood or could be maintained by local residents or schools.

### robert goldsmith

earth takeaway's are very yummy so nice to be able to eat them somewhere

### helen chapman

yes more green spaces off the high street would be great and hopefully deter the fly tipping that we have to struggle with living off patshul road

# Slide 9: Lupton Street: Creating a community space

We are considering how the space by the school on Lupton Street might be enhanced by removing the bollards and adding green elements.

What suggestions do you have for enhancing the road?

Are there other roads/spaces in Kentish Town that could also benefit from a similar scheme?

### 4 comments

rahi quayeem (Eleanor Palmer primary) kids play in the home zone like football

sam turpin (Eleanor Palmer primary) its good out there more trees an plants should be added but not directly outside of the school because kids like to play football and different games out there

Lucy Foster (Eleanor Palmer primary)
The homezone is great, but no one
comes to do the weeds

### Paul Knight

Around Acland Burghley is in desperate need of this sort of enhancement....some bright spark there has just decided on easyJet orange as the new colour for their wall. A low quality airline colour is an odd choice considering the school is looking to improve among other things it's image.

### Slide 10: Kelly Street

### Would you use this seating area?

Where Kelly Street meets Prince of Wales Road there is an existing public seat in an unusual circular form, with one mature and one new tree. We propose to enhance this space with raised beds and further seating and potentially closing some of the parking spaces to develop the area.

Would you support reducing the parking spaces to increase the size of the area?

5 comments

### Daniel Gould

You could improve the area with more seating and raised beds without reducing the parking available. I don't think the latter is necessary at all.

### Liz S

how about a small cafe? this would encourage people to use the space and prevent vandalism. landscaped public seating area

### robert goldsmith

A very sunny spot. why not enlarge it as much as possible and remove all the parking at the end of kelly street. maybe some gym equipment courtesy of BETTER

Liz S good idea

### Gregory Munson

This should be used for much needed housing. It attracts derelicts and litter and is frequently vandalised. Larger and more enjoyable open spaces are nearby eg. Castlehaven.

### Slide 11: Falkland Place

We are suggesting that it might be possible to improve the appearance of the railings around the Falkland Place play space to make it more attractive and inviting. What are your views on the current appearance of the play

space, and how would you suggest it could be improved?

9 comments

### Anneke Elwes

Traditional low black railings like the other side would be a definite improvement

### Nell Godwin

there needs to be some kind of sign or notice to not drop litter and the parks should be spruced up because the parks look very run down

# Florence (Eleanor Palmer Primary Schoo)I

The council should make the park and street cleaner and more child friendly the big iron bars aren't very attractive which means some children may not want to go there. here should be more bins for rubbish due to the fact that there is lots of rubbish is on the floor.

Lucy Foster (Eleanor Palmer Primary Schoo)I RUBBISH ON THE FLOOR

Mary Dickins

Need to make this area feel safer

### Gregory Munson

The railings are there and perform a function. Money should be better spent on more important things. Repaint them fine but the country is broke... Get it?

### Harriet Atkinson

No need for such big railings - would be good if they matched other side, which are high enough to keep small children inside.

### Olivia B

For very local residents (Leverton St., Leverton Place, Falkland Place) the higher railings are essential because they make it harder for late night drinkers to climb over and use the playground. However, planters on the playground side of the railings, planted with creepers to hide the worst of the railings, and painting the

railings green/black would improve the appearance. If funds available, an update of both playgrounds with more wooden play furniture / planted spaces / green bouncy tarmac instead of concrete would improve the look of the whole area.

### robert goldsmith

Paint them black and dig a planter bed for creepers.

# Slide 12: Ingestre Road and Churchill Road bridge

Have you any ideas of how this footbridge could be made more accessible and safer to use?

5 comments

### Liz S

ramp for bike and wheelchairs (not sure how this would work with existing bridge though)

### Nell Godwin

i agree on many bridges or stairways there are easily accesible ways to get a wheelchair or bike safely and easily across the bridge

sam turpin (Eleanor Palmer Primary School)

this NEEEDS to be changed it is a week bridge covered in graffiti imagine if this were to collapse when a train was going by that would not end well!

Lucy Foster(Eleanor Palmer Primary School)

Covered with graffiti NOT GOOD!!!!!!!!!!!!

John Hauxwell

This bridge is a disgrace. What can be done with it?

# Slide 13: Decking over the railway lines

Decking over the railway lines from Gospel Oak over the Industrial Estate to Highgate Road and from Kentish Town Station to Camden Road – housing and green route.

What do you think of the idea of

decking over these railway lines with housing and a green route above?

9 comments

Roly W Great idea

### Graeme Durham

I strongly object to this idea. There is a beautiful open view to Hampstead Heath which will be blocked by oversized modern development. The scale of this development is massive. This will spoil the character of Kentish Town. This scheme was put forward by the KNF committee who invited a property developer's engineer to sell this idea, and is not as result of public consultation.

### Maria Iturri

Please, please. The space is screaming for it. It is such an obvious use of the space, it would link KT with the heath, it would create cycling alternative routes to Hampstead and NW, It would reduce congestion and KT would be so much more pleasant to live in.

Mary Dickins Seems an innovative ides

John Hay Love this idea

### Gregory Munson

Airspace over railway lines should be shared with other uses. The country needs housing. Railtrack should sell the air space on the open market to developers to deck over and use to suit local needs.

### robert goldsmith

Yes - spend the money on this and not some repaving of the Leighton Road / Kentish Town Road intersection. Dog litter baskets and bags please. Would be fab if the bike route extended to the top of Camley Street to extend that fabulous quiet route and/or this new cycle way should have an exit to the east of Camden Road

Charlie Beckett

great idea - especially if it creates a cycleway

### Anneke Elwes

Love it! Like the New York High Line? Could there be a cycle path to the Heath?

# 2. DESIGN PRINCIPLES FOR KENTISH TOWN

### Slide 1: Favourite building?

Do you have a favourite building outside the Conservation Areas (purple areas on the map) that you'd like to see protected? Please mark it on the map and leave a comment about why it interests you.

### 2 comments

Aleyna Yildiz (Eleanor Palmer Primary) I really like the way Kentish town is set up, it has changed now, and it has a bakery, butchers and other townly, welcoming shops. This has proved that some changes are actually really good.

lola kenworthy (Eleanor Palmer Primary) i also agree with you aleyna. there are great bakerys and shops as sainsburys, waitrose, morrisons.

### Slide 2: Small and infill sites

These sites are big enough for a house or more than one house – do you know anywhere similar? Please click on the picture to mark it on the map and comment.

No comments.

## Slide 3: Shop windows in Kentish

Where do you think there are 'ugly' shopfronts, ones that you feel could be more attractive or shops obscured by advertisements so you can't see inside.

Please click on the picture to mark them on the map and leave a comment on how you think these could be improved?

6 comments

<u>124</u>

clio whittaker

Tesco's frontage is a depressing and ugly prospect

Leo (Eleanor Palmer Primary)
Blustons has had the same dress for about 3 years.

Lucy Foster (Eleanor Palmer Primary)
The pound stretcher needs to have a
better design and colour. :)

Izzy (Eleanor Palmer Primary)
The pound stretcher needs a better design and colour. :)

Lucy Foster (Eleanor Palmer Primary) some shops are quite tacky! to improve this redesign them with a more modern look and kind of make them inviting because at the moment some shops are uninviting and just look TACKY!!!!!!!

### Liz S

Need to work with the shopkeeper to help them design shop fronts that look good and are suitable for the business. ideally use more natural materials and less plastic. More interesting fonts. i think the problem is that people are "visually illiterate" and don't have an understanding of how to make the shop look good, which is why they need help and some ideas. Need a system for working with them which avoids forcing designs on them / being patronising and encourages them to be more imaginative. some just don't care of course! compare shops in Leyton which were redone fro the olympics. this has had a lasting positive effect

## Slide 4: Modern building design

Which of these modern buildings do you prefer?

KTNF would like to encourage modern design where appropriate and in particular where immediate neighbours support it. KTNF supports high quality modern design. Modern design will therefore be welcome where the height and massing of the new development or extension is in keeping with the surrounding area

and the design is of the highest architectural quality.

5 comments

### Mary Dickins

I feel that the Talacre building is an example of the kind of unaffordable and intrusive development that should be discouraged

### Mary Dickins

I prefer this type of design as it blends with existing buildings

### Liz S

all look good, though talacre trying to squeeze too much in to the space. I like natural materials, exiting new designs, not too dense, good quality building materials and attention to detail

Anneke Elwes Islip St School and James Wigg practice

Angela Koch we like a lot.

# Slide 5: Buildings unsympathetic to zoom in and out. the area's character

What do you think of buildings that are unsympathetic to the character of the area they are in?

Can you think of any other examples? How do you think they could be improved?

2 comments

### Mina Pandi

There should be guidance for signage production before installed on store fascias. Regarding buildings that are "unsympathetic" usually a paint job is the most cost effective.

Joe (Eleanor Palmer Primary)
It is too scruffy and the cashino sould
be swaped out for something else

### Slide 6: Retaining offices

Do you want offices of a mix of sizes to be retained, and not all converted to housing in Kentish Town?

At present government proposal

means that lots of offices are being converted into houses, and not being replaced, for example, Linton House on Highgate Road recently lost several offices to residential. We think that Kentish Town needs a mix of offices of different sizes—providing employment for both local people and those from further afield.

### 2 comments

### **Daniel Gould**

Linton House hasn't yet lost any offices to residential though another application is in the works.

### Liz S

keep the offices. no more housing. maybe some more workshop spaces and services (eg the dance school and nursery). more cafes, maybe some independent retail

### Slide 7: Map of Kentish Town

Click on a location on the map to add a comment or leave a suggestion.

Use the magnifying glass icon to zoom in and out.

2 comments

### Angela Koch

Here is space for large property possibly even with space for local employment opportunities. (Southern corner of Bartholomew Road.)

### Angela Koch

Here is space for a home. (Eastern end of Lawford Road.)

### 3: PRIORITIES FOR HOUSING

There is a limited amount of land available in Kentish town. If any does come available, which type of housing do you think should be prioritised?

- a) affordable housing
- b) elders accommodation
- c) key workers (teachers, nurses etc)
- d) student accommodation
- e) rented accommodation

11 comments

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JunFam Chong (Eleanor Palmer)
I think that some of the housings
should be more affordable and I also
think that they should make more
simple buildings.

lola kenworthy (Eleanor Palmer Primary School)

i think that people should create more priorities if they need it. like if there was a building breaking down i would say they would need something. :)

Nina (Eleanor Palmer Primary School)
Personally I think that it could be a
good idea to extend this building,
making more affordable homes. But it
does depend on the costs and
whether these houses can actually be
bought by regular citizens who can't
buy 1,000,000 pound houses.

izzy (Eleanor Palmer Primary School) true though they would have to keep it cheap

Laura Suarez Garcia Affordable and sustainable housing for both buying/renting

### Mary Dickins

Housing should be truly affordable for those currently being squeezed out of the area. The word 'affordable' is often used to describe prices and rents that are out of reach for many people

### Daniel Gould

Is private housing not even an option in your list? Says it all really.

John Hay

Affordable housing feels crucial given current prices

### Liz S

1.good quality elders housing given the changing demographic in UK2. affordable family housing

3. key worker housing including for families

Anneke Elwes affordable & key workers

Public Visitor

Affordable, elders and key workers in that order. I very much hope that Kentish Town can remain a mixed community and fear that the rising house prices means its character changing so that only the very rich can afford to live here.

# 4: IDEAS FOR HOW TO IMPROVE FACILITIES IN KENTISH TOWN

# Slide 1: Out of hours use of school facilities

Would you use school facilities out of hours if they were available to you (e.g. meeting spaces, sports facilities, playground)?

3 comments

lola kenworthy (Eleanor Palmer)
yes. after school there is a play centre
and i go there and it is really
enjoyable as we play in the play
ground but not in the classes.

### Liz S

evening classes for art, ceramics etc kayak rolling in school swimming pool (as in highbury)

Maria Iturri

I agree, evening classes, weekend markets?

### Slide 2: Public Toilets

Do you think there should be accessible public toilets? Where do you think they should go?

Click on the picture to mark on a map where you think these could go?

7 comments

JunFam Chong (Eleanor Palmer)
I think that there should be toilets in the tube/railway.

Mary Dickins

Currently no facility in KT Should be one somewhere or local business access scheme should be resurrected

Daniel Gould

Weren't they all shut down because they are too expensive to maintain?

There used to be a scheme whereby local cafés allowed passers by to use their facilities. Seemed like a good solution.

### Hilary Barnes

Great addition to KT and I don't mind where they go as long as they are central, accessible and don't have those horrible automatic doors that close you in.

### Liz S

how about in the tube or rail station?

### Liz S

maybe for people leaving the forum / pubs, so near there. how about in front of the church next to the forum as this space underused. could agree with the church. need to be open 24 hours

### Public Visitor

Yes - public toilets needed near Kentish Town tube station: at corner of Highgate Road/Fortess Road OR corner of Regis Road/Kentish Town Road opposite the tube station.

### Slide 3: Bicycle scheme

If the bicycle scheme were to be extended were would be a good place to put them? Please click on the picture to mark on the map places you think these should go.

11 comments after Slide 4.

### Slide 4: Map of Kentish Town

Click on the map to make a comment or add a suggestion

11 comments

Lucy Foster (Eleanor Palmer Primary) I think that the bike that people use for this location are NOT useful because people can just buy bikes from the bike shop in kentish town

izzy E.P (Eleanor Palmer Primary if they had to go somewhere here but to be honest there not used alot

Lucy Foster (Eleanor Palmer Primary) maybe

Maria Iturri Near the station

KTNF Comms

Kentish Town West station would be a good place to have bicycles

Daniel Gould Yes

KTNF Comms

Could we have bicycles outside the sports centre on Grafton Road just off Prince of Wales road?

Daniel Gould

Yes, thought when they were doing up the sports centre this would be a great place for them.

Anneke Elwes

Agree with suggestions below also maybe on Kentish Town road in one of the parking/loading bays?

KTNF Comms

Could we put bicycles outside the old pizza express? – 187 kentish town rd, corner of Kentish town rd and prince of wales road

KTNF Comms

Frideswide Place would be a good place for the bicycles? It is just behind Kentish Town station which would be handy.

### **5: NEIGHBOURHOOD NODES**

# Slide 1: Corner shops & convenience stores

What's your favourite local corner shop or convenience store? Why? Click on the picture to mark it on the map, and let us know it's name and address? Do you think these shops should be protected and, if so, why?

What outdoor spaces do you (or your neighbours) use as impromptu meeting spaces? Why are these places important? What could make them better?

Click on the picture to mark on the map the places where you regularly bump into neighbours and stop for a chat (or have noticed that others do)?

1 comment

lola kenworthy (Eleanor Palmer)
i like costcutters but only to buy small
stuff. people who need something
quick and small can go to
convenience stores.

# Slide 2: What's your favourite local corner shop or convenience store?

What outdoor spaces do you (or your neighbours) use as impromptu meeting spaces?

Why are these places important?
Click on the location on the map to add one. Let us know it's name and address and why it is of value to you.

4 comments

clio whittaker

St Benet's Garden is a small but much-used beautiful green space that is greatly appreciated by local people of all ages. The care of the garden is shared between Camden Council and the Friends group

John Langan
Kentish Town City Farm.
A fantastic community proi

A fantastic community project for everyone, no matter their age or ability.. It's free and open every day

james beggs

This small area is a pedestrian cross road of high urban and social value with even greater potential. Neglect followed by vandalism has left this small area precariously at the top of a slippery slope, and requires a comprehensive plan to halt the decay and to develop the areas' full potential as a fantastic breathing space.

james beggs

Little Green street and the continuing space at the east of college lane is a natural pedestrian meeting place.

Recently, the single bench seat was vandalised by material from the near by dilapidated tree enclosure, and removed. LBC have long neglected to maintain this small area of high urban and social potential.

Slide 3: Falkland Store 57 Falkland Road

No comments

Slide 4: The Village Store 62 Lawford Rd

No comments

Slide 5: Savers Mini Market Corner of Bartholomew Rd and Islip St

No comments

Slide 6: Leverton Stores 50 Leverton St

1 comment

clio whittaker

Mehmet's shop is a great local asset

Slide 7: Leighton Food Centre 91 Leighton Rd

1 comment

Mary Dickins

All of these local businesses should be supported

Comment added at the end of all the 5 rooms:

lola kenworthy says:

i personally think that number 3 and 5 really work well as people need priorities if there house is run down.