

KENTISH TOWN PLANNING FRAMEWORK

Public Engagement Feedback Summary
Stage 1: Issues and Ideas
June 2018

Engagement overview

Camden Council undertook initial public engagement for the Kentish Town planning framework for four weeks between Monday 26 February and Friday 23 March. The engagement was the first round of public engagement for the planning framework and focused on exploring opportunities and collecting ideas for the area through conversations with the local community. The Council published engagement material that included exhibition boards, a questionnaire, a site analysis document and a statement of interim development. The material was available to view in Kentish Town library and online. We also held two drop-in sessions where Council officers were available to talk people through the engagement material.

The engagement has been invaluable to the Council to collect views from the local community on ideas and opportunities for the framework area. The feedback will be used to inform the development of the draft planning framework. This report summarises the responses that we received to this public engagement.

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Introduction

26 February -
23 March 2018



[www.camden.gov.uk/
kentishtownframework](http://www.camden.gov.uk/kentishtownframework)



Drop-in events

Wednesday 7 March
Thursday 15 March 2018

Participants

50+



Questionnaire

Available online and at
Kentish Town Library

Responses

83

Who responded?



80%

of respondents
were local
residents

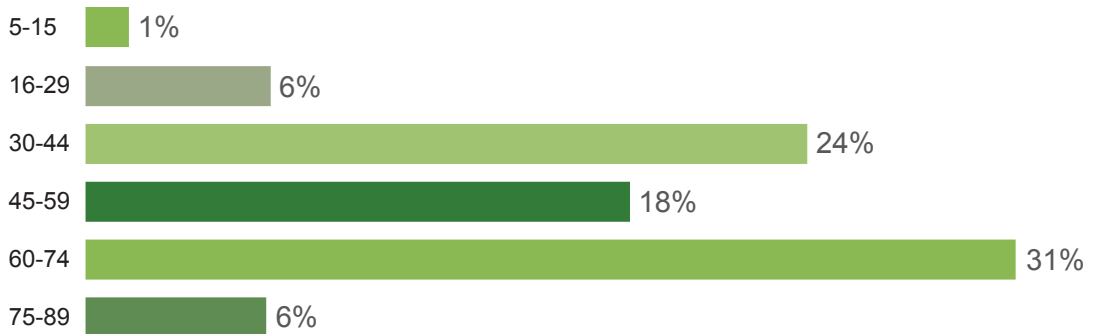


11%

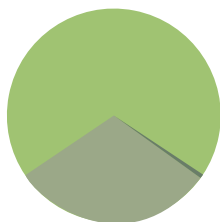
of respondents
were local
businesses



AGE



ETHNICITY



69%

of respondents
were white

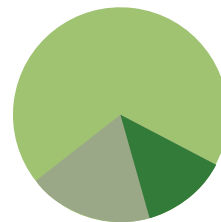
1%

of respondents
were non-white

The remainder
did not answer



HEALTH



66%

of respondents
were without long
term illness

13%

of respondents
have a disability

The remainder
did not answer

How we engaged

The public engagement was open to all. The material could be accessed online via the Council's website and was available to view at the Kentish Town library where there was a permanent exhibition. There were questionnaires at the library and a collection box for people to submit their responses. The engagement was advertised widely including the Camden New Journal, Kentishtowner, public notices, flyers delivered to local residents and businesses, planning e-alerts and via both the Kentish Town and Dartmouth Park neighbourhood forums in the area. There was a separate engagement process with the businesses in the growth area.

Events

The Council held two drop-in events during the public engagement - on Wednesday 7 March and Thursday 15 March 2018. The events were held at the Kentish Town Library and attended by over 50 people. The sessions enabled in-depth discussions about the wider area and provided officers with views on the area as it exists today as well as ideas about its future. In addition there was a joint workshop with the Kentish Town and Dartmouth Park neighbourhood forums.

Response

Overall the response to the engagement material has been very positive. There were 83 responses to the engagement questionnaire from the local community. This has provided us with a rich source of material to take the development of a planning framework to the next stage. In addition we have had five responses from partner organisations who we will continue to work with on the development of the draft framework.

A summary of the questionnaire responses is on the following pages. The summary presents the responses to the eight primary questions in the engagement questionnaire and covers the quantitative information alongside a selection of comments that were made for each question. The inclusion of comments made to the questions does not necessarily mean we endorse these comments, rather they are presented to show the diversity of opinions received.

Next steps

The next step for the Council is to work with partners in developing a draft framework for the planning framework area. The feedback from this engagement will be used to inform the draft framework. We anticipate that a second round of public engagement will take place in Autumn 2018 on the draft framework.

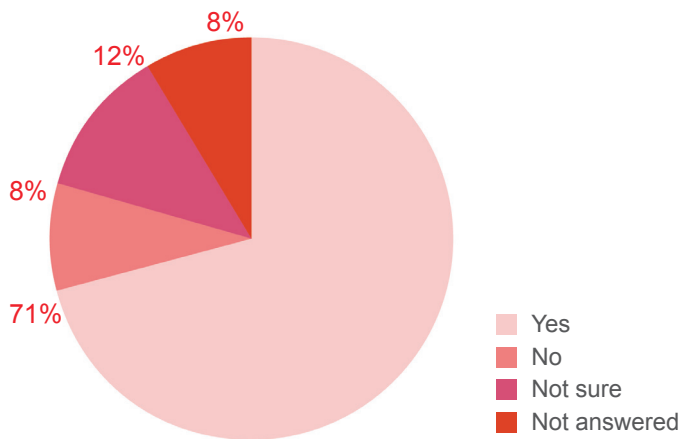


Drop-in events at Kentish Town Library

Summary of questionnaire responses

Question 1

1a. Do you think we are focusing on the right area?



1b. Are there any buildings or streets that should be included or excluded?

Include the Kentish Town High Street as part of a larger assessment of the revitalisation of the neighbourhood.

Extend the assessment to include Wolsey Mews.

Everything to the east of Highgate Road up as far as Gordon House Road.

Include Gillies Street and Queen's Crescent.

Gospel Oak station should be included as a major transport hub.

Protect and expand the City Farm! It's an amazing and rare resource and could become the centre for local food growing and allotments.

Commentary

The majority of respondents to the question thought that the framework area was the right area of focus for the planning framework, with only eight per cent of respondents considering that it is the wrong area of focus.

The most common suggestion was to include more of Kentish Town Road within the framework area.

Question 2

2. What do you think are the planning framework's main strengths or weaknesses?

Strengths:



Weaknesses:

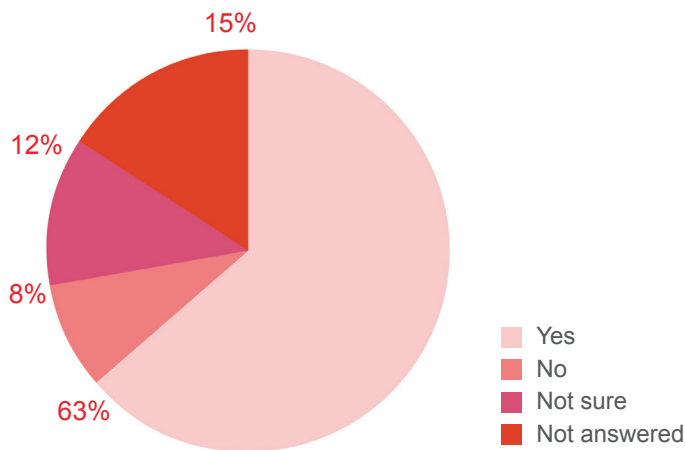


Commentary

There were several key trends in the comments made by respondents to this question. The most commonly cited strengths were the existing public transport infrastructure, the diversity of the existing industries and the employment opportunities they present and the mix and diverse existing community. The predominant weaknesses of the area stated were the traffic, pollution and congestion, poor pedestrian and cycle routes and an unattractive high street.

Question 3

3a. Do you agree with the overarching themes that will be used to structure the planning framework guidance?



3b. Do you think there should be any other themes we should consider?

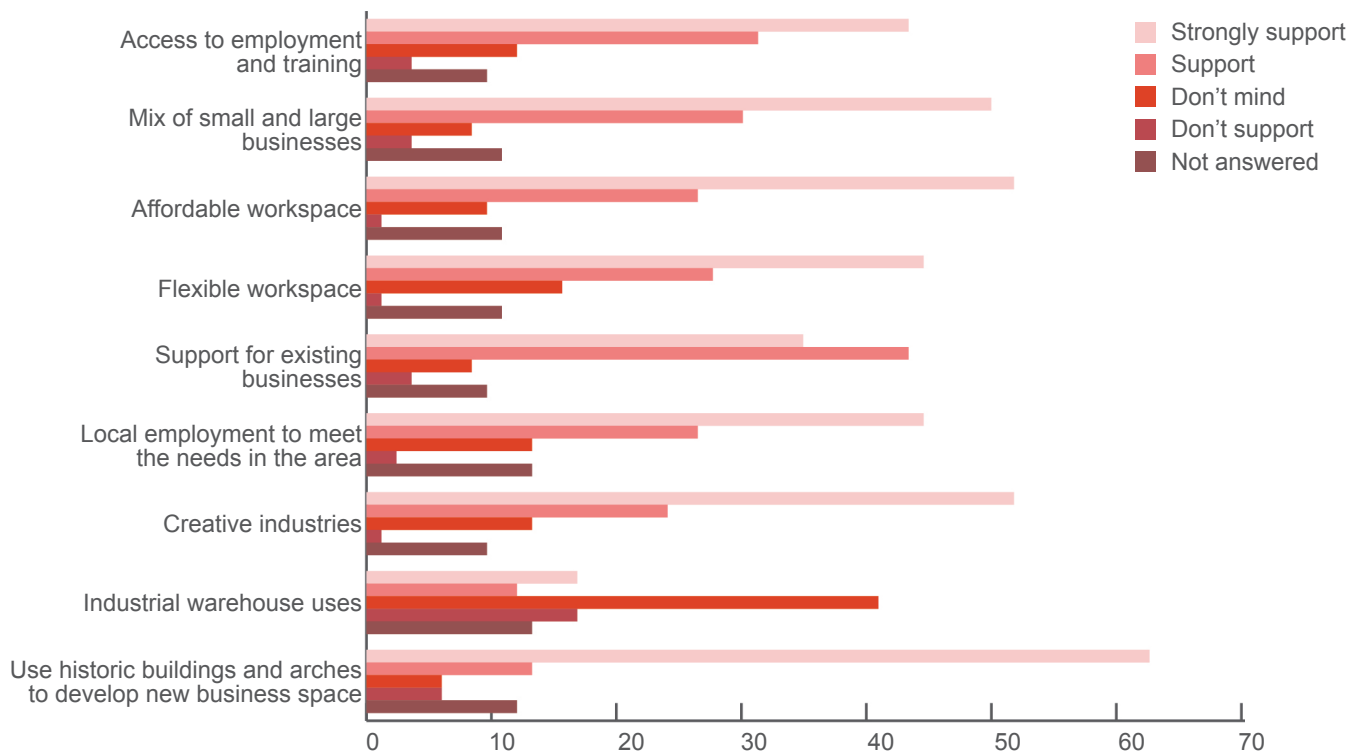


Commentary

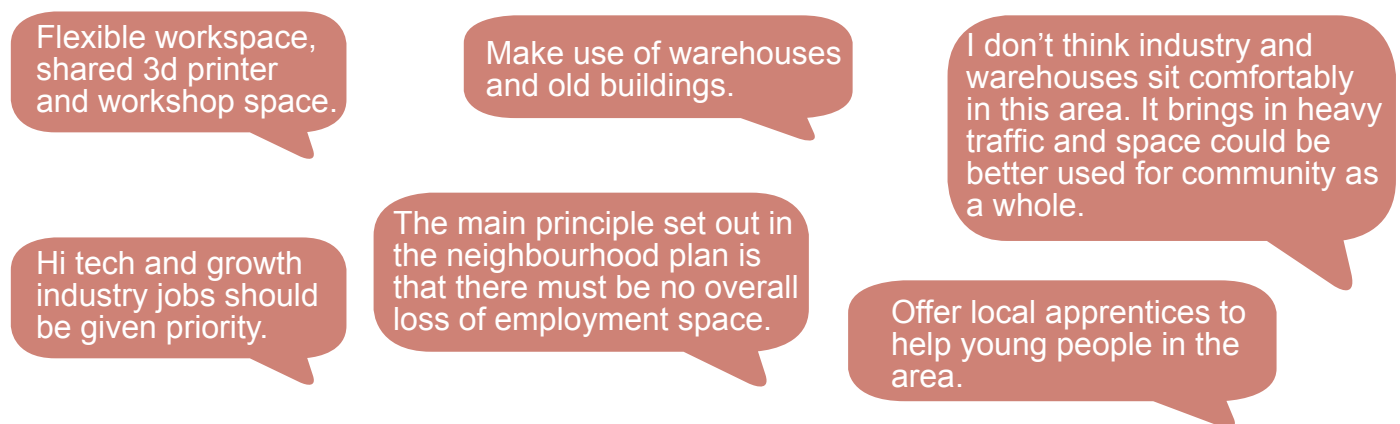
The majority of respondents to the question agree with the use of the overarching themes that were presented in the engagement material. The most significant suggestion for an additional themes was environment and sustainability.

Question 4

4a. What types of jobs, business and workspace should the planning framework support?



4b. Do you think there are other priorities for jobs and industry?

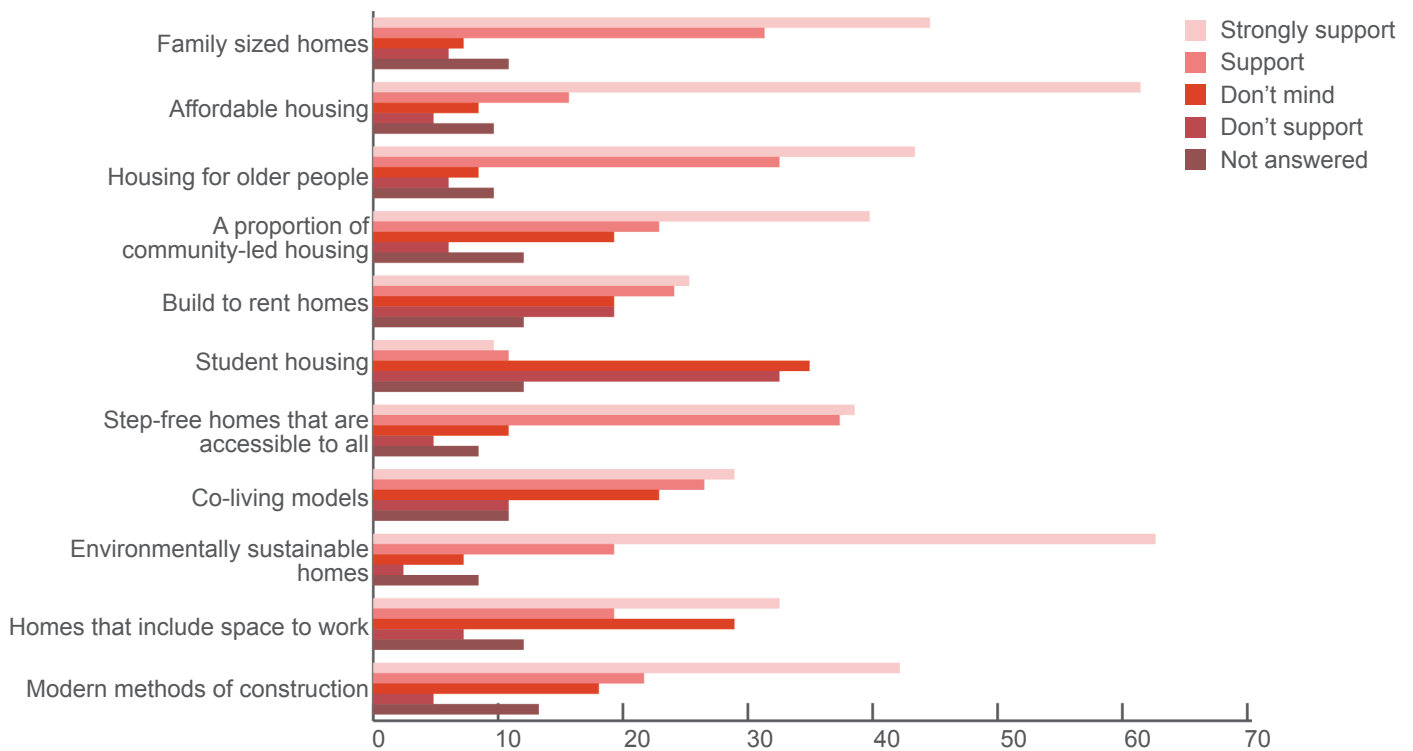


Commentary

The majority of respondents strongly support all of the types of jobs, business and workspace presented in the engagement material, with the exception of 'industrial warehouse uses', where the majority of people do not mind if it is supported by the planning framework. The type with the strongest support is 'use historic buildings and arches to develop new business space'. The most commonly stated 'other' priority for jobs and industry was youth employment, skills support and apprenticeships and support for digital, tech and creative employment sectors.

Question 5

5a. What types of homes should the planning framework support to create a balanced neighbourhood at Kentish Town?



5b. Do you think there are other priorities for neighbourhoods and homes?

Whatever they are they must be sustainable.

A wider range of housing stock so families can stay in the area would be great.

Need to ensure that developments do not just get higher and higher and denser and denser.

High quality design.

Key worker housing.

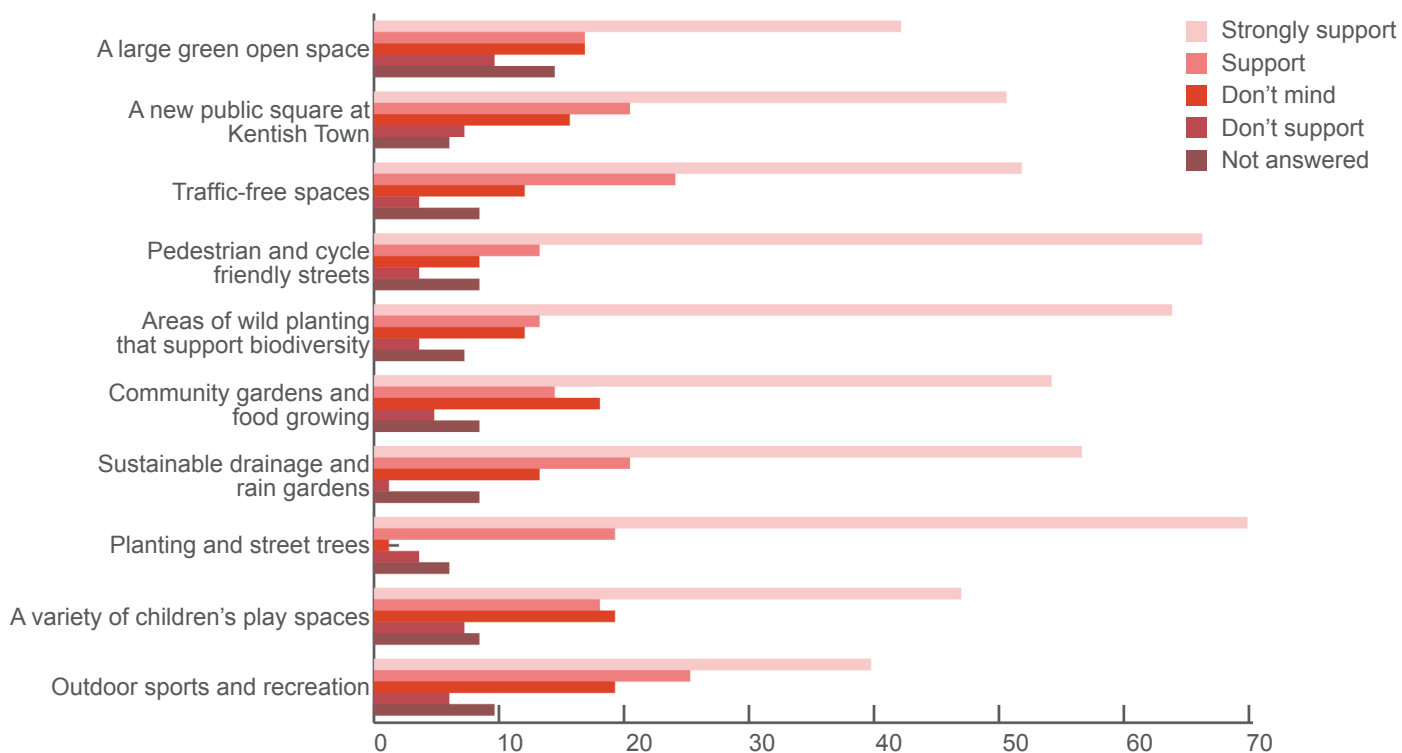
Private developers should build social housing for Camden to add to their stock.

Commentary

There is strong support for the majority of house types presented in the engagement material with the exception of 'student housing' which received the least support. The two most strongly supported types are affordable housing and environmentally sustainable housing. This is supported in the additional comments section, with comments about sustainable housing recording the highest support.

Question 6

6a. What types of open spaces should the planning framework support?



6b. Do you think there are other priorities for public open spaces?

A diverse community orchard would be incredible.

Any development to Regis Road should place an obligation on the developer to create a new town square.

How about the ambition that every road on which people live in this area should be like a Home Zone.

More outdoor seating areas to attract families, workers during lunch, events on the weekends etc.

I think a number of smaller green spaces would work better than a single large green open space.

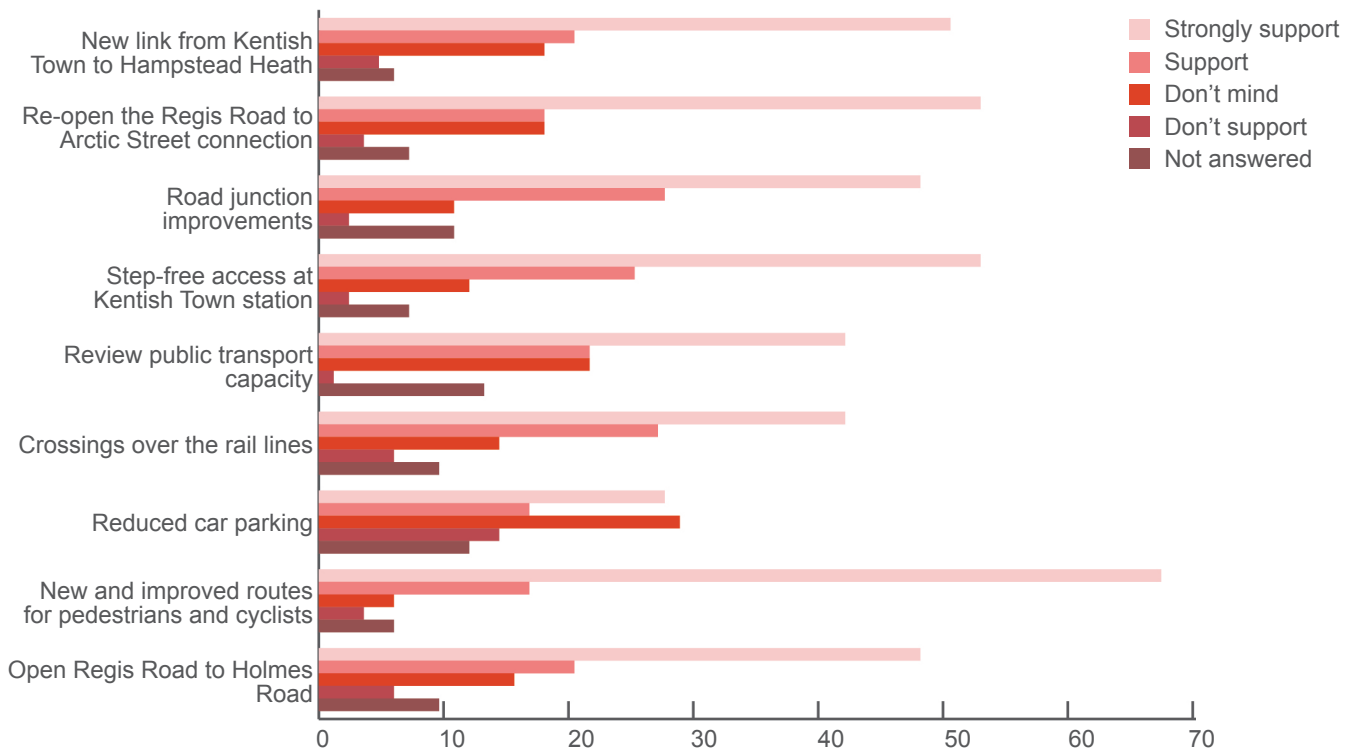
Think about your streets as public open spaces, not just routes.

Commentary

All types of open spaces are strongly supported in the questionnaire. There is huge support for the greening of streets and more pedestrian and cycle friendly routes. The additional comments to the question raised support for small areas with children's play and the need for street trees.

Question 7

7a. How can the planning framework support improved routes and connections into and around the area?



7b. Do you think there are other priorities for routes and connections?

Consider the wider area in terms of improving congestion and traffic.

Reopen pedestrian access to Regis Road via Arctic Street, but only for pedestrians and cyclists.

Better cycling provision all over the area and open up connection to Hampstead Heath.

Promote deliveries and servicing light industries and workshops as cycle powered only.

Reintroduce the Fleet River, or it's memory.

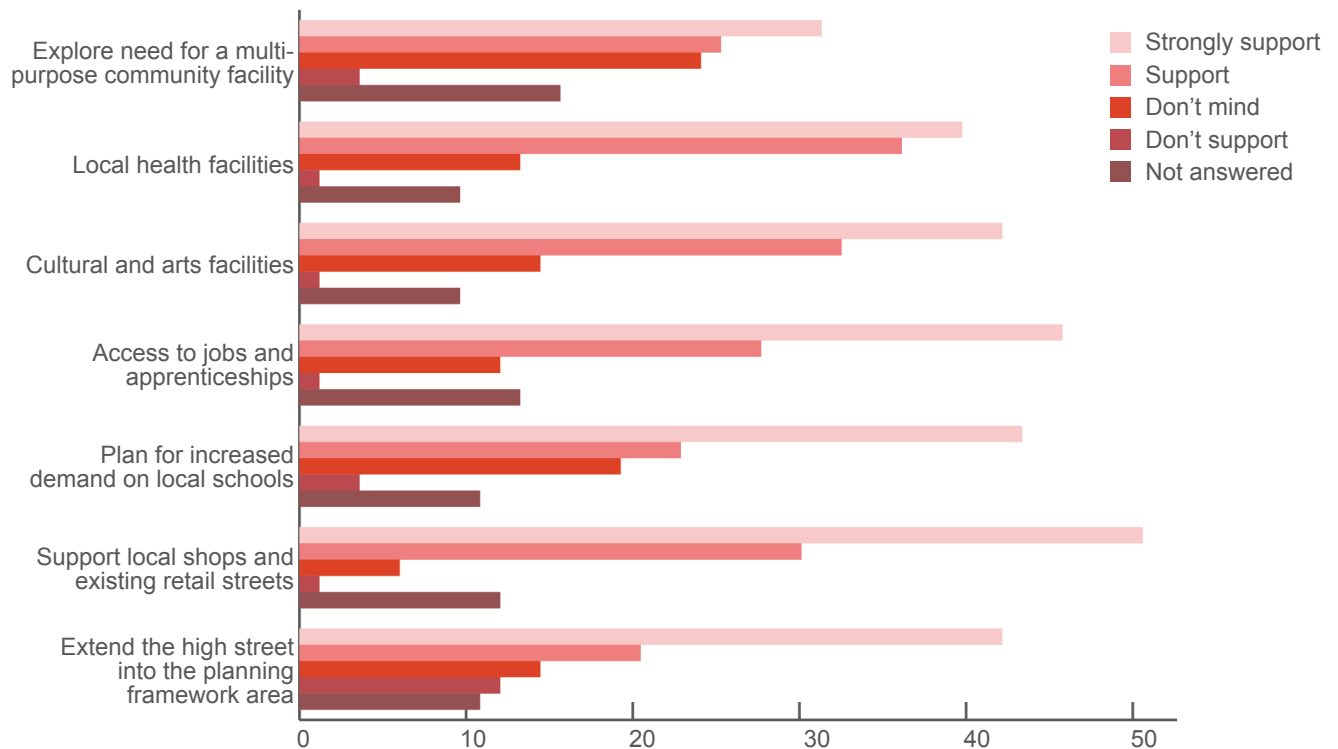
Make improvements to Mansfield Road around Gospel Oak station.

Commentary

The majority of the suggestions provided in the engagement material received support from respondents. The strongest support is for 'new and improved routes for pedestrians and cyclists'. Other suggestions that received significant support include 're-open the Regis Road to Arctic Street connection', 'new link from Kentish Town to Hampstead Heath' and 'step-free access at Kentish Town station'. The additional comments supported this trend with the most comments about the need for better cycling provision throughout the area.

Question 8

8a. What types of community and cultural uses should the planning framework support?



8b. Do you think there are other priorities for community and culture?

There is a real need for youth specific community facilities.

There are already too many shop units on Kentish Town Road that are empty, so I do not support extending the High Street.

Develop an annual local festival

Both sites are pretty industrial and out of the way, extending the High Street and making them more people orientated is a great idea.

What about a Rich Mix type development with community focussed performance space, cinema, bar, cafe and hireable spaces?

Commentary

All of the suggestions provided in the engagement material received strong support from respondents. The strongest support is for 'support local shops and existing retail streets', 'access to jobs and apprenticeships', 'plan for increased demand on local schools' and 'cultural and arts facilities'. The suggestion with the highest count of don't support is 'extend the high street into the planning framework area'. The issue that was raised the most in the additional comments was the need for a cinema.

Question 9

Do you have any comments on the consultation material including the statement of interim development and the initial site analysis documents?

Needs to be a genuine commitment to actually affordable housing.

How are you engaging those voices that are less frequently heard?

More trees, less cars and pedestrianise Kentish Town High Street. Become the Amsterdam of North London.

It's not clear that you are concentrating on just the two industrial sites.

Would be good to see some draft examples of how the area may be redeveloped.

I don't think it has been advertised well.

Organisational responses

The following organisations issued a formal response:

- **Historic England**
- **Natural England**
- **Camden Cycling Campaign**
- **Canal and River Trust**
- **Dartmouth Park Neighbourhood Forum**
- **Kentish Town Neighbourhood Forum**

Key comments raised

It was noted that the development of the framework is at an early stage, but as work progresses it was recommended that the framework should:

- address the issue of poor permeability through the area through new cycle routes, including the opportunity to enhance the connection between Gospel Oak and Kentish Town stations.
- consider biodiversity enhancement and landscape enhancement to mitigate the impact development may have on protected or priority species.
- seek opportunities to integrate heritage assets into future proposals and to reflect the areas industrial heritage and reinforce local distinctiveness.
- explore innovative sustainable building typologies which can offer high density residential and mixed-use developments which offer attractive new neighbourhoods.
- seek opportunities to reinforce local cultural activity, and leisure opportunities alongside intensified economic activity.

Both neighbourhood forums in the area were supportive of the production of the planning framework. They outlined a number of priorities for the area, and stated that the framework should:

- ensure that housing and employment is affordable and flexible, with a range of sizes and typologies.
- address the redevelopment of the area as several parcels that each have their own distinct character, potentially achieving a consistency of approach through a design manual.

REGENERATION
AND
PLACE

