

# Central Somers Town Proposals...

Architect's sketch, Polygon Open Space



## Why am I being sent this document ?

Camden has been consulting on proposals for Somers Town since March 2013.

This document reports back on the latest proposals for the design, with the changes that have been made in response to comments from the community.

These latest designs are what we intend to submit for planning permission.

## How can I find out more?

- Talk to us at the information stand at Chalton Street market, 10.30-3.30pm on **Friday 25 September** and **Friday 2 October**.
- Visit the display at Somers Town Community Association in Ossulston Street. We'll be there in person **Tuesday 22 Sept** 9am-12noon and **Wednesday 30 Sept** 6pm-8pm.
- Visit the architectural model and leave your feedback. It'll be in the library at 5 Pancras Square from **Wednesday 23 September** onwards.
- Find further details and leave comments on [camden.gov.uk/centralsomerstown](http://camden.gov.uk/centralsomerstown)
- Email us at [centralsomerstown@camden.gov.uk](mailto:centralsomerstown@camden.gov.uk)
- If your children attend Plot 10, Edith Neville Primary School and Children's Centre or St Aloysius nursery look out for invitations to attend events at these venues

# Why is this happening in Somers Town?

## We started by asking Somers Town residents what was important

In March 2013 we carried out a survey which resulted in the publication of the Somers Town CIP Priorities. These are the guiding principles behind the proposals.



### Community safety

We want to ensure that new buildings and spaces are designed to reduce the opportunities for crime and antisocial behaviour.



### Getting about

We want to make it easier and safer for people to walk around Somers Town and beyond to other places that people want to get to.



### Education and community facilities

We want to ensure that all schools and children's centres provide an excellent environment in which to learn and that the community has appropriate and flexible spaces to meet.



### Open space

We want to improve the quality of public open space to ensure it meets the needs of local people and, if possible, increase the amount of public open space.



### Housing

We want to build new affordable homes, including larger socially rented homes, address overcrowding, the lack of variety and invest in our existing housing.



### Jobs and training

We want to ensure local people can access jobs locally and in the wider area.

## What consultation has taken place and what happens now?

June 2013	Consultation on several design options for Central Somers Town
Oct 2013	Consultation on preferred option, the council then discussed and agreed a strategy for regeneration in December 2013
Dec 2014	Consultation: Tell us about your Somers Town
Apr 2015	Consultation: What do you think of our designs and how can they be improved? We listened to your feedback and made some changes to the scheme.
Sept 2015	<b>Consultation: After further design development, we are sharing with you the more detailed design proposals that are likely to be submitted to the local planning authority.</b>
Autumn 2015	Once the application is received, the local planning authority will start its own consultation process with you about the development. This is your opportunity to provide formal comments. The application will be on the Camden website: <a href="http://camden.gov.uk/planning">camden.gov.uk/planning</a>
Feb 2016	We expect the planning application to be heard at the Development Control Committee and it might be rejected or approved.

## Why is Camden proposing these changes to Somers Town?

- **Edith Neville primary school and children's centre** needs rebuilding - urgently. The design of the new building needs to be fit for modern teaching and learning, as well as being flexible enough to meet future demands.
- **St Aloysius' infants nursery** is currently in a temporary building on part of Regent High School's outside games area. The secondary school needs the use of this land and the nursery has to find a new home.

Central government has cut back on capital funding to build schools and housing. This means that the only way in which Camden can raise the money to do this is by building private homes for sale through its Community Investment Programme (CIP). You can find out more about this at [camden.gov.uk/CIP](http://camden.gov.uk/CIP)

The Community Investment Programme requires us to consider the needs of the whole Somers Town community. We have to achieve more than rebuilding the school and nursery. As a result of looking at the needs of the area, the proposals now include:

- new buildings for Edith Neville School and St Aloysius Nursery, plus
- the redesign and rebuilding of Plot 10 play project,
- improving the parks and open spaces; making them safer and more pleasant for everyone to use
- providing at least 10 new affordable homes to meet local housing needs,
- building housing which is for sale, in order to fund all of the above and help to meet the priorities for Somers Town that residents identified.

## We have made three important commitments to residents:

1. All of the money raised in Somers Town by the CIP will be re-invested into Somers Town.
2. There will be no overall loss of public open space. If possible it will be increased.
3. Any money raised above that needed for the improvements in the proposal will be spent to create extra social housing. This will be let on a local lettings policy: to local residents in housing need.



Architect's sketch, Edith Neville school courtyard



# Proposals for Central Somers Town - what has changed as a result of consultation?

## Open space

### You said:

Retain and improve the much loved outdoor activity areas in the open space.

### In this proposal:

- new activity play and exercise areas
- new park benches
- more outdoor gym equipment
- more play equipment
- cycle stands
- and a new area for dogs

There's also improvements to the quality of the open space:

- 3,000m<sup>2</sup> hard landscaping
- 4,000m<sup>2</sup> grass
- 1,500m<sup>2</sup> new planting beds

### You said:

That open space and green spaces are very important to Somers Town; and a bigger area of open space is preferable.

### In this proposal:

We have invested in the open spaces to join up the two parks into one continuous, high quality landscape.

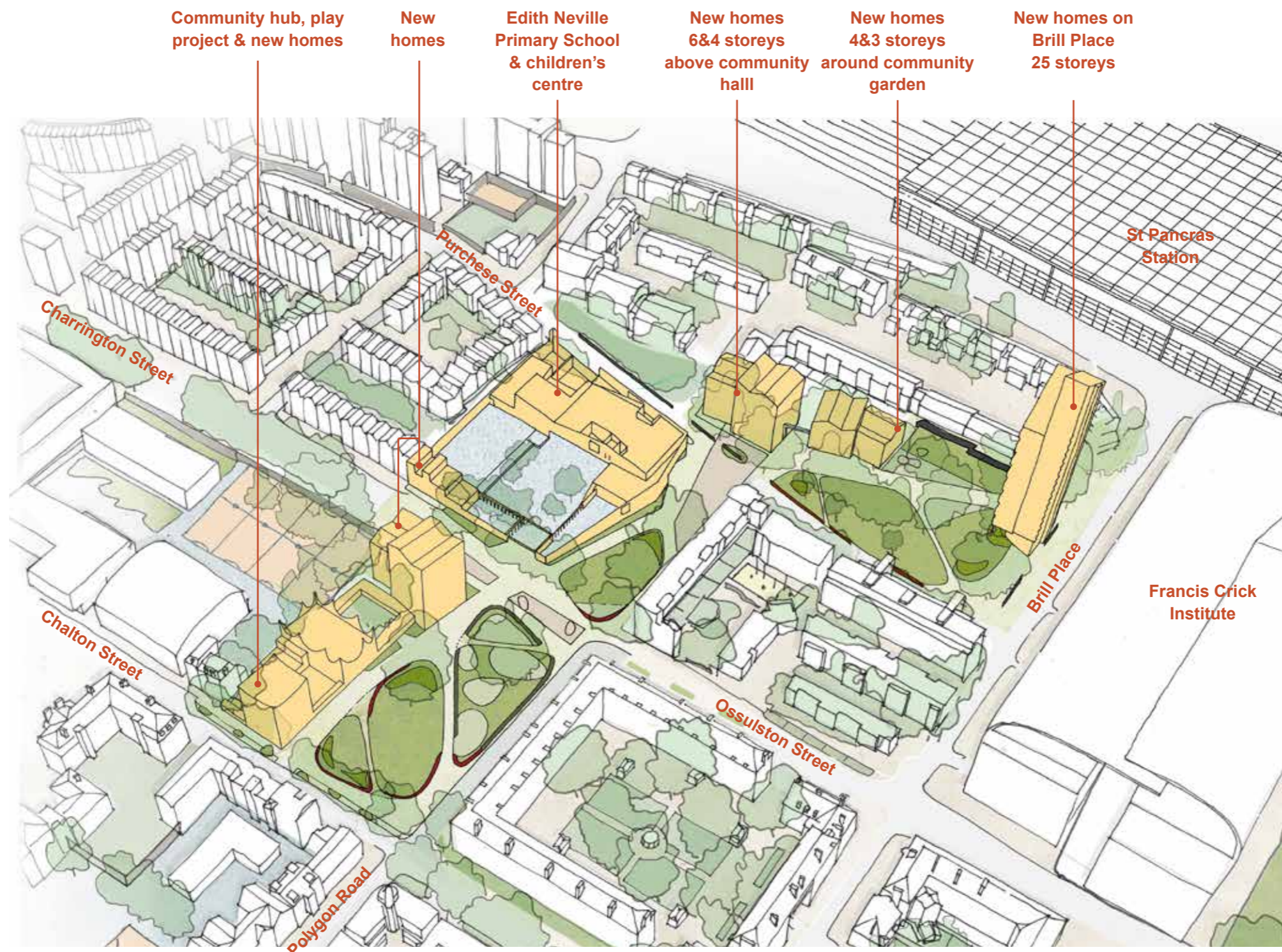
## Housing

### You said:

The tower is intrusive and will cast too much shadow.

### In this proposal:

- The tower has been adjusted to minimize its impact on the area.
- It has a small footprint and is designed to retain the views through the park.



### You said:

We need more social housing at genuinely affordable rents.

### In this proposal:

We have maximised the amount of affordable housing. And any money raised above the sum needed for the proposals will be spent on providing extra affordable housing.

- Total: 136 units of new housing.
- At least 10 units of affordable housing
- See our Q&A document on [camden.gov.uk/centralsomertown](http://camden.gov.uk/centralsomertown)

## Getting about

### You said:

Improve the routes through Somers Town

### In this proposal:

Better connections through the open spaces and between the surrounding housing estates, with links to the stations.

## Education and Community

### You said:

Keep Coopers Lane tenants hall. It needs to stay next to the estate. Keep the community garden – lots of people would like to use it.

### In this proposal:

The new community hall has been moved back, to be next to the estate. The community garden will be retained. It will be a different shape, slightly larger, and more accessible.

### You said:

That Plot 10 play project is really important to the community, and that it should stay in its current location

### In this proposal:

Plot 10 is being rebuilt with state of the art facilities and a new football pitch. It is now staying in its current location

## Community safety

### You said

Some areas of Somers Town don't feel safe and attract anti-social behaviour.






### In this proposal:

We accept that safety is an ongoing issue. The proposals are designed to help deter anti-social behaviour:

- removing the alley between Regent High School and Plot 10.
- adding 35 new street column lights and 100m of new ribbon lighting
- creating better sight lines across the open spaces with more overlooking and natural surveillance.



# How we have responded to your comments

	<p><b>You said:</b> You don't want to lose open space or trees.</p>	<p><b>Our response:</b> There is no overall loss of public open space in the proposals. Some trees will have to be removed and will be replaced. More trees will be planted in the new open space.</p>
	<p><b>You said:</b> Building high rise housing could block the views. It might cause overshadowing and could impact on the open spaces.</p>	<p><b>Our response:</b> It's necessary to create enough housing units to pay for the proposals. The most appropriate and viable way to do this is to build a tall tower with a small 'footprint'. This helps to preserve valuable open space. We have worked hard to make sure that there is no loss of public open space by making the new housing as efficient as possible. Views across the open space have been considered and sight lines preserved.</p>
	<p><b>You said:</b> We are uncertain that the position of the proposed housing is right.</p>	<p><b>Our response:</b> We have carefully reviewed all the proposed housing sites to ensure they are in the best position. That means creating a safer, overlooked environment while enabling people to enjoy wider and more usable open spaces.</p> <ul style="list-style-type: none"><li>• Putting the tower next to an existing tall building (the Crick Institute) causes the least impact on residents.</li><li>• We have slimmed down the width and bulk of the tower so that its shadow will pass quickly as the day progresses.</li></ul> <p>More detailed information about the position, height and impact of the housing is available on <a href="http://camden.gov.uk/centralsomerstown">camden.gov.uk/centralsomerstown</a></p>
	<p><b>You said:</b> Being at the centre of a new open space may not be a safe place for children and families.</p>	<p><b>Our response:</b> We are working closely with the school on the design of the boundaries to their site, and to make sure that the environment around the school will be safe and pleasant for families. Further detail is in our planning application.</p>
	<p><b>You said:</b> There is concern that the school is losing outside learning and play space.</p>	<p><b>Our response:</b> The school footprint has been reduced to enable the two open spaces at Polygon Road and Purchase Street to join. However, the quantity and the quality of the outside learning and play areas at Edith Neville school has been increased:</p> <ul style="list-style-type: none"><li>• The current area of usable play space is 3,268m2. It will increase by more than 300m2 after rebuilding.</li><li>• The quality of the spaces will be greatly improved. There will be a large multi-use games area and dedicated outside spaces for early years children.</li></ul>

## Need more details?

- ▶ Take a look at 'Questions and Answers' from previous consultation events on [Camden.gov.uk/centralsomerstown](http://Camden.gov.uk/centralsomerstown)
- ▶ If you have a question, or need help with this document in a community language, email [centralsomerstown@camden.gov.uk](mailto:centralsomerstown@camden.gov.uk) or Tel 020 7974 5572.

*See the back page for how to respond*

If you want to respond by post please use this page:

<b>Tell us about you</b>		<b>To which of these groups do you consider you belong to?</b>	
Your name	_____	<b>White</b>	
Age	_____	<input type="checkbox"/> British	<input type="checkbox"/> Irish
Your full address	_____	<b>Black or Black British</b>	
Your postcode	_____	<input type="checkbox"/> Caribbean	<input type="checkbox"/> African
Your email	_____	<input type="checkbox"/> Other	
Gender:	<input type="checkbox"/> Male <input type="checkbox"/> Female	<b>Mixed</b>	
<input type="checkbox"/> I live, work or study in Somers Town		<input type="checkbox"/> White & Black Caribbean	<input type="checkbox"/> White & Asian Caribbean
<input type="checkbox"/> I don't live, work or study in Somers Town, but I live in Camden		<input type="checkbox"/> White & Black African	<input type="checkbox"/> Other
<input type="checkbox"/> I don't live in Camden, I live elsewhere		<b>Asian or Asian British</b>	
Are you a parent or carer of a child or children under 18-years-old?		<input type="checkbox"/> Indian	<input type="checkbox"/> Pakistani
<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Bangladeshi	
Do you have a disability or long term illness?		<b>Other</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Chinese	
		<input type="checkbox"/> Please Specify _____	

If you haven't already sent us your comments online, please write your comments here.  
*Not enough room? You can enclose extra sheets if required.*

Thank you for your comments, please return your comments by 6th October 2015  
*The Council operates a policy of diversity and equal opportunity in the provision of services and employment.  
All the monitoring information collected is treated in confidence in line with the 1998 Data Protection Act.*

# CENTRAL SOMERS TOWN

No Stamp  
Needed

Central Somers Town consultation  
Freepost  
RSLT-RJBR-TXAA  
Town Hall  
Judd Street  
London WC1H 9JE

Fold here and seal the edges of this page with glue or tape to create an envelope and return it to the Freepost address, no need for a stamp.  
Fold here and seal the edges of this page with glue or tape to create an envelope and return it to the Freepost address, no need for a stamp.

## How can I comment on the proposals?

You can comment on the proposals online, at [camden.gov.uk/centralsomerstown](http://camden.gov.uk/centralsomerstown), by filling in and posting this page, or by leaving feedback at one of our events:

- Visit the display at Somers Town Community Association in Ossulston St from **Tuesday 22 September**
- We'll be there in person **Tuesday 22 September** 9am-12noon & **Wednesday 30 September** 6pm-8pm.
- Visit the architectural model and leave your feedback. It'll be in the library at 5 Pancras Square from **Saturday 26 September** onwards.
- Talk to us at the information stand at Chalton Street market, 10.30-3.30pm on **Friday 25 September** and **Friday 2 October**.

**Please submit any comments by 5 October 2015.**

Any comments you make will be included in a report about the proposals which goes to the local planning authority.

## Will there be any further consultation?

Once the planning application is submitted, the local planning authority will carry out a statutory consultation. Details will be sent to you through the post and the plans will be on [camden.gov.uk/planning](http://camden.gov.uk/planning)

You will be able to comment or raise objections directly to the decision-makers.  
The planning application is likely to be considered in early Feb 2016.

*The consultation standards are set out in Camden's Statement of Community Involvement on [camden.gov.uk](http://camden.gov.uk)*