

Somers Town...

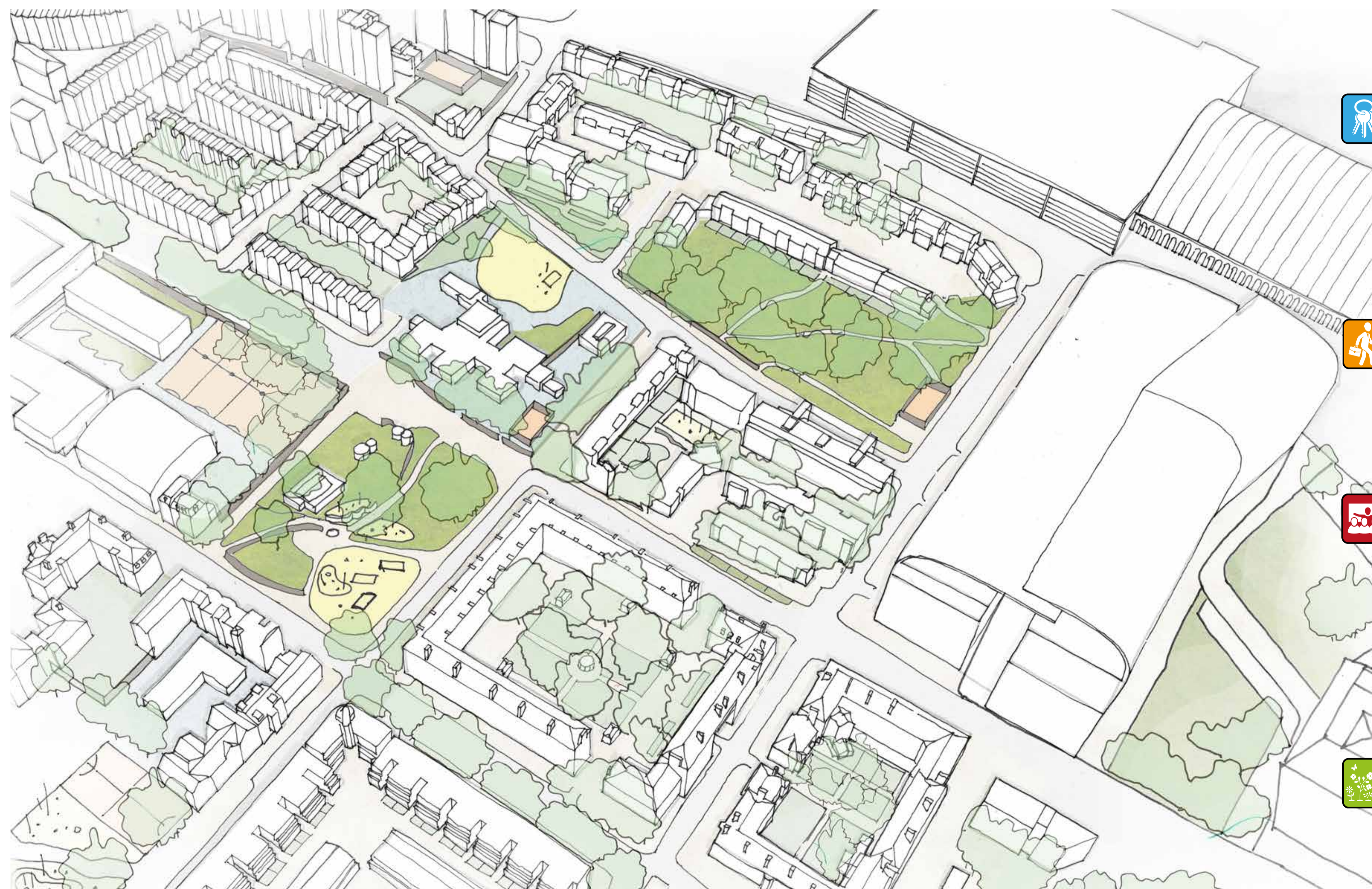
is changing

Central Somers Town Community Investment Programme: Give your views on the proposals for the heart of Somers Town

We would like to thank you for giving your views and getting involved in the councils proposals to re-invest in Somers Town over the past two years. Somers Town is under pressure both from national schemes like HS2 and from significant cuts in Central Government grants which has withdrawn the funding for new school projects. As a result, being able to deliver self-financing schemes that provide new high quality community facilities and improved open spaces for local residents is more important than ever before.

Improving Central Somers Town is a key Council priority. We've listened to the thoughts of people in Somers Town who've taken part in previous consultation and we now have a scheme that invests in the things that really matter to local people. This booklet explains our updated proposals for a new Edith Neville primary school, new homes including genuinely affordable homes, new landscaped park and public realm as well as a new community facility which includes a community play area at the heart of Somers Town.

Have your say...



This is a birds eye of of the existing Central Somers Town site

You told us about what you think would make Somers Town a better place to live:

- Somers Town benefits from its open spaces and these should be kept.
- Safe routes through Somers Town are important and should be carefully considered.



Housing

- There should not be housing over Edith Neville Primary School and Children's Centre.
- A good mix of social and private housing is important.
- There should be additional community and commercial facilities as well as housing.



Getting About

- Keep the short cut to St Pancras Station through Purchase Street open space.
- Reduce traffic and pollution by improving and encouraging walking and cycling.



Education and Community Facilities

- Edith Neville Primary School and Children's Centre should be rebuilt on its current site and the school playground improved.
- Improve Plot 10 community play facilities.
- St Aloysius Nursery could be expanded to provide additional places.



Open Space

- It is important to maintain good open space in the scheme.
- Improve the quality of Purchase Street open



Community Safety

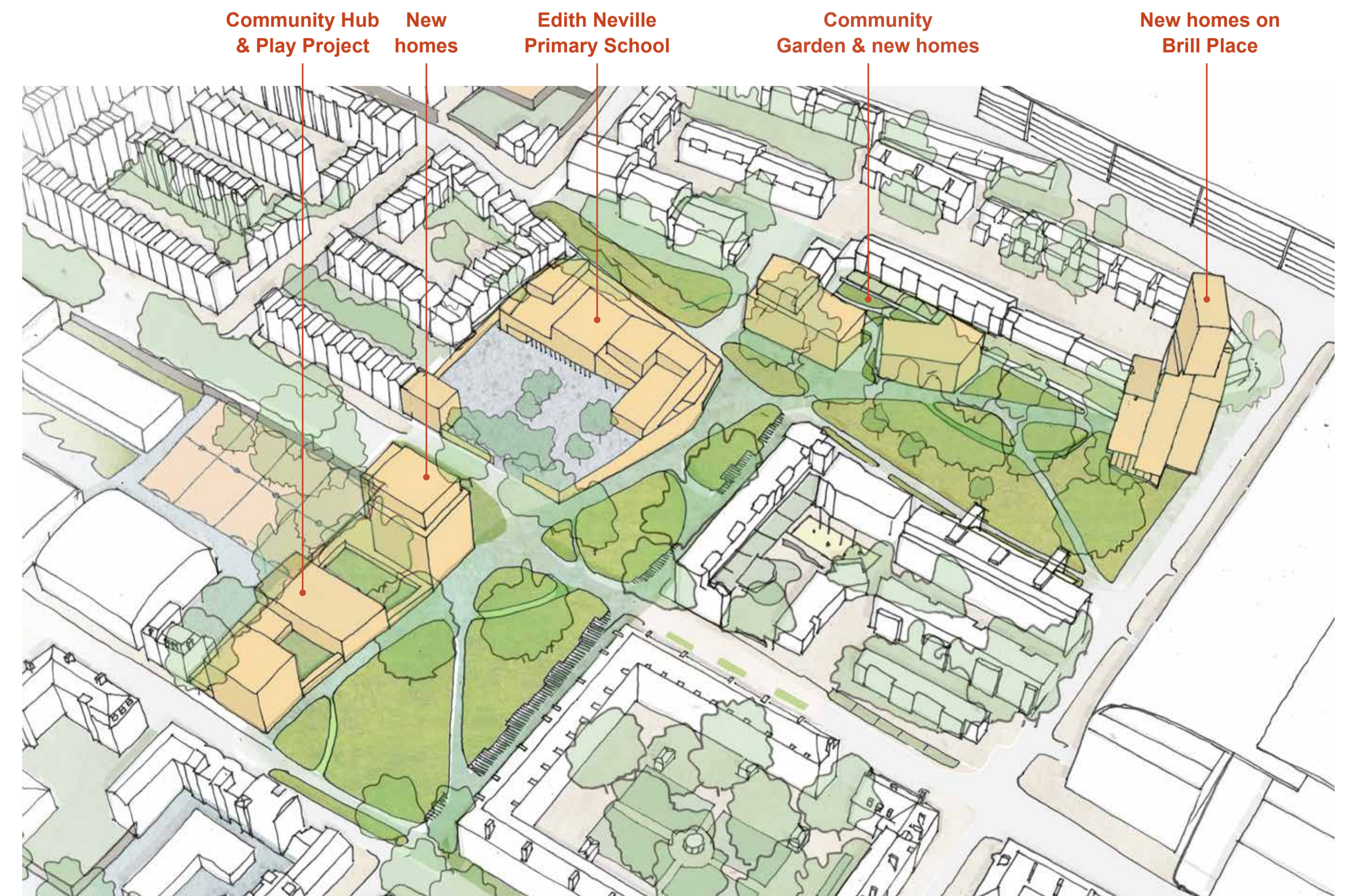
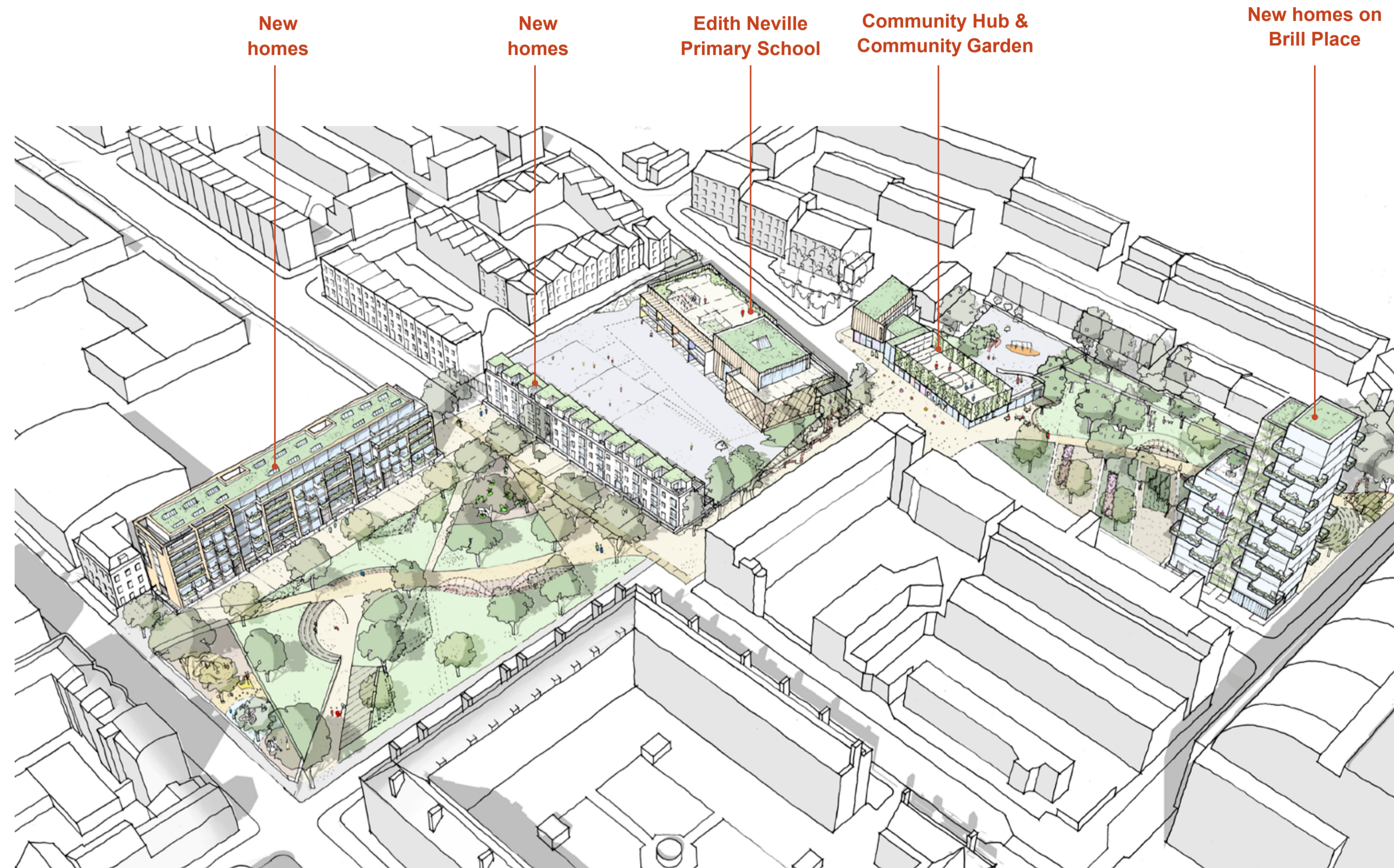
- Get rid of the alleyway behind the community play facility.
- Separate educational facilities and housing to keep children safe.
- Any new housing should not make the open spaces feel unsafe.

Changes we have made






In November 2013 consultation document was produced and 3000 copies were hand delivered to Central Somers Town residents.

- Over 250 people attended face to face consultation events;
- 131 completed the consultation questionnaire and returned it by post, online or handed it in at a consultation event






While the views were varied and were sometimes opposing, there are a number of key messages that we can draw from the responses.

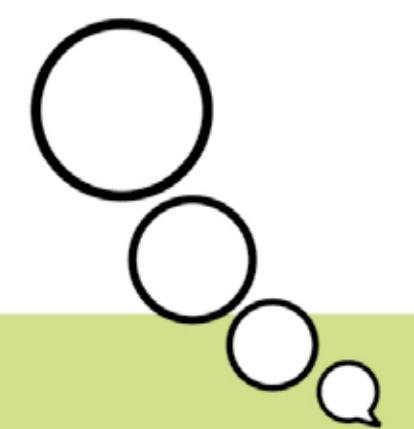


You Said:

-  You said that the housing in the feasibility study was not in the right location
You said the Brill place housing would fundamentally change the nature of the Purchase Street open space
-  40% of you said it was a good idea to close Polygon road to vehicular access, 36% of you said that it was not a good idea.
You were unsure whether the scheme made it easier to get around Somers Town
-  Many of you felt that the feasibility did not make Somers Town a safer place to live and visit. (we have..)
-  You asked for the community play facility to stay on Polygon Road Open Space.
You felt that the community garden was disrupted and changed by the by the feasibility we have reviewed this to ensure it remains the same size.
-  You felt that the feasibility impacted the green space in Somers Town, we created one large green park at the heart of Somers Town.

We did:

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Central Somers Town Proposal



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.

- The new proposals link the existing green space to create one large community park at the heart of Somers Town. This will provide better facilities and activities for everyone.
- We're keeping the open air gym, re-providing and reshaping the community garden near Coopers Lane and reviewing other outdoor facilities for the new park.
- Existing trees will be maintained where possible and new trees will be planted as part of the scheme.



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.

- Priority has been given to creating better conditions for pedestrians (rather than vehicles) to encourage people to walk and cycle through Somers Town.
- We are proposing to pedestrianise Polygon Road, with access for emergency vehicles only. There will be a full separate consultation on this proposal with the local community.
- We are building 'car free' developments to promote sustainable living.



Community safety

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

- We've removed the alley at the back of Plot 10 and designed out anti-social behaviour.
- Where possible we've included residential units that actively overlook public spaces to create a safer, 'watched' environment.
- We've created 'sight lines' across the open spaces and parks.



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.

- The new homes in Central Somers Town will pay for the new park, school and community buildings and other improvements in Central Somers Town.
- We will aim to maximise affordable housing across the site and prioritise to local residents in housing need, on a local lettings policy.
- We can't put housing on top of the school building, as it is likely that the school will need to expand and build upwards in the future.



Education and Community

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.

- Edith Neville school is being rebuilt to provide modern, flexible teaching and learning spaces. Making the best use of outdoor play and learning is very important in the design.
- The footprint of the school has been reduced to allow the two public open spaces at Polygon Road and Purchase Street to become one large community park at the heart of Somers Town.
- A new community hub and play project are part of the proposal. It will be located near to its existing Plot 10 site as this is a good, central location that is easily accessible.
- St Aloysius Infant's school nursery will be co-located in the same building so that maximum use is made of the new play facilities.
- A new community hall for use by local community groups including Coopers Lane Tenants means that the new facilities will be actively used throughout the day.



Jobs and Training

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

- Where possible we will make sure that any new developments make use of local supply chains
- We will aim to ensure that contractors provide opportunities for local people.



Community Hub & Play Project

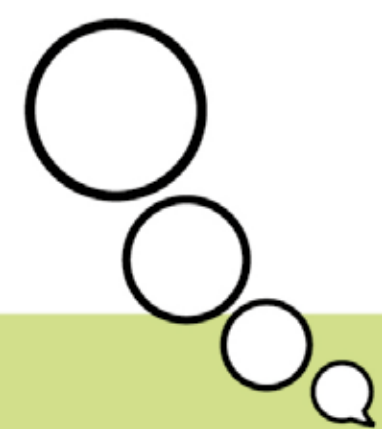
New homes

Edith Neville Primary School

New homes

Community Garden

New homes on Brill Place



Polygon Road Open Space

Existing & Proposed



Before:



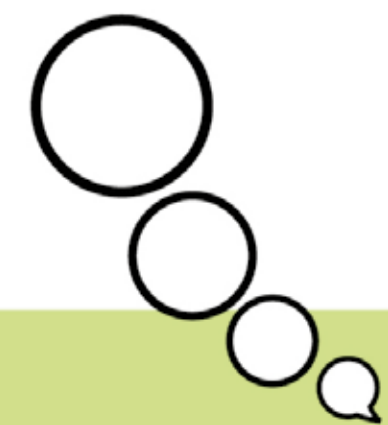
After:



Before:

IN PROGRESS

After:



Purchase Street Open Space

Existing & Proposed



Before:



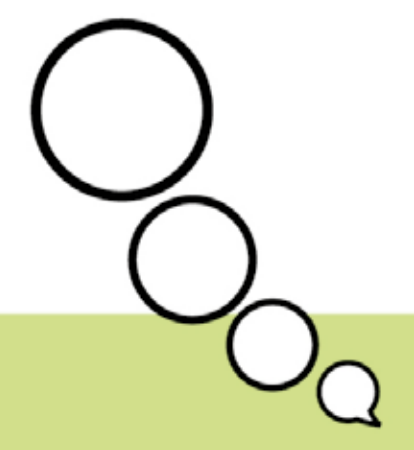
After:



Before:



After:



The Vision

3 guiding principles for Central Somers Town

- There should be **no** net loss of public open space.
- Affordable housing will be maximised across the site where possible.
- The scheme should be self-funding, any additional funds generated will be reinvested into Somers Town.

Central Somers Town in brief:

Open space

There will be **no net loss** of public open space and we will seek to increase this where possible. Polygon Road could be pedestrianised to provide additional open space for Somers Town.

Housing

The proposals seek to deliver over **100** new housing units, affordable housing will be maximised across the site.

Community facilities

The community hub stays **'in the heart'** of Somers Town on the Polygon Road open space. This provides a new home for a community play project, St Aloysius infant's school nursery and a new community hall.

School

The new Edith Neville school will make better, more **flexible** use of their site by developing outside learning and play areas on many levels. This provides more space for the park.

Money

The costs of the project are funded by the sale of the new housing. This will pay for the new school, community facilities and the improvements to the park. All the funds generated in Somers Town are being **re-invested** into Somers Town.

Your Improved Park

