

# Somers Town is... changing

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



Improving Central Somers Town is a key Council priority. We've listened to the thoughts of people in Somers Town who have 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 open space as well as a new community facility which includes a community play area at the heart of Somers Town.

### To have your say on these proposals:

- **Visit the display** at Somers Town Community Association on Ossulston Street anytime between 23 March and 17 April.
- **Plus** visit one of our drop in sessions at the STCA on Tues 24 and 31 March, 4pm – 7pm
- **Speak to us** at Chalton Street market on Fridays between 10am and 3pm: 27 March, 10 April, 17 April, 24 April.
- **Look out** for our pop-up events around Somers Town
- **Visit** [www.camden.gov.uk/centralsomerstown](http://www.camden.gov.uk/centralsomerstown)
- Fill out the survey online at [camden.gov.uk/centralsomerstown](http://camden.gov.uk/centralsomerstown) OR
- Return this booklet to the Freepost address overleaf OR
- Complete the questions at one of our events, or with one of our community researchers.
- **Please return your comments by 27 April 2015**

### Where we've got to...

|                  |  |
|------------------|--|
| Feb - Apr 2013   | Consultation on Somers Town CIP priorities   |
| June - Sept 2013 | Consultation on feasibility proposals for Central Somers Town  |
| Dec 2013         | Camden's Cabinet agreed the overall approach   |
| Summer 2014      | Design teams were commissioned to develop the scheme   |
| Dec 2014         | Public consultation: Tell us about your Somers Town  |
| Mar/Apr 2015     | <b>Public consultation: What do you think of our designs and how can they be improved?</b>   |
| May 2015         | Public consultation: What do you think of the final scheme   |
| Aug 2015         | Planning permission application submitted<br>The planners will consult local people and organisations about the application before considering it. |
| 2017             | New Edith Neville primary school opens   |
| 2018             | All the proposed improvements to Central Somers Town will be complete  |

# What will happen in Somers Town?

Below is an aerial view of how the proposed Central Somers Town scheme could look, this is only an indicative illustration and is likely to change as the design progresses.



## 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.



## Community safety

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

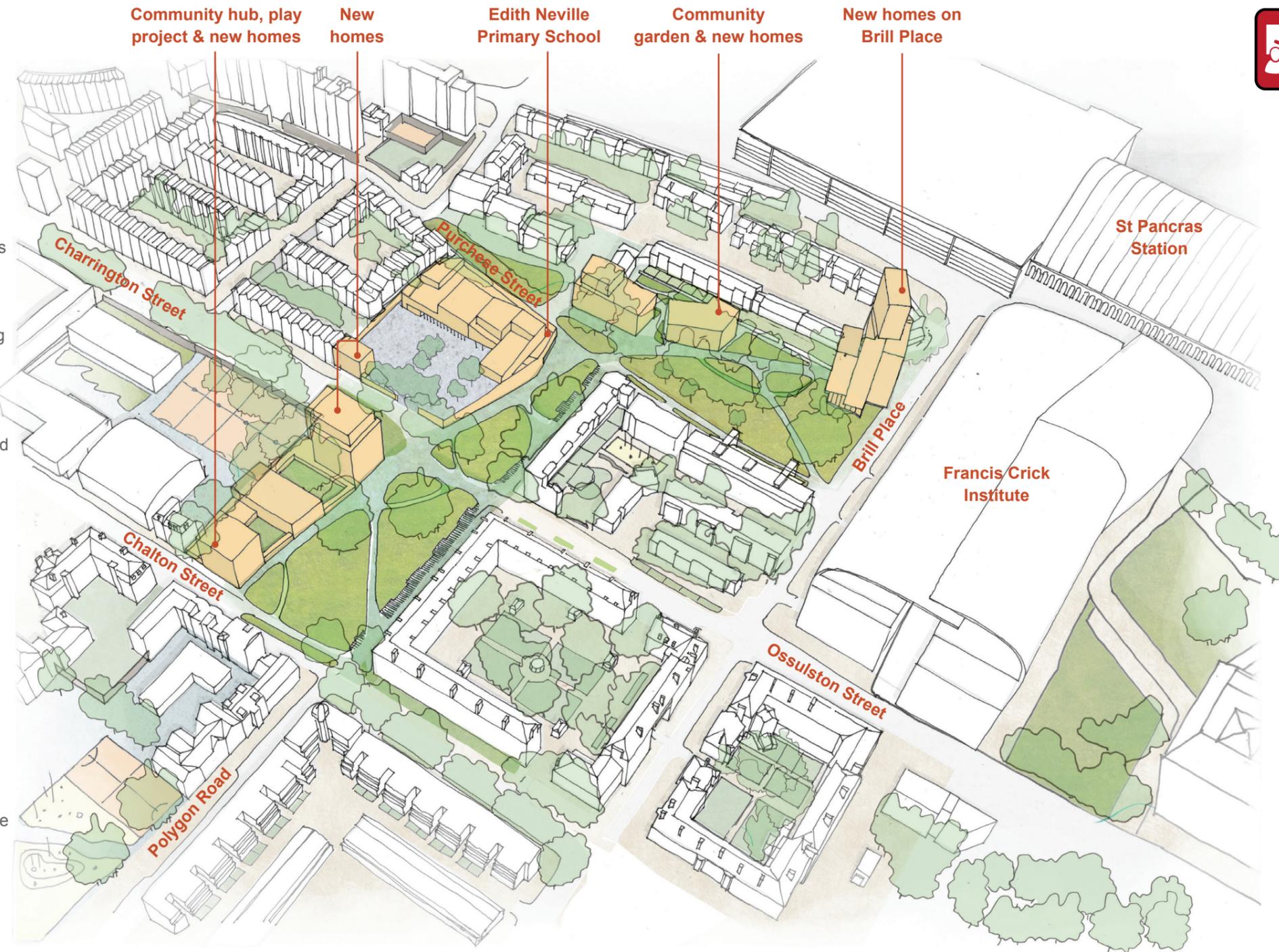
- We've removed the alley at the back of Plot 10 and designed out anti-social behaviour.
- Where possible we've included residential units that actively overlook public spaces to create a safer, 'watched' environment.
- We've created 'sight lines' across the open spaces and parks.



## 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.



## 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.

# 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.

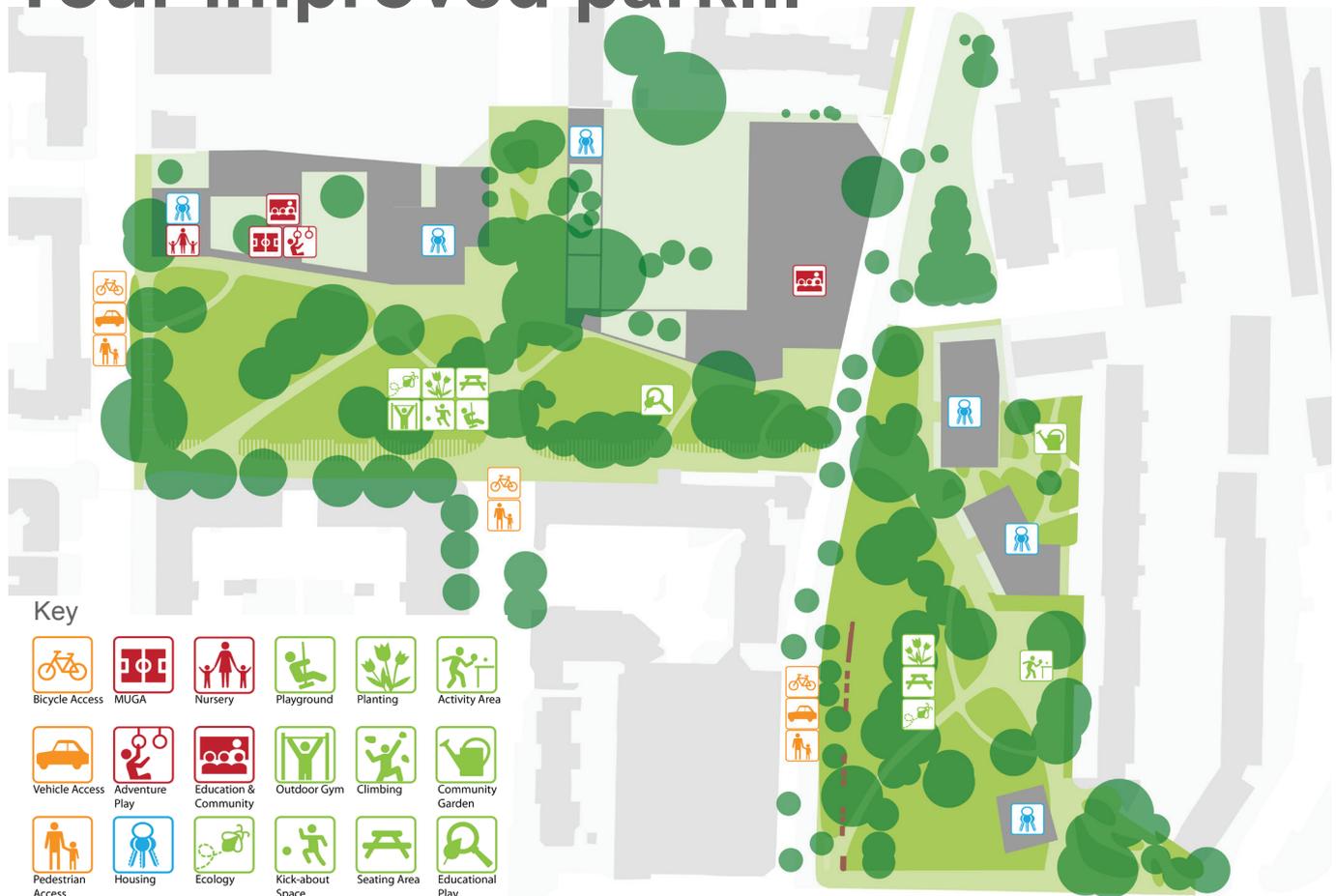
#### School

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...



# Questionnaire

Have your say...

We want to know your views

Use the symbols to refer to the scheme proposal in the booklet

Strongly Agree

Agree

Don't know

Disagree

Strongly Disagree

Do you think this scheme is good for Somers Town?



The proposals create one large park at the heart of Somers Town. Is this something that you support?

We plan to re-provide and improve the community garden. Is this something that you would use?



We want to make Somers Town a better place to walk and cycle. Do you think these proposals help that?

We want to improve health in Somers Town. Will the new park and facilities encourage you to use the park and be more active?



Edith Neville school will be designed to fit on a smaller site without losing any play space. Do you think the location and design of the school helps improve Central Somers Town?

Plot 10 will become part of a new Community Hub building near it's existing site. This will also include a community hall and nursery. Do you support this idea?



Building new homes in Somers Town will pay for the new school, improved community facilities and new park. We will also provide new and affordable homes. Do you think these homes are in the right location?



The alleyway to the north of Plot 10 has been removed. Views and routes across the park have been improved. Do you support this approach?

## Tell us about you

Your name \_\_\_\_\_

Age \_\_\_\_\_

Your full address \_\_\_\_\_

Your postcode \_\_\_\_\_

Your email \_\_\_\_\_

Gender:  Male  Female

I live, work or study in Somers Town

I don't live, work or study in Somers Town, but I live in Camden

I don't live in Camden, I live elsewhere

Are you a parent or carer of a child or children under 18-years-old?

Yes  No

Do you have a disability or long term illness?

Yes  No

## To which of these groups do you consider you belong to?

### White

British  Irish

### Black or Black British

Caribbean  African  Other

### Mixed

White & Black Caribbean  White & Asian Caribbean

White & Black African  Other

### Asian or Asian British

Indian  Pakistani

Bangladeshi

### Other

Chinese

Please Specify \_\_\_\_\_

Thank you for your help. If you're filling in a paper copy, you can post this booklet to the address overleaf or hand it in at one of our events or to one of our community researchers. You can also complete the survey online at [camden.gov.uk/centralsomerstown](http://camden.gov.uk/centralsomerstown)

# 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.  
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We want the new park to be for everyone.

Please indicate which 4 of the following activities **you** would most like to be able to do in the park

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Relax in quiet surroundings | <input type="checkbox"/> Have a picnic                  | <input type="checkbox"/> Exercise (outdoor gym)       |
| <input type="checkbox"/> Meet friends & socialise    | <input type="checkbox"/> Buy drinks and snacks          | <input type="checkbox"/> Have a kickabout             |
| <input type="checkbox"/> Explore nature              | <input type="checkbox"/> Play for toddlers              | <input type="checkbox"/> Run                          |
| <input type="checkbox"/> Walk a dog                  | <input type="checkbox"/> Play for juniors               | <input type="checkbox"/> Cycle                        |
| <input type="checkbox"/> Grow plants and food        | <input type="checkbox"/> Activities for teenagers       | <input type="checkbox"/> Play a sport, please specify |
| <input type="checkbox"/> Celebrate community events  | <input type="checkbox"/> Climb (a boulder or structure) | _____   |

What impact (positive or negative) will the overall proposals have on you and your family?

Thank you for filling out the questionnaire.

Please return your comments by 27th April 2015

Your comments will help shape the future stages of the Central Somers Town Masterplan