

# Consultation: Central Somers Town building for the Somers Town community

Somers Town has a proud history and at the heart of this has always been a strong sense of community. Last year we consulted local people about their priorities for the area. People talked about the need to solve long-term issues with anti-social behaviour and spend money on facilities used by the Somers Town community.

Our Community Investment Programme (CIP) now provides the opportunity to put major investment into facilities for the local people of Somers Town.

## What's happening now?

Earlier this year we consulted on ideas about the redevelopment of Edith Neville Primary School and Children's Centre (ENPS&CC).

As a result of your feedback we then looked at the wider Somers Town area to consider how to:

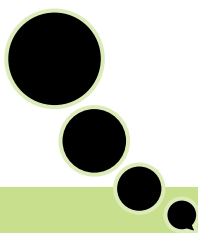
- provide excellent new facilities for Plot 10 community play facility and St Aloysius nursery;
- improve the open spaces;
- create additional community facilities, and
- build more social housing.

We are now coming back to you with this 'Central Somers Town' proposal at a very early stage, to discuss how we think we can achieve many of the things you told us were important. This is not the final detailed design for Central Somers Town but your views will help us to make sure we get this proposal right for you and your local community.



The project has to be self-financing; which means the sale of new private housing would pay for the costs of building the new community facilities and social housing. You can find out more about this proposed investment and other recent investment in Somers Town on page 6.



Tell us what you think by completing the attached questionnaire and returning it to the Freepost address, visit [camden.gov.uk/somerstown](http://camden.gov.uk/somerstown) come along to one of the public events between **16 September - 11 October 2013** call **020 7974 5717** or email [cip@camden.gov.uk](mailto:cip@camden.gov.uk) for more information.






**Somers Town Community Investment Programme**

# You said we did

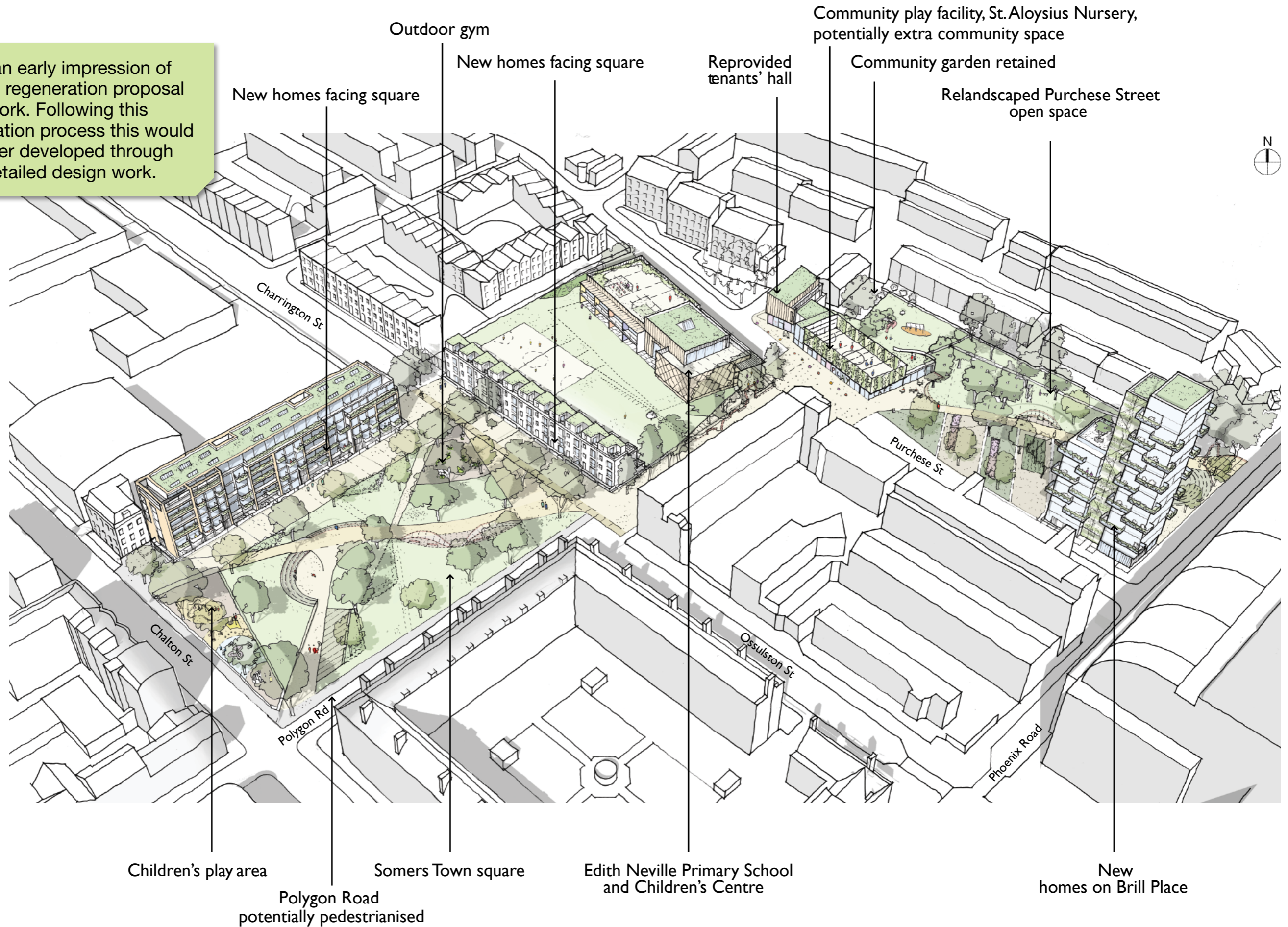
Below are the main things you have told us through earlier phases of consultation this year, and what we have done to reflect this in the early proposal. The full consultation report is available at [camden.gov.uk/somerstown](http://camden.gov.uk/somerstown) and paper copies are available on request.

	You said	How this influenced the proposal
<p><b>Overview</b></p>	<ul style="list-style-type: none"> <li>• Somers Town benefits from its open spaces and these should be kept.</li> <li>• The safety and security of the children who use Edith Neville Primary School and Children’s Centre, Plot 10 and St Aloysius Nursery is very important.</li> <li>• Safe routes through Somers Town are important and should be carefully considered.</li> <li>• The height of any housing development should be in keeping with the current feel of Somers Town.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Better open spaces with at least the same number of trees and improved landscaping.</li> <li>▶ Safety of children prioritised. Better learning, community play facilities and spaces for local children to play.</li> <li>▶ Unsafe routes have been designed out and new routes designed to improve community safety.</li> <li>▶ Taller housing located next to existing high rise buildings and furthest away from residents.</li> <li>▶ Easier and safer routes suggested including the creation of a new public square for Somers Town.</li> </ul>
<p><b>Housing</b></p> 	<ul style="list-style-type: none"> <li>• There should not be housing over Edith Neville Primary School and Children’s Centre.</li> <li>• If there has to be more housing in the area, low rise housing is preferred.</li> <li>• If there is to be high rise housing there should be minimal loss of light to local residents.</li> <li>• A good mix of social and private housing is important.</li> <li>• There should be additional community and commercial facilities as well as housing.</li> </ul>	<ul style="list-style-type: none"> <li>▶ No homes over the school and new homes nearby designed to avoid overlooking.</li> <li>▶ Proposed housing at Brill Place complements the higher density of that part of Somers Town and the proposed housing nearer to the school and open space is respectful of its context.</li> <li>▶ We are committed to providing the highest possible number of council rent and shared ownership homes.</li> <li>▶ In addition to improving the existing community facilities, including re-providing the tenants hall, new community space could be created.</li> </ul>
<p><b>Getting about</b></p> 	<ul style="list-style-type: none"> <li>• Keep the short cut to St Pancras Station through Purchase Street open space.</li> <li>• Reduce traffic and pollution by improving and encouraging walking and cycling.</li> <li>• Traffic flow needs to be considered in the scheme.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Access through Purchase Street retained, improved and made safer.</li> <li>▶ Unpopular cycle route along Polygon Road removed, with a new, route between Charrington Street and Ossulston Street.</li> <li>▶ Greater consideration has been given to reducing traffic by pedestrianising Polygon Road.</li> </ul>

	You said	How this influenced the proposal
<p><b>Education and community facilities</b></p> 	<ul style="list-style-type: none"> <li>• Edith Neville Primary School and Children’s Centre should be rebuilt on its current site and the school playground improved.</li> <li>• Avoid disruption to Plot 10 community play facility.</li> <li>• Improve Plot 10 community play facilities.</li> <li>• Educational facilities should not be overlooked by housing.</li> <li>• Locate Plot 10 community play facility and St Aloysius Nursery close to each other.</li> <li>• St Aloysius Nursery could be expanded to provide additional places.</li> </ul>	<ul style="list-style-type: none"> <li>▶ The school would be rebuilt on its current site with better external learning and play space.</li> <li>▶ The community play facility would be rebuilt on a new site, avoiding loss of service during construction.</li> <li>▶ The community play facility would have new, improved, state of the art facilities.</li> <li>▶ Housing above the nursery and the community play facility would be designed with no overlooking and separate access.</li> <li>▶ The community play facility and the nursery would benefit from sharing external space and using the neighbouring community space.</li> <li>▶ St Aloysius nursery will remain at the current size.</li> </ul>
<p><b>Open space</b></p> 	<ul style="list-style-type: none"> <li>• It is important to maintain good open space in the scheme.</li> <li>• Keep playground facilities in the area, including the gym on Polygon Road.</li> <li>• Mature trees should not be lost as part of the proposals.</li> <li>• Improve the quality of Purchase Street open space.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Amount of open space remains and quality improved.</li> <li>▶ Playground facilities and gym refurbished and retained on Polygon Road.</li> <li>▶ Existing trees retained where possible and no overall net loss of trees.</li> <li>▶ The new open spaces will allow the layout and function to be developed with the local community.</li> </ul>
<p><b>Community safety</b></p> 	<ul style="list-style-type: none"> <li>• Get rid of the alleyway behind Plot 10 community play facility.</li> <li>• Separate educational facilities and housing to keep children safe.</li> <li>• Any new housing should not make the open spaces feel unsafe.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Alleyway removed. Routes across the square would be safe and wide.</li> <li>▶ Access to educational facilities and housing kept separate.</li> <li>▶ Wide, welcoming access into the open spaces. Active building fronts provide a sense of safety.</li> </ul>

# Central Somers Town design concept

This is an early impression of how the regeneration proposal could work. Following this consultation process this would be further developed through more detailed design work.



## 'Central Somers Town' potential investment

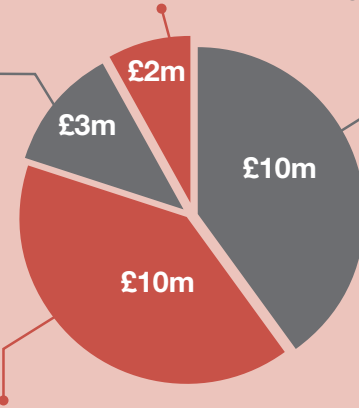
By **building** and **selling** some new private housing as part of the proposal this would pay for the costs of building the **new community facilities** and **social housing**.

Community buildings including community play facilities, nursery, tenants hall and new community space



Landscaping open space

New council rent and shared ownership housing



School (including the demolition and temporary accommodation costs for the school)

## Money recently spent in Somers Town

We are already investing money created by our Community Investment Programme (CIP) and other grant funding, into improving homes, schools and community facilities in Somers Town.

Better Homes **refurbishments** to **1,744** existing council homes such as **new kitchens, bathrooms** and **roofs**



**£10.9m** in the last **5** years and **£12.9m** will be spent in the **next 5** years to improve **2,288** more homes with a focus on **roofs** and **windows**



**Regent High School** in Charrington Street is being rebuilt and transformed at a cost of **£26 million**



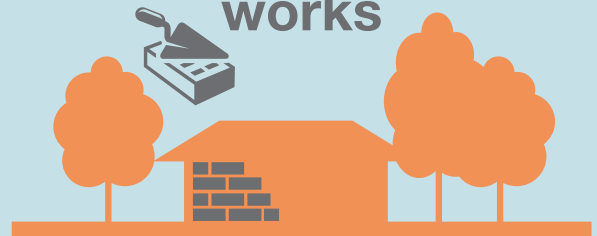
**£1 million** for a **brand new Somers Town Youth Centre** building

Play equipment in the open space at **Goldington Crescent** cost

**£13,000**



**3** schools received **CIP** funding for **urgent repairs and improvement works**



**St Aloysius Junior School** received



**£612,000**

towards classrooms and hall refurbishments, and a new boiler.

**Maria Fidelis Upper and Lower School**

received **£857,000**

towards roof repairs, windows, sports equipment and fitness areas.



**2** new swimming pools, gym, library and customer service centre due to open nearby in **Summer 2014**



**Improving** the IT network and equipment including that in the **City Learning Centre** in Charrington Street

**£1.6 million**



# Questionnaire

Please complete the questionnaire below and return it to the Freepost envelope address. If you need more space please continue on a separate sheet of paper and include it in the envelope provided.

Indicate to what extent you agree with the following statements:

Strongly agree  
Agree  
Neither agree nor disagree  
Disagree  
Strongly disagree  
Don't know

The proposals to rebuild Edith Neville Primary School and Children's Centre will improve the learning space at the school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The new housing in the scheme is in the right location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
This scheme will make it easier to get about in Somers Town	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The proposals for the community play space will improve the facilities for children in Somers Town	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The proposals for St Aloysius Nursery will improve the facilities for users	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The proposals will improve the open spaces in Somers Town	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The proposals will make Somers Town a safer place to live and visit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do you agree with the proposal to create a larger public space by closing part of Polygon Road beside the park?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please give us your thoughts on the following questions:

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

Space could be created for more new community facilities in this proposal.

What else would you like to see in the area? E.g. a community cafe or 5 a-side football pitch.

Do you have any further comments on any aspect of the proposal?

**Are you male or female?**

Male  Female

**What was your age on your last birthday?**

Please write in box

Years

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

Please tick one box only

**White**

British  Irish

Any other White background (Please tick and write in box)

**Mixed**

White & Black Caribbean

White & Black African

White & Asian

Any other Mixed background (Please tick and write in box)

**Chinese and Other ethnic groups**

Chinese

**Black or Black British**

Caribbean  African

Any other Black background (Please tick and write in box)

**Asian or Asian British**

Indian  Pakistani

Bangladeshi

Any other Asian background (Please tick and write in box)

**Other ethnic group**

(Please tick and write in box)

**Do you have a disability or long-term limiting illness?**

Yes  No

Please specify

"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 absolute confidence in line with the 1998 Data Protection Act."



Somers Town Community Investment Programme

**Consultation: Central Somers Town  
building for the Somers Town community**

No  
stamp  
needed

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