

Consultation on 30 Camden Street, Plender Street, Bayham Place and Richard Cobden School playground

16 July – 5 October



Camden Council is consulting on proposals to redevelop 30 Camden Street, the Richard Cobden School changing rooms site on Plender Street, Bayham Place Estate garages, Bayham Place playground, the shopping parade at 67-72 Plender Street and Richard Cobden School playground.

This scheme is an exciting opportunity to deliver a wide range of benefits for local residents through the better use of land – including:

- safe spaces and better facilities for our children and young people
- a community centre that supports vulnerable people
- family homes people can afford to rent or buy, and
- modern shops which meet the needs of the community.

We invite you to take part in this consultation and have your say about the proposals.

The proposals have been developed by working with the community in our first round of consultation in 2011 and the six community workshops held earlier this year. The feedback we received helped to shape the proposals we are now consulting on.

These include:

- Up to 15 new affordable council homes at 30 Camden Street for rent or shared ownership
- A new community centre on the Richard Cobden School changing rooms site with housing above which can be used by everyone, including people with disabilities. The centre could provide activities such as an under-fives drop-in and support for older people. It would also link up with the adjoining sports pitches
- A new open space for people of all ages to use which will be situated on the garage site in Bayham Place Estate and a section of the Richard Cobden School playground
- A new nursery for Richard Cobden Primary School where the current playground in Bayham Place is located
- Modern shops and new housing at 67-72 Plender Street to replace the existing shopping parade which is in poor condition, at the end of its life span and expensive to maintain.

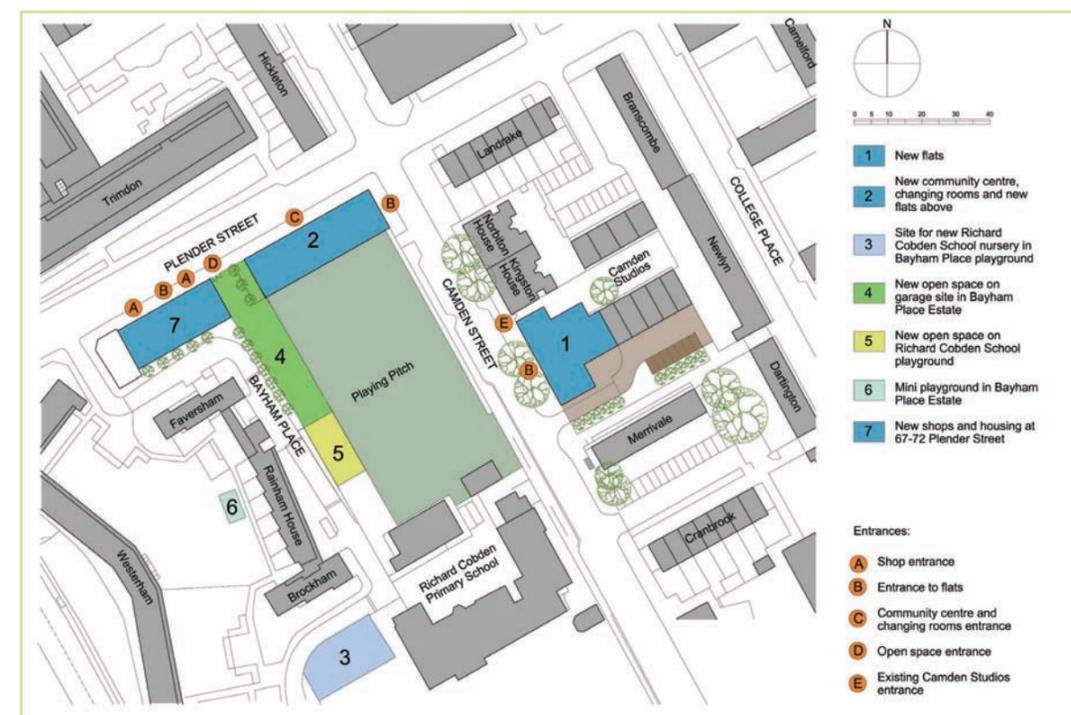
Community Investment Programme

This consultation is part of the Community Investment Programme (CIP). The CIP works with local people across Camden to find ways to invest in and improve the facilities in their area. Through the CIP we can sell or redevelop properties that are out of date, expensive to maintain or under-used and difficult to access. This will help us raise funds that are not otherwise available to improve other services and facilities.

The proposal to build private homes for sale at Plender Street will raise money to pay for the new community centre, new open space and new affordable council homes - at no extra expense to the taxpayer.

Proposals for 30 Camden Street, Plender Street, Bayham Place and Richard Cobden School playground

The following map shows the sites covered by this consultation. The proposals for each site are described in detail on the following pages.



The proposals

30 Camden Street - Site 1

30 Camden Street is occupied by St Pancras Community Centre and 18 garages.

The proposals for 30 Camden Street are to:

- Replace St Pancras Community Centre with up to 15 new affordable council homes. The new homes could be one, two or three bedroom family homes, up to four storeys high. These would be council homes for rent or affordable homes to buy
- Replace the 18 garages with at least eight car parking spaces and landscaping
- Relocate St Pancras Community Centre to a new building constructed on the Richard Cobden School changing rooms site.



Sketch of how 30 Camden Street could look

Why do we need a new community centre?



Existing community centre

St Pancras Community Centre is expensive to run, is in need of repair and cannot be used properly by people with disabilities.

A new community centre for St Pancras Community Association (SPCA) that is cheap to run, flexible and accessible would allow SPCA to become financially sustainable, deliver savings for tax payers and protect services for the vulnerable such as the elderly, children and young people.

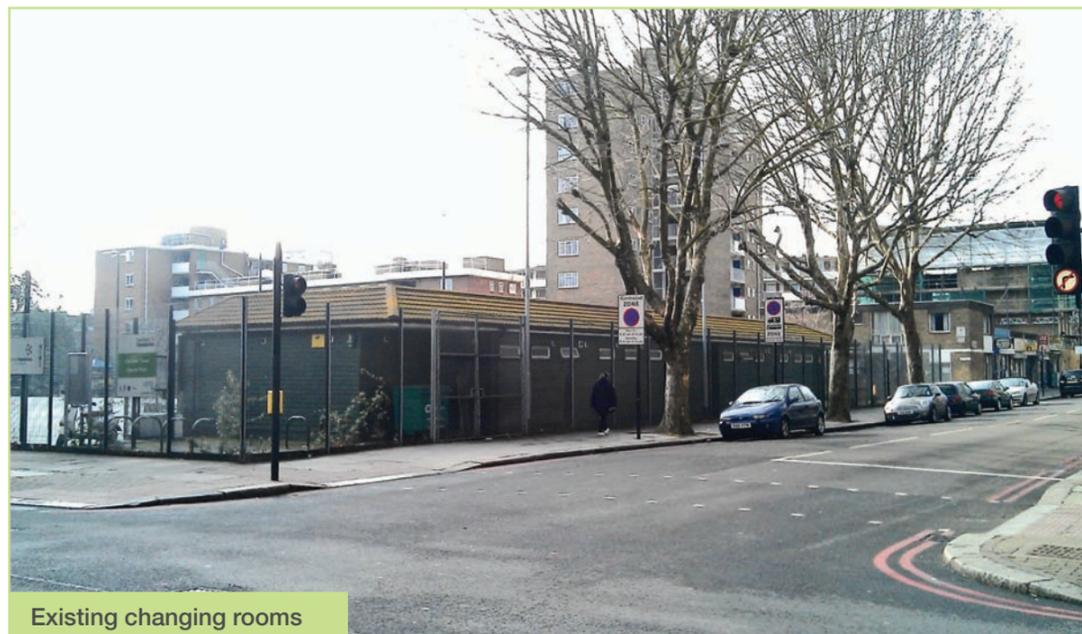
The new building would also replace St Martin's Community Centre at 43 Carol Street and services delivered from there - subject to agreement with SPCA.

Why don't you rebuild the community centre where it is now?

Rebuilding the community centre where it is now would be too expensive and would lead to an interruption of SPCA's services.

Plender Street is the only site in the immediate area that is large enough to build a new community centre and the private housing needed to pay for the new community centre and new affordable council homes.

Richard Cobden School changing rooms site on Plender Street – Site 2



Existing changing rooms

The Richard Cobden School changing rooms site on Plender Street is occupied by changing rooms used when the adjoining playground converts into sports pitches for netball and other activities out of school hours.

The proposals for the Richard Cobden School changing rooms site are to:

- Relocate St Pancras Community Centre from 30 Camden Street to a new building constructed on the site.

The new community centre would occupy two floors with the existing changing rooms incorporated into the first floor. The suggestion to put the new community centre on the changing rooms site came from residents at the community workshops. A community centre on this site would allow residents to combine their use of the centre with use of the adjoining sports pitches.

- Build on a 163m² section of the Richard Cobden School playground that borders the changing rooms site to accommodate the new community centre building.
- Build up to three storeys of private housing for sale and possibly affordable homes above the new community centre building. Up to 17 family units could be built, some of which may include council homes for rent or affordable homes to buy.



Sketch of how a new community centre could look

A development on this site could be up to five storeys high.

Combining the changing rooms with the community centre would enable the community centre to offer sports-related classes such as yoga, martial arts and other exercise. This would mean more residents using the centre and sports pitches.

A community centre with accessible changing rooms would also allow more people with disabilities to use it.

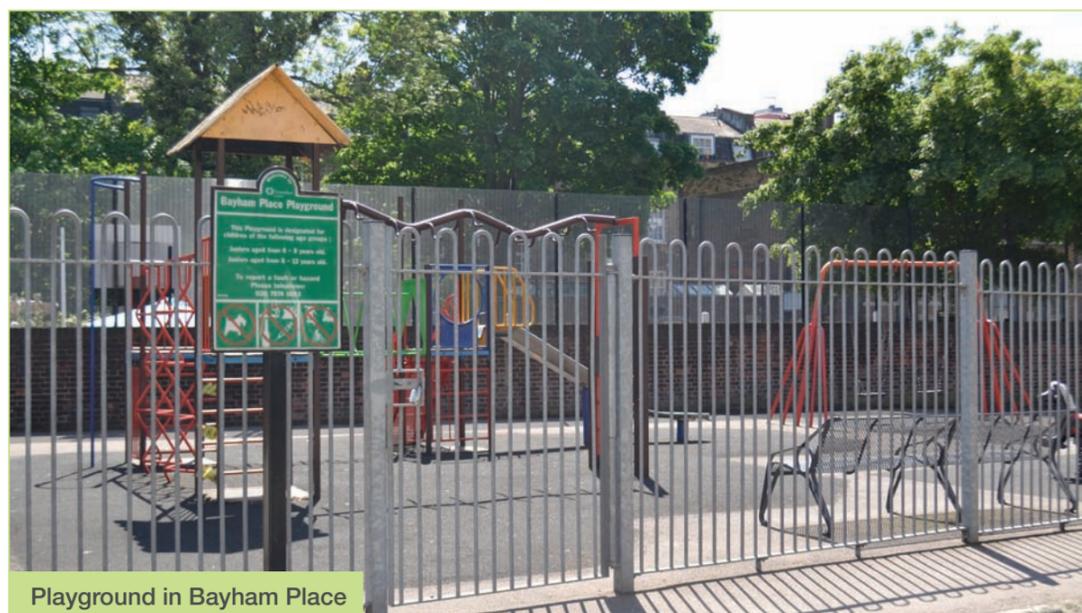
Will the new community centre create noise, nuisance and anti-social behaviour?

Building the new community centre on this site would minimise any impact on neighbouring properties. There will also be limits on when and how the community centre is used, which will deter noise, nuisance and anti-social behaviour.



Activities which could be run at a new community centre

Playground in Bayham Place– Site 3



Playground in Bayham Place

There is currently a playground in Bayham Place outside the boundary of Bayham Place Estate which is occupied by play equipment for young children.

This playground is isolated, difficult to reach and invisible to the public. It also attracts anti-social behaviour.

Richard Cobden Primary School has secured money through the Community Investment Programme to re-build its nursery which is in poor condition.

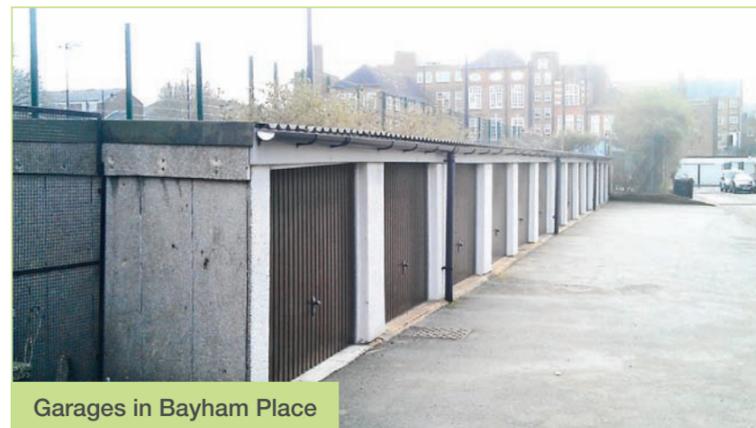
If the land currently occupied by the playground in Bayham Place became part of the school site it would allow the Council to rebuild the school nursery in a better position and create a new playground for pupils.

It could also enable part of the existing school site to be freed up for other community uses.

The proposal for the playground in Bayham Place is:

- For the playground to become part of the Richard Cobden School site so that it can be used for the proposed new school nursery.

Garage site in Bayham Place Estate and Richard Cobden School playground – Site 4 and Site 5



Garages in Bayham Place

The garage site in Bayham Place Estate is occupied by a row of 13 garages.

The proposal for the garage site in Bayham Place Estate is to:

- Replace the 13 garages on this site with a new open space. A 191 m² section of the Richard Cobden School playground would also be taken out of the playground and be used to create the new open space (**Site 5**)

The new open space for residents and families to enjoy could include food growing or table tennis.

Other activities such as an outdoor gym or playground would also improve well being and encourage all ages to come together.



Open spaces for food growing



Camden's outdoor gyms

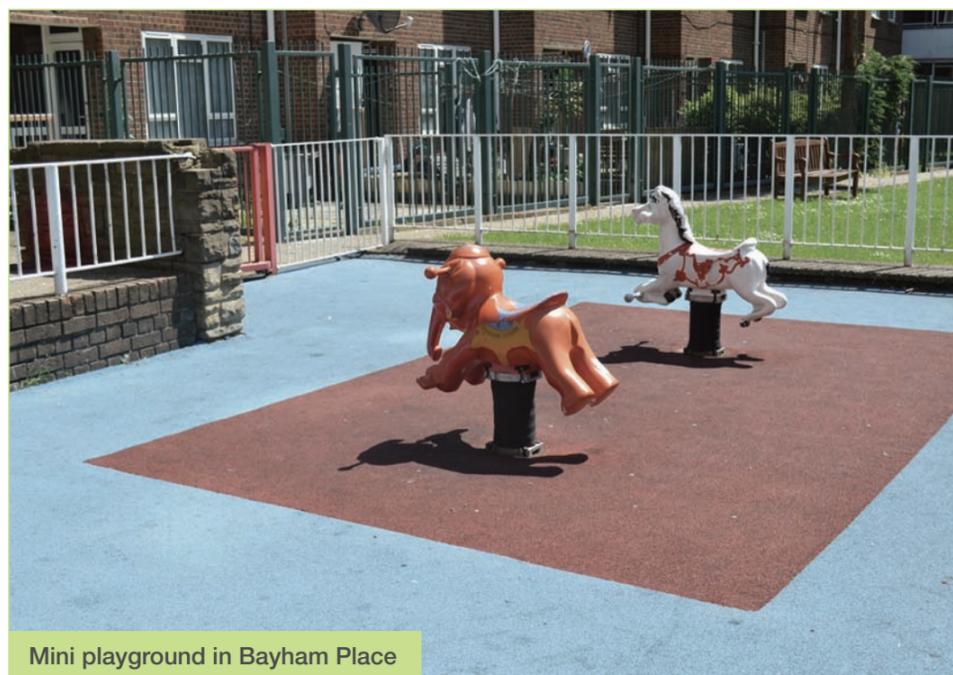
Where will we park our cars if we lose the garages on Bayham Place Estate?

Two car parking spaces will be retained for blue badge holders. Alternative parking will be offered for example at nearby estates where spaces are available.

Won't a new open space mean more noise, more anti-social behaviour and less safety for residents who live nearby?

The new open space will be fenced off from the estate and locked up in the evening. There will also be CCTV around the community centre. Our experience in Camden is that outdoor gyms are self-policing.

Mini playground in Bayham Place Estate – Site 6



Mini playground in Bayham Place

There is a mini playground within Bayham Place Estate itself.

- There is an opportunity to improve the mini playground within Bayham Place Estate by providing new play equipment.



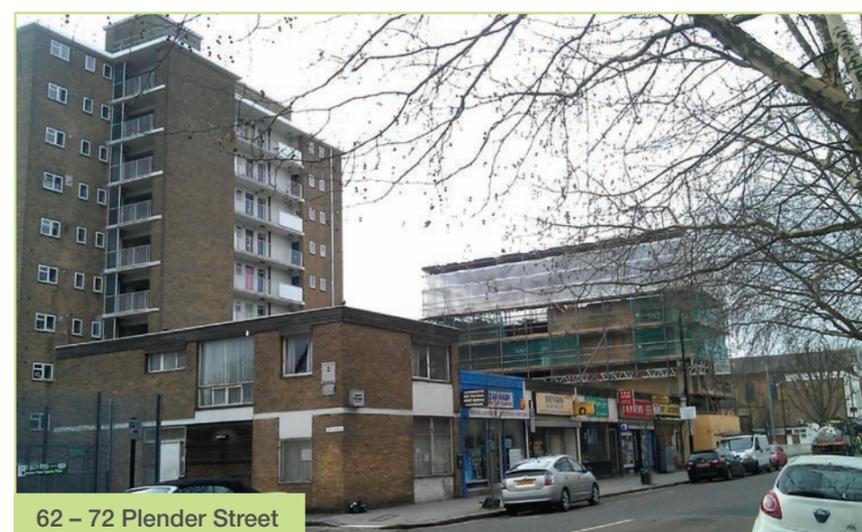
Examples of play equipment



67-72 Plender Street – Site 7

67-72 Plender Street is occupied by a row of five shops and a GP surgery.

The shops at 67-72 Plender Street are expensive to maintain, at the end of their life span and run down.



62 – 72 Plender Street

There is also an opportunity to build private homes for sale on this site to pay for the new community centre and new council homes at no extra expense to the tax payer.

The proposals for 67-72 Plender Street are to:

- Replace the five shops at this site with at least two new shop units
- Relocate Dr Shina's GP surgery from 67 Plender Street to a suitable location in the immediate area – this would be the Crowndale Health Centre or an empty unit at 4 Crowndale Road refitted to meet NHS standards. Both sites are within 370 metres and a 5 to 10 minute walk of Dr Shina's current surgery.
- Build up to four storeys of private residential housing units for sale above the retail parade at 67-72 Plender Street. Up to 18 housing units could be built.

A redevelopment at this site could be up to five storeys high.

What types of shops will you include in the new development?

This consultation includes a shopping survey so you can tell us which types of shops are most important to you. We will carry out further surveys to ensure we fully understand the needs of the community.

Will Dr Shina's service to his patients change?

We have engaged in on-going discussions with Dr Shina. Dr Shina would continue to treat all his patients registered at 67 Plender Street from his new surgery, continue to operate alone and continue to offer the same level and quality of services – including the same waiting times for appointments and same clinical treatment.

When would the GP surgery move?

The GP surgery would not move for at least a year if the redevelopment is approved.

Will the developments proposed for each site affect my privacy and access to light?

All the buildings proposed for 30 Camden Street, the Richard Cobden School changing rooms site on Plender Street and 67-72 Plender Street will be designed to avoid overlooking with neighbouring properties. Daylight / sunlight surveys will also tell us if there is an impact on light and help us to amend the designs if required.

Have your say

We are consulting widely on these proposals to gather as many views as possible.

This consultation begins on **16 July 2012** and closes on **5 October 2012**.

You can:

- **Fill in a questionnaire**

Please complete the questionnaires attached and return them to us in the freepost envelope provided (no stamp is required).

You can also complete the questionnaire online at camden.gov.uk/plenderstreet or on the We are Camden St Pancras and Somers Town group at wearecamden.org/st-pancras-somers-town

- **Attend a drop in session**

You can visit one of the following drop in sessions where you will be able to see a model of the scheme, ask questions and provide feedback:

18 July 2012, 6.30pm to 8.00pm

Venue: Richard Cobden School, 29 Camden Street, London, NW1 0LL

14 August 2012, 9.30am to 11.00am

Venue: Dr Shina – GP surgery, 67 Plender Street, London, NW1 0LBL

13 September 2012, 6.30pm to 8.00pm

Venue: St Pancras Community Centre, 30 Camden Street, London, NW1 0LG

- **Contact us**

If you would like to speak to an officer about these proposals, please contact **Jaishree Dholakia**, Consultation and Engagement Officer, on **020 7974 1600** or Jaishree.dholakia@camden.gov.uk.

What happens next?

A report containing feedback from this consultation together with other information will be presented to the Council's Cabinet in late 2012 for a decision on whether the proposals should go ahead.

If the Cabinet agrees to the proposals, a planning application for each site will be made in 2013 and you will have a further opportunity to comment on the proposals as part of the planning process.

A report summarising the results of this consultation will be published on our website - camden.gov.uk/plenderstreet.

Thank you for taking part in this consultation. No decisions have been made on this proposal as yet. Your views are important to us and can make a difference to the final decision.

If you would like the **30 Camden Street, Plender Street, Bayham Place and Richard Cobden School playground** in large print please contact:

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