

Introduction

Introduction

We want to make the Gospel Oak area (which includes parts of Gospel Oak and Haverstock wards) an even better place to live in, work in and visit.

You have helped us to develop priorities for the area which include building new homes, improving the look of the area and community safety.

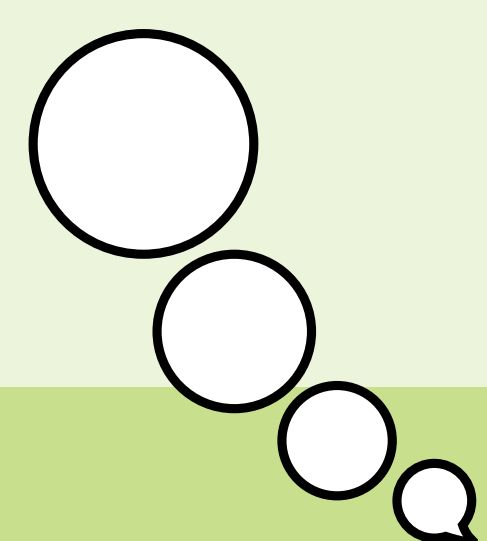
This consultation looks at some ideas for how we could make improvements that address the community's priorities.

We aim to improve the Gospel Oak area through a self-funded scheme called the Community Investment Programme. This means we would need to build some private housing to pay for the improvements and we might not be able to do everything you suggest.

It is up to you to decide what level of change or improvement you want to see.

Please look at the ideas shown here and let us know what you think by completing the questionnaire.

If you live on West Kentish Town or Wendling estates, please ask us about how we are working with residents.



Gospel Oak Regeneration

Agreed priorities

In 2013 we asked you what you thought about the area. You helped us to agree priorities for the Gospel Oak area which are:



Invest in housing

Invest in existing housing and build new homes for sale and rent, including larger socially rented homes to deal with overcrowding and the lack of variety.



Improve public spaces

Improve the quality of public open space so it meets the needs of local people and, if possible, increases the amount of usable public open space.



Community safety

Ensure we design new buildings and spaces that reduce the opportunities for crime and anti-social behaviour.



Getting about

Make it easier and safer for people to get around Gospel Oak and beyond to other places.



Community provision

Ensure all schools and children's centres provide an excellent learning environment and that the community has appropriate, flexible space to meet.



Jobs and enterprise

Support local people to access training and jobs and create new opportunities for enterprise to flourish.



Queen's Crescent

Widen the range and improve local shops, continue to support the market and improve the appearance of the street.

What we are doing

Using funds for regeneration we have already re-invested almost £100m in the Gospel Oak area, building new homes on Bacton Low Rise and at Wellesley Care Home.

We are also spending over £15m on new kitchens, bathrooms and double glazing on estates (Better Homes Programme) and over £2m on schools and community facilities in the area.

Ludham & Waxham

On Site – Better Homes – Internal Works, External Works and Heating

Bacton Low-Rise

Estate Regeneration

Bacton Tower

Recently Completed Better Homes - Internal Works, External Works and Heating

Wellesley Care Home

New building

Kiln Place

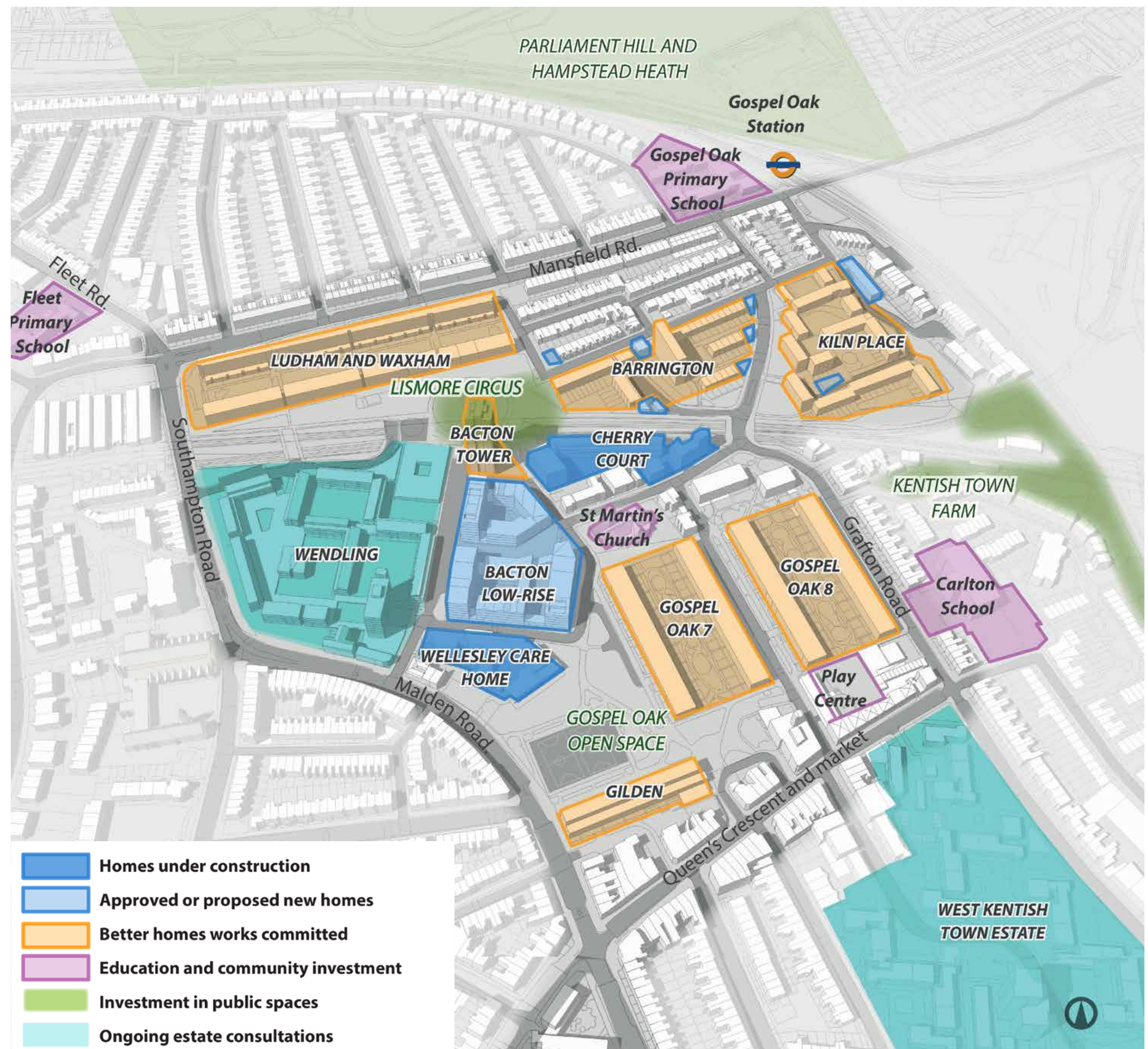
Recently Completed - Better Homes External Works
New homes

Barrington and Lamble Street

Recently Completed – Better Homes (Barrington)
Recently Completed – Better Homes (Lamble Street)
New Homes (Winter 2015/16)
Planned for 2015/16 – Better Homes External Works at 1-9 Lamble Street

Mansfield Road

Planned for 2015/16 – Better Homes External Works



Section 106 funding from Bacton Low Rise - play areas at Lismore Circus, funding to St. Martin's Church, Queen's Crescent Community Association, and Kentish Town City Farm.



Cherry Court - new homes

Bacton Low-Rise redevelopment



Barrington Close - Social rent

8 new mixed-tenure homes; upgraded play area and landscaping



Kiln Place

15 new mixed-tenure homes; playground improvements.

Gospel Oak Regeneration



Invest in housing

You said:

invest in existing housing and build new homes for sale and rent, including larger socially rented homes to deal with overcrowding and the lack of variety.

What we could do:

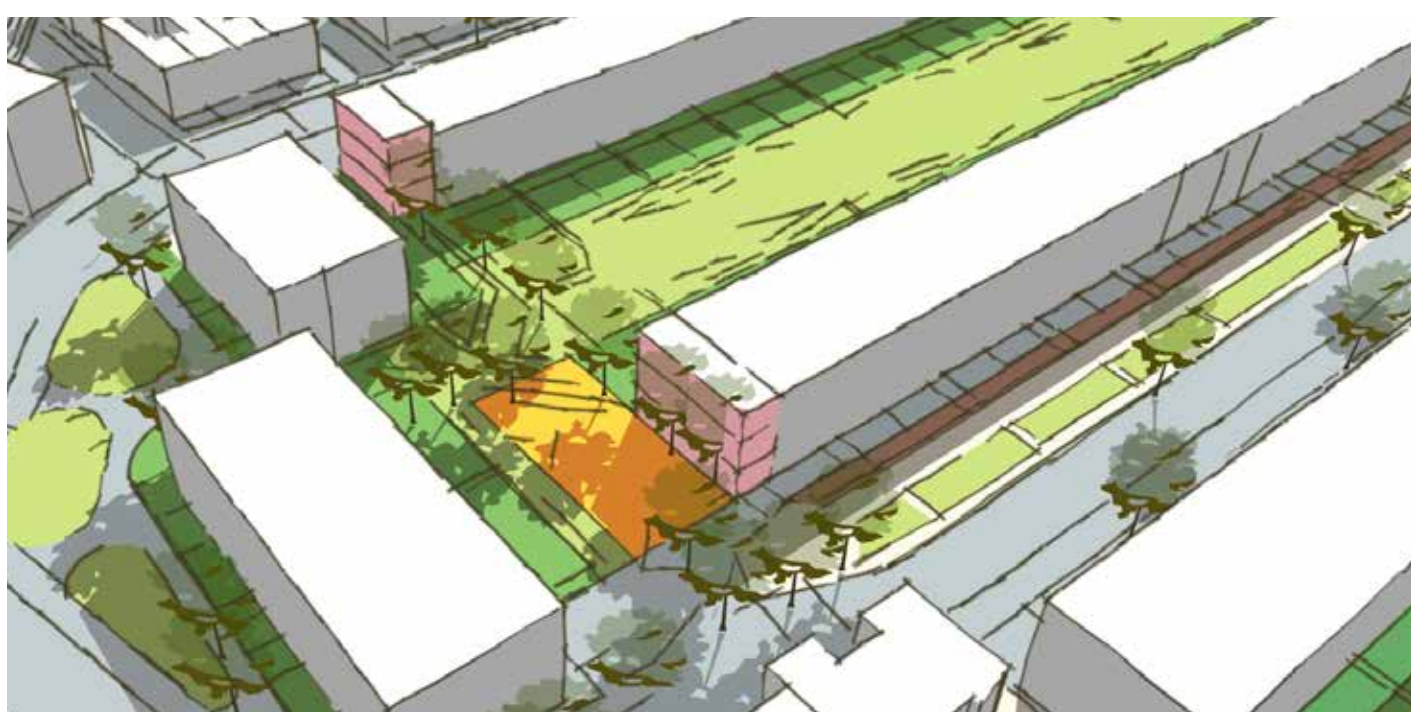
- make better use of council land to increase the total number of homes
- ensure more new homes are council rented or affordable
- provide more housing for families
- ensure new housing meets current standards for quality and design
- improve existing council owned homes using money from the sale of new private homes.

Some ideas



A West of Ludham and Waxham

New homes could be built here and this would help improve the area and entrance to the estate.



B Weedington North

You have said the alley on the north side of Gospel Oak 8 feels unsafe. We could remove the alley and build new homes facing Weedington Road and Grafton Road. Residents of all surrounding blocks could also use the resident-only garden.



C Gospel Oak Open Space

A small number of homes could be built on the edge of the open space to make it overlooked and feel safer and busier. We could also reorganise the open space and the games pitches to maximise play and recreational space and improve park entrances.



D Weedington South

We could build some new homes on the play centre site. We could also widen the alley to make it feel safer. Setting this building back from the street could create a new public space.



E Ashdown Crescent

You have told us you feel unsafe here. We could make this area feel safer by building some new homes to overlook the space.

Wendling and West Kentish Town Estates

'We are talking to the residents of Wendling and West Kentish Town about the future of their estates as part of the Community Investment Programme. If any tenants homes are replaced as part of this programme we will provide them with a new council home at target rent. By working with housing associations and developers we would be able to provide additional affordable homes either for social or intermediate rent. These would be made available to local residents before allocation from the Council's waiting list.'

Gospel Oak Regeneration



Improve public spaces

You said:

improve the quality of public open space so it meets the needs of local people and, if possible, increases the amount of usable public open space.

What we could do:

- design open spaces for all residents to enjoy, including food growing, community gardening and quiet areas to sit and enjoy
- landscape open spaces so they are more attractive
- open up spaces so more residents can use them
- clearly define which spaces are for everyone and which are for private use
- create more wildlife habitats
- make all public spaces safer by making sure they are watched over and used more.

Some ideas

You suggested many improvements. We have included some below to discuss with you. They are not proposals.



Lismore Circus East

This is one of the entrances to the area. It could be more attractive and welcoming. We could upgrade the area so more of it can be used and it has clearer through routes. We could increase biodiversity.



Lismore Circus West

We could upgrade the area. We could improve paths, street furniture and planting. The area would be a more pleasant place to spend time in.



Weedington Road

We could create a street with a park character, designed to be safe and pleasant for pedestrians and cyclists. We could change the vehicle route and position of parking spaces. Or we could simply move street furniture (e.g. street lamps, benches, bins etc) and improve the landscaping.



Grafton Road

We could create new, secure entrances to homes off Kiln Place resident garden and make this a shared space to walk through. This would help to change the street from a place that has back garden fences facing it, to a place that is fronted by busier entrances.



Gospel Oak Open Space

We could make this area more welcoming and like a park. Some new homes could be built on the north edge of the space, or in Ashdown Crescent to overlook the public space. We could also change the games pitches to increase play and recreational space.



St. Martin's Church

We could change the setting of this important building. We could bring together all the disjointed open spaces around it into an attractive and welcoming public open space for the whole community to enjoy.

Gospel Oak Regeneration



Community Safety

You said:

ensure we design new buildings and spaces that reduce the opportunities for crime and anti-social behaviour.

What we could do:

- increase the visibility of streets and spaces from surrounding buildings
- encourage the use of ground floor property to add interest and reduce the opportunity for crime
- work with local people to find solutions to improve the perception of safety
- identify specific places where crime and anti-social behaviour are a problem and propose specific solutions.

Some ideas

① Haverstock Road

The new Bacton development will make this feel more like a traditional street with front doors and windows. This will make it feel safer.

② Lismore Circus

We could improve the lighting and reduce some of the tree canopies. This would make the area more attractive to people on foot. The extra usage and eyes on the street would also make it feel safer.

③ Ashdown Crescent

Ashdown Crescent is poorly overlooked at present. We could build a few homes here to face the open space. We could sell some of these new private homes to fund improvements to public spaces.

④ Gospel Oak Open Space

New homes and improved sports facilities could provide overlooking and activity that will make the space feel safer.

⑤ Grafton Road

We are building new council homes. These homes will face onto Grafton Road. The road is not currently overlooked and these new homes will make it feel safer.

⑥ Weedington Road

We could make this street feel more pleasant by re-landscaping and reducing some tree canopies to make the area brighter, making a new public space around the church or even by closing off the alley north of Gospel Oak 8.

⑦ Wendling

We are currently working with residents to help them develop a plan for their estate. It will include improvements to outdoor spaces to make people feel safer.

⑧ Gilden Crescent

Residents' access in Gilden Crescent is currently set back from the footpath and this could encourage crime. Aligning these entrances with the footpath could make the area feel safer.

⑨ Queen's Crescent

Improve the evening economy (i.e work with restaurants and shops to enable later opening hours) to make the street more active and overlooked later in the day.



Housing facing the Barrington railway alley will overlook it and make it feel safer.



New houses facing Grafton Road will increase surveillance



Haverstock Road with new active ground level

Gospel Oak Regeneration



Community provision

You said:

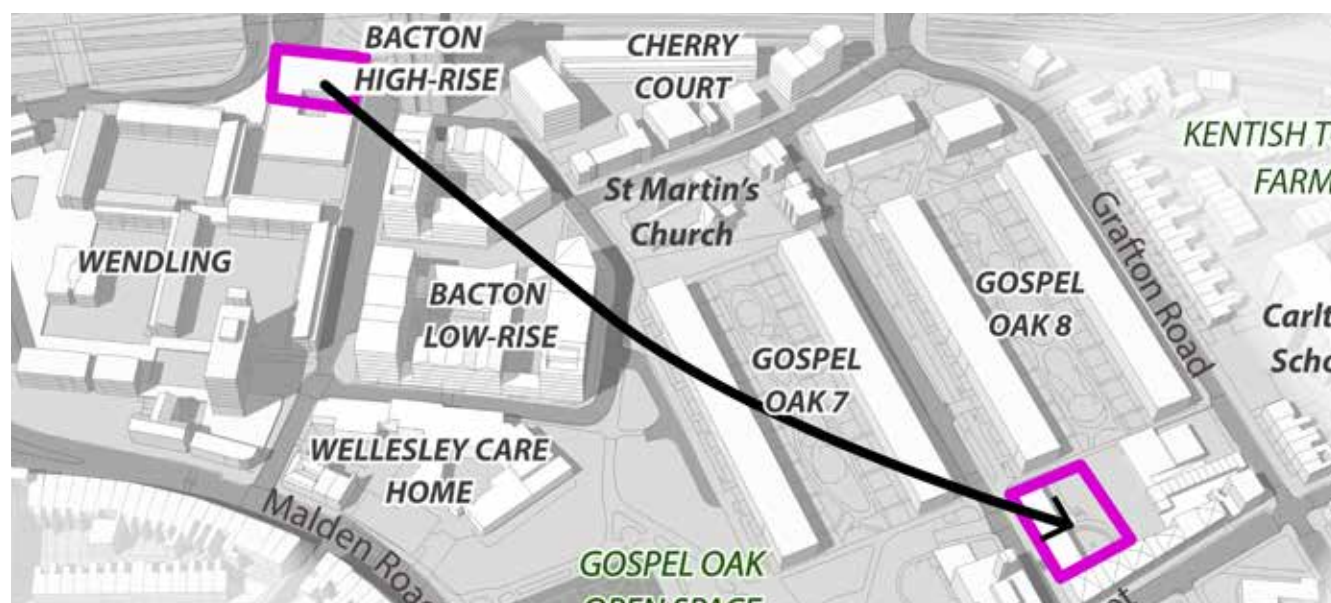
ensure all schools and children's centres provide an excellent learning environment and that the community has appropriate, flexible space to meet.

What we could do:

- improve community facilities to provide flexible spaces to meet the needs of local people and organisations
- identify a suitable site for the relocation of the Gospel Oak nursery and health centre
- identify opportunities to bring services together to make them more accessible for local people.

Some ideas

1 Health Centre and GO Nursery



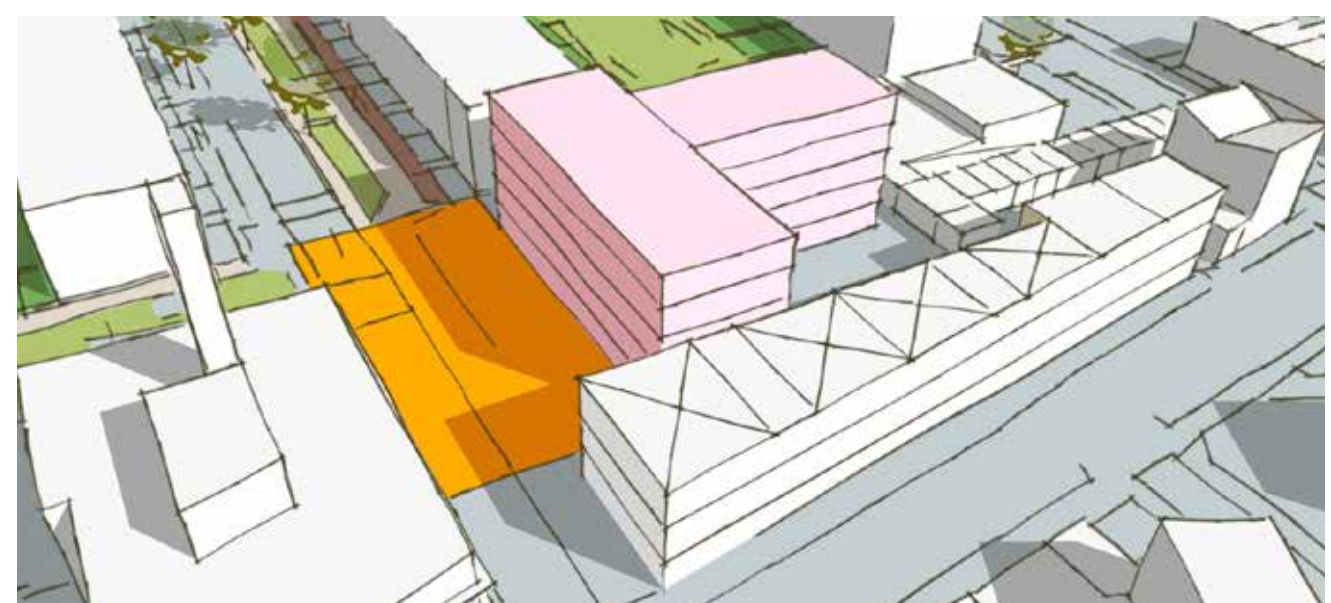
We could move the Health Centre near to Queen's Crescent and closer to other community facilities, whilst maintaining the Gospel Oak nursery at Lismore Circus.

2 Library



Consultation on Camden's library service closed on the 6 October and the responses are currently being analysed. It is anticipated that the Council's Cabinet will make the decision on the future of libraries across Camden in December 2015. We think that in the future libraries could be even more useful spaces to the community for events and groups.

3 Weedington Play Centre



Any future development of this site could provide community provision at ground floor level. This could be a health centre or another type of space for the community to use.

Any new development could be set further back from the street to allow for a new public space, which could be used for shops, market stalls or community events.



4 Schools



Many of the ideas we are presenting to you involve providing new homes. We are aware that this will have an impact on schools and nursery capacity in the area.

We are and will continue to work with our schools and nurseries to plan any expansion of places as a result of additional homes.

5 Other provision



St Martin's Church may be able to provide space for a community project.

We want to hear about your ideas for other community projects.

Gospel Oak Regeneration



Getting about

You said:

make it easier and safer for people to get around Gospel Oak and beyond to other places.

What we could do:

- open up routes in the area which local people find useful
- bring more passing trade to Queen's Crescent
- make existing and new routes for pedestrians and cyclists safer and more pleasant
- remove unnecessary street furniture (e.g. benches, lamp posts, bins etc)
- make signage more effective.

Some ideas

We want to make the area safer and more pleasant to walk through. We want people to shop in Queen's Crescent more often.

1 We could improve entrances into the estate:

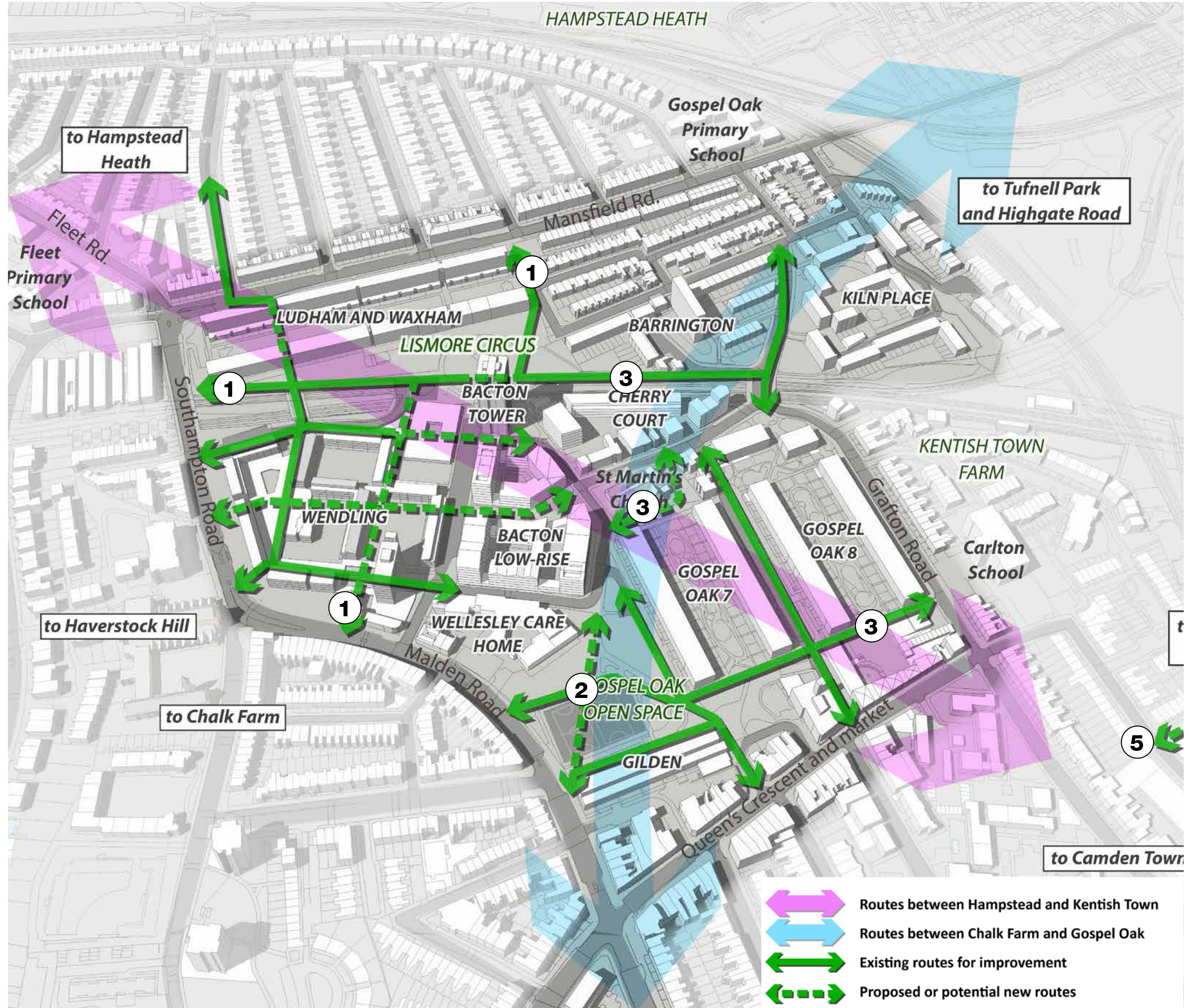
- widen and re-landscape the Ashdown Crescent entrance
- where alleys and paths are not at ground level, or where they are narrow or indirect, we could change them to make them easier and more pleasant to use.

2 We could rearrange Gospel Oak Open Space to make it a more attractive and welcoming park with open views and direct routes into the area.

3 We could improve alleyways around Gospel Oak 7 and 8 by changing the lighting and the landscaping to make them feel less enclosed.

4 We could put new signs in and around the estate to direct people to where they want to go.

5 The Draft Local Plan identifies the area between Gospel Oak and Kentish Town as right for redevelopment. If this goes ahead we could make more direct and attractive routes to Kentish Town.



Improved routes through the area



Re-open Arctic Street passage for better access to Kentish Town

Gospel Oak Regeneration



Jobs, enterprise and Queen's Crescent

You said:

support local people to access training and jobs and create new opportunities for enterprise to flourish. Widen the range and improve local shops, continue to support the market and improve the appearance of the street.

What we could do:

- provide training, apprenticeships and employment
- find uses for disused basements and garages
- support the use of pop-up shops in council owned vacant shop units
- work with local employers to identify training and apprenticeships
- work with the Gospel Oak Business Group to identify opportunities for new and existing small businesses
- ensure that any future development at the Kentish Town Industrial Estate provides opportunities for the Gospel Oak area
- identify and secure external grant funding for improvements
- work with businesses to improve the appearance of shop fronts
- work with businesses to improve the cleanliness of the streets
- provide better market facilities to attract traders.

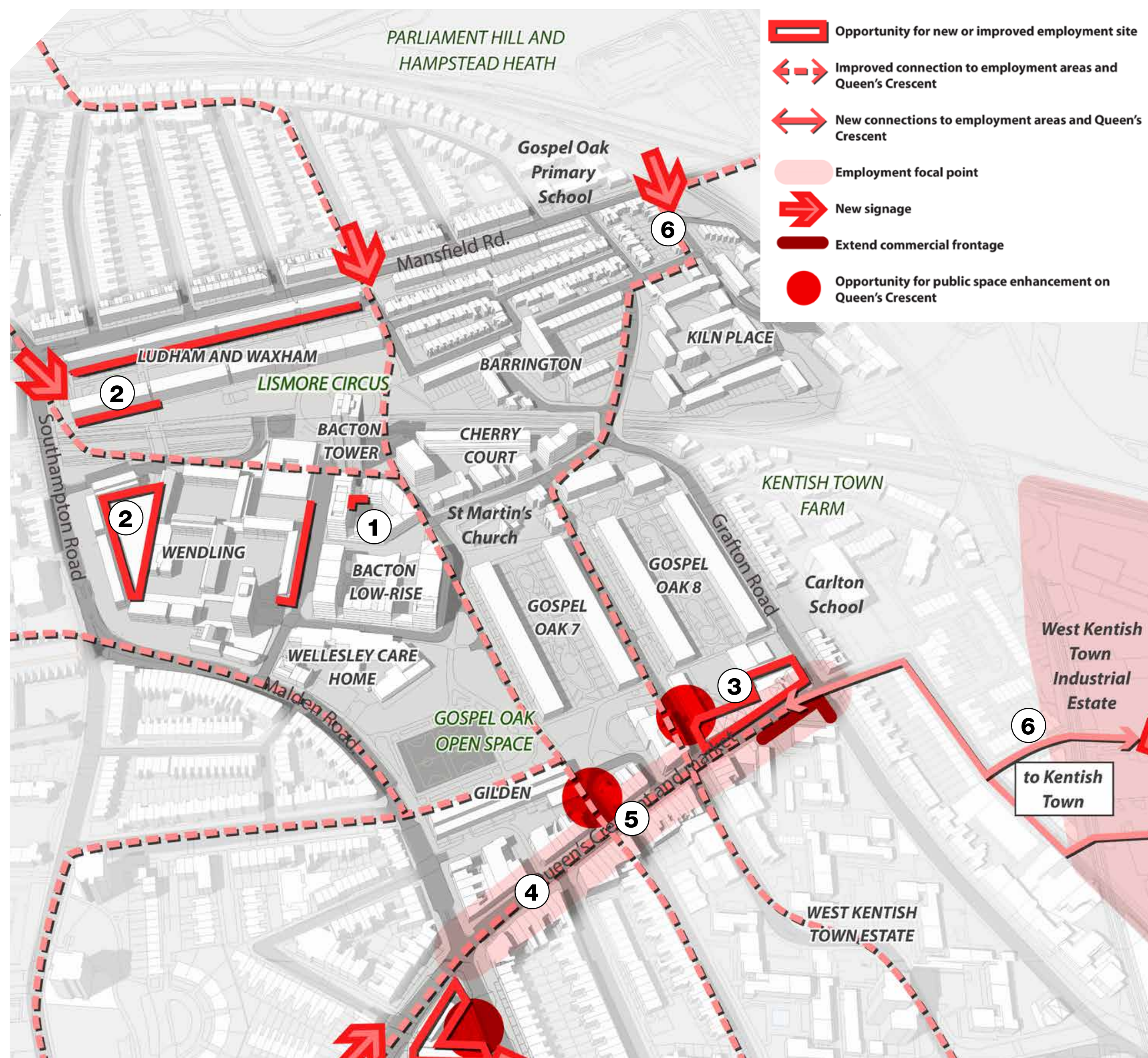
Some ideas

Gospel Oak is already an area where small businesses are thriving. We want to encourage opportunities for more businesses to flourish.

- 1 Provide employment floorspace in Gospel Oak - 3 units at Bacton Low-Rise.
- 2 Create workshops in the vacant garages at Waxham and Wendling.
- 3 Extend the workshops on Queen's Crescent to provide space for more businesses.
- 4 Support traders on Queen's Crescent to make their businesses even more attractive, prosperous and distinctive, through bids for external funding.
- 5 Improve the environment outside the shops on Queen's Crescent to attract more visitors.
- 6 Improve links to Queen's Crescent and Kentish Town.

Further Opportunities:

- identify sites for short and long-term business opportunities
- ensure training through the Gospel Oak Training Centre i.e. apprenticeships and employment in local developments
- create more opportunities for trade of local produce
- enhance the evening economy (i.e. work with restaurants and shops to enable later opening hours)
- work with businesses and designers to create a distinctive identity for the street
- develop a strategy to attract more visitors.



Take opportunities to bring in shoppers, traders and visitors of all kinds



Learn from success stories across London



Improve routes leading to Queen's Crescent

Gospel Oak Regeneration

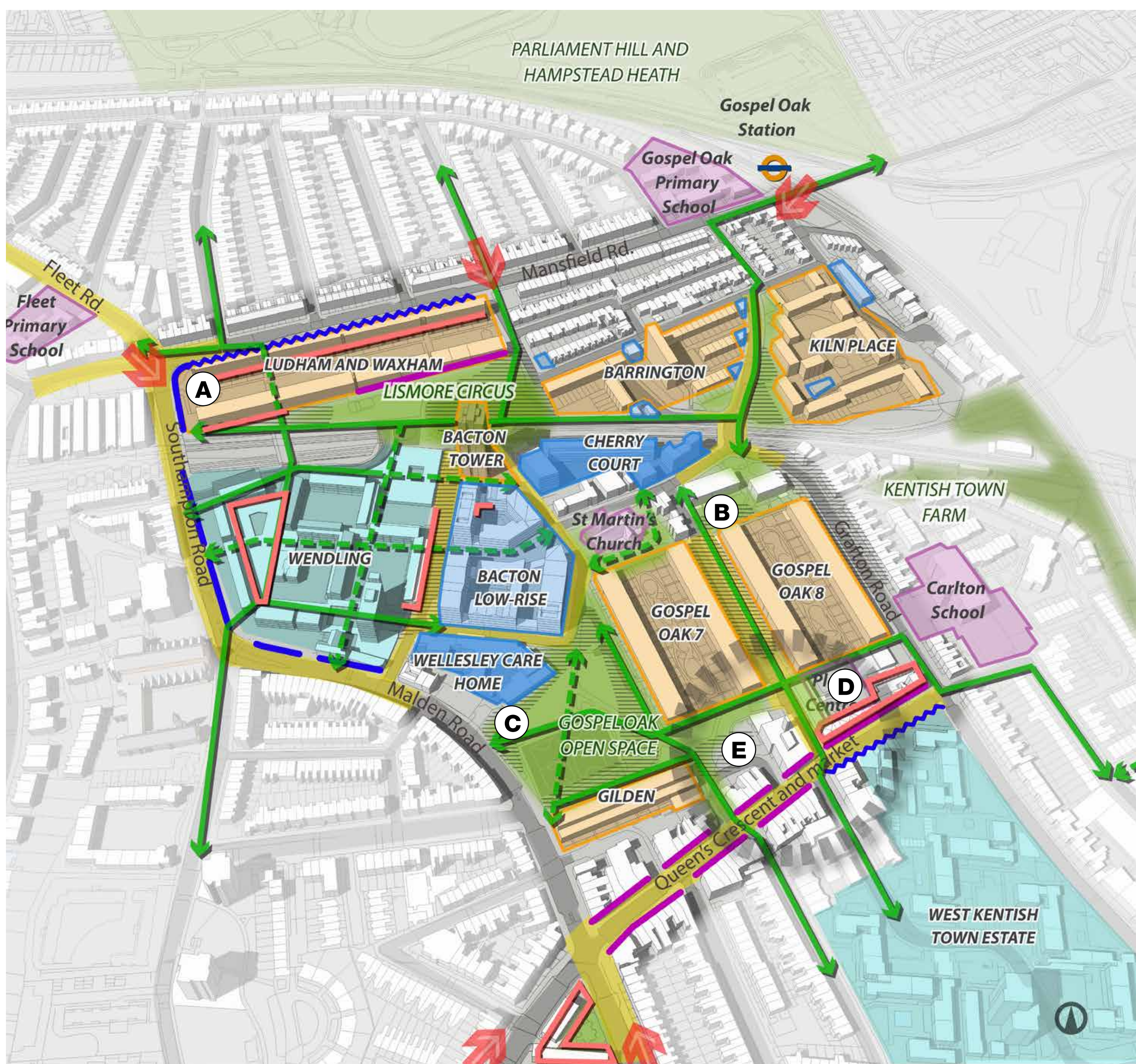


Ideas for Gospel Oak

We want you to help us develop ideas for the future of the Gospel Oak area which aim to deliver the agreed priorities.

Summary of what we could do:

- use money generated from the sale of private housing to build new council and affordable housing
- improve local open spaces and streets
- use new buildings to overlook open spaces and make them feel safer
- improve walking and cycling routes through the area
- focus community provision on Queen's Crescent
- improve sport and community provision
- maximise opportunities for residents to find employment, start businesses or make and sell their own products
- reinforce the role of Queen's Crescent as the social and economic focal point widening its appeal to more people.



- Homes under construction or proposed
- Approved or proposed new homes
- Better homes works committed
- Education and community investment
- Investment in public spaces
- Ongoing estate consultations
- Overshadowed areas for tree pruning

- Route to be improved
- Potential new route
- Community focal point
- Commercial frontage to improve
- New commercial and/or residential frontage
- Improved estate edge

- Opportunity for new or improved employment space
- Employment focal point
- New signs to Queen's Crescent (positions tbc)

Estate consultations

Wendling

We've been talking to Wendling residents about different options to improve their homes and their estate.

West Kentish Town

We will be talking to West Kentish Town residents about ideas to improve their homes and estate.

Summary of the sites where things could happen

We could bring new homes, businesses and/or community facilities on some sites. The following are some of the things we could provide.

A West of Ludham and Waxham

If we redeveloped this site we could provide:

- more housing
- open space
- an improved estate entrance
- employment or community use.

B Weedington North

You told us that this alley felt unsafe. If we remove the alley we could provide:

- more housing
- more community gardens
- a better public play area.

C Gospel Oak Open Space

If we rearranged the open space and sport pitches we could provide:

- new homes on the north edge to improve overlooking
- more attractive open space.

D Weedington South

Redevelopment of the former play centre could include:

- community use
- new homes
- improved or more work space
- a public market square.

E Ashdown Crescent

You told us this area felt unsafe so we could:

- build new homes to provide overlooking and activity
- improve the open space.

Gospel Oak Regeneration