

# INTRODUCTION

## Introduction

Camden Council is at the early stages of preparing a planning framework for Kentish Town. The planning framework area is shown on the map below.

**We are running a public engagement from Monday 26 February to Friday 23 March 2018.** We want to know your thoughts, understand your ideas and listen to your suggestions to improve and shape this unique area of Camden. The public engagement is open to local residents, businesses, workers, community groups, and everyone else that has an interest in the area.

## Why produce a planning framework?

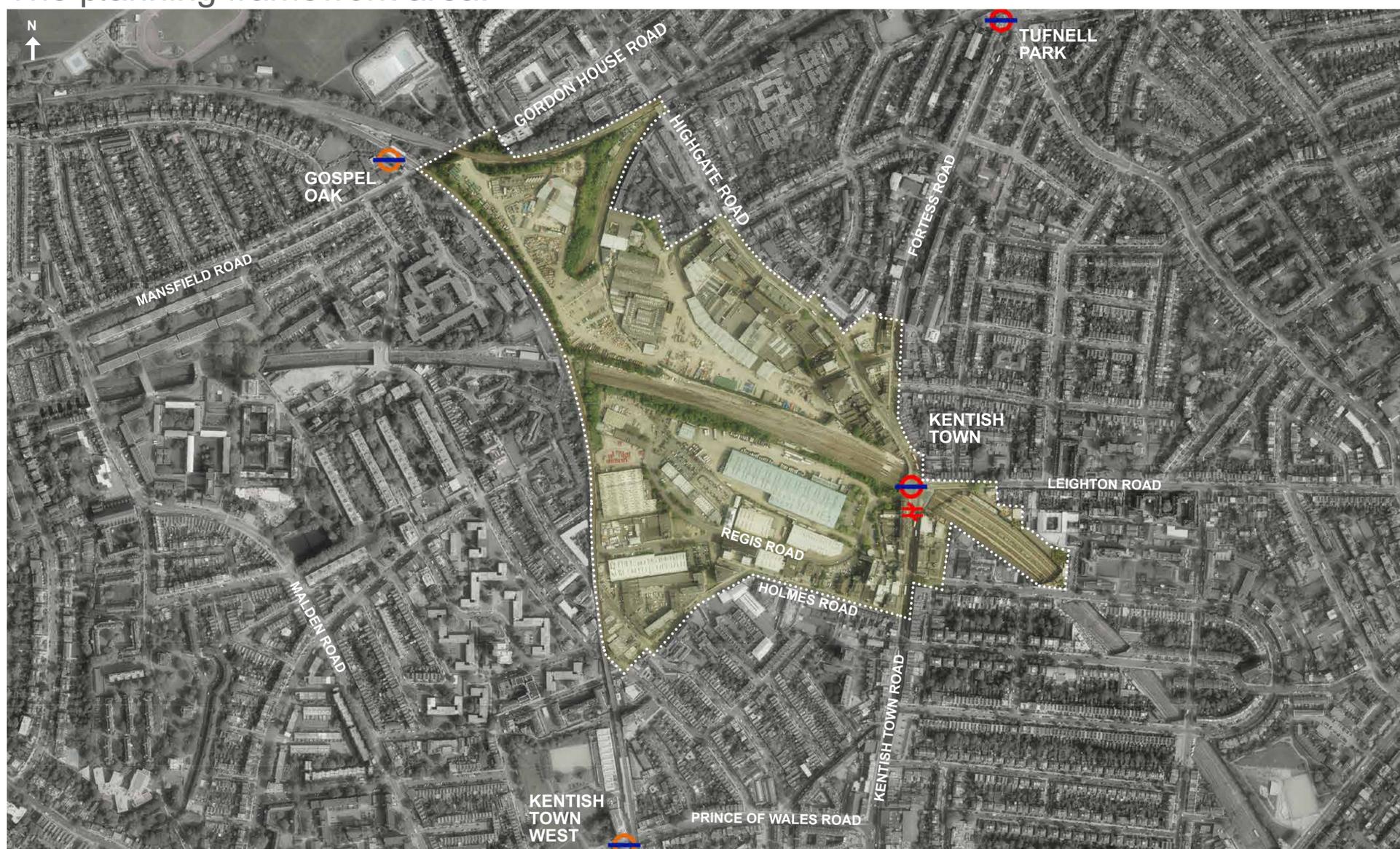
Part of the framework area has been identified for growth in Camden's Local Plan as well as the Kentish Town Neighbourhood Plan. The Local Plan states that a planning framework will be developed to provide further guidance on the development of the area.

Developing a planning framework for Kentish Town provides the opportunity to shape the type, nature and feel of development that happens within this area of growth and intensification. A planning framework will not directly deliver development, but will guide any proposed development in the area.

The planning framework will be adopted as a Supplementary Planning Document (SPD) by the Council. The document will therefore have material weight in determining planning applications within the framework area.

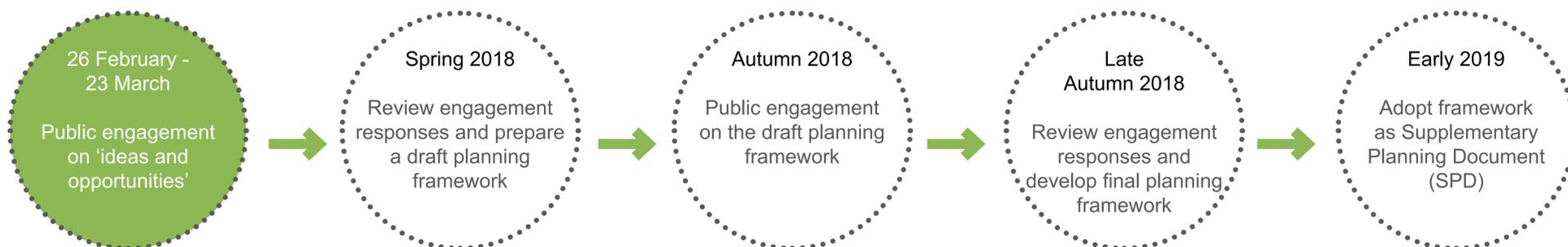
Your involvement and feedback will help us to prepare a draft planning framework, which we will consult on later this year.

## The planning framework area:



KENTISH TOWN PLANNING FRAMEWORK: THE DRAFT FRAMEWORK AREA

## Timeline for preparing a planning framework:



## Get involved

We want to hear your views. You can get involved in the following ways:

### Come along to our Kentish Town Library drop-ins

Come along and talk to members of the Placeshaping Team at one of our drop in sessions in Kentish Town Library on Wednesday 7 March, 5.30pm to 8.30pm and Thursday 15 March, 1pm to 4pm. The consultation boards will be on display at the library for the duration of the engagement period.

### Fill in our online questionnaire

The engagement material and questionnaire can be viewed and completed online by visiting: [www.camden.gov.uk/kentishtownframework](http://www.camden.gov.uk/kentishtownframework)

Paper copies of the questionnaire are available at the Kentish Town Library and can be left there once completed.

### Have a question or want to tell us more:

Email us at [kentish.town@camden.gov.uk](mailto:kentish.town@camden.gov.uk) or call us on tel: 020 7974 4703

If you or someone you know needs help understanding this information, has language or any other special requirements please let us know.

# AREA AND CONTEXT

## The framework area today

- Framework area 40ha** (Icon: Orange outline of the area)
- Over 500 businesses in the framework area** (Icon: Factory building)
- Limited homes in the area** (Icon: Red houses)
- Two neighbourhood forums crossing the area** (Icon: Green and blue map outline)
- 800m from Kentish Town station to Hampstead Heath** (Icon: Green arrow pointing from station to Heath)
- Three rail lines crossing the area** (Icon: Dashed lines representing rail lines)
- 0 green public spaces** (Icon: Tree and bench)
- Neighbourhood and regional viewing corridors cross the area** (Icon: Red and orange lines representing corridors)

## Planning context

Both the Kentish Town Neighbourhood Plan (KTNP) and Camden's Local Plan identify part of the framework area as areas of growth and intensification. The area to the west of Kentish Town Road is identified as Kentish Town Regis Road Growth Area and is identified in policy G1 of the Local Plan as an area of employment-led growth that should be delivered as part of a comprehensive scheme.

The area to the west of Highgate Road is identified as the Kentish Town Industry Area and is safeguarded in Local Plan policy E1. The Local Plan states that industry and warehouse uses are protected and the Council will consider high intensity redevelopment proposals along with other uses provided they would not prejudice the successful operation of businesses in the area.

The KTNP sets out specific policies for part of the framework area in Policy SP2: Kentish Town Potential Development Area

## Framework context

**KENTISH TOWN PLANNING FRAMEWORK: EXISTING CONTEXT**

- 1** Kentish Town Regis Road Growth Area
- 2** Kentish Town Industry Area
- 3** Kentish Town Road
- 4** Queen's Crescent
- 5** Gospel Oak
- 6** Inkerman Conservation Area
- 7** Bartholemew Estate Conservation Area
- 8** Dartmouth Park Conservation Area
- 9** Kentish Town Conservation Area

**Legend:**

- Blue hatched: Kentish Town Industry Area
- Red hatched: Kentish Town Regis Road Growth Area
- Red outline: Town centres and neighbourhood centres
- Grey stippled: Conservation areas
- Green: Parks and open spaces



**1** Kentish Town Regis Road Growth Area

Regis Road is a 1980s industrial estate located west of Kentish Town Road and north of Holmes Road. The industrial estate is bounded to the west and north by the Overground lines.



**2** Kentish Town Industry Area

The industry area is located to the north of the east-west rail lines and accessed off Highgate Road to the east and Gordon House Road to the north.



**3** Kentish Town Road

Kentish Town Road is a historic street with a north-south orientation. It is a lively high street and provides an important retail function for the wider area.



**4** Queen's Crescent

Queen's Crescent is a neighbourhood centre and has one of London's oldest street markets. The street is located to the west of Kentish Town.



**5** Gospel Oak

Gospel Oak is predominantly characterised by post-war apartment blocks with some contemporary development. Lismore Circus is a historic open space.



**6** Inkerman Conservation Area

The Inkerman conservation area is located to the south of the framework area. Much of the historic buildings in the area date from the 19th century.



**7** Bartholemew Estate Conservation Area

The Bartholemew Estate was built in the 19th century. Some of the layout followed historic landowner and field patterns.



**8** Dartmouth Park Conservation Area

Dartmouth Park is a largely residential area characterised by different periods of architecture from the late 18th century to contemporary housing estates.



**9** Kentish Town Conservation Area

Kentish Town Conservation Area is situated to the east of the High Street and has many of its original 18th and early 19th century buildings remaining.

# HISTORY

1200

The early settlement of Kentish Town established around the High Street in the 13th century or earlier. The initial settlement pattern followed the road with individual properties strung out along the road to Highgate following the course of the River Fleet.

The road was an important route and various inns were established to serve travellers going between London and the north. These stretched from where the former Castle pub (now the Vine) stood at the entry to Kentish Town northwards along Highgate Road to Swains Lane.

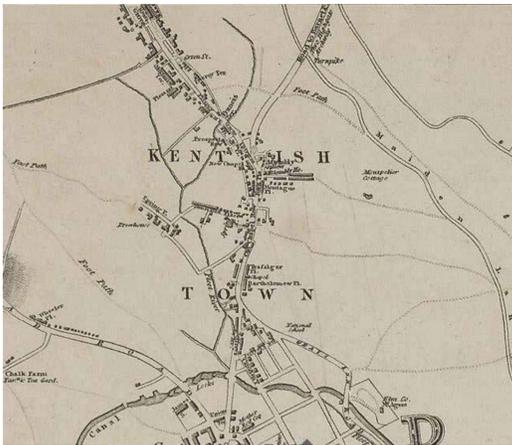


THE CASTLE TAVERN



BULL AND LAST, HIGHGATE ROAD

1800



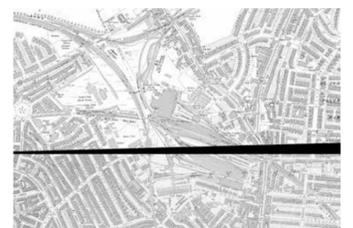
## 18th Century

The pollution of the Fleet River became an increasing problem and the river was gradually covered over. The northern section remained open until 1872 when, prompted by a particularly bad outbreak of cholera in 1866, the Metropolitan Board of Works encased it. It still flows under the area today.

Within a period of 25 years, from the mid-1840s to 1870, Kentish Town was transformed from a rural settlement to a London suburb. Significant railway infrastructure developed around the framework area.



1869



1896



1915



1952



1963



1971



1850 The North London Line was built on a large brick viaduct above the southern end of Kentish Town.

1860 The construction of the Hampstead Junction Railway on a viaduct at roof level, connecting Kentish Town up to Gospel Oak and Hampstead Heath. The Midland Railway swallowed up all of the remaining unbuilt land between Holmes Road and Highgate Road for sidings, workshops and train sheds.

1864 The Harrison Estate between Kentish Town Road and the embankment of the Hampstead Junction line was purchased for goods and coal station, carriage sidings and engine sheds.



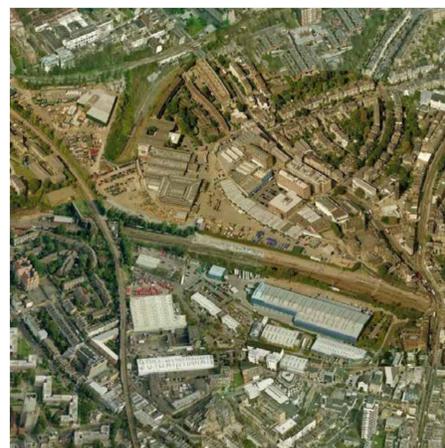
1900

1934 The art deco Forum was built and originally used as a cinema.



1972 Kentish Town City Farm established

A large coal depot was established in Holmes Road. Kentish Town and Camden Town became the main centre for piano making, with dozens of factories in the area. Other large factories were built in the second half of the 19th century, producing such things as false teeth (Angler's Lane), furniture, wallpaper (Highgate Road) and artists' materials (Malden Crescent and Spring Place).



2018

1980s  
Kentish Town Business Park established on Regis Road and Murphy's HQ to the north of the rail lines, to the rear of Highgate Road.

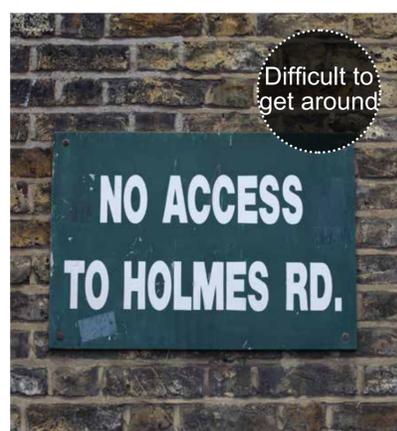
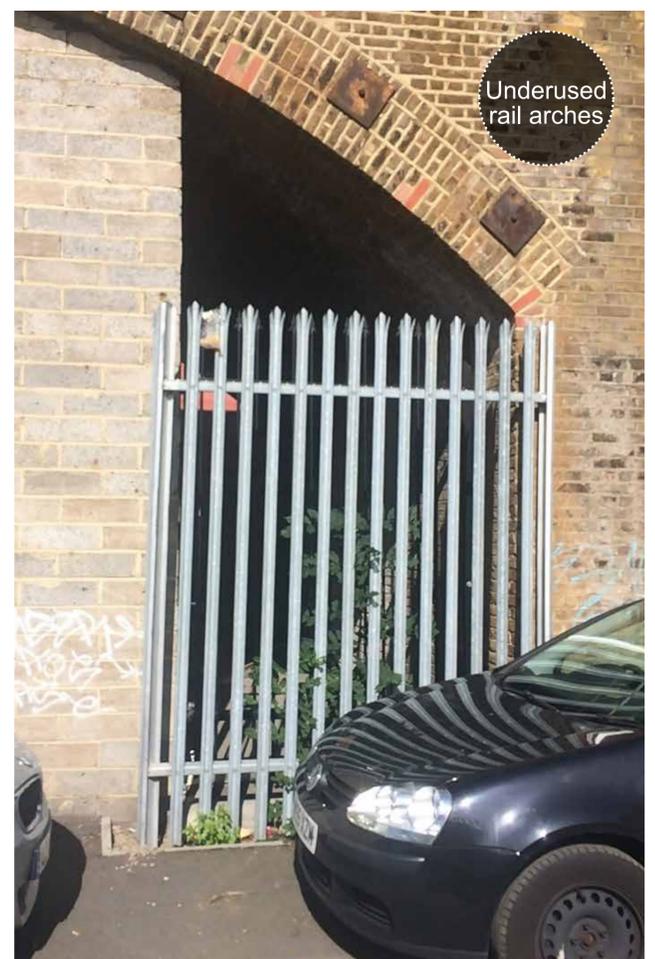
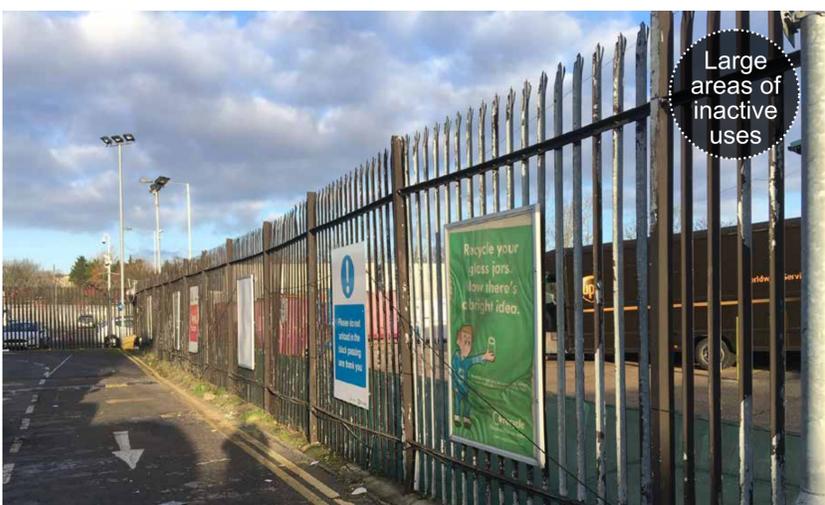
# STRENGTHS AND WEAKNESSES

Here are some ideas, but we would like to hear your views on the strengths and weaknesses of the framework area.

## Strengths



## Weaknesses



# A VISION FOR KENTISH TOWN

## What should the vision for the future of this area be?

We want the planning framework to create a sustainable neighbourhood at Kentish Town that supports the health and wellbeing of our communities. The framework will include a vision for the future of the area and strategic guidance to help shape its development. This will be used to illustrate the policy ambitions set out in Camden's Local Plan and the Kentish Town Neighbourhood Plan (KTNP).

We propose that the guidance within the planning framework is structured using the following five overarching themes. We are keen to hear your feedback on the suitability of the themes that we are proposing and what you think are the development priorities under each one. Response to the themes and priorities can be made via the questionnaire.

### 1. Jobs and industry

The Local Plan sets out ambitions to introduce higher density industrial provision at Kentish Town Regis Road as part of a comprehensive scheme. The Plan states that development should be employment-led and retain existing businesses on the site as far as possible. The KTNP states that the development area should retain and increase industrial floorspace and employment opportunities.

### 2. Homes and neighbourhoods

The Local Plan sets out ambitions to deliver a substantial increase in new homes at the Regis Road Growth Area. The plan states that the introduction of new homes should not compromise the operation of businesses in the framework area.

### 3. Routes and connections

The Local Plan sets out ambitions to use growth at

Kentish Town to improve movement around and through the area, as well as create and reinstate pedestrian and cycle route connections within the framework area, to the High Street, transport hubs, other parts of Kentish Town, and between the adjacent communities, in particular Gospel Oak.

### 4. Public open spaces

The Local Plan sets out ambitions to deliver substantial new open space as part of the redevelopment at the Regis Road Growth Area as well as public realm improvements.

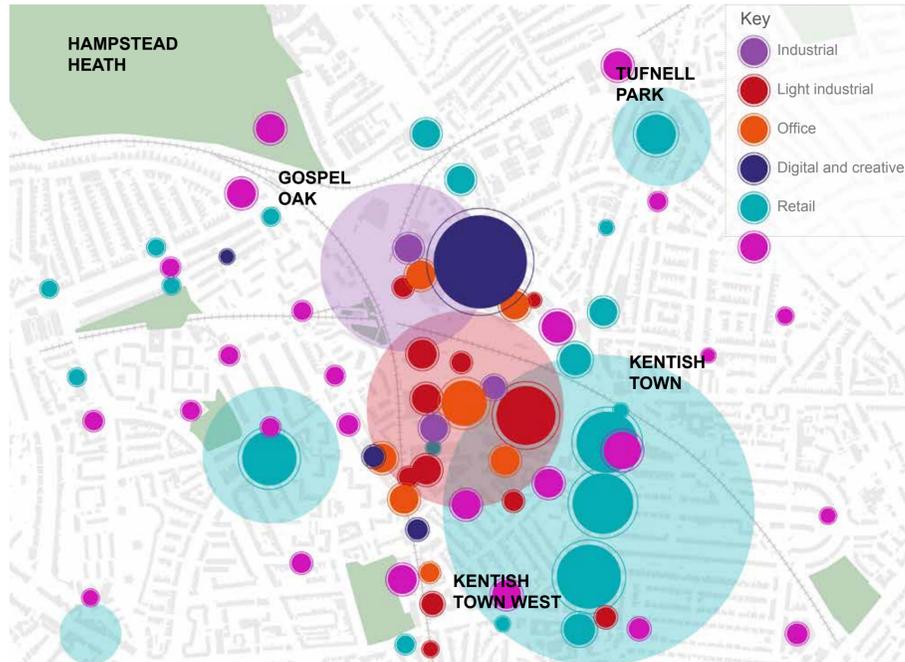
### 5. Community and culture

Growth at Kentish Town will support the development of community and cultural facilities in the area. The planning framework could set out what facilities are needed in the area and what cultural uses the community would like to see.



# JOBS AND INDUSTRY

## Industry and business clusters



## Kentish Town is home to a mix of business and industrial uses



Murphy's site, behind Highgate Road



UPS, Regis Road



Camden Recycling Centre, Regis Road



Highgate Studios, Highgate Road



Camden Town Brewery, Wilkin Mews



Workshops, Spring Place

The Council aims to harness the benefits of economic growth for local residents and businesses



# HOMES AND NEIGHBOURHOODS

## Surrounding character



## Kentish Town has a wide mix of housing types and a range of tenures



Gaisford Street, Bartholemew Estate



College Place, Dartmouth Park



Kiln Place, Gospels Oak



Kentish Town Conservation Area



Haddo House, from Highgate Road



Heathview, Gordon House Road

## The Council aims to create mixed, inclusive and sustainable communities



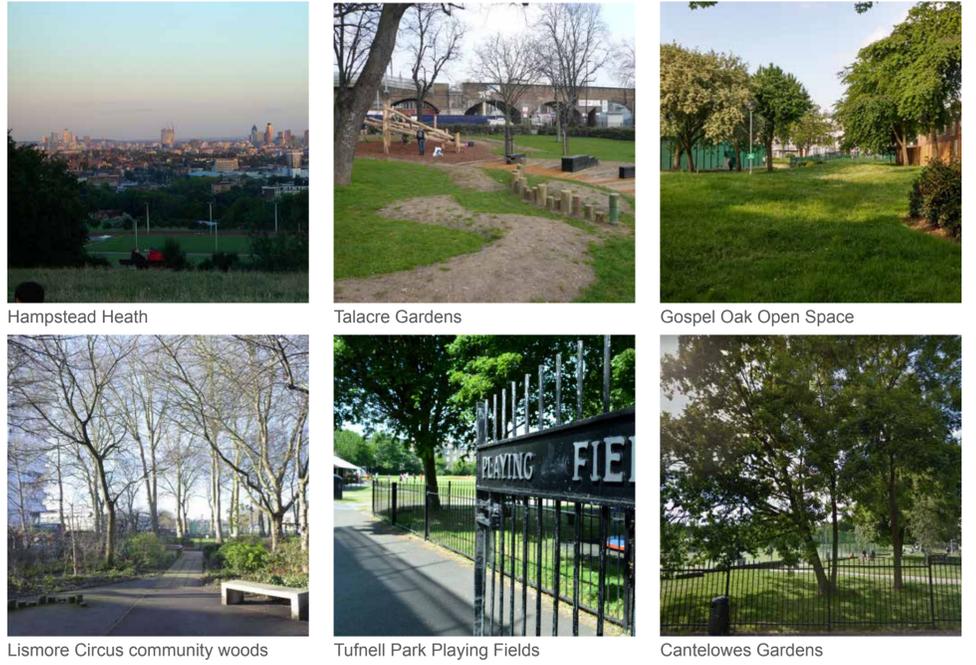
\* Community-led housing can include cohousing, self-build housing, cooperative and tenant controlled housing, community land trusts and projects run by community anchor organisations.

# PUBLIC OPEN SPACES

Public green open spaces in the area



Kentish Town is close to a number of green spaces, but has none at its heart



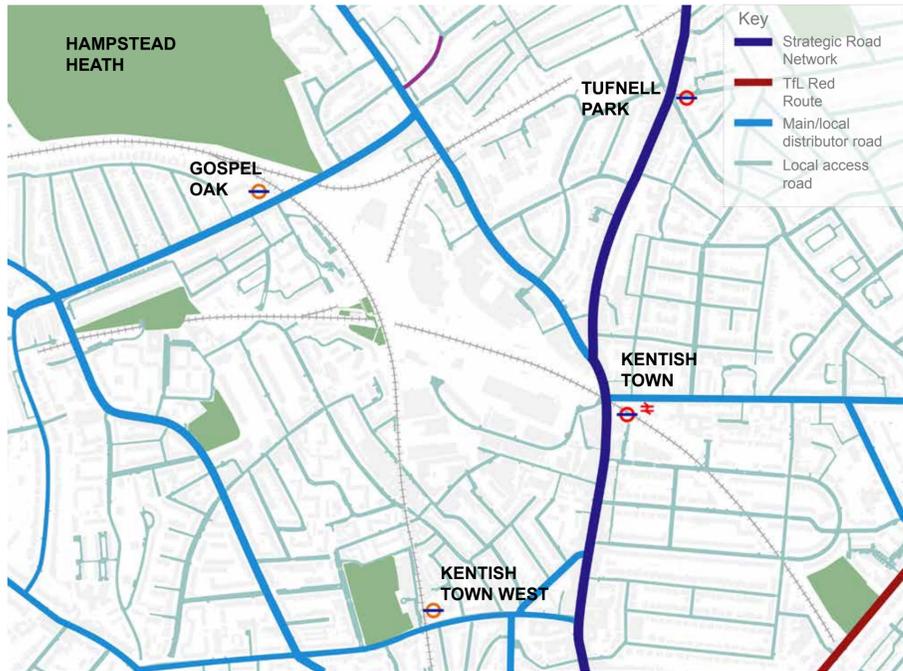
The Council aims to promote strong and healthy communities and improve access to open space



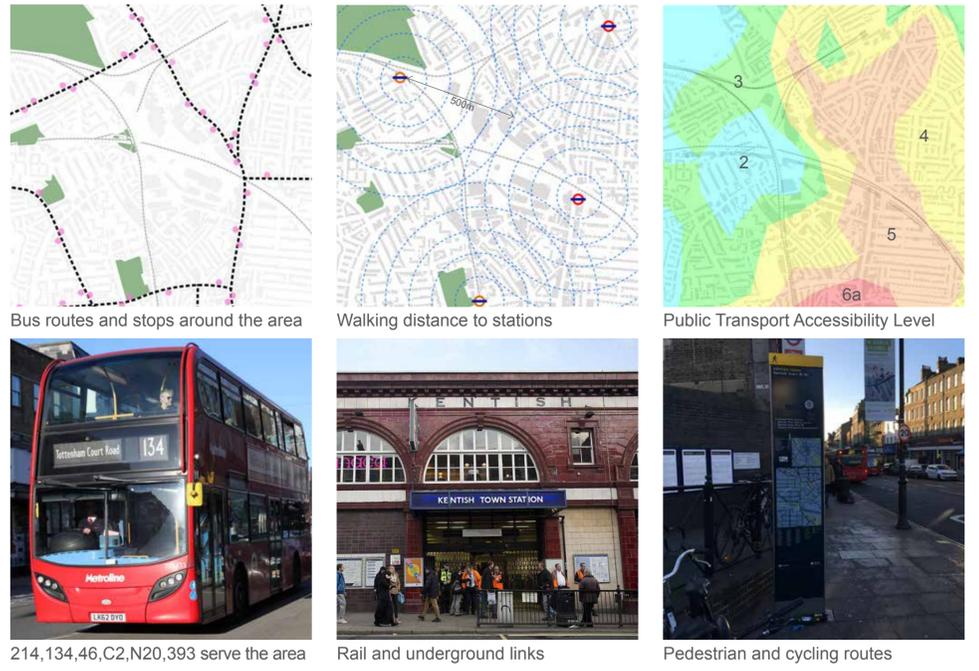


# ROUTES AND CONNECTIONS

Main roads in the area



Kentish Town has good public transport connections, but it is not always easy to walk around

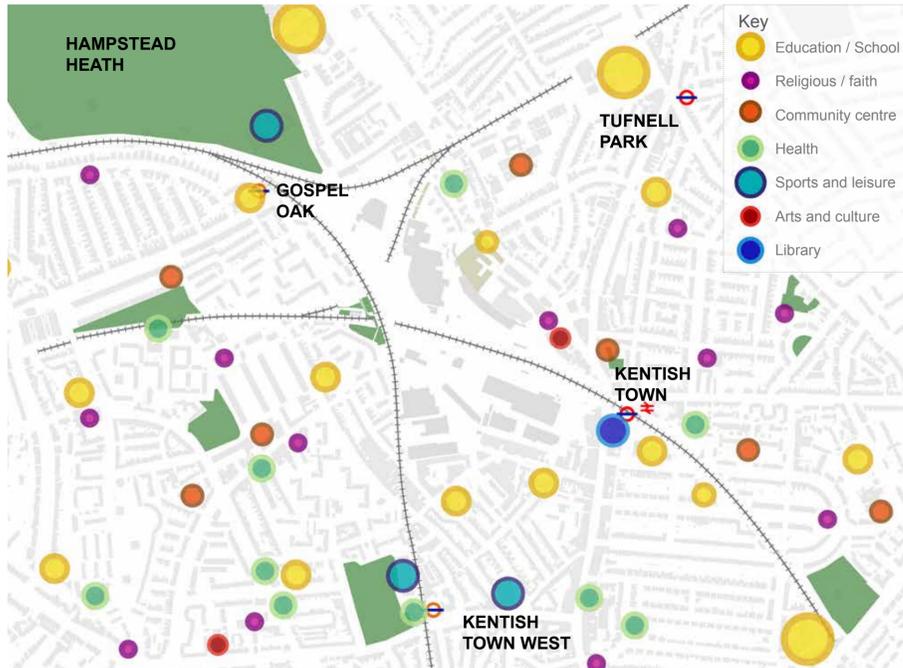


The Council aims to improve connections and promote sustainable transport



# COMMUNITY AND CULTURE

Community and cultural facilities in the area



Kentish Town is home to established communities and proactive residents



Kentish Town Community Centre



Kentish Town Forum



Greening Kentish Town station



Kentish Town City Farm



Alma Street Summer Fair



St Patrick's Primary School

The Council aims to ensure that community facilities meet the needs of local communities

