

KENTISH TOWN PLANNING FRAMEWORK

Public Engagement Feedback Summary

Stage 2: Draft Framework Consultation Oct-Dec 2018

March 2019

Engagement summary 26 October - 7 December 2018

Overview

Camden Council consulted on the draft Kentish Town Planning Framework for six weeks between 26 October and 7 December 2018.

This was the second round of public consultation in the development of the planning framework and focused on gaining feedback on the draft framework document.

The Council published the draft framework document and exhibition boards and invited feedback via the questionnaire, email or in person at a local drop-in session. The information was available in local libraries, online and in Kentish Town Community Centre. There were two drop-in sessions in Kentish Town library with Council officers available to talk people through the consultation material.

There were over 200 responses to the consultation and these have provided us with a rich source of material to further develop a final draft of the Kentish Town Planning Framework.

What happens next?

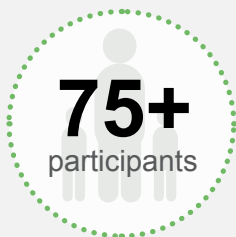
The feedback will be used to inform the development of the final draft planning framework. It is intended that there will be a further more limited stage of consultation later in 2019 before the Council adopts the framework as a Supplementary Planning Document (SPD).



Questionnaire
Available online and at local libraries

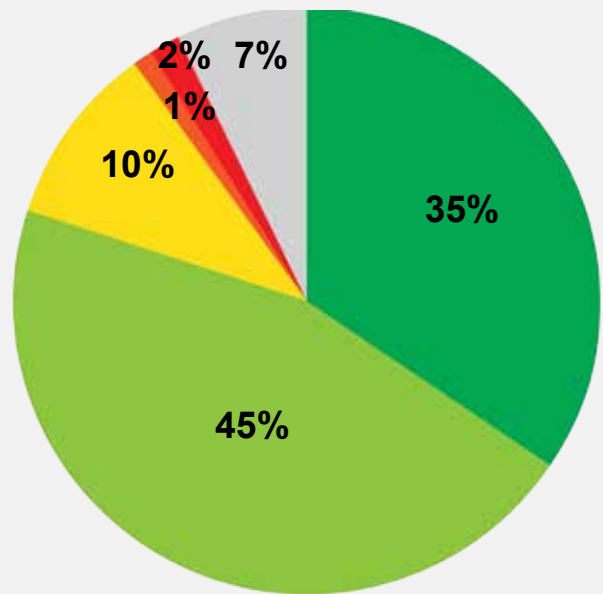


Written feedback
Organisations, businesses and individual responses



Drop-in events
Thursday 8 November and Tuesday 20 November 2018

Do you agree with the draft framework's overall approach?



Strongly agree Agree Neither agree nor disagree
Disagree Strongly disagree Not answered

What you told us...



Overall approach

There was strong support for the draft framework's vision and overall approach.



Employment

You said your preferred employment use in the area would be light industrial space, workshops and studios. You also want employment and training opportunities for local and young people.



Housing

Your priority for the area is new homes. You would like to see a large proportion of these to be genuinely affordable including social housing. Priority should be given to local people, key workers and Londoners.



Character and design

You want the new neighbourhood to have well designed, high quality buildings that fit in with their surroundings. The character of the area should not compete with the high street.



Routes and connections

You said there should be fewer vehicles and less congestion in the area. You support new routes and connections particularly to Hampstead Heath and east/west connections.



Health and wellbeing

You would like the area to be greener and to have safe green open spaces. You want us to strive towards having the best air quality and less vehicular pollution.



Community provision

You said opportunities for young people would most benefit the communities in the area. You want community facilities that can be used by everyone, and enough healthcare and education provision to support growth.



Infrastructure

You said there should be sufficient physical and social infrastructure to support any increase in numbers of people living, working and visiting the area. You especially want improvements to transport accessibility.

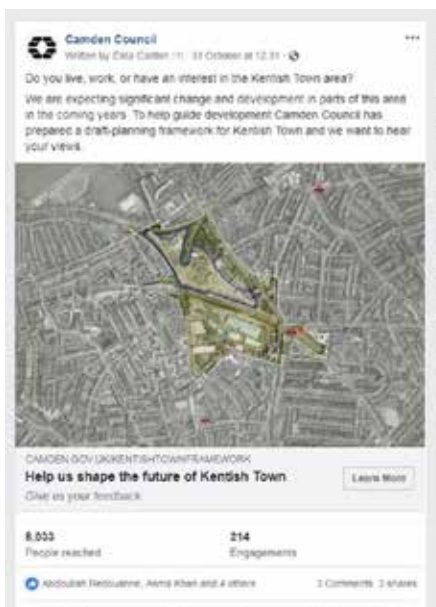
CONTENTS

1 How we engaged	5
2 Summary of questionnaire responses	9
3 Organisational responses	26

1 How we engaged

The public consultation was open to local residents, businesses, landowners, workers, community groups and all those with an interest in the area. A range of consultation techniques were used to engage the public and interested parties and encourage feedback:

- Emails to interested parties
- Consultation flyers at local libraries and community centres
- Advertisements in local newspapers - the Camden New Journal and Kentishtowner
- Press release sent to a range of local media organisations and published on the Camden website
- Availability of the draft Kentish Town Planning Framework document at local libraries
- Public drop-in sessions and youth engagement workshops
- Questionnaire available at local libraries, drop-in sessions and online
- Dedicated consultation email address
- Dedicated consultation phone number allowing members of the public to speak directly to the team
- Meetings with Kentish Town and Dartmouth Park Neighbourhood Forums
- Site notices in the local area
- Facebook advertisements
- Public exhibition - there was a display of the consultation material and copies of the questionnaire available at local libraries for the duration of the consultation period. The displays could be viewed during library opening hours at:
 - **Kentish Town Library**, 262-266 Kentish Town Road, London NW5 2AA
 - **Queen's Crescent Library**, 165 Queen's Crescent, London, NW5 4HH
 - **Highgate Library**, Chester Road, London, N19 5DH
 - **Kentish Town Community Centre**, 7 Busby Place, London NW5 2SP



Facebook advertising campaign



Site notices throughout the area

KENTISH TOWN PLANNING FRAMEWORK

Camden Council has prepared a draft planning framework for Kentish Town and wants to hear your views on the future of the area. The consultation is now open and will run until 7 December. You can get involved in the following ways:

- View the draft framework online at www.camden.gov.uk/kentishtownframework
- Fill out our online questionnaire or email your comments to kentish.town@camden.gov.uk
- Come along to a public drop-in session**
Meet the team and review the consultation material.
- Where: **Kentish Town Library, 262-266 Kentish Town Road, London NW5 2AA**
- When: **Thursday 8 November 1 to 4pm and Tuesday 20 November 5 to 8pm**
- There will be a display of the consultation material and paper copies of the questionnaire at Kentish Town Library during the consultation period, which can be viewed during library opening hours.
- If you have a question or want to join our mailing list you can email us at kentish.town@camden.gov.uk

Newspaper advertisements

Events

Drop-in sessions

The Council held two staffed drop-in sessions during the public engagement - Thursday 8 November from 1 to 4pm and Tuesday 20 November from 5 to 8pm. The sessions were held at Kentish Town Library and attended by over 75 people. The sessions enabled in-depth discussions about the area and provided officers with views on the draft planning framework.

Meetings with local Neighbourhood Forums

The Council hosted a series of workshops with members of Dartmouth Park and Kentish Town Neighbourhood Forums. These workshops provided opportunities for discussion and feedback was used to develop the draft planning framework.

Youth engagement

Following the first stage of consultation we wanted to get more input from young people in the area. The Council participated in two sessions with young people to capture their views:

- **Workshop at Gospel Oak Primary School with year 6 pupils run by Camden Community Makers.** Participants were asked to generate ideas for what they would like to see in the area. They made felt icons to symbolise their ideas and put them on a map of the framework area. These included a cafe, theatre, community arts centre, music practice/recording studio, community kitchen.
- **Open discussion session with young people aged 11 to 14** at Kentish Town Community Centre. Participants talked about what they like and dislike about Kentish Town, and what they would like to see in the future.

The young participants expressed a strong fondness for the area and particularly liked its diverse communities. It was felt that there is not enough for them to do in the area or places to meet their friends. Participants said they would like to have more indoor sports facilities that did not need to be pre-booked that cater for a variety of activities. There was a concern about crime in the area, particularly knife crime, and emphasised that this makes them feel unsafe. It was felt the area could feel safer if there is more for young people to do.

Some of the participants live in overcrowded housing and would welcome suitably-sized housing for their families. All participants agreed that they would like a cleaner environment, less traffic, better public transport and more shops that cater to their needs on the high street.



Drop-in session at Kentish Town Library



Council officers talking through the exhibition material

Workshop at Gospel Oak Primary School run by Camden Community Makers



Felt icons being made at Gospel Oak Primary School



Sketches from the workshop



Felt icons showing ideas for Murphy's Yard



Icons being added to the map of the framework area

2 Summary of questionnaire responses

A questionnaire was designed to capture feedback on the draft planning framework document. This was available online at www.camden.gov.uk/kentishtownframework.

Paper copies were available at the three local libraries, Kentish Town Community Centre, and at the drop-in sessions. There was a collection box in each location for people to submit their responses. Survey responses were made electronically via the Camden consultation portal and in paper form through local libraries.

Methodology

Camden Council conducted the analysis and reporting of the consultation responses.

Not every respondent answered all of the questions or ranked all of the options when expressing preferences.

Qualitative responses were categorised and divided into themes. Responses received by email and in writing were also included into the categories and themes. Due to the numbers and range of responses received only the most common responses are shown in this summary report. All responses have, however, been considered in the consultation.

Who responded?



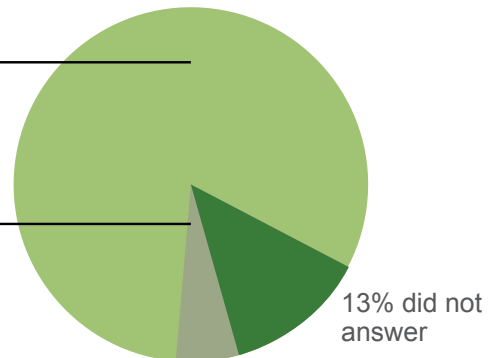
81%

of respondents were local residents

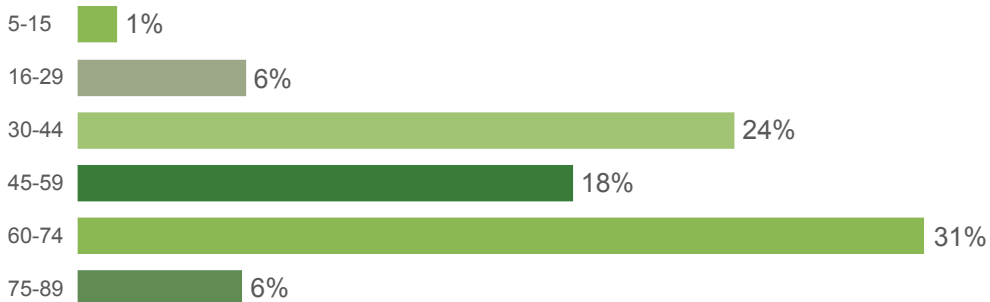


6%

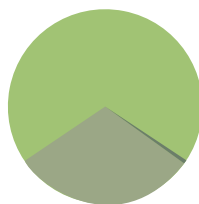
of respondents were local businesses



AGE



ETHNICITY



67%

of respondents were white

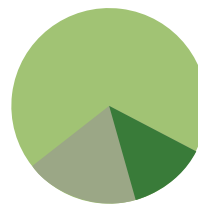
6%

of respondents were non-white

27% did not answer



HEALTH



72%

of respondents were without long term illness

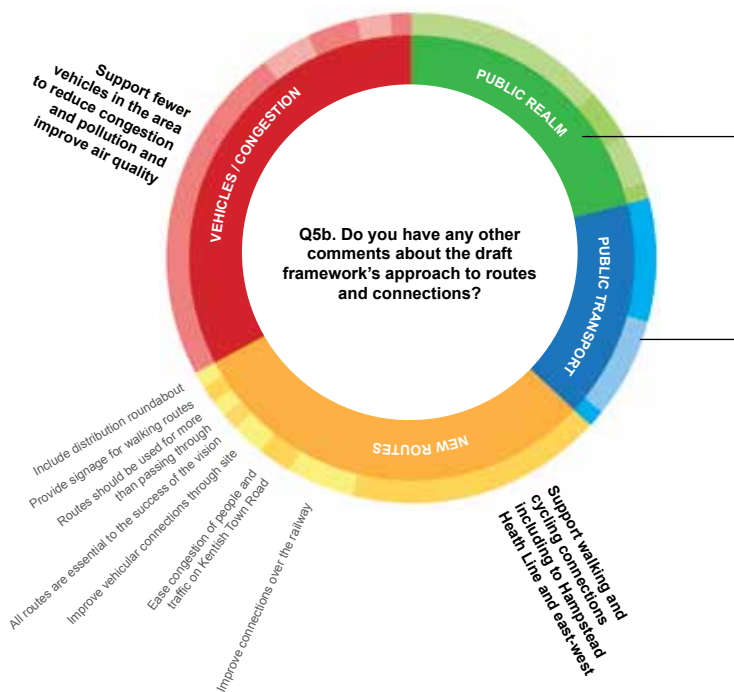
8%

of respondents have a disability

18% did not answer

How to read the graphics

The following graphics are used to represent the responses to the questionnaire. Below is a guide to the graphics.



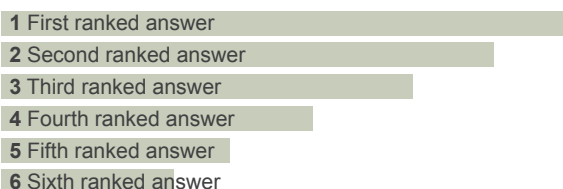
Where we invited free text comments, ring diagrams are used to group and summarise the information.

We have grouped the comments into themes and shown them in different colours. The size of each segment represents the proportion of comments received for each theme.

The outer ring shows the comments in more detail. The larger the segment, the more responses it represents. Comments around the diagram show the range of responses. Those in bold show the top five responses to each question.



Where circles containing comments are shown, these include the most popular comments received in answer to the question. Their size is relative to the number of responses received: the larger the circle, the more people they represent.



For responses to ranking questions, we have shown them in order of most popular. The length of the grey bars represents the proportion of responses for each choice.

“ Definitely need to protect the views of the Heath from Kentish Town ”

Throughout the document we have used some direct statements from the questionnaire responses. These are shown within quotation marks.

Question 1

Q1a. To help us develop the vision, describe in three words what you think the identity of the area should be?



Commentary

When asked about what the future identity of the area should be (Q1a), the top six most commonly stated 'stand out' words were **green**, **environmentally-friendly**, **mixed use**, **socially-mixed**, **well-connected** and **characterful**.

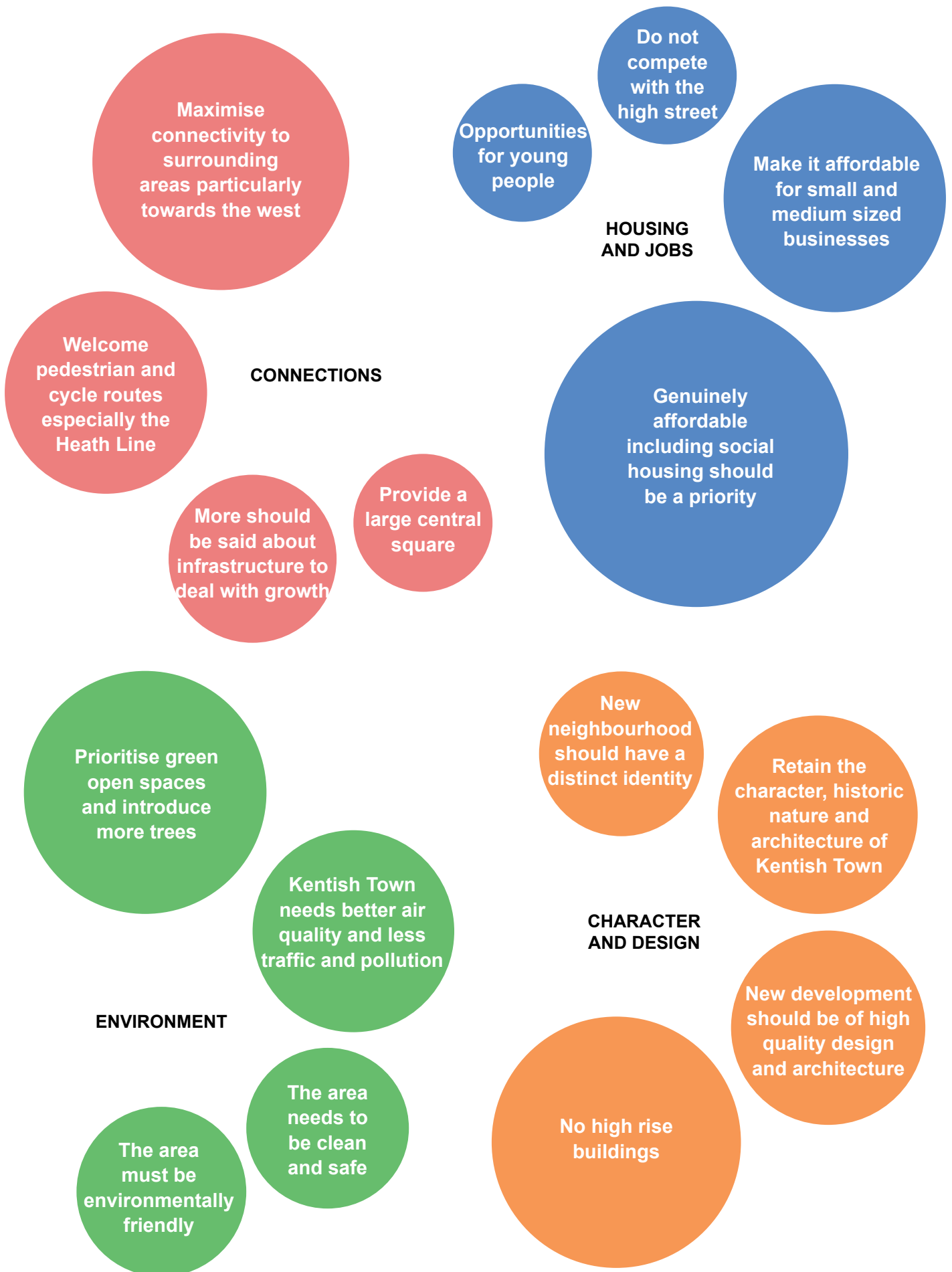
In response to the question about the emerging vision for the future of the area (Q1b), the most common response was of overall support.

Other comments focused on themes within the vision including connections, housing and jobs, environment and character. Of these, the most commonly stated was to prioritise genuinely affordable housing, including social housing. This was followed by support for green open spaces and trees.

“ *This is a really positive vision that could transform the area* ”

“ *The vision should say more about the integrating with the surrounding neighbourhoods* ”

Q1b. Do you have any other comments about the emerging vision for the future of the area?



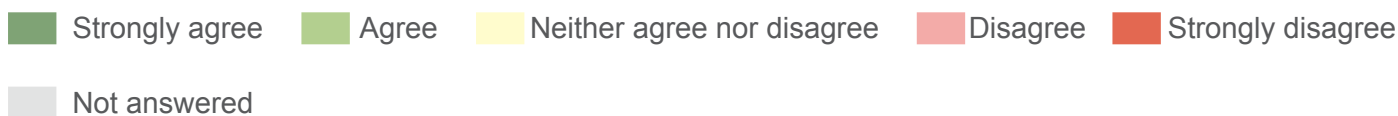
Question 2

The draft framework aims for the area to be a vibrant mixed-use neighbourhood that supports business and delivers significant additional jobs and homes, including as many affordable homes as possible.

Framework objectives:

- A thriving employment-led neighbourhood that provides vital supporting industrial and logistics functions for central London and builds on the area's existing strengths for light manufacturing, creative industries and other growth sectors.
- A significant increase in jobs, with employment and training opportunities for local people.
- A significant number and range of high quality new homes to meet Camden's housing needs, seeking to achieve the target of 50% affordable housing.
- Smart co-location of commercial, residential and other uses to create a harmonious, active mixed-use environment.

Q2a. Do you agree with the draft framework's approach to employment and homes?



Commentary

A large majority of respondents (75%) agreed with the draft framework's approach to employment and homes (Q2a).

Housing - including market, affordable and social housing - was ranked as the most important land use that respondents would like to see in the area (Q2b). Light industrial and cultural uses ranked as the second and third most preferred land uses. The least favoured land use was industrial and warehouse uses.

The circles opposite show the five most popular comments received in answer to question 2c. It shows that the most stated additional comment was to provide more genuinely affordable housing with a strong emphasis on the provision of more social housing. Ensuring that there is sufficient additional infrastructure and local services to accommodate an increase in population was another issue commonly raised.

There were a number of comments around employment and the most commonly stated was to provide employment and training opportunities for local people including young people. Providing space for creative and hi-tech businesses and ensuring businesses in the area do not compete with the high street were raised as important issues.

Q2b. To help us develop the approach further, please rank the land uses you would like to see in the framework area.

1 Housing including market, affordable and social housing

2 Light industrial space, workshops and studios

3 Cultural uses including food, drink and entertainment

4 Shops and retail

5 Offices

6 Industrial and warehouse space

Q2c. Do you have any other comments about the framework's approach to employment and homes?

Build more housing of which at least 50% is social housing

Provide more genuinely affordable housing

Prioritise employment and training opportunities for local and young people

“ Social housing and genuinely affordable homes should be priorities ”

Provide a mix of housing for local people, key workers, Londoners

“ Ensure local people are given first pick of employment and training opportunities ”

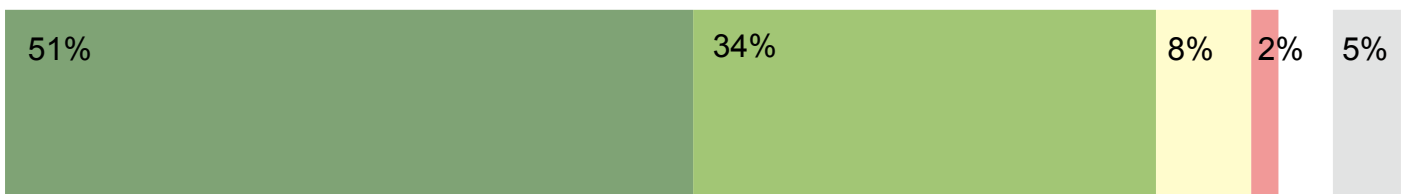
Housing must be supported by infrastructure and local services

Question 3

The draft framework sets out that the new neighbourhood can have a rich and varied character of its own. It sets out three character areas that give a sense of how the area could look and feel, connect to and integrate with surrounding communities. The character areas are:

- The Heath Line: A new green corridor from Kentish Town to Hampstead Heath that draws on a green character and enhances access to nature
- Makers Lane: A new north-south connection between Kentish Town West and Highgate Road that celebrates industrial and historic buildings and creates an interesting commercial and cultural environment
- Regis Road: A primary east-west connection between Kentish Town Road and Gospel Oak that builds on the surrounding mixed use and commercial characters.

Do you agree with the draft framework’s approach to neighbourhood and character?



Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree
Not answered

Commentary

A large majority of respondents (85%) to the question agreed with the draft framework’s approach to employment and character (Q3a).

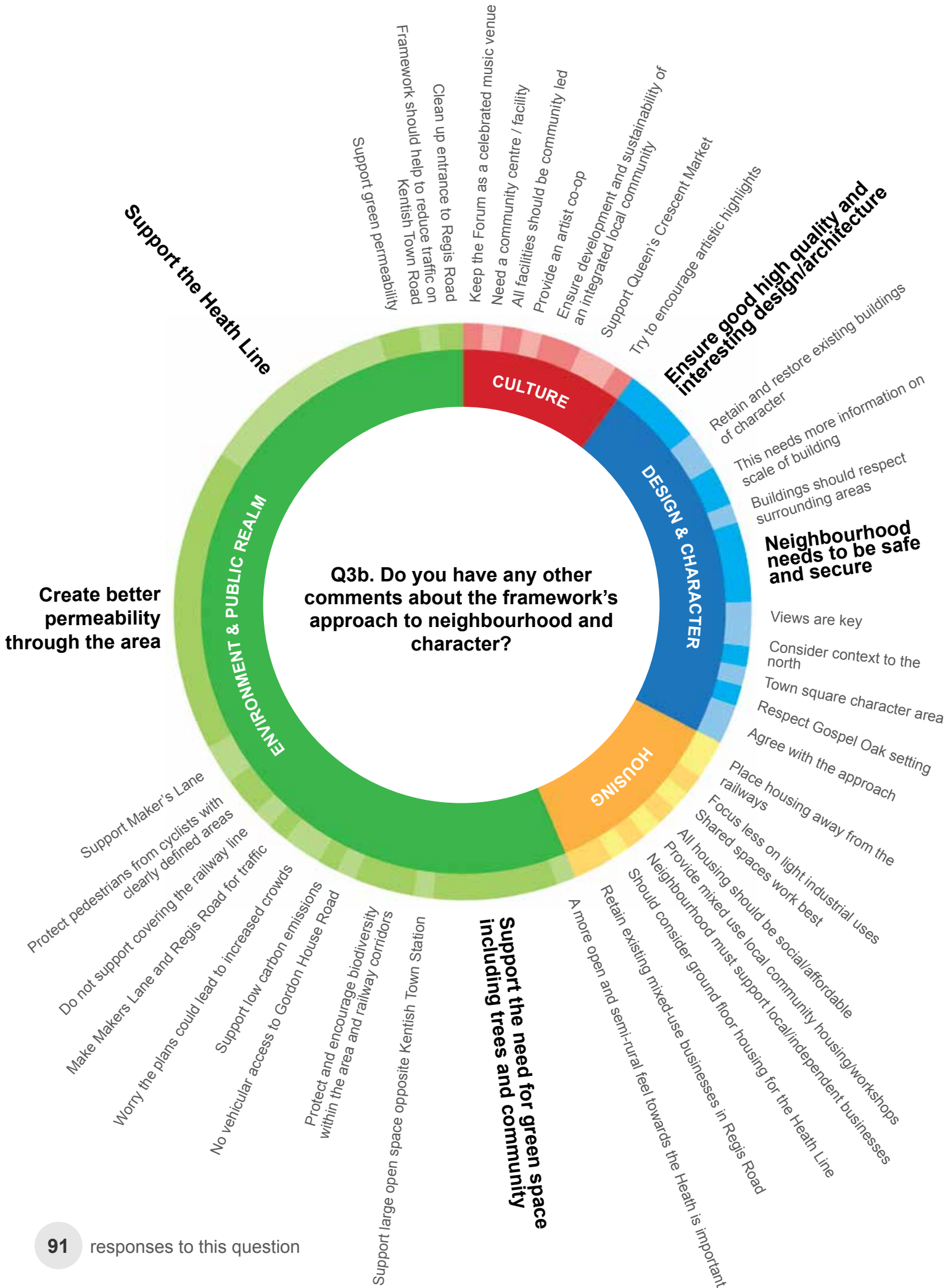
In the more detailed responses (Q3b) a large proportion of respondents showed support for new routes and connections through the area. In particular, the Heath Line green connection was most commonly supported. There were also a significant number of responses around aspirations for high quality design and architecture.

As shown in the diagram opposite, the top five comments were:

1. Create better permeability
2. Support for the Heath Line
3. Support the need for green space including trees and community gardens
4. Neighbourhood needs to be safe and secure
5. Ensure good high quality and interesting design and architecture

“ I think the Heath Line and Makers Lane concept are excellent ideas ”

“ There should also be references to the requirement for good design, which is a different issue from character ”

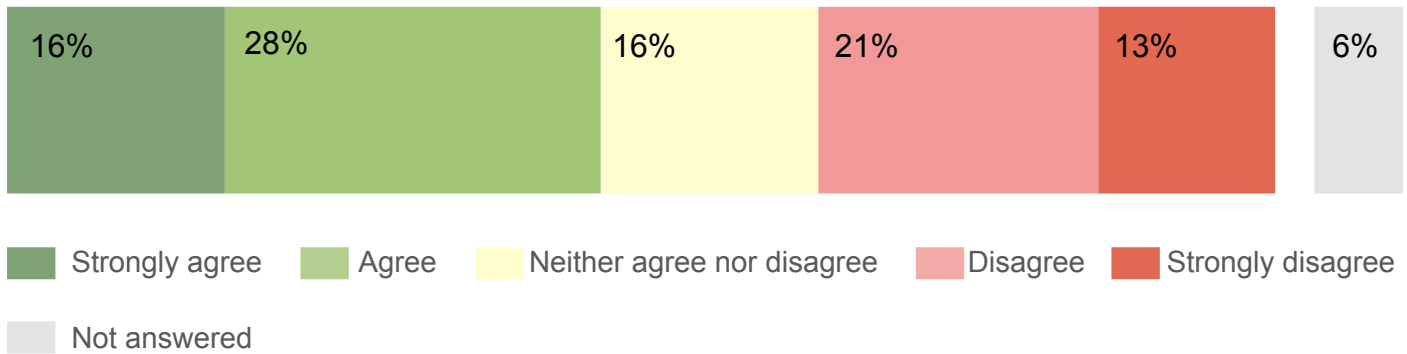


Question 4

We expect development in this area to deliver much needed new homes, jobs, and community facilities.

The draft framework sets out a broad approach to building heights based on mid-rise high density development of 6 to 10 storeys to create a characterful and attractive neighbourhood. This would be subject to a number of considerations including topography, impact on views and heritage assets. Taller buildings may be possible in some locations.

Q4a. Do you agree with the framework's approach to building heights?



Commentary

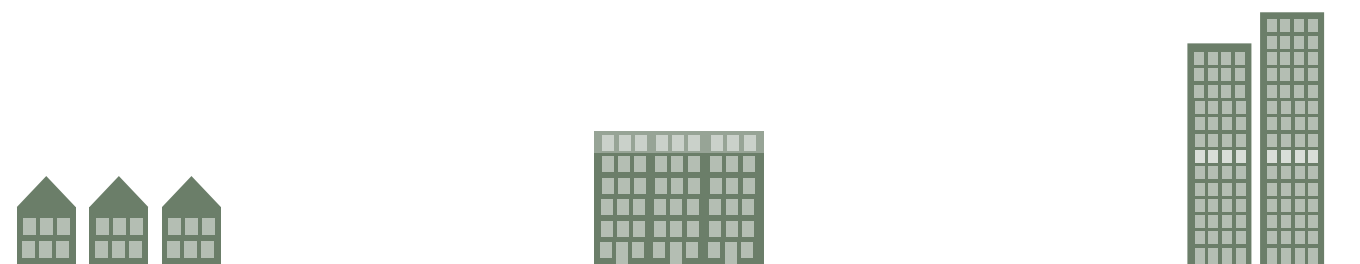
The majority of respondents agreed to the draft framework's approach to building heights (44%), however this had the most split opinion of all the questions (34% disagreed).

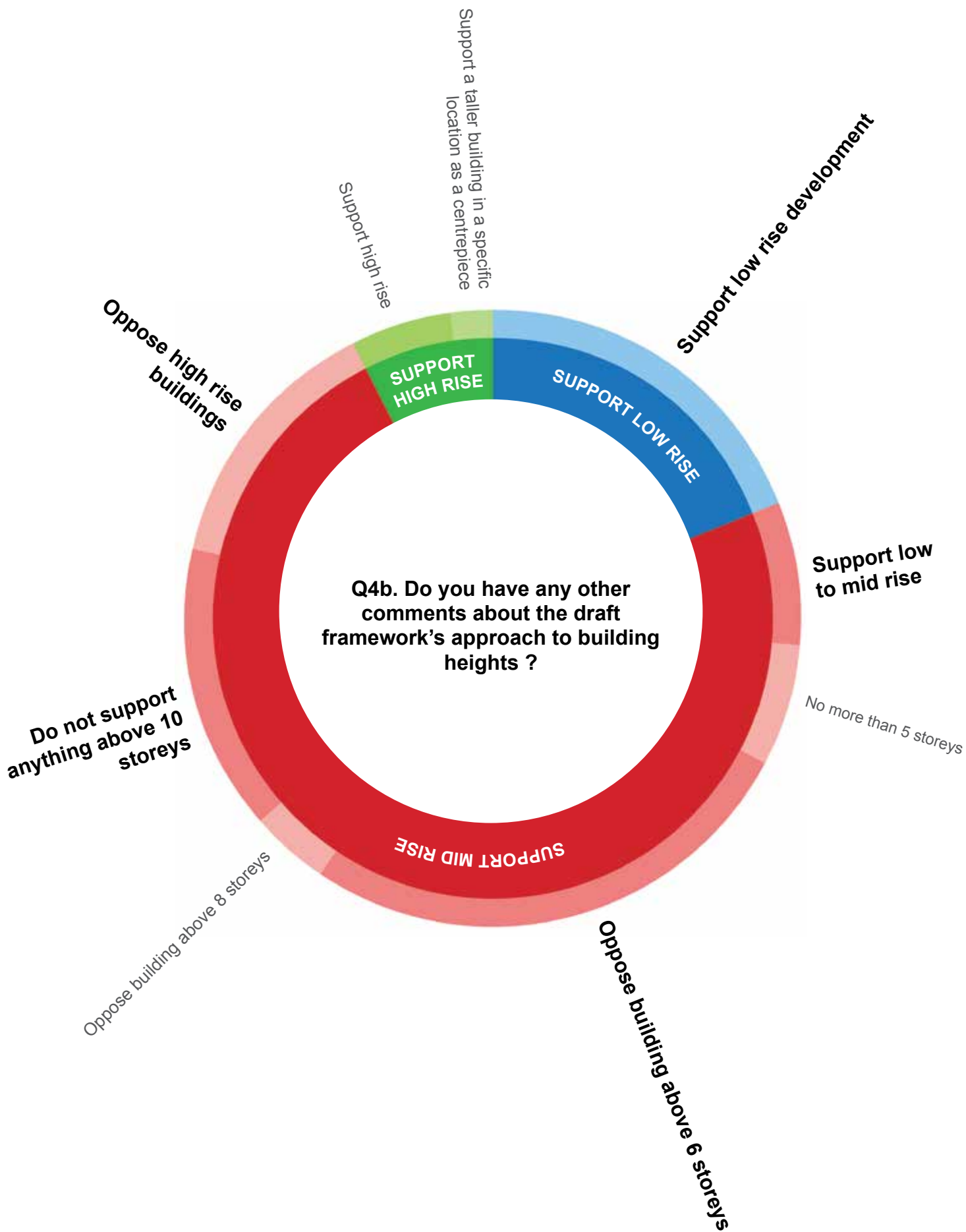
As shown opposite, in response to question 4b, there was a clear preference for mid-rise development, with strong opposition to buildings over six storeys. However, some respondents did support taller development if buildings are well designed. Some respondents also commented on density and were supportive of high density development

There were numerous responses in support of preserving the view to Hampstead Heath and Parliament Hill, and ensuring new development considers neighbouring existing buildings.

“ A denser population is not a bad thing because that means more support for local shops and restaurants ”

“ Support a mix of high rise and low rise buildings to create varied streets ”





116 responses to this question

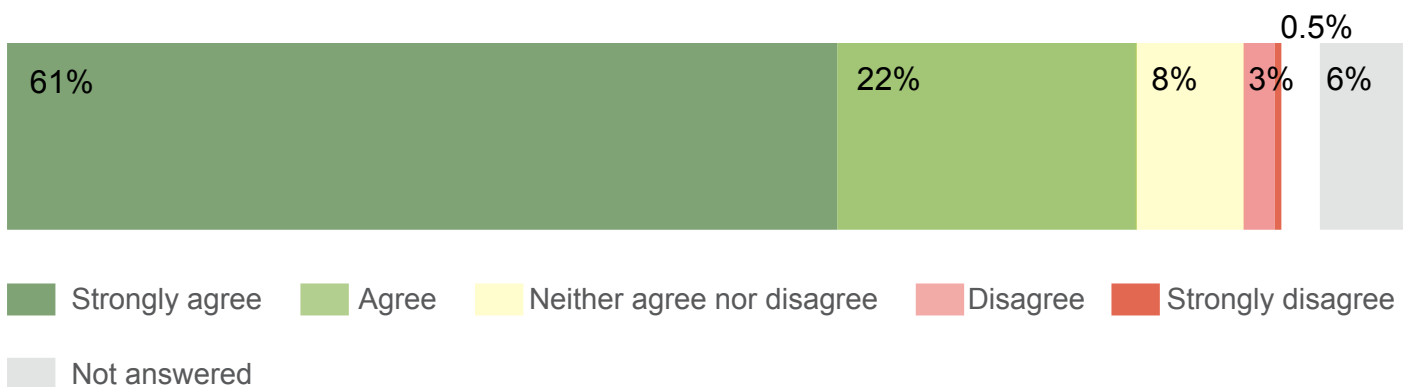
Question 5

The draft framework aims for the area to be a place that is accessible to all, that connects surrounding communities and facilities, prioritises walking and cycling and creates better access to public transport.

Framework objectives:

- A well connected, accessible place that connects into the surrounding areas including Kentish Town Centre, Gospel Oak and Dartmouth Park.
- New and improved accessibility and connections that makes walking and cycling easy and enjoyable.
- Public transport and facilities that are accessible to all and promote independent lives.
- High quality public realm that is attractive and easy to navigate.
- Modernised and sustainable business servicing, car free housing and good air quality.

Q5a. Do you agree with the draft framework's approach to routes and connections?



Commentary

A large majority of respondents (83%) strongly agreed with the draft framework's aims and objectives for routes and connections (Q5a).

In the more detailed responses (Q5b) there were a large number of comments around vehicle congestion, particularly in relation to reducing vehicles in the area. There were also comments supporting new walking and cycling routes and connections through the framework area to neighbouring areas.

As shown in the diagram opposite, the top five comments were:

1. Support for fewer vehicles in the area to reduce congestion and pollution and improve air quality
2. Support walking and cycling connections including to Hampstead Heath Line and east-west
3. It is important for routes to feel safe and address any potential pedestrian and cyclist conflict
4. Improve accessibility and increase capacity at stations
5. Improve frequency and reliability of local public transport

“ I strongly support the proposed green connection from Kentish Town to the Heath ”

Q5b. Do you have any other comments about the draft framework's approach to routes and connections?

VEHICLES / CONGESTION

Support fewer vehicles in the area to reduce congestion and pollution and improve air quality

Install electrical vehicle charging points
Gordon House Road is already congested

Do not support car free
Ease congestion of people and traffic on Kentish Town Road

PUBLIC REALM

Important for routes to feel safe and address any potential pedestrian and cyclist conflict

Provide cycle parking / storage
Deck over the railway to create a public space
Improve the public realm

PUBLIC TRANSPORT

Improve accessibility and increase capacity at stations

Improve frequency and reliability of local public transport

NEW ROUTES

Support walking and cycling connections including to Heath Line and east-west

Include distribution roundabout
Provide signage for walking routes
Routes should be used for more than passing through
All routes are essential to the success of the vision
Improve vehicular connections through site
Ease congestion of people and traffic on Kentish Town Road
Improve connections over the railway
Make bus routes more accessible

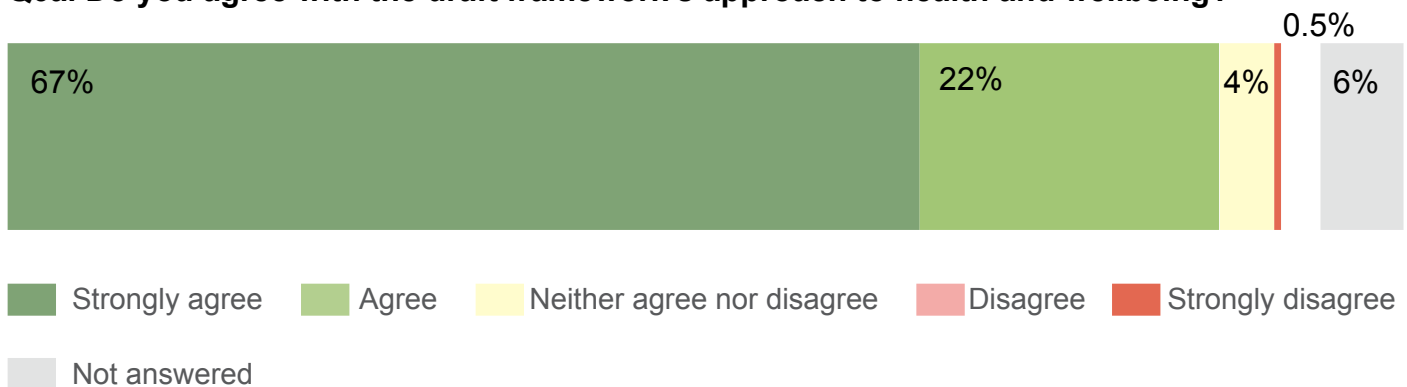
Question 6

The draft framework seeks for the new neighbourhood to be a place that promotes the health and wellbeing of its communities and reduces health inequality in the wider area.

Framework objectives:

- A doorstep to Hampstead Heath – making the most of the proximity to this incredible asset for open space, recreation, leisure and access to nature.
- New neighbourhood parks and open spaces that are welcoming and safe, providing places that support community life.
- Supporting wildlife and connecting biodiversity corridors.
- A zero emissions neighbourhood with sustainability and environmental design at its heart.

Q6a. Do you agree with the draft framework's approach to health and wellbeing?



Commentary

A large majority of respondents (89%) strongly agreed with the draft framework's approach to health and wellbeing (Q6a).

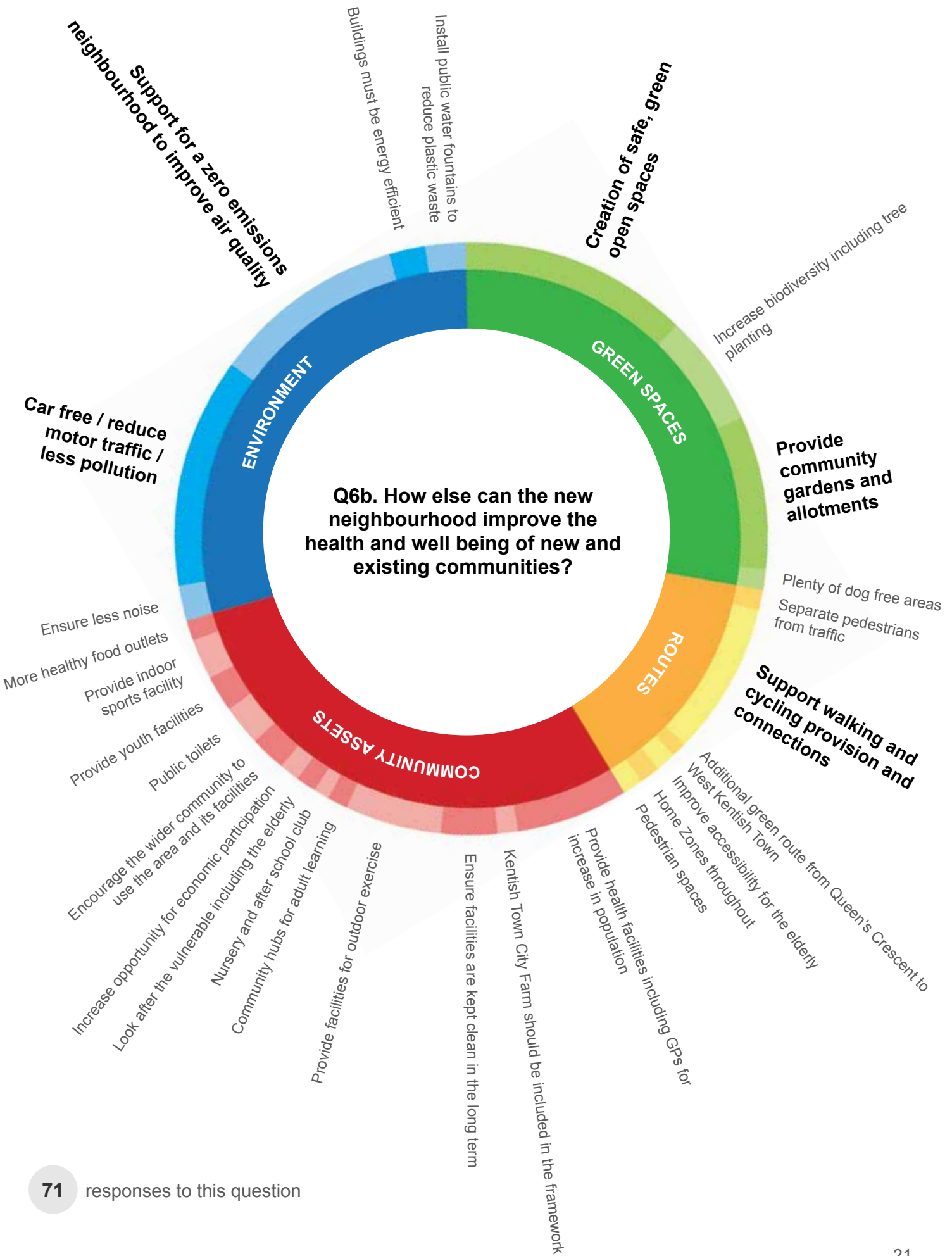
In the more detailed comments (Q6b) the most common response was in support of reduced motor traffic and less pollution, followed by the creation of safe green and open spaces including tree planting, community gardens and allotments.

As shown in the diagram opposite, the top five comments were:

1. Creation of safe, green open spaces
2. Support car free / reduce motor traffic / less pollution
3. Support for a zero emissions neighbourhood to improve air quality
4. Support walking and cycling provision and connections
5. Provide community gardens and allotments

“ Measures are needed to promote walking and cycling to work, to shop and to school, but will need strong measures to reduce motor traffic. ”

Q6b. How else can the new neighbourhood improve the health and well being of new and existing communities?



71 responses to this question

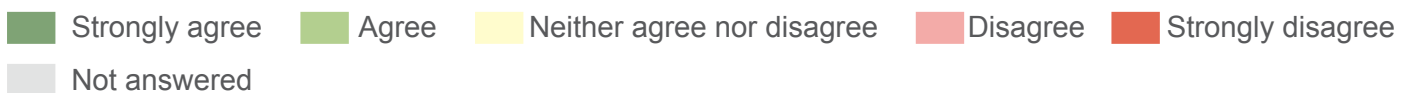
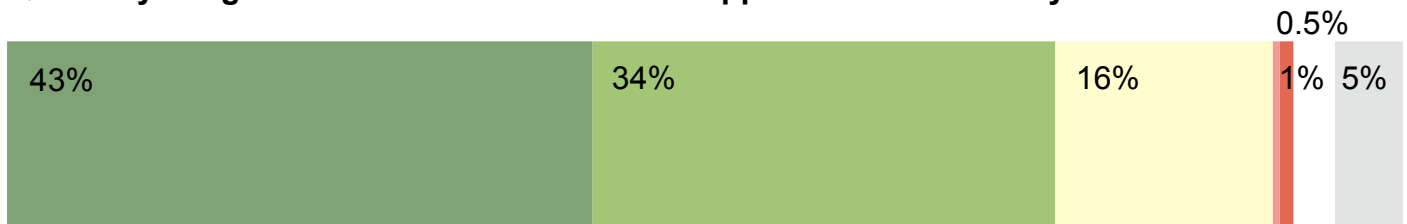
Question 7

The draft framework seeks to build on the areas community and cultural strengths and provide great facilities for existing and new communities.

Framework objectives:

- A place that continues to support diverse communities where everyone can mix and contribute.
- Excellent community facilities that are accessible to all and serve the needs of existing and new communities.
- Building on the strengths of the areas cultural offer.

Q7a. Do you agree with the draft framework's approach to community and culture?



Q7b. What do you value about the cultural strengths of the area? How can the new neighbourhood build on these strengths?



Commentary

A large majority of respondents (77%) agreed with the draft framework's approach to community and culture (Q7a).

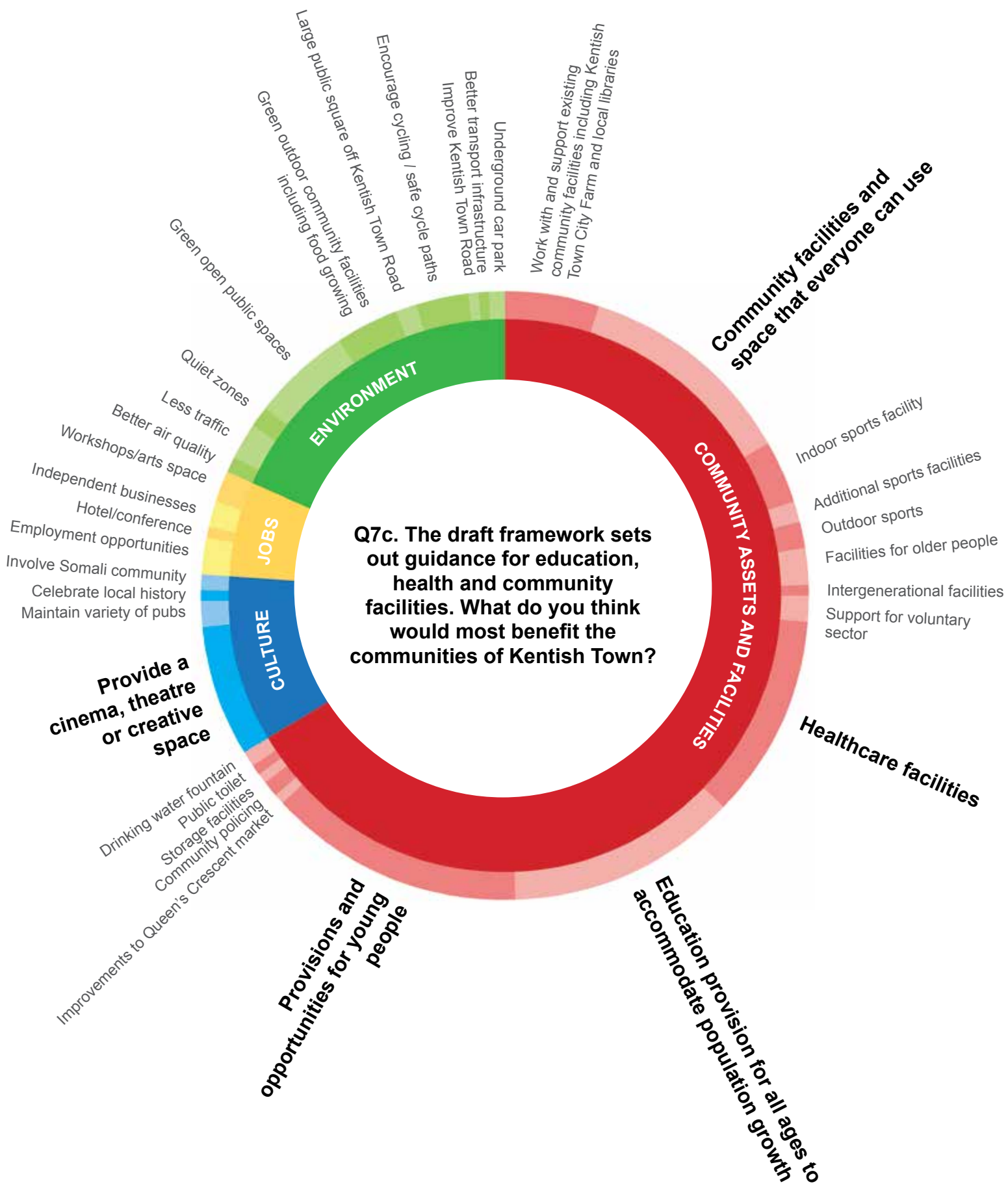
Diverse communities and continuing to celebrate and support diversity was most commonly stated as valued cultural strengths of the area that a new neighbourhood could enhance (Q7b).

Additional comments (Q7c) were mostly in relation to new people coming into the area and how this could benefit existing communities.

As shown in the diagram opposite, the top five comments were:

1. Community facilities and space that everyone can use
2. Provisions and opportunities for young people
3. Education provision for all ages to accommodate population growth
4. Healthcare facilities
5. Provide a cinema, theatre or creative space

Q7c. The draft framework sets out guidance for education, health and community facilities. What do you think would most benefit the communities of Kentish Town?



Question 8

A new neighbourhood at Kentish Town will require additional social and physical infrastructure. Social infrastructure such as affordable housing, affordable workspace, new open space and community facilities will be required as part of any comprehensive redevelopment. The draft framework also suggests a range of potential physical infrastructure to help support the new neighbourhood.

All infrastructure has a financial cost and it is unlikely that development will be able to deliver everything. We would like you to help us identify the priorities.

Q8a. What infrastructure do you think is the most important?

- 1 A new pedestrian and cycle bridge over the railway connecting the Regis Road and Murphy sites
- 2 Walk/cycleway above the railway connecting the Murphy site directly to Kentish Town
- 3 Step free access at Kentish Town mainline and underground stations
- 4 Kentish Town public realm strategy including a potential civic square outside Kentish Town Station
- 5 Extension to the square by decking over the railway
- 6 Additional eastern entrance to Gospel Oak station



Q8b. Are there any additional social and/or physical infrastructure projects that the framework should consider?



3 Summary of organisational responses

Several organisational bodies issued a formal response. Some of the key comments received are summarised below.

Dartmouth Park Neighbourhood Forum (DPNF)

The DPNF are generally supportive of the document which has taken account of most of the Forum's comments and ideas. It is consistent with the DPNF view for the Murphy's site but there are a number of areas that require clarification or change in order to make the document stronger and more aligned with the views of the DPNF.

Kentish Town Neighbourhood Forum (KTNF)

The forum considers that the draft planning framework is well constructed and an excellent representation of the vision and intent expressed in the Kentish Town Neighbourhood Plan. Feedback also considered that a proportion of the new employment space should be provided for small businesses/start-ups. Design and construction of the infrastructure that is required if the two sites are developed separately should be addressed.

Kentish Town Community Centre

The primary concern of the Kentish Town Community Centre is any potential duplication of services and a lack of communication between those services.

Kentish Town City Farm (KTCF)

Kentish Town City Farm are concerned that tall buildings on the Murphy site could have a negative impact on the farm including loss of existing open aspect, privacy and overshadowing. The farm should be protected by restrictions on development along its boundary and the framework area, particularly in terms of distance and height of buildings. Trees should be retained on the east side of the railway to provide screening. Protection particularly for the welfare of animals should be provided during construction. A possible new entrance to the farm should be considered as well as a route through the farm. Existing trees along the railway should be retained to screen the farm from noise and visual impact of development.

Camden Cycling Campaign (CCC)

Camden Cycling Campaign are in general agreement with the vision, principles and strategies. The CCC welcome the inclusion of suggestions regarding permeability for pedestrians and cyclists, but want to ensure that the guidelines are adopted when development finally occurs.

Greater London Authority (GLA)

The GLA welcome the objectives of the draft framework and its aim to coordinate development across the two sites. It especially welcomes the draft planning framework's support to retain the employment integrity of the two areas.

Environmental Agency

There are no environmental constraints that fall under the Environment Agency's remit in the area covered by this document and therefore the EA had no detailed comments to make.

Freight Transport Association

The Freight Transport Association consider that more in-depth detail is required for the Zero Emission Zone. Additional comments stated that deliveries must be able to be received out of peak hours in the evening or night-time without causing unacceptable nuisance to residents. Where co-location is being considered, existing businesses must be involved from the very start and 'agent of change' principles must be vigorously applied.

Historic England (GLAAS)

Historic England (GLAAS) stated that the planning framework should make reference to borough's archaeological resource and make it clear that any developments which could impact archaeology should be supported by an archaeological desk-based assessment or archaeological evaluation dependent on the level of archaeological impact.

Natural England

Natural England had no comments to make on this consultation.

NHS London Healthy Urban Development Unit

Future investment in health infrastructure should align with the CCG's Primary Care Estates Strategy and Local Care Strategy and should help deliver Care Closer to Home Integrated Networks (CHINS).

Thames Water

Thames Water commented that they would strongly encourage any developer to utilize their free pre-planning service www.thameswater.co.uk/preplanning in order to fully discuss any forthcoming proposals.

Several local businesses and landowners issued a formal response. Their comments will also be considered as part of this consultation.

REGENERATION
AND
PLACE

