

Hello & Welcome...

...to the first Residents' Workshop for West Kentish Town Estate.

We are holding a number of different engagement events to help us understand your views and to share with you the potential development options for your estate.

PRP are working alongside Camden Council throughout this process of exploring the opportunity for change.

We want YOU to help us at every step of the way to create the vision for the future of West Kentish Town Estate. This process will be driven by the ideas of the community to create a vibrant place for people who live here today and in the future.

What is the purpose of today's event?

This workshop builds on the feedback from the engagement over the last two years, and offers an opportunity for YOU to help build a VISION for positive change to West Kentish Town Estate.

Today we are looking at:



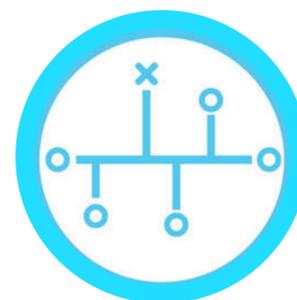
Who we are and what we do



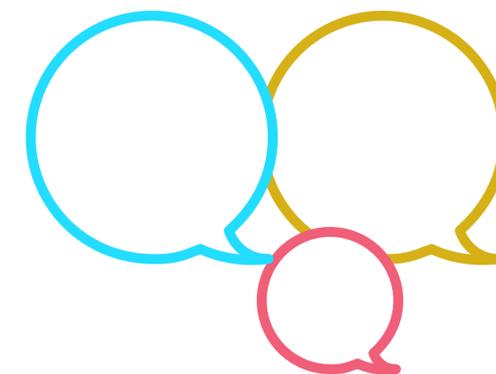
The design process, and what makes good design?



Your local area and what you've told us



Next steps



Your views matter

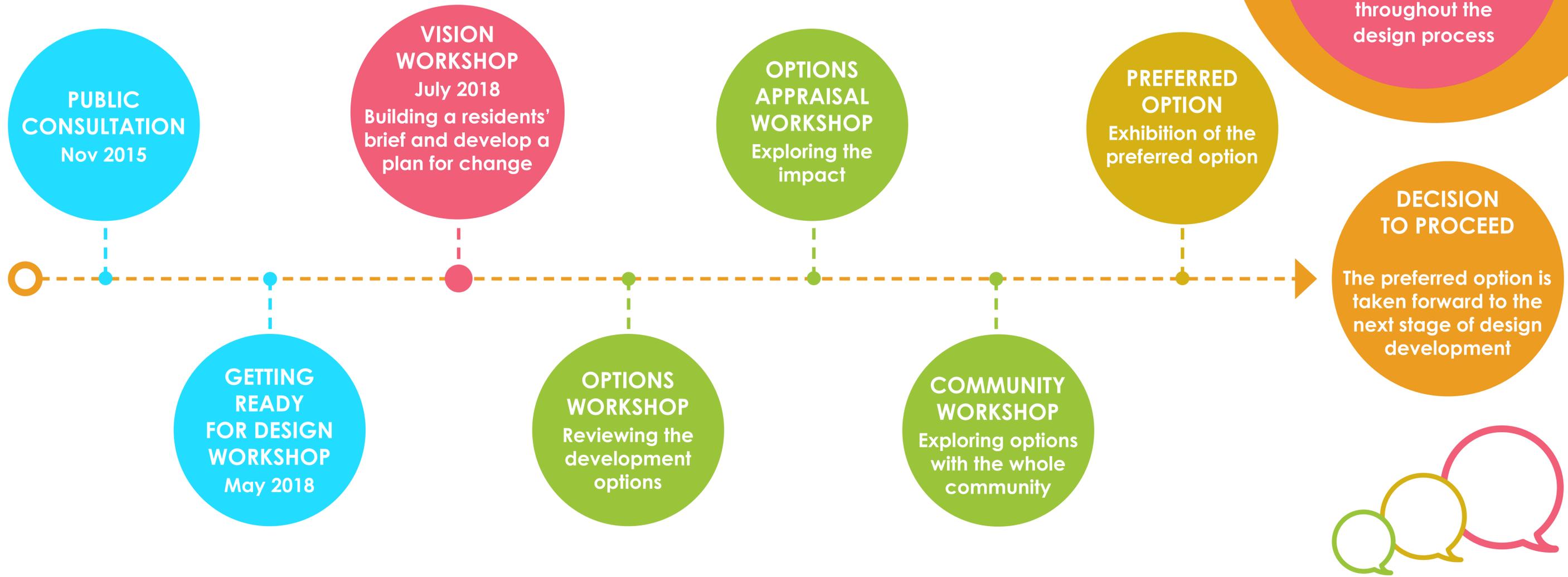
We welcome your comments and ideas throughout the design process



Next steps...

Between now and December you will have the opportunity to get involved with workshops and events. Through these we will gather your ideas and views, and shape the options for your estate together.

Residents and local stakeholders will be active players in the options appraisal process. Together we will explore all the needs, aspirations and opportunities for your community, so as to create appropriate development options.



Who we are...



West Kentish Town

“We welcome the opportunity to work with you in transforming your estate into a place that enhances the lives of everyone.”

PRP has over 50 years of experience. We create homes that people want to live in, spaces people want to be, sit, and play in, and high quality environments which are easy to maintain and manage.

PRP

We are an multi-disciplinary practice providing the following key disciplines:

- Architecture
- Masterplanning & Urban Design
- Planning
- Landscape Design
- Sustainability
- Environmental
- Community Engagement

Meet the team...



Manisha Patel
Senior Partner

Manisha spearheads PRP's extensive work under the disciplines of urban design, masterplanning, regeneration and stakeholder engagement. She is currently leading on some of PRP's most high profile projects.



Spyros Katsaros
Director

Spyros has extensive experience in masterplanning and urban Design, and in coordinating the design development of large regeneration projects in conjunction with local authorities whilst operating in the context of community and stakeholder consultation.



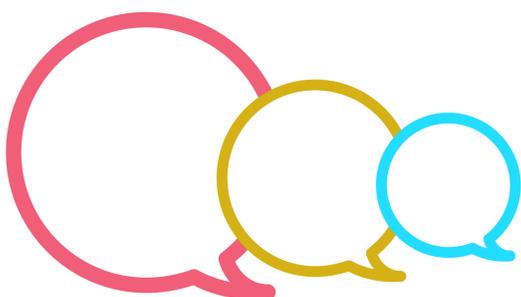
Nick James
Urban Designer

With over five years' experience in masterplanning and public engagement, Nick has worked on a range of community led regeneration projects, incorporating a range of creative arts based workshops and initiatives aimed at reaching and engaging with as many people as possible.



Alexandra Andone
Architect

Alexandra is an experienced Architect specialising in community engagement, urban regeneration and sustainable environmental design solutions. At PRP she has been involved in and leading regeneration and residential projects of various scales and tenures.



What we do...



West Kentish Town

Architecture & Masterplanning

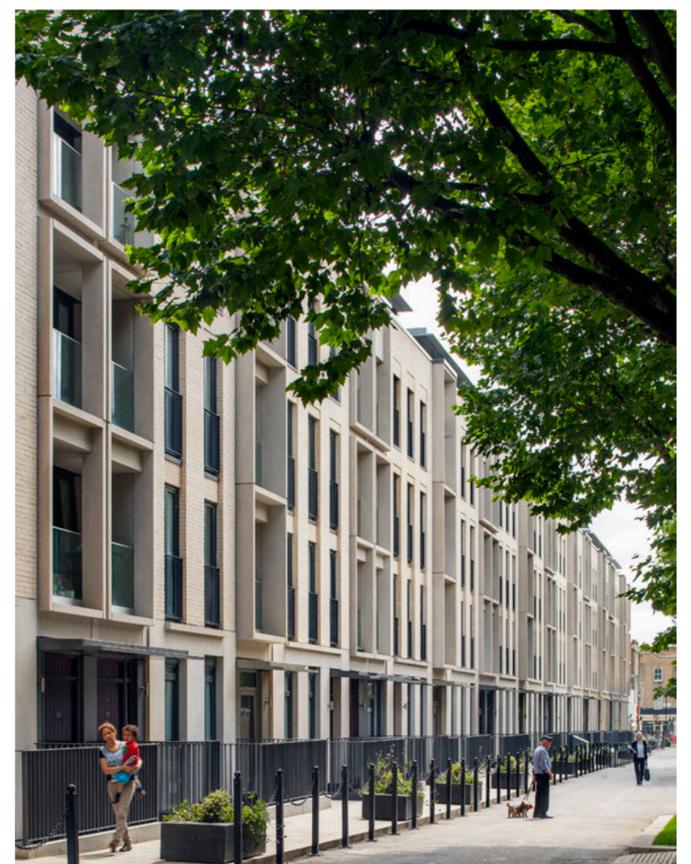
We know a lot about the regeneration process. We specialise in delivering homes people want to live in, fun, colourful and inviting streets and open space. Here are two examples of our regeneration experience:

Portobello Square, Royal Borough of Kensington & Chelsea...



No. Homes: up to 1000 with 50% affordable

Description: The masterplan brings back to life a number of the historic road positions in order to repair the urban fabric. A new park, in the tradition of a London garden square, is located at the heart of the development. The housing provided is for people from all walks of life and from the outside there is no difference between private sale homes and affordable homes. High quality buildings are inspired by traditional Kensington houses.



What we do...

Architecture & Masterplanning



West Kentish Town

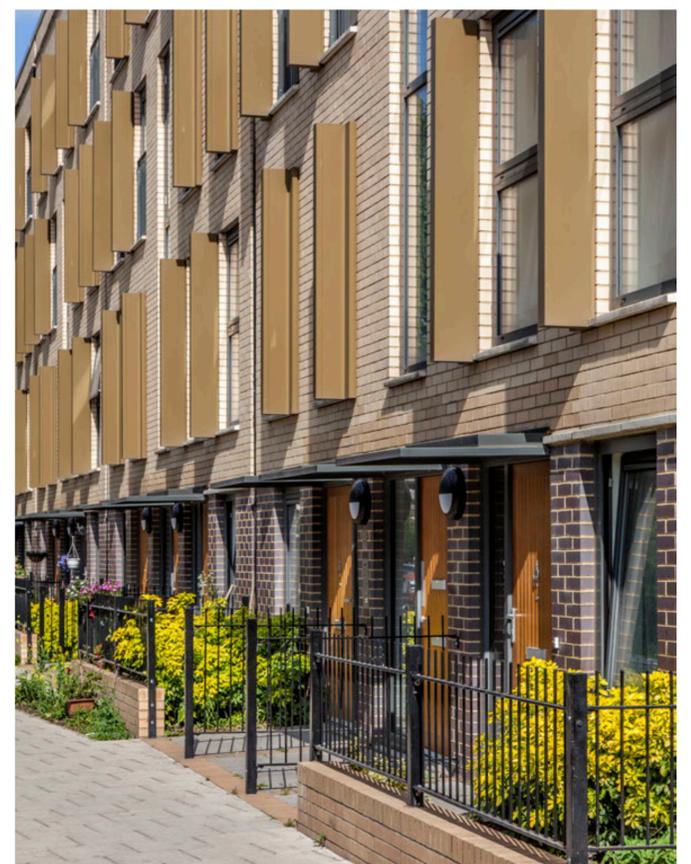
We welcome the opportunity to bring our understanding and experience of working with residents to the West Kentish Town estate. We are here to guide you through the process of change and creating a vibrant place for all. Here is another example of our regeneration experience:

Oval Quarter, London Borough of Lambeth...



No. Homes: 808 new homes and the refurbishment of 172 existing properties

Description: PRP's have created a new urban village with community facilities including new function hall, café and crèche, with new technologies for heat and power. It aims to enhance the provision of public open space in the area with a new central park.



What we do...

Community Engagement



West Kentish Town

PRP have extensive experience of listening, learning and understanding the needs of communities. Our work with a wide variety of stakeholder groups and diverse communities, has enabled us to develop different ways to get people involved with creative design exercises and engage in constructive conversations.

Our open and inclusive approach to design ensures local people and stakeholders can positively influence the design process, ensuring the long-term success of a community.

Here are some examples of the type of events we hope to undertake with you:

Examples of PRP's Community Engagement Methods...

Community Mapping

Walking around the area with local people mapping feedback on negatives and positives, and constraints and opportunities of the place.



Vision Workshops

Targeted at the community as a whole these workshops aim to create a holistic vision for the area. The aim of the sessions is to inform and empower residents, and collaboratively create a clear vision for the future.



Design Workshops

Using a mix of drawing and model making activities we introduce people to the design process, offering genuine opportunities for them to contribute to the design. We explore issues including layout, scale and density, and materials.



Public Exhibitions

These informative events offer the opportunity to gather local knowledge, obtain feedback and gain input, while allowing individuals to have their voice heard and their queries answered.



Your local area...



Tell us your favourite thing about living in West Kentish Town...

In 2015 you told us...

Consultation held in November 2015 looked to understand what residents did and didn't like about their estate and homes. Residents were asked to complete a questionnaire about their estate. A variety of methods were used to receive responses from as many people as possible. A total of 249 responses were received, representing 80% of the West Kentish Town community.

The following information recaps the findings of the questions asked:

What do you like about your estate?



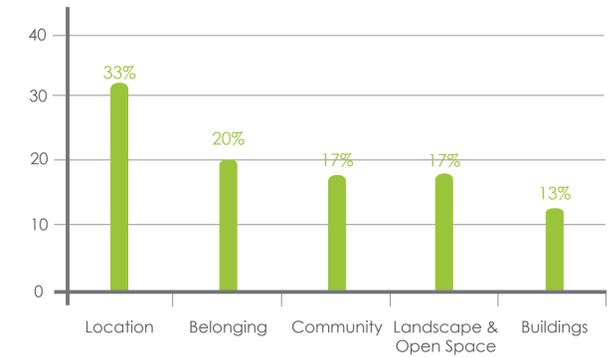
"It's the place that I've grown up on, I've lived on this estate for 52 yrs, it's the place where all my fondest memories are and my family and friends live."

"I have lived on this estate for 20 years, people are friendly and always helpful, the block I live in is quiet not noisy- children play downstairs or on football pitch."

"I like my block. I have been in my flat since 1963 and I am quite happy. My mum & dad and I was the first people in this flat."

"I love the many surrounding green areas most of all. I love the vibrant nearby shops & community & market."

"Diverse Community fit in with each other and accommodate different lifestyles. Very little trouble. Quiet overall. Absence of tension."



What don't you like about your estate?



"I dislike the layout of the entire estate. It is very confusing. Some flats do not get any natural sunlight at all."

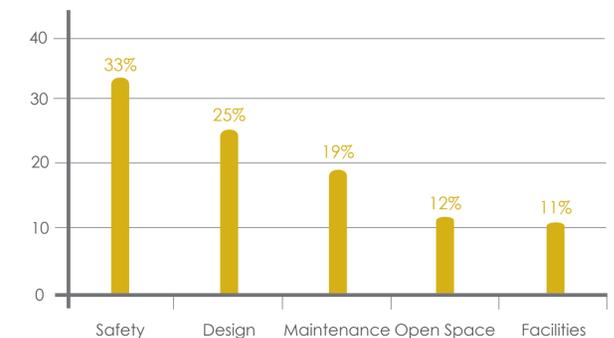
"The maze-like and incomprehensible layout. The narrow 'rat runs' between some blocks."

"The light; the smell; the entry; the building material; the structure; noise."

"The areas between the flats & frontage could be made more usable & enjoyable for residents."

"Communal areas are not locked down by key fob for residents only! Drunks, Drug addicts, non residents, youths frequently hang around late at night, being anti social, leaving rubbish."

"Gives the impression of being run-down, conveys a sense of urban decay or despair... Looks decrepit, embarrassing to invite friends around"



What do you like about your flat and your block?

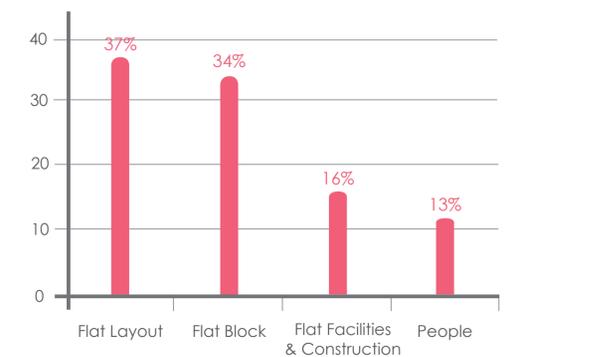


"Low blocks & not overpowering; sense of community, feels like a village; flat layout is efficient and ergonomic."

"The windows overlook the courtyard with trees and plants it is a very nice outlook. The block is quiet and the door entry system makes it feel safer. Most people are friendly, the block is not overpowering as it is only three storeys high which makes it feel homely and comfortable."

"The communal stairway & balconies makes for comfortable relations. The block is friendly & quiet with lots of nice planting inside. There are a 'handleable' amount of neighbours, 15 flats in all, and over the years we've succeeded in building up a good neighbourly relationship."

"My neighbours are all friendly. The communal areas feel lived in, with plants everywhere and washing hung out to dry. We do not have a problem with outsiders using the space; inside the building it feels like a private area."



What don't you like about your flat and your block?



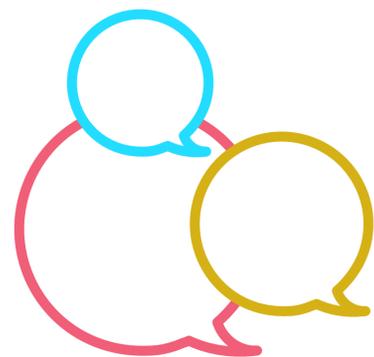
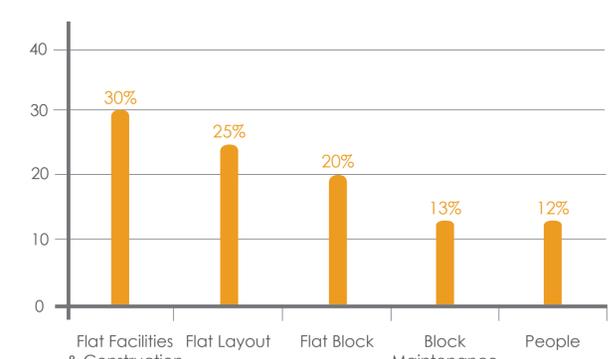
"Very poorly designed windows that are so unnecessarily small, they let in very little light and are difficult to keep clean."

"walls in the flat are built on top of the wooden floor that is old and is dropping on many places, so to install a new proper floor, this structure would have to be completely removed and walls rebuilt." (Leaseholder)

"Your home inside is what you want it to be - and if so inclined (as we are) you look after it. But, outside no one seems to care."

"No airing cupboard, nowhere to hang washing, have to have it hanging in my bedroom which takes up room. Lack of cupboard space. Nowhere to store anything. Bathroom too small. So is second bedroom."

"At present these flats have zero storage for storing things like hoovers, mops etc and whilst it may sound like a small detail constantly having a Hoover in the small hallway can become very irritating."



In 2015 you told us...

Residents were further asked the question:

What is important to you if we were to redevelop your estate?

The results in the table show how many residents chose to select each topic as one of their key priorities for improvement.

- All new homes to be of a high quality
- Private gardens for new ground floor homes, balconies for all other new homes
- Redesign layout to improve security
- Priority for new homes built at West Kentish Town to be given to existing estate residents
- More larger homes better reflecting housing need in the area
- Better use of open and green spaces
- Amenity spaces for a range of uses and ages
- Re-provide parking spaces for existing car users
- TRA hall provided on site for variety of community uses
- Homes for sale to be offered to Camden residents first
- Improve access routes around the estate
- Improve routes east to Kentish Town and south to Talacre Gardens / overground station
- Housing to be sold to help fund the development of council housing and improvements on the estate
- Any new development to match density of surrounding areas



When asked what other improvements they'd like to see, residents responded with suggestions including:

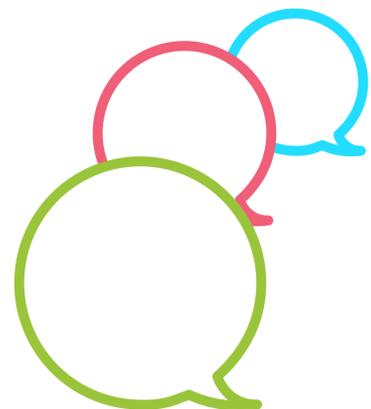
"I'm happy to have a kitchen diner combined, would need built in extraction fan. New homes need to have good sized rooms - not little box rooms!...Large size balconies - small balconies hardly worth it."

"Big double-glazing windows to allow light in as much as possible. New buildings to include environmentally friendly considerations such as to make buildings / flats more energy efficient."

"It would be great to have a centralised green area that all flats / blocks look out on."

"I think general improvements of open spaces on the estate and common areas could be improved and modernised without knocking down flats to create a pleasant and safe place to live. It has been proved that high rise increases isolation and depression, which is why a lot have been replaced by lower blocks which is what we have already."

"Too many non tenants using estate for sports use i.e football etc and using footways as short cuts to main roads! On market days."



In May 2018 you told us...

In May 2018 residents attended an interactive workshop with Mae Architects to explore the process of making improvements to West Kentish Town; to assist residents in 'getting ready for design'; and to gather valuable information about the estate and residents' thoughts on what makes good design.

Here's a summary of the results, showing a traffic light picture of the residents' perceptions of their estate:



**Queen's Crescent
Mostly Positive
Feedback:**

- Close to shops, stalls & services
- Particular shops important, e.g. butchers, chemist
- Market is good for meeting people
- On route to local bus stops and green spaces

**North of the Estate
Mixed Feedback**

- Queen's Crescent is convenient
- Green space well used
- Courtyard is badly lit
- Alley is dark & creepy
- Drugs & crime

**Grafton Road
Positive to Neutral
Feedback**

- Good because faces out of estate
- Community garden plot is good
- Lots of wasted land
- Main route is light & open
- Parking courtyard attracts crime

**Southern Edge
Positive Feedback**

- Nice big tree here
- Close to Talacre Park
- Nice to sit out on grass verges

**South Central Area
Negative Feedback**

- Rear green space underused
- Bad lighting
- Boys hang out here
- Drug addicts by garages
- Stabbings, drugs - hard to police

Areas of the Estate liked by residents:

"Size of blocks"
- wide spaces between buildings and only four storeys."

"Close proximity to amenities"
- locations on the edges of the estate are preferred, due to better access, footfall, lighting and feeling of security."

"Green Space"
- The greenery of the estate is appreciated, particularly the large, high quality trees."

Areas of concern within the Estate noted by residents:

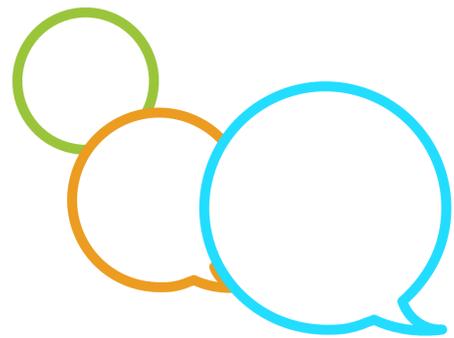
"Security and safety"
- layout, dark alleys and poor lighting across the Estate, creates poor security, lack of maintenance, and drug problems"

"Play and communal outdoor space"
- lack of safe play areas, green spaces are too similar and lack variety and usable features. Dog waste is a problem."

"The estate layout"
- confusing and wayfinding is difficult for visitors. Alleyways are unsafe."

"Children's play"
- no safe place for young children to play"

"Condition of homes and layout"
- leaking roofs, damp walls and cold homes. A lack of storage and places to dry clothes. Lack of private outdoor space."



Initial project objectives...

Building on the feedback gathered from these previous events, we have identified a number of initial project objectives to start creating a vision for West Kentish Town Estate:

Your views matter



Improve the overall appearance of the estate and create a lively and high quality place to live.

New buildings which have better insulation and sound proofing - are easier and more affordable to run.

New high quality buildings that meet residents' needs and create a welcoming and attractive environment.



Offer private outdoor space for all, e.g. balconies or gardens.

Improve communal outdoor space, e.g. playspaces, public open spaces, community facilities.

Preserve a green, quiet and tranquil environment of West Kentish Town and retain large trees.

Create open spaces for all, which people can use and feel proud of, with lots of natural daylight and spaces for neighbours to socialise.



New homes to be spacious, comfortable, and which meet residents' housing needs.

Logical layouts which consider views out of windows, light into important rooms and ventilation.

Homes that people want to come home to and are proud to invite visitors to.

Improved internal layouts that take into account appropriate storage for the size of home.

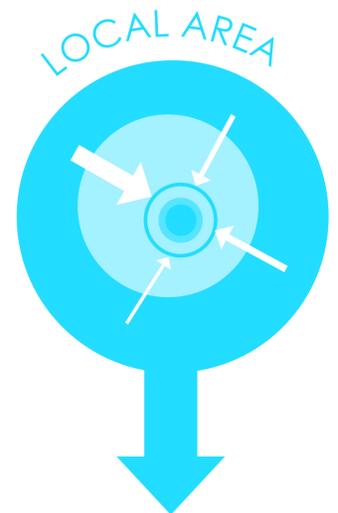


Improved surveillance of indoor communal spaces, streets and outdoor open spaces.

Streets that are well lit, well overlooked and active to reduce crime and the fear of crime.

Secure and robust buildings and homes with suitable levels of security.

Communal areas to be designed to reduce anti-social behaviour and improve accessibility.



Improve connections and relationship to the market, shops and community assets along Queen's Crescent.

Celebrate the diverse community throughout the local area.

Improve movement routes through the estate with clear signage and routes leading to key destinations.

Creating a Brief... Quality Building Design



Take a look at these images and place a **green** sticker on the buildings you like and a **red** sticker on the ones you dislike.

You told us...

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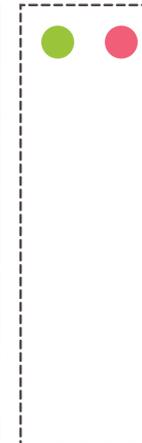
Homes that people want to come home to and are proud to invite visitors to.

Improved internal layouts that take into account storage for the size of home.

Houses & Maisonettes



Apartments



Mixed-use Blocks



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Traditional Brick



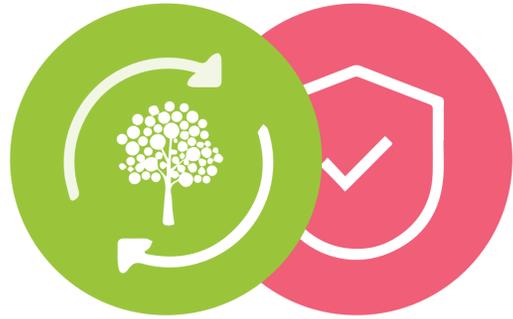
Contemporary Brick



Wood, Metal & Glass



Creating a Brief... Open Space & Security



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Improved surveillance of indoor communal spaces, streets and outdoor open spaces.

Improve communal outdoor space, e.g. playspaces, public open spaces, community facilities.

Streets that are well lit, well overlooked and active to reduce crime and the fear of crime.

Preserve a green, quiet and tranquil environment of West Kentish Town and retain large trees.

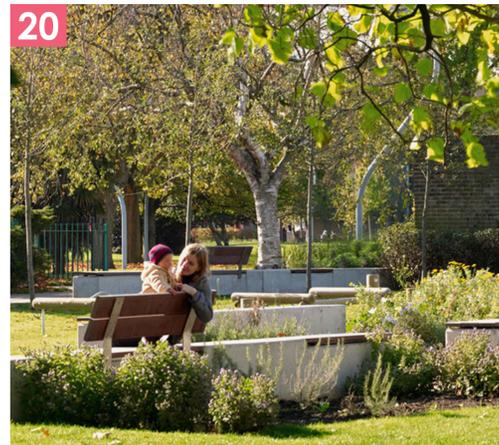
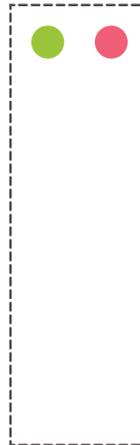
Secure and robust buildings and homes with suitable levels of security.

Create open spaces for all, which people can use and feel proud of, with lots of natural daylight and spaces for neighbours to socialise.

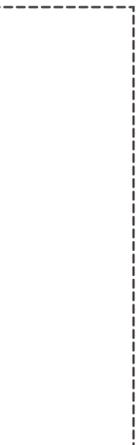
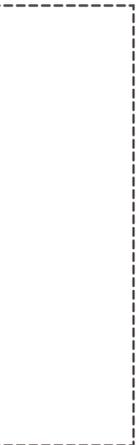
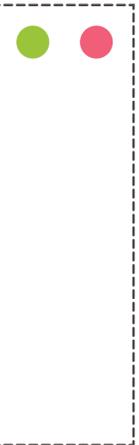
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Offer private outdoor space for all, e.g. balconies or gardens.

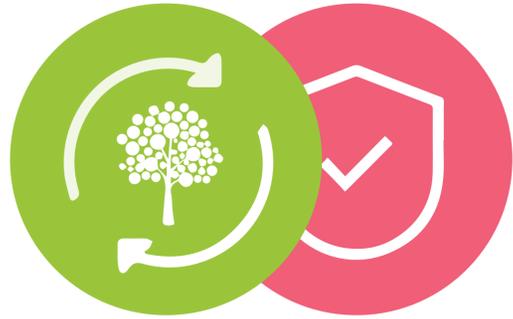
Public Open Spaces



Play Areas



Creating a Brief... Open Space & Security



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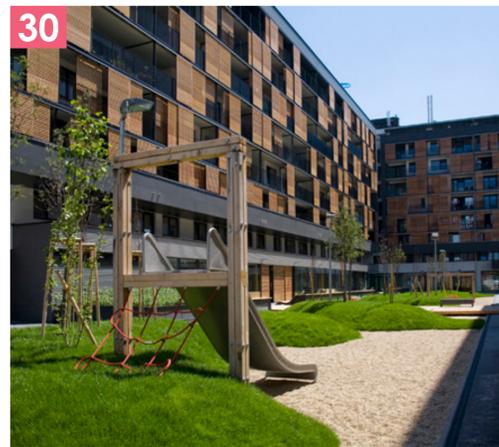
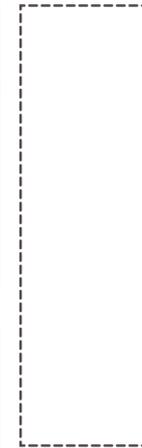
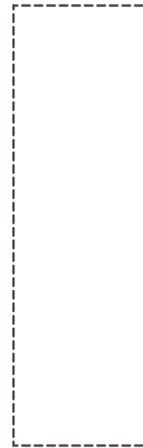
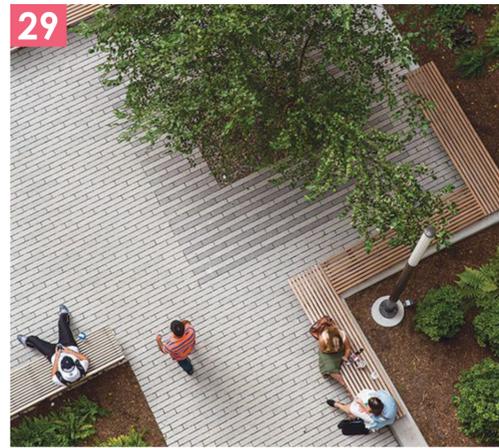
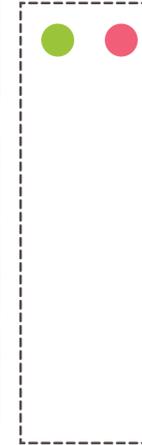
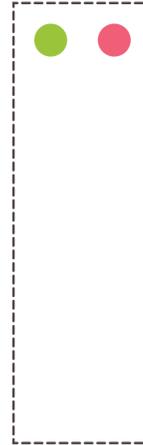
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Communal Gardens



Green Streets



Creating a Brief... Your Local Area



Take a look at these images and place a **green** sticker on the community features you like and a **red** sticker on the ones you dislike.

You told us...

Improve connections and relationship to the market, shops and community assets along Queen's Crescent.

Celebrate the diverse community throughout the local area.

Improve movement routes through the estate with clear signage and routes leading to key destinations.

New Streets & Routes

Queen's Crescent

