

INTRODUCTION

Introduction

We are expecting significant growth in Kentish Town in the coming years. There is the potential for comprehensive redevelopment in parts of the area to create a new employment-led mixed-use neighbourhood that could deliver a substantial number of new homes, alongside new jobs and commercial space.

To help guide the future planning of the area Camden Council has prepared a draft planning framework for Kentish Town.

The draft framework sets out an emerging vision for the future of the area. The ambition is for a new vibrant employment led mixed use neighbourhood with an exciting mix of employment, residential and community uses alongside new parks and open spaces. We expect development in the area to be transformative, comprehensive and coordinated.

The Council intends to adopt the final planning framework as a supplementary planning document and it will help to shape the type, nature and feel of any development that happens in the area. It will help guide any future development of the area and will be an important consideration when assessing planning applications.

This is the main opportunity to give us your views on draft planning framework and we want your input to help us shape the future of this important area.

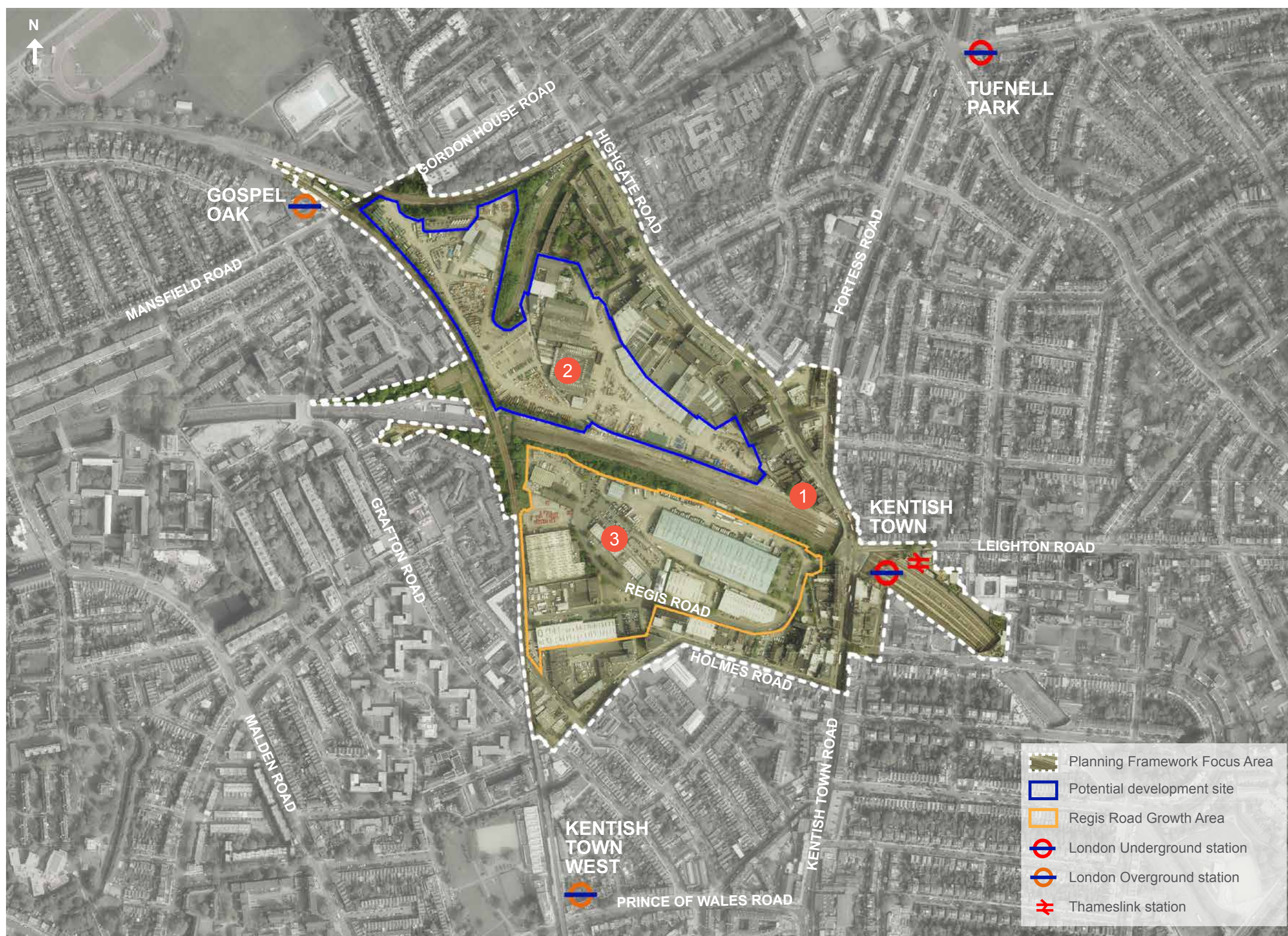
We are running a public consultation on the draft planning framework until 7 December 2018.

The following boards provide a summary of the draft planning framework. The full draft framework document is available online at www.camden.gov.uk/kentishtownframework

The planning framework area focuses on three areas:

- 1 The planning framework focus area**
This is the primary area of focus of the planning framework and the main area to which the guidance applies.
- 2 Potential development site**
The area to the north of the railway, behind Highgate Road is currently low density industrial land that is a protected part of the Local Plan Kentish Town Industry Area but could be a potential development site.
- 3 Regis Road Growth Area**
The Local Plan designates the Kentish Town Regis Road Growth Area. It identifies the area for comprehensive employment-led mixed use redevelopment.

The planning framework area



Timeline



Get involved

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. These will be held at:

Kentish Town Library

- Thursday 8 November, 1pm to 4pm
- Tuesday 20 November, 5pm to 8pm

The consultation boards will be on display at the library for the duration of the consultation period.

Fill in our online questionnaire

The engagement material and questionnaire can be viewed and completed online by visiting:

www.camden.gov.uk/kentishtownframework

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

Email your response

Do you have more to tell us? Please email any additional feedback to: kentish.town@camden.gov.uk

Have a question?

Email kentish.town@camden.gov.uk or call us on 020 7974 4703

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

Early engagement

A first stage of public engagement was held over a four week period between 26 February and 26 March 2018. It focused on conversations with the community about opportunities and ideas for the area.

The public engagement included a number of drop in events at Kentish Town Library. There was an exhibition of the materials accompanied by a questionnaire to capture feedback.

Meetings and workshops with key stakeholders including the Kentish Town Neighbourhood Forum and Dartmouth Park Neighbourhood Forum were also held.

The engagement process was an opportunity for the team to understand local issues and gain insight from residents and businesses in the area. We have used comments and responses from these sessions to help to develop the draft framework.

26 February -
23 March 2018

50+
participants

80+
responses



Workshop with KTNF and DPNF

Drop-in events, Kentish Town Library

Issues and ideas

Strengths identified in the last engagement



Weaknesses



A sample of some of the thoughts and ideas...

Needs to be a genuine commitment to actually affordable housing



Both sites are pretty industrial and out of the way, extending the High Street and making them more people orientated is a great idea.

Offer local apprentices to help young people in the area



Need to confront issues such as air pollution, sustainability and climate

Protect and expand the City Farm! It's an amazing and rare resource and could become the centre for local food growing and allotments



Make use of warehouses and old buildings

Better cycling provision all over the area and open up connection to Hampstead Heath



I think a number of smaller green spaces would work better than a single large green open space

A wide range of housing stock so families can stay in the area would be great



More outdoor seating areas to attract families, workers during lunch, and events at weekends

There is a real need for youth specific community facilities



Develop an annual local festival

This consultation

This consultation is the main opportunity for you to give us your feedback on the draft planning framework and we want your input to help shape the future of this important area.

All the details regarding public this consultation, how to respond and reports from previous engagement can be found on our website at www.camden.gov.uk/kentishtownframework

What happens next?

Following the consultation, we will analyse the responses. The feedback will help inform the further development of the framework document. A consultation report summarising the responses will also be prepared.

The next steps will be influenced by the responses received. It is currently planned that a final draft of the framework will be released for a final stage of light touch public consultation, prior to adoption as an SPD.

Please read on for a summary of the draft framework then fill out our consultation questionnaire



AREA AND CONTEXT

Planning policy context

Regis Road Growth Area

The Regis Road Growth Area is identified in the Local Plan as an area for employment-led mixed use growth that should be delivered as part of a comprehensive scheme. It should deliver a substantial increase in homes and jobs, and improve movement around and through the area.

It also states that a planning framework should be prepared prior to any planning application coming forward. The plan outlines a number of expectations and priorities for the area. This includes the expectation for a mix of uses and the retention of existing businesses as far as possible.

Kentish Town Industry Area

The area north of Regis Road and the railways remains the designated Kentish Town Industry Area. Local Plan policies safeguard the Kentish Town Industry Area for industrial and warehouse uses. Part of the Industry area is in low density employment use. The Local Plan says that the Council will consider higher intensity redevelopment proposals for employment uses. The inclusion of other priority uses, such as housing, affordable housing and open space, could form part of development proposals provided that they would not prejudice the successful operation of businesses in the area.

This policy context forms the foundations for the planning framework.

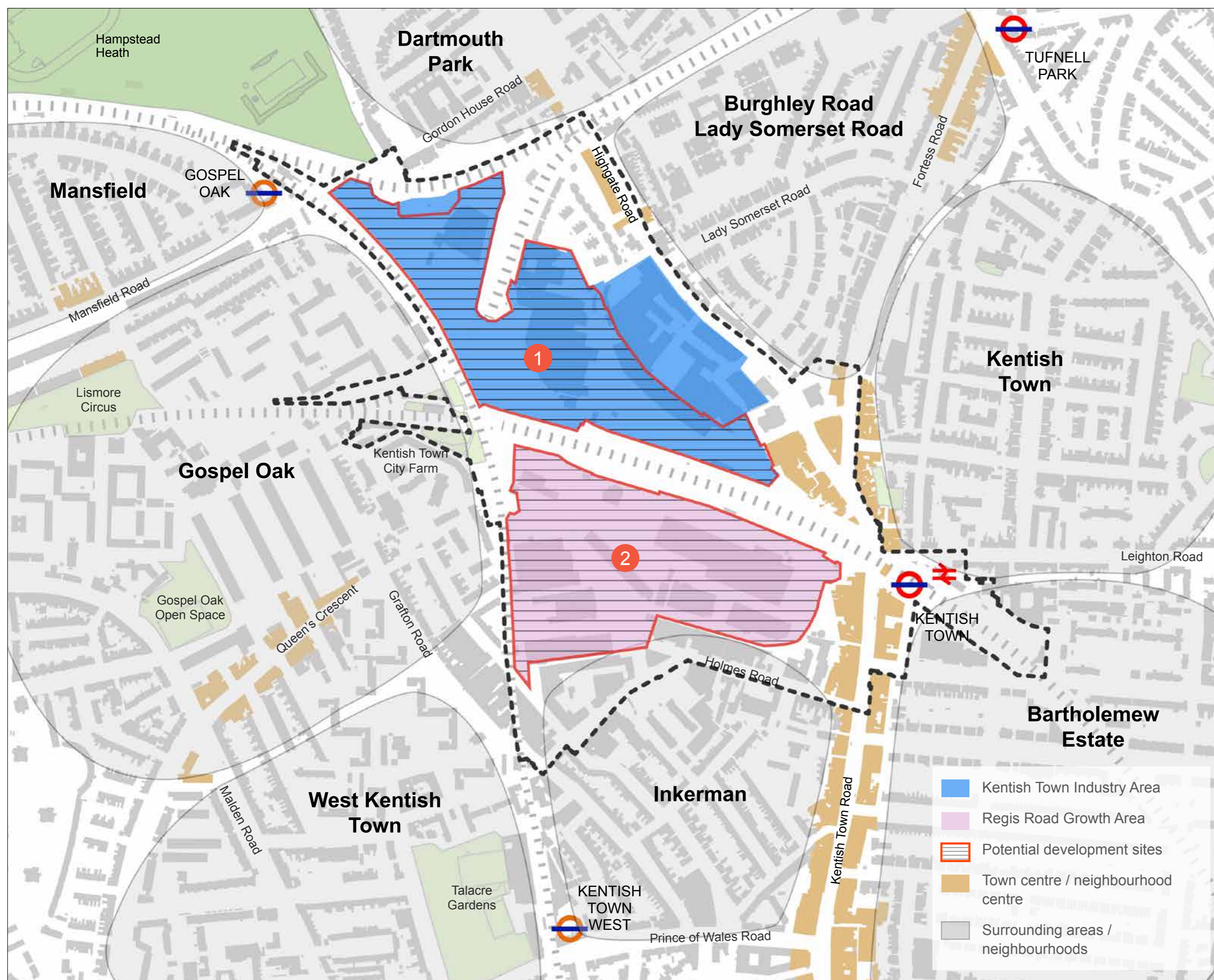
Neighbourhood planning

There are two active neighbourhood forums in the area: the Kentish Town Neighbourhood Forum and the Dartmouth Park Neighbourhood Forum.

Kentish Town Neighbourhood Forum prepared a neighbourhood plan for the area, which was adopted in September 2016. It recognises the potential of the Kentish Town Potential Development Area. The plan notes that the area does not feel like part of Kentish Town and seeks a comprehensive and co-ordinated approach taken to the potential redevelopment.

The Dartmouth Park Neighbourhood Forum released a draft neighbourhood plan for consultation in April 2018. The plan is still in draft form, but is important context and highlights the neighbourhood forum's ambitions.

The area



A rich context



Characterful residential neighbourhoods

Kentish Town is home to a number of conservation areas and attractive neighbourhoods



Diverse economic activity

Kentish Town is a centre for jobs with a large business population and varied commercial activity



Great transport links

Kentish Town has good access to public transport including underground and overground trains



Busy town centre

Kentish Town Road is a busy high street performing an important role for residents and the local area



Community anchors and cultural attractions

Kentish Town is well served by community and cultural uses



Close to Hampstead Heath

Kentish Town has good links to Hampstead Heath and all of the amenities it offers

The development sites

1 Murphy site



Constrained access into area



Significant level changes

2 Regis Road site



Car dominated environment



Poor quality buildings and public realm



Historic railway infrastructure



Adjacent to Hampstead Heath



Low density development



Important business and community uses

A VISION FOR KENTISH TOWN

A vision for a new vibrant mixed use neighbourhood

Development at Kentish Town will be transformative for the area. This framework will govern the development of a vibrant new neighbourhood with an exciting mix of employment, residential and community uses alongside new parks and open spaces. The new neighbourhood will have a distinct identity that is stitched into surrounding communities and supports the vitality of Kentish Town and adjacent neighbourhood centres.

There are two areas for development within the framework area, The Regis Road Site and what is known locally as The Murphy Site. The development of each site will be comprehensive, employment led and coordinated.

The new neighbourhood will be characterised as a dynamic and vibrant location for business. Intensification of employment space will support the growth of new businesses in sectors that build on the existing business clusters in the area as well as key growth sectors for the borough. Alongside employment space, the framework supports the introduction

of significant new housing that will help meet housing need in the borough.

Central to the vision for Kentish Town is the aspiration to stitch the new neighbourhood into the surrounding communities through the creation of three new routes: The Heath Line, Makers Lane and a realigned Regis Road. The three proposed routes will improve connections between surrounding communities, improve access into the framework area and reduce the severance caused by the rail lines.

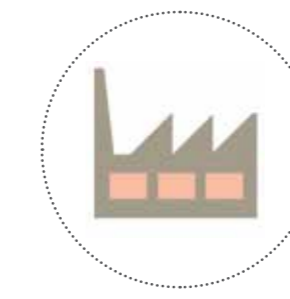
The framework is underpinned by a sustainability strategy that supports the delivery of a zero emission zone and the development of new green infrastructure.

This will support the health and wellbeing of existing communities in the area as well as residents and businesses moving into the new neighbourhood.

Tell us what you think the future identity of the area should be...

Neighbourhood strategies

The neighbourhood strategies provide planning and design guidance to support the delivery of the vision and key objectives. The guidance is organised under the following strategic themes:



Employment and homes

A vibrant mixed-use neighbourhood that supports business and delivers significant additional jobs and homes, including as many affordable homes as possible.



Neighbourhood and character

An area with a rich and varied character of its own, which stitches into surrounding neighbourhoods and celebrates its local and historic context.



Routes and connections

A place that is accessible to all, connecting surrounding communities and facilities, prioritises walking and cycling and creates better access to public transport.



Health and wellbeing

A place that promotes the health and wellbeing of its communities and reduce health inequality in the wider area.



Community and culture

Building on the areas community and cultural strengths and providing great facilities for existing and new communities.

Three key moves to create a vibrant new neighbourhood



1 Heath Line

Making Kentish Town a gateway to Hampstead Heath with a new green connection to Kentish Town.



2 Makers Lane

Celebrating the area's industrial heritage. A new route between Highgate Studios and Kentish Town West that connects the area's vibrant business communities.



3 Regis Road

Strengthening the civic connection between Kentish Town and Queen's Crescent local centres.

A neighbourhood that supports its business and residential communities

Framework aims

A vibrant mixed-use neighbourhood that supports business and delivers additional jobs and homes, including as many affordable homes as possible.

Objectives

- A thriving employment-led neighbourhood that provides vital supporting industrial and logistics functions for central London and builds on the areas 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 of new homes 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



A vibrant neighbourhood

Redevelopment within the framework area provides a unique opportunity to create a vibrant mixed-use neighbourhood that is stitched into the surrounding communities and supports the vitality of Kentish Town and other nearby neighbourhood centres.



A strong local economy

Redevelopment within the framework area must be employment-led and seek to retain existing businesses where possible and provide new employment space that supports the growth of existing business clusters in the area.

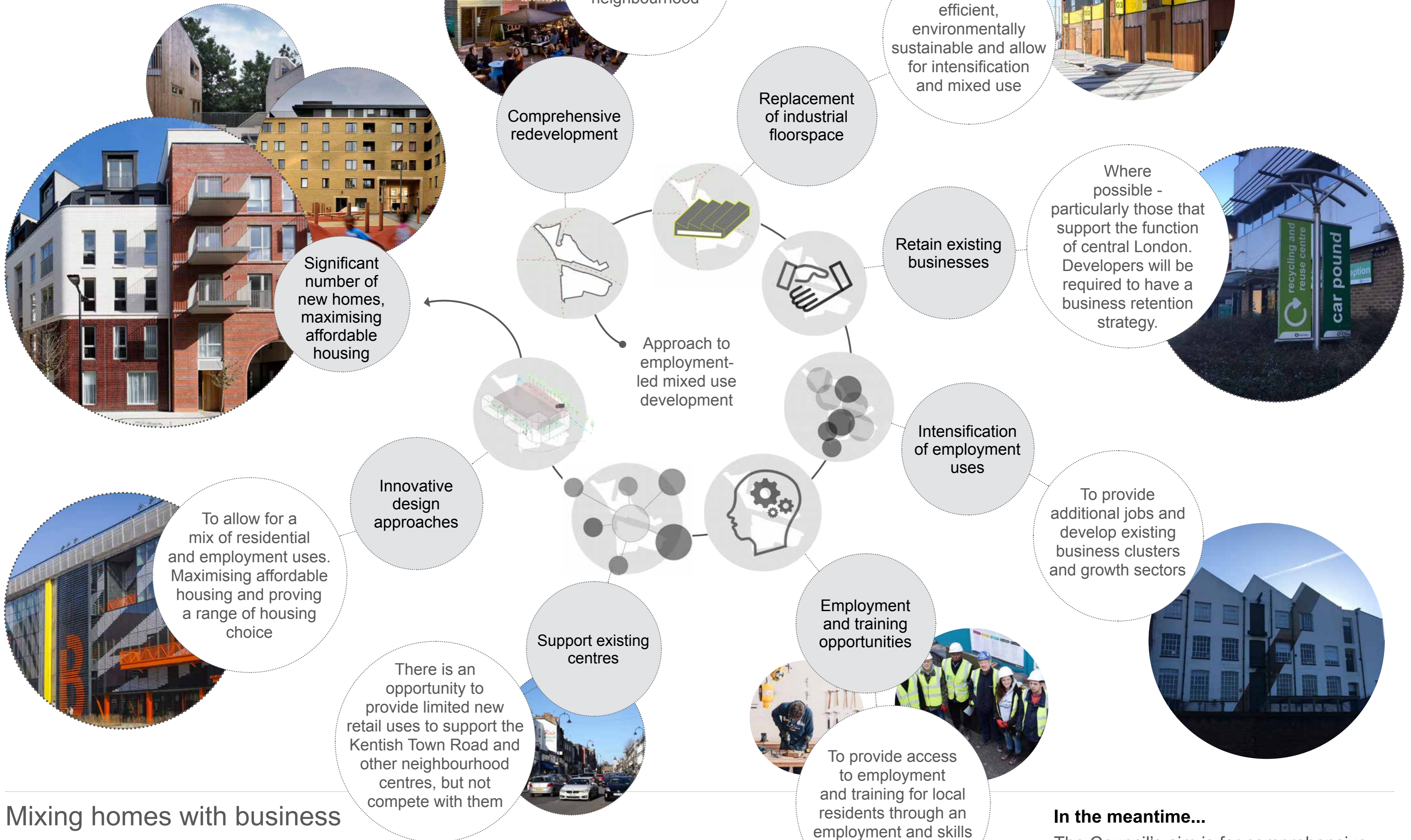


New homes

The development of a new mixed-use neighbourhood at Kentish Town must be supported by the delivery of significant numbers of much needed new homes of a range of housing types and tenures. Affordable housing is a top priority.

Strategy for a vibrant neighbourhood

Summary of the land use approach to create a sustainable and vibrant employment neighbourhood.

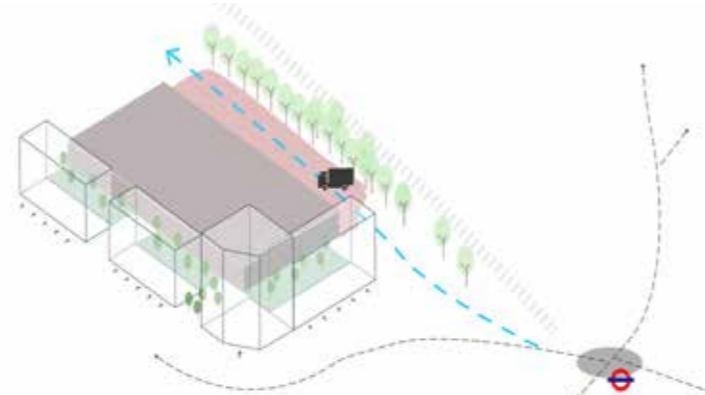


Mixing homes with business

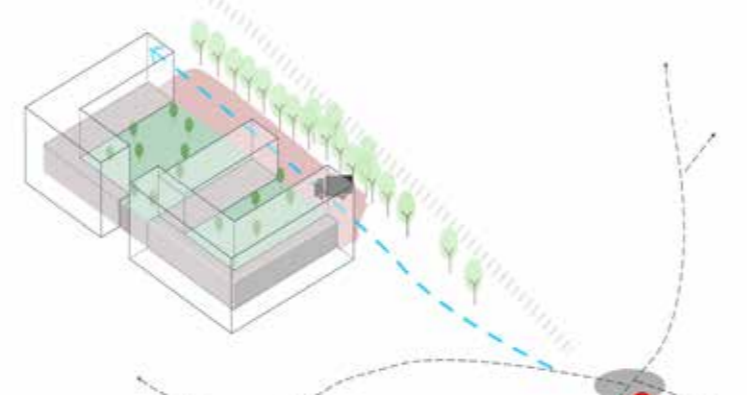
A key part of optimising the use of the area is by enabling a mix of residential and commercial uses. Challenges include activating streets and public spaces as well as mitigating the negative impacts of industrial and commercial uses such as noise, smell and blank and inactive frontages.

Innovative design approaches may be required to create a successful mixed-use neighbourhood that is attractive to both commercial and residential tenants. We are exploring examples of how this can be achieved such as building residential blocks above or wrapped around commercial buildings.

Building residential blocks around large commercial buildings



Stacking residential buildings above commercial buildings



Do you agree with the framework's aims and objectives for employment and homes?

In the meantime...

The Council's aim is for comprehensive redevelopment of the development sites. However, we recognise that this may take some time to coordinate. In the meantime we want this area to remain a functioning industry area, which provides jobs and contributes to our economy.

We want to make sure that any development that happens before comprehensive development comes forward, does not prejudice the future goals for the area.

The draft planning framework provides additional guidance on the approach to development in the interim.

A neighbourhood with a rich and varied character that draws on its local context

Framework aims

An area with a rich and varied character of its own, which stitches into surrounding neighbourhoods and celebrates its local and historic context.

Objectives

- An area with a new rich and varied neighbourhood character that is underpinned by the three key moves: the Heath Line, Makers Lane and Regis Road
- A high quality of place, that promotes health and wellbeing and is designed on the basis of a masterplan-led, place-making approach
- Architecture that respects its context and celebrates heritage assets



A new neighbourhood character

Development across both sites should create a new distinct neighbourhood. The three proposed key moves serve to connect with the environment beyond the framework area boundaries, whilst also impressing a character of their own.



Connect to the wider area

Development of both sites should ensure that the new neighbourhood is successfully stitched into its surroundings. Due to the size of the framework area, it must respond to a variety of contexts, but has the opportunity to define its own character.

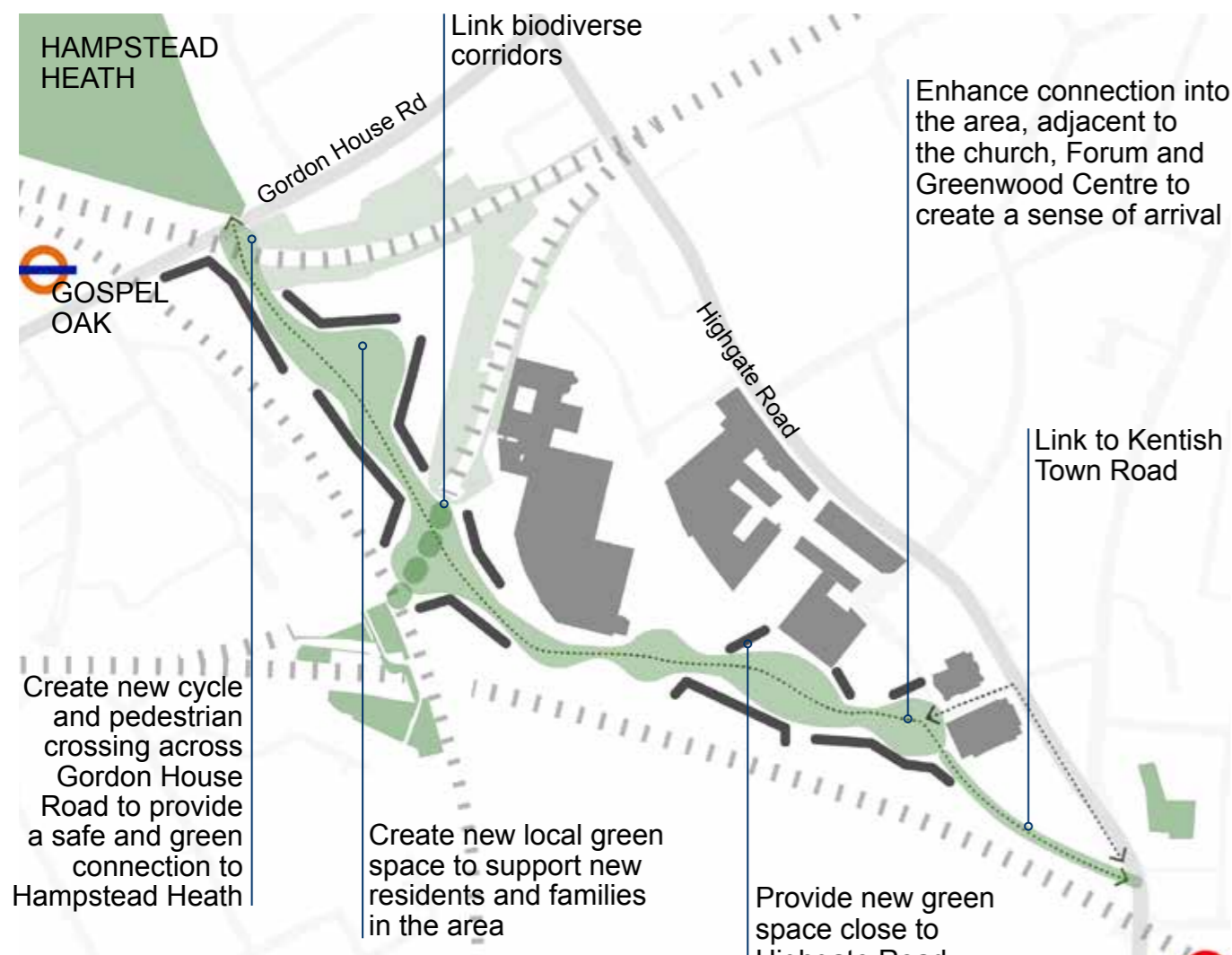


Draw on the surrounding context

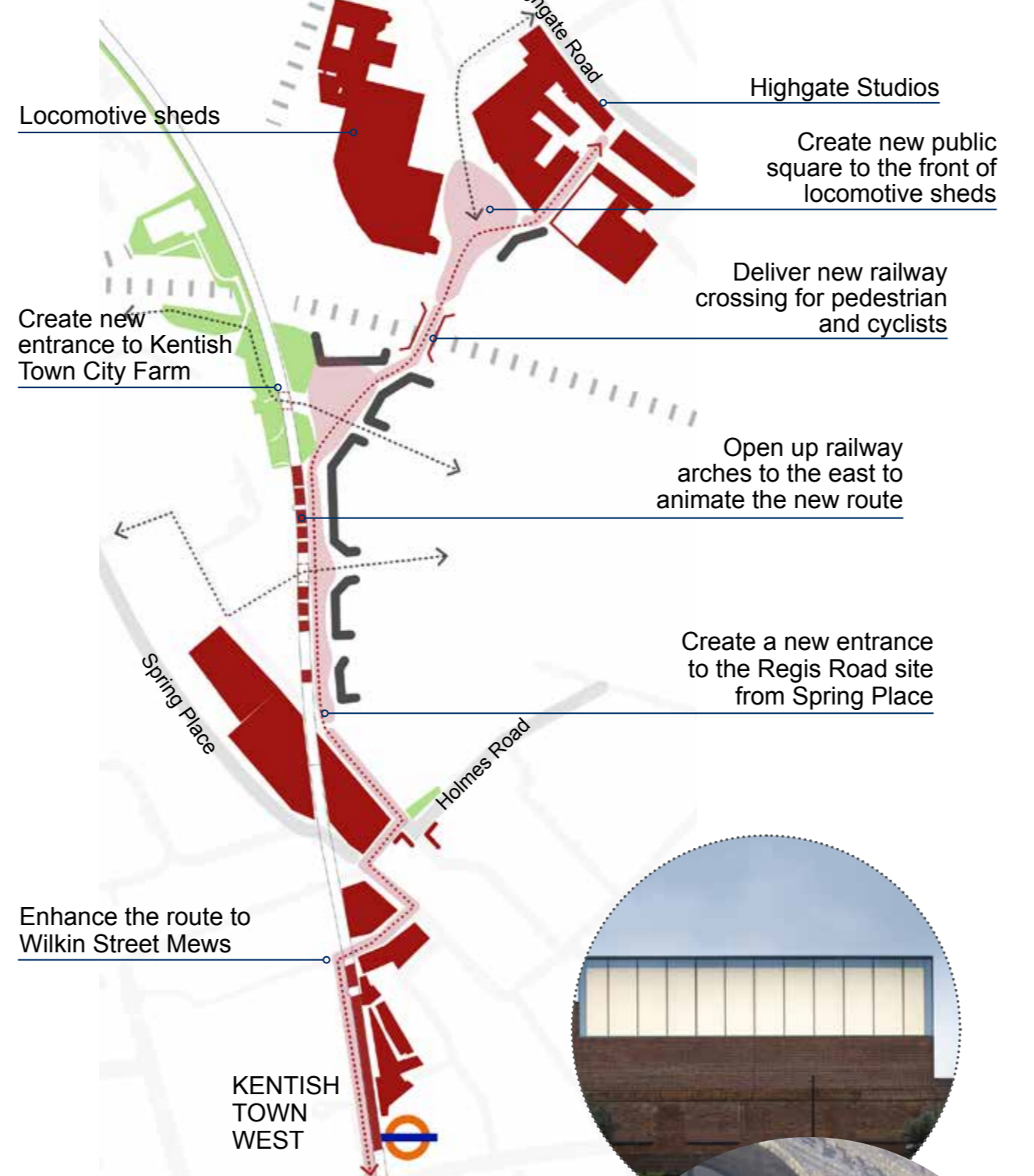
Development should respond to the rich townscape surrounding the framework area, drawing cues from the rich architectural language, local materials and detailing.

Character areas

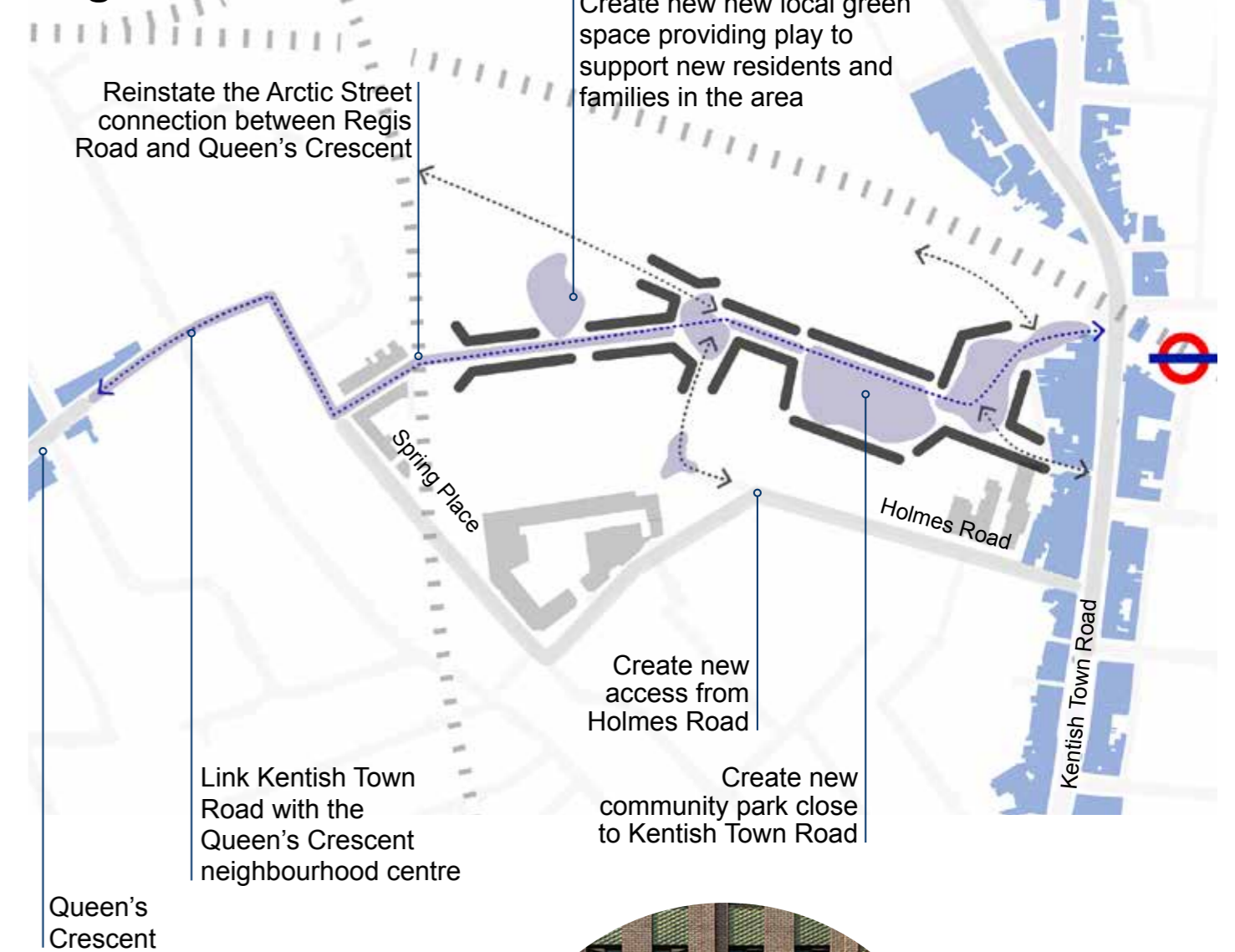
The Heath Line



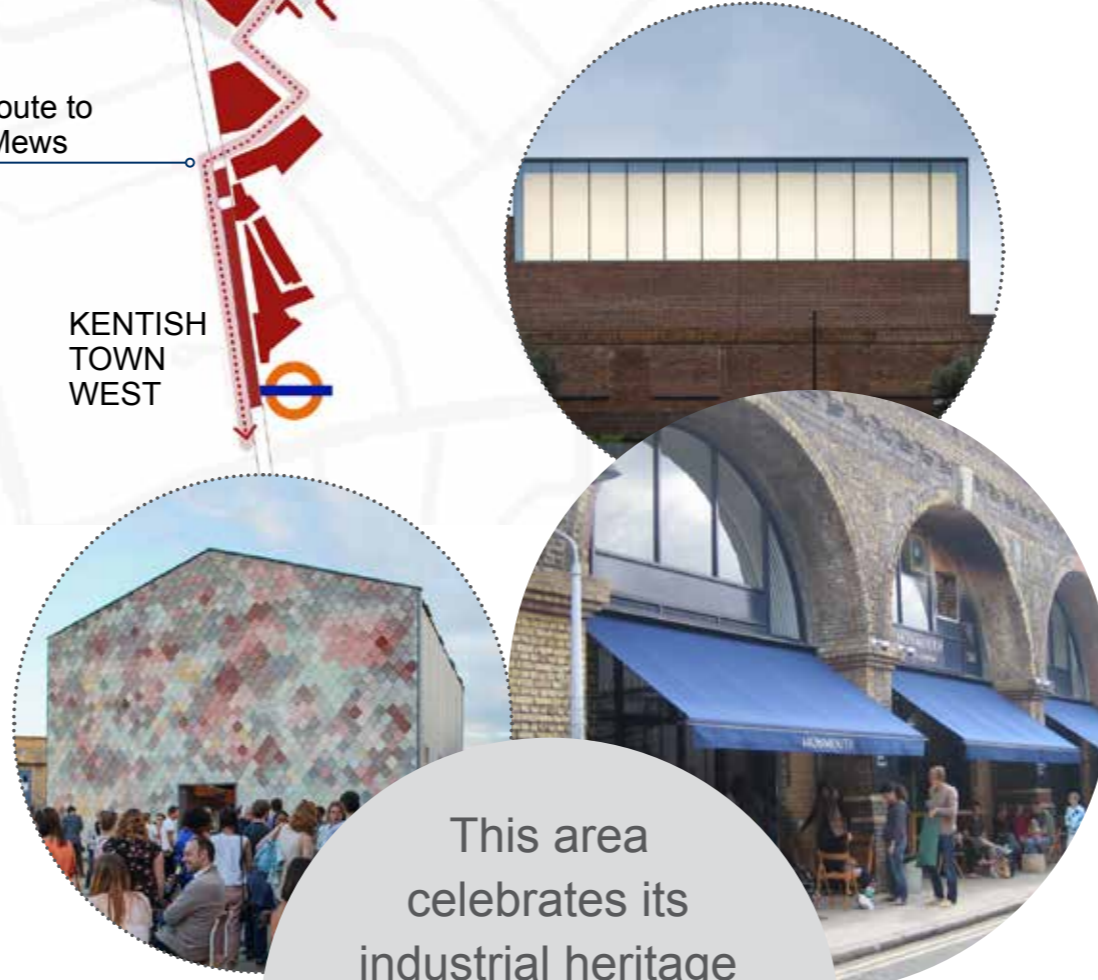
Makers Lane



Regis Road



This area builds on its green edges, drawing this into and through the area



This area celebrates its industrial heritage and historic buildings, cultivating an interesting commercial environment



This area builds on the surrounding mixed use and commercial character of the high street

The wider neighbourhood



Guiding building heights

The framework area benefits from excellent transport links and development is expected to be high density. The approach to scale and massing will be subject to further testing, but at this stage 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 number of considerations including topography, impact on views and heritage assets. Taller buildings may be possible in some locations.

Future-proofing change

Large scale redevelopment is expected to be focused on the two principal development sites. This is, however, likely to create development pressures on the wider area. We want to create a place that considers its existing and future context and a neighbourhood that is stitched into and connected with the surrounding streets, buildings and public spaces. The framework document includes more guidance about development in the wider area.

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



ROUTES AND CONNECTIONS

A neighbourhood that is easy to get around and promotes sustainable transport

Framework aims

A place that is accessible to all, connecting surrounding communities and facilities, prioritises walking and cycling and creates better access to public transport.

Objectives

- A well connected, accessible place that connects into the surrounding areas
- 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



A well connected place

Redevelopment brings the opportunity to connect the centre of Kentish Town with Hampstead Heath through the Heath Line, to connect Gospel Oak and Queen's Crescent through Regis Road and to cross the railway, linking Kentish Town West to Highgate Road.



Sustainable travel

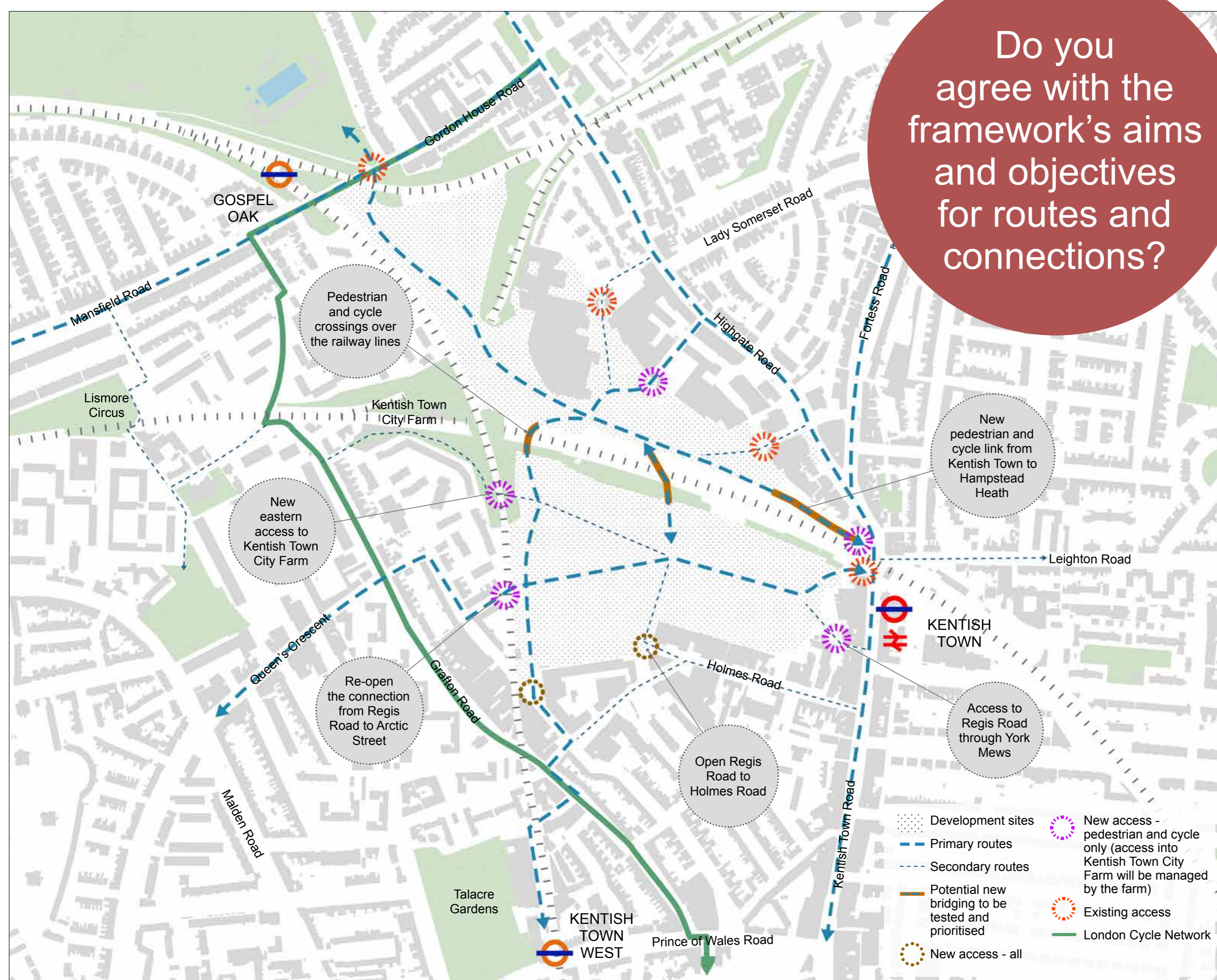
Redevelopment at Kentish Town provides a significant opportunity to prioritise sustainable and active travel through brand new high quality pedestrian and cycle routes through the new neighbourhood and connecting to the wider area.



Safe and attractive routes

Redevelopment at Kentish Town provides a significant opportunity to reduce vehicle movements, improving air quality and delivering a safe and attractive neighbourhood.

Movement strategy



A clear network of streets and spaces



Pedestrian and cycle priority

The movement network prioritises pedestrian and cycle connections



Limited vehicle access

Vehicle movement within the neighbourhood will be controlled



Access to public transport

Build on the area's excellent public transport connectivity



New access points

New access points into the area are proposed to improve accessibility



Healthy streets

Sustainable and active travel options should be a priority to improve public health

Accessibility and getting around

Pedestrian and cycle connections



New routes should be pedestrian and cycle focused, providing safe and accessible connections between transport hubs, local centres and open spaces.

Public transport



Access to public transport should be improved by opening up new routes across the framework area. The Council is also exploring the potential for step free access at Kentish Town station, and a new entrance at Gospel Oak.

Public realm

High quality design



We expect a high quality public realm strategy that draws on Kentish Town's unique history and physical context and helps to stitch the new neighbourhood into the surrounding areas.

Public Realm design guide



A public realm strategy could be developed for the streets and spaces around the development sites.

Bridging the Midland Mainline



Bridging the railway line will provide important pedestrian and cycle connectivity between the two development sites as well as the wider area. Through this consultation, the Council hopes to gain a better understanding of the community's priorities.

Freight consolidation



The Council will support the use of freight consolidation on both development sites to support the operation of the proposed businesses to reduce the amount of street-based movements in the framework, reduce congestion and improve air quality.



Streets should be legible, clutter free and be easy to move around for all users.



This could include a new civic square at Kentish Town and well as improvements to sections of Kentish Town Road, Holmes Road, Spring Place, Gordon House Road, Highgate Road, Carol Close and Sanderson Close.

HEALTH AND WELLBEING

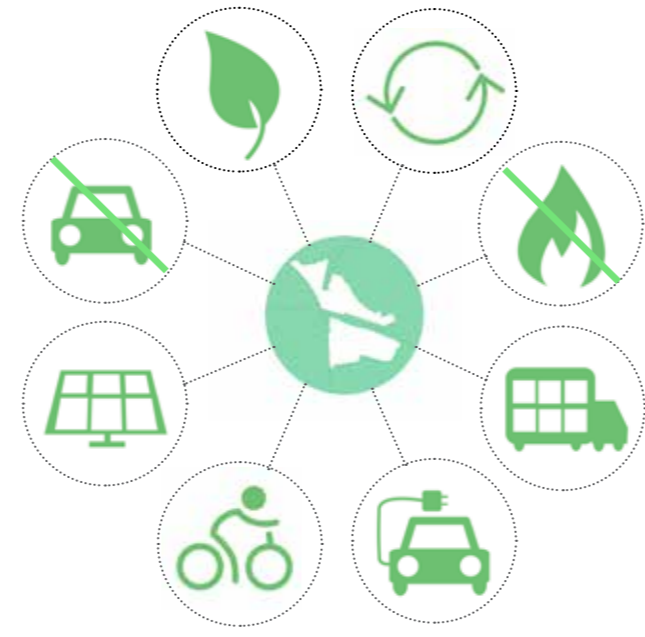
A neighbourhood that puts health and wellbeing first

Framework aims

A place that promotes the health and wellbeing of its communities and reduces health inequality in the wider area.

Objectives

- A doorstep to Hampstead Heath - making the most the proximity of 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 the support community life.
- Supporting wildlife and connecting biodiverse corridors.
- A zero emissions neighbourhood with sustainability and environmental design and sustainability at its heart.



Sustainability first

Redevelopment at Kentish Town provides a unique opportunity to address air pollution by creating a green and zero emission neighbourhood to meet the London Mayor's aim for London to have the best air quality of any major world city by 2050.



Healthy lifestyles

Redevelopment at Kentish Town provides a unique opportunity to support healthy lifestyles by creating a green neighbourhood with focused on active travel, and areas of play and social interaction.



Green infrastructure

Redevelopment at Kentish Town provides a significant opportunity to develop a range of green infrastructure and new open spaces, linking into and supporting the wider green infrastructure network.

Public open space diagram



A variety of new public spaces



Local and neighbourhood parks

A network of park and green spaces to serve local residents



Kentish Town Square

A new public space for daily activities, public information and events



The Heath Line

A new green route between Kentish Town Road and Hampstead Heath



Growing spaces

Community growing spaces across the area for new and existing residents



Play space

Integrated play space in the public realm, open spaces and communal courtyards

Supporting healthy lifestyles

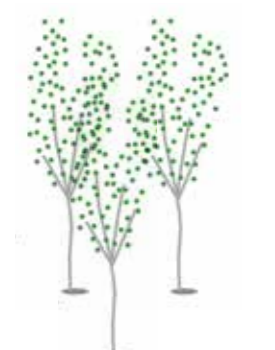
People



New areas of open space will encourage social interaction and outdoor activities



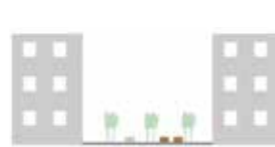
Support social interaction and enterprise through pop-up events such as farmers markets



Potential to develop community growing projects and orchards to support health and wellbeing and outdoor activity



New community facilities will be developed and could include art and cultural uses such as a cinema



Attractive and secure communal courtyards will support neighbourliness and social interaction



Improve access to Kentish Town City Farm and support the creation of new enterprising space

Place



New routes will make it easier to walk and cycle and improve access to green space, biodiversity and transport



New neighbourhood parks to encourage doorstep play and social interaction



Improve connections between communities and provide bike facilities within new homes, commercial space and the public realm



Building design that minimises the need for heating and cooling



Biodiverse roofs to support biodiversity



Building design should maximise double aspect to improve natural light and ventilation



COMMUNITY AND CULTURE

A neighbourhood that supports its diverse communities and provides great facilities

Framework aims

Building on the areas community and cultural strengths and providing great facilities for existing and new communities.

Objectives

- Continue 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 area's cultural offer



Health and education

The Council will continue to explore the requirements for healthcare services and school places in and around the area, in consultation with the community, local schools, and the CCG to ensure that the appropriate provision is in place.



Community facilities

Any population increase will place demand on community facilities and provision. Developers will be expected to work with the Council and the community to establish what is required in terms of additional community investment.



Cultural offer

With an interesting cultural offer already in place in Kentish Town, development has the potential to build on these strengths. Any development will be expected to enhance the cultural offer in the area and a cultural strategy will be required.

Supporting growth

The communities in Kentish Town are diverse and active with a strong sense of pride in the area. This is demonstrated through the commitment of the two neighbourhood forums and the important work of active community groups that bring people together.

Kentish Town benefits from highly valued community facilities. Within the framework area are Kentish Town City Farm and the Greenwood Centre - a new community resource centre due to open this autumn. It will bring lots of opportunities including being Camden's first centre for independent living led by disabled people, for disabled people as well as providing facilities and space that can be used by the whole community.

There are also local community centres to the north, south east and south west of the framework area providing services to a range of local people.



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

Building on the cultural character of Kentish Town



O2 Forum



Lion & Unicorn



Zabludowicz Collection



MAP Studio

Kentish Town has its own cultural scene and character. The popular live music venue of the O2 Forum together with a variety of historic public houses, arts venues such as the Zabludowicz Collection and array of shops, cafés and restaurants along the high street all add to the area's distinct identity and attraction.

These community and cultural strengths are fundamental assets of the area.

The provision of a mixed cinema and creative space close to the high street is a popular idea with the local community. Additionally the opportunity to further reveal and open up the industrial heritage of the area could help to build a rich cultural offer.

A cultural strategy should form part of any proposals to demonstrate how development will build on the area's existing strengths.

What do you value about the culture of the area? How can a new neighbourhood build on these strengths?

DELIVERY AND INFRASTRUCTURE

A comprehensive approach to development

The Council expects a comprehensive approach to redevelopment in this area. This is considered the best way to achieve optimal development outcomes and a high quality place that delivers for Camden and its communities. A comprehensive approach could mean that developers can provide increased housing numbers, more affordable housing, more jobs, higher quality public realm and social and physical infrastructure. It also allows greater flexibility to support business retention, continuity and holistic construction management.

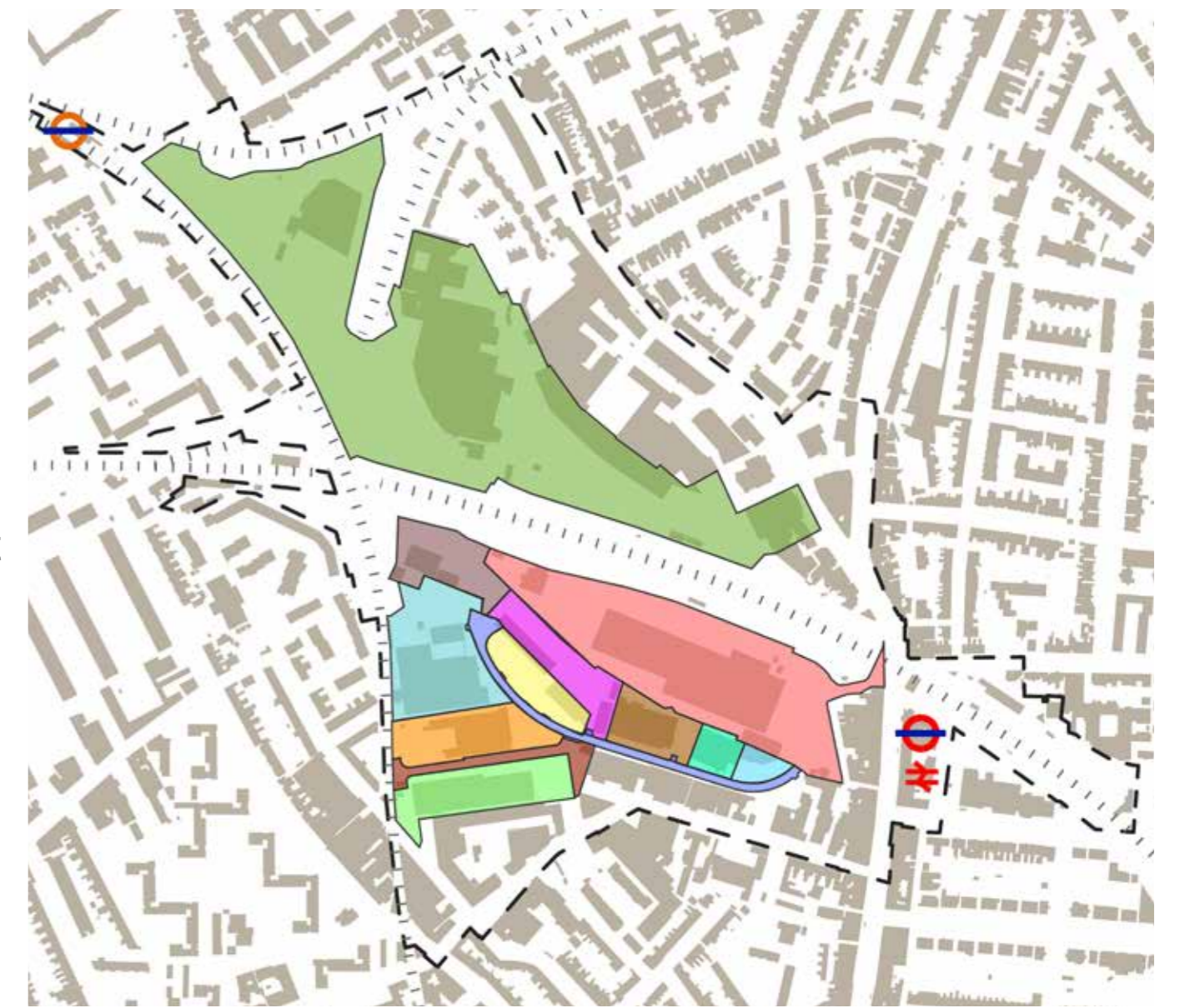
We expect a single masterplan and delivery approach for the whole area. Or it may be possible for two coordinated plans - one for Murphy's and one for all of the Regis Road site. Plot by plot or piecemeal redevelopment proposals will be resisted.

The Council is exploring the delivery options. The role of landowners is central and collaboration will be vital to unlocking development.

Prioritising investment

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.



Approximate land parcels

Potential infrastructure interventions



- 1 Western bridge across the Midland Mainline**
A new north-south bridge across the Midland Mainline that could be hung off the existing bridge structure in this area
- 2 Central bridge across the Midland Mainline**
A new north-south bridge across the Midland Mainline in the centre of the Regis Road site
- 3 Cantilevered pedestrian/cycle walkway**
A new pedestrian and cycle walkway that is hung off the existing Network Rail retaining wall to the rear of the properties on Kentish Town Road
- 4 Cantilevered civic square at Kentish Town**
A new square cantilevered over Midland Mainline from the existing bridge structure
- 5 Kentish Town Underground station step-free access**
Step-free access to London Underground platforms at Kentish Town station
- 6 Kentish Town Thameslink station step-free access**
Step-free access to the Thameslink platforms at Kentish Town station
- 7 Gospel Oak Overground station eastern entrance**
An additional entrance to Gospel Oak Overground station accessed to the east of the railway viaduct on Gordon House Road
- 8 Kentish Town Public Realm strategy**
A public realm strategy to guide investment in the streets, public spaces and play areas that fall outside of the Regis Road and Murphy sites

Social infrastructure



Affordable housing

The affordable housing target for the two development sites is 50%, subject to viability, in line with Policy H4 of Camden's Local Plan, which aims to maximise the supply of affordable housing.



Affordable workspace

Affordable workspace could support the success of new employment space identified for start-ups and small to medium enterprises in the area.



Open space

Development should deliver new open space to address the overall deficiency of open space in the area and provide new open space for existing and new communities.



Community facilities

Developers will be expected to work with the Council to establish the requirements in terms of additional on-site community provision.