

# Central Somers Town CIP

## Statement of Community Involvement

DECEMBER 2015



# Central Somers Town CIP

## Statement of Community Involvement

### 1. Background

- 1.1. Edith Neville primary school has long been identified as being in need of rebuilding, and was prioritised in Camden's primary capital programme (2008). However, this programme was subsequently cut by central government.
- 1.2. Place-shaping, and later the Community Investment Programme (CIP), considered the rebuilding of Edith Neville primary school within the wider context of regeneration for Somers Town. It became a driving factor in the proposals for the regeneration of Central Somers Town.
- 1.3. There have now been 6 rounds of consultation about the redevelopment of Somers Town. Below is a timeline of key activities and decisions

Date	Event	Purpose	Outcome
March 2013	<b>Consultation 1</b> on the CIP priorities	Public consultation to establish what residents wanted as priorities for re-investment in Somers Town.	Somers Town priorities agreed for the Somers Town Community Investment Programme area
April 2013	<b>Consultation 2</b> on 5 options to test views for Central Somers Town	Public consultation to test the views of residents and what they liked or didn't like about each option.	A preferred option was developed based on the consultation findings including: <ul style="list-style-type: none"><li>• New home for Plot 10 and St Aloysius nursery on Purchase St Open space</li><li>• Removal of Coopers Lane TRA hall</li><li>• New urban square on Polygon Road Open space</li><li>• Housing along Charrington St - eastern edge of school site</li><li>• Tall housing block to south west corner of Purchase St Open space</li></ul>
Sept & Oct 2013	<b>Consultation 3</b> on preferred option	Public consultation Consideration of development strategy	Report sent to December Cabinet
4 Dec 2013	Cabinet	To agree regeneration strategy for Central Somers Town	Deputations agreed and heard from Cooper Lane and the Neighbourhood Planning Forum Recommendations agreed (Called in)
Jan 2014	Call in considered at CSF Scrutiny	Consideration of challenge and 'People's Plan' (alternative proposal)	Decision of Cabinet upheld
June 2014	Appointment of design teams	On-going work and liaison with stakeholders to take forward the design development	Consideration and testing of the development strategy

Oct Nov 2014	<b>Consultation 4</b>	Introduction of design teams to residents so that they could get a better understanding of what people like/dislike, where they feel safe or unsafe, and how they move through Somers Town.	Informed master planning process and design development including: <ul style="list-style-type: none"> <li>• Development of one park approach</li> <li>• New home for Plot 10 and St Aloysius move to Polygon Road open space</li> <li>• New community hall provided on Polygon Road open space</li> <li>• New housing blocks on Charrington Street</li> <li>• Further reduction in Edith Neville school site to 25% of current size</li> </ul>
March April 2015	<b>Consultation 5</b>	Engage residents with the Stage 2 designs. Feedback on the changes made as a result of previous consultation	Comments inform the design development including: <ul style="list-style-type: none"> <li>• Move community hall back to Polygon Road open space</li> <li>• Move location of the block to south east of Purchase Street</li> <li>• Reduce height of block next to Coopers Lane</li> <li>• Increase height to blocks on Charrington Street</li> </ul>
12 Aug 2015	Development Management Forum	Opportunity for residents to discuss and question the proposals in the context of the planning considerations.	Design teams presented the latest design to the community, answered queries and received comments
27 Sept – 5 Oct 2015	<b>Consultation 6</b> Pre-planning application feed back	Feedback on changes made. Presented the scheme that will be submitted for planning permission. Sought comments. Explained planning process and how to comment on application.	Comments to be considered and included in the application with officer responses (Q&A)  Public events held to feedback on latest design and joint events held with key stakeholders.

1.4. This report provides further details of how we consulted with local people and organisations since the appointment of the design teams in 2014, the key issues raised and how the scheme addresses these issues.

1.5. Local people will have an opportunity to comment on the proposals again as part of the planning process.

## 2. What we consulted on

2.1. The report that went to Cabinet on 4 December 2013 agreed the development strategy for Central Somers Town

This included:

- the rebuilding of Edith Neville school on its existing site
- the rebuilding of St Aloysius nursery, the community play project (Plot 10) and a community hall for Coopers Lane in a 'community hub'
- improvements to the parks and open spaces, and routes through Somers Town
- building new housing on Purchase St open space, Polygon Road open space and on Charrington Street.  
plus
- Requirement for the project to be self-funding through the development and sale of housing

2.2. The 'People's Plan', an alternative proposal based on a minimum of development, and housing for sale being built on top of Edith Neville school, was considered at the CSF

Scrutiny committee in Feb 2014. After consideration, the original decision of the Cabinet was upheld. The reasons for the decision were published on the Camden website in the 'Council and Democracy' section.

- 2.3. The brief for the procurement and appointment of the design teams in Summer 2014 was, therefore, based upon the agreed development strategy, and we consulted on iterations of this strategy.

### **3. How we consulted with key stakeholders after appointment of design teams**

- 3.1. Once the design teams were appointed, regular meetings took place with key stakeholders Edith Neville School, St Aloysius nursery, and Plot 10 play project on the design development of their facilities.
- 3.2. The proposals include development of land adjacent to Coopers Lane estate, including the demolition of the TRA hall and changes to the community garden. Attempts were made to engage Coopers Lane TRA as a key stakeholder in discussions about the brief for the re-provision of the tenants' hall and community garden. However, the TRA has remained opposed to the development throughout and were unwilling to attend meetings with the design team to discuss the future proposals.
- 3.3. In January 2015, a reference group for key stakeholders was set up. This included the ward councillors and was chaired by the Cabinet Member for Regeneration. This group shared information about the development of the proposals in a Somers Town-wide context. The purpose of the group is to provide an open forum between community stakeholders, members and the design team and officers involved in the Central Somers Town project. The group is advisory in nature and forms an important part of the design review process as the Central Somers Town project progresses.

### **4. How we consulted with residents and the wider community (Stage 2 designs)**

- 4.1. Further public consultation on the development strategy took place with the community in October 2014. The purpose of the consultation was to identify what people considered to be 'their Somers Town', and to gather information about those areas in Somers Town where people felt safe, unsafe, happy and unhappy, as well as the routes that people most used to move through the area. This survey identified Purchase St open space and the alley at the back of Plot 10 as areas that were perceived as being unsafe.
- 4.2. Following the consultation, the designs were developed further (Stage 2) and presented to the community in an extensive consultation which took place from 23 March to 27 April 2015.

This included

- Advertising in the local paper (CNJ)
- Distribution of the consultation document with a Freepost reply form to all addresses in Somers Town.

- Joint promotion of the consultation with Origin Housing – the largest Registered Social landlord in Somers Town.
- Information on Camden's website at [camden.gov.uk/centralsomerstown](http://camden.gov.uk/centralsomerstown) and an online survey on the 'WeAreCamden' website.
- Laminated posters on display on lampposts in Somers Town
- A series of 6 drop-in events, with an exhibition and architect's model on display at Somers Town Community Association
- A weekly market stand at Chilton Street market on Fridays
- Targeted events: for Bengali and Somali residents organised in partnership with Hopscotch Asian Women's Centre, and a meeting at Clyde Court for residents of sheltered housing.
- Door to door surveys carried out by Camden's community researchers.

4.3. 591 responses were received. The standard of the consultation and the responses were independently evaluated by PPS group.

4.4. The responses showed that views were balanced regarding the overall proposals:

42% of respondents either agreed or strongly agreed with the proposals

10% Did not know

48% disagreed or strongly disagreed

Of the 48% who disagreed or strongly disagreed:

- over half (27% of total responses, 56% of objections) were from Edith Neville parents and their supporters who opposed Edith Neville school giving up a significant proportion of its site to enable the two open spaces at Polygon Road and Purchase Street to be joined.
- a significant number (5% of total responses, 10% of objections) were from Coopers Lane residents, mostly opposed to the tall building on Purchase Open space, and also expressing concern about the tenants hall and garden

4.5. After consideration of the responses, further design development took place, and additional meetings were held with the school and with Coopers Lane TRA to address their concerns.

4.6. Following changes to the design of the school's outside spaces to maximise the areas, and changes to the landscaping at the school entrance, Edith Neville school and parents of children at the school are now expressing support for the proposal.

4.7. On 6 August 2015 a meeting was held with members, officers and Coopers Lane TRA to discuss their concerns and hear details of the Alternative Proposal developed by Michael Parkes. The proposal was discussed, and an evaluation of it was made. This evaluation is published on Camden's website: [camden.gov.uk/CentralSomersTown](http://camden.gov.uk/CentralSomersTown)



## **5. How we consulted with residents and the wider community (pre-planning application)**

5.1. A Development Management Forum was held on Weds 12 August 2015 and the design teams provided feedback on the consultation and presented the latest designs to a packed meeting (over 100 people) at Regent High School. The presentation and notes of this meeting can be seen here:

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/major-developments/development-management-forum.en>

5.2. In addition, a drop in and presentation was made at Coopers Lane TRA hall on Tuesday 25 August for Coopers Lane and Clyde Court (sheltered housing) residents who may not have been able to attend the Forum event.

5.3. On 21 September 2015, the project team published the latest proposals for Central Somers Town. The document was mailed to every address in Somers Town. It reported back on the latest proposals for the design and showed the changes that had been made in response to the consultation in March/April. It also let residents know that these were the designs that were intended for submission for planning permission and had a Freepost form to return comments.

5.4. Following publication, a series of public and targeted consultation events were held in Somers Town over a two week period. This included:

- Advertising in the local paper
- Distribution of the consultation document with a Freepost reply form to all addresses in Somers Town
- Information on Camden's website at [camden.gov.uk/CentralSomersTown](http://camden.gov.uk/CentralSomersTown) and an online survey on the 'WeAreCamden/Citizen space' website.
- Laminated posters on display in Somers Town
- A series of 2 drop-in events and an exhibition at Somers Town Community Association
- A weekly market stand at Chalton Street market with support from Camden's community researchers.
- An architectural model of the proposals on display in the library at 5 Pancras Square. This was taken to the tenants' hall at Coopers Lane on Thurs 1 and Friday 2 October to ensure those in Coopers Lane and Clyde Court had an opportunity to see it and comment.
- Joint events were held with key stakeholders:
  - 2 x presentations to parents at Edith Neville with interpreters provided by the school, display boards and a model of the new school building
  - Exhibition at St Aloysius nursery with officer present to answer questions
  - An activities evening at Plot 10 play project with models of the new building, exhibition and community researcher support

- Afternoon tea with Clyde Court sheltered housing residents. Questions and Answers from this meeting can be found in [Appendix](#)

5.5. The consultation was independently evaluated by PPS Group. They concluded that the standard of consultation met and sometimes exceeded the standards set out in Camden's Statement of Community Involvement. The report was shared with stakeholders and published on the Council's website at [www.camden.gov.uk/centralsomerstown](http://www.camden.gov.uk/centralsomerstown)

5.6. Feedback and recommendations from the report informed the engagement on the pre-planning application.

## 6. Responses to the consultation – what you said

After each round of consultation, we reviewed the comments and made changes. The most recent changes are reflected in the table below.

Open space	
<b>You said:</b> <ul style="list-style-type: none"> <li>• Retain and improve the much loved outdoor activity areas in the open space</li> </ul>	<b>In this proposal:</b> <ul style="list-style-type: none"> <li>• new activity play and exercise areas</li> <li>• new park benches</li> <li>• more outdoor gym equipment</li> <li>• more play equipment</li> <li>• cycle stands</li> <li>• and a new area for dogs</li> </ul> <p>There's also improvements to the quality of the open space:</p> <ul style="list-style-type: none"> <li>• 3,000m<sup>2</sup> hard landscaping</li> <li>• 4,000m<sup>2</sup> grass</li> <li>• 1,500m<sup>2</sup> new planting beds</li> </ul>
<b>You said:</b> <ul style="list-style-type: none"> <li>• That open space and green spaces are very important to Somers Town; and a bigger area of open space is preferable.</li> </ul>	<b>In this proposal:</b> <ul style="list-style-type: none"> <li>• We have invested in the open spaces to join up the two parks into one continuous, high quality landscape.</li> <li>• The school site is reducing by 25% to provide land for housing, while maintaining the same overall of open space.</li> </ul>
<b>You said:</b> <ul style="list-style-type: none"> <li>• You don't want to lose open space or trees.</li> </ul>	<b>In this proposal:</b> <ul style="list-style-type: none"> <li>• There is no overall loss of public open space in the proposals.</li> <li>• Some trees will have to be removed and will be replaced.</li> <li>• More trees will be planted in the new open space.</li> </ul>
Housing	
<b>You said:</b> <ul style="list-style-type: none"> <li>• The tower is intrusive and</li> </ul>	<b>In this proposal:</b>

will cast too much shadow.	<ul style="list-style-type: none"> <li>The tower has been adjusted to minimize its impact on the area.</li> <li>It has a small footprint and is designed to retain the views through the park.</li> </ul>
<b>You said:</b> <ul style="list-style-type: none"> <li>We need more social housing at genuinely affordable rents.</li> </ul>	<b>In this proposal:</b> We have maximised the amount of affordable housing. And any money raised above the sum needed for the proposals will be spent on providing extra affordable housing. <ul style="list-style-type: none"> <li>Total: 136 units of new housing.</li> <li>At least 10 units of affordable housing</li> <li>See our Q&amp;A document on <a href="http://camden.gov.uk/centralsomerstown">camden.gov.uk/centralsomerstown</a></li> </ul>
<b>You said:</b> <ul style="list-style-type: none"> <li>Building high rise housing could block the views. It might cause overshadowing and could impact on the open spaces</li> </ul>	<b>Our response:</b> <ul style="list-style-type: none"> <li>It's necessary to create enough housing units to pay for the proposals.</li> <li>The most appropriate and viable way to do this is to build a tall tower with a small 'footprint'. This helps to preserve valuable open space.</li> <li>We have worked hard to make sure that there is no loss of public open space by making the new housing as efficient as possible. Views across the open space have been considered and sight lines preserved</li> </ul>
<b>You said:</b> <ul style="list-style-type: none"> <li>We are uncertain that the position of the proposed housing is right.</li> </ul>	<b>Our response:</b> We have carefully reviewed all the proposed housing sites to ensure they are in the best position. That means creating a safer, overlooked environment while enabling people to enjoy wider and more usable open spaces. <ul style="list-style-type: none"> <li>Putting the tower next to an existing tall building (the Crick Institute) causes the least impact on residents.</li> <li>We have slimmed down the width and bulk of the tower so that its shadow will pass quickly as the day progresses.</li> <li>More detailed information about the position, height and impact of the housing is available on <a href="http://camden.gov.uk/centralsomerstown">camden.gov.uk/centralsomerstown</a></li> </ul>
<b>Getting about</b>	
<b>You said:</b> <ul style="list-style-type: none"> <li>Improve the routes through Somers Town</li> </ul>	<b>In this proposal:</b> Better connections through the open spaces and between the surrounding housing estates, with links to the stations.
<b>Education and Community</b>	



<p><b>You said:</b></p> <ul style="list-style-type: none"> <li>• Keep Coopers Lane tenants hall. It needs to stay next to the estate.</li> <li>• Keep the community garden – lots of people would like to use it.</li> </ul>	<p><b>In this proposal:</b></p> <ul style="list-style-type: none"> <li>• The new community hall has been moved back, to be next to the estate.</li> <li>• The community garden will be retained. It will be a different shape, slightly larger – 20% increase in size, and more accessible.</li> </ul>
<p><b>You said:</b></p> <ul style="list-style-type: none"> <li>• That Plot 10 play project is really important to the community, and that it should stay in its current location</li> </ul>	<p><b>In this proposal:</b></p> <ul style="list-style-type: none"> <li>• Plot 10 is being rebuilt with state of the art facilities and a new football pitch. It is now staying in its current location</li> </ul>
<p><b>You said:</b></p> <ul style="list-style-type: none"> <li>• There is concern that the school is losing outside learning and play space.</li> </ul>	<p><b>Our response:</b></p> <p>The school footprint has been reduced to enable the two open spaces at Polygon Road and Purchase Street to join. However, the quantity and the quality of the outside learning and play areas at Edith Neville school has been increased:</p> <ul style="list-style-type: none"> <li>• The current area of usable play space is 3,268m<sup>2</sup>. It will increase by more than 300m<sup>2</sup> after rebuilding.</li> <li>• The quality of the spaces will be greatly improved. There will be a large multi-use games area and dedicated outside spaces for early years children</li> </ul>
<p><b>Community safety</b></p>	
<p><b>You said</b></p> <ul style="list-style-type: none"> <li>• Some areas of Somers Town don't feel safe and attract anti-social behaviour.</li> </ul>	<p><b>In this proposal:</b></p> <p>We accept that safety is an ongoing issue. The proposals are designed to help deter anti-social behaviour:</p> <ul style="list-style-type: none"> <li>• removing the alley between Regent High School and Plot 10.</li> <li>• adding 35 new street column lights and 100m of new ribbon lighting</li> <li>• creating better sight lines across the open spaces with more overlooking and natural surveillance</li> </ul>
<p><b>You said:</b></p> <ul style="list-style-type: none"> <li>• We are uncertain that the position of the proposed housing is right.</li> </ul>	<p><b>Our response:</b></p> <p>We have carefully reviewed all the proposed housing sites to ensure they are in the best position. That means creating a safer, overlooked environment while enabling people to enjoy wider and more usable open spaces.</p> <ul style="list-style-type: none"> <li>• Putting the tower next to an existing tall building (the Crick Institute) causes the least impact on residents.</li> </ul>

	<ul style="list-style-type: none"> <li>We have slimmed down the width and bulk of the tower so that its shadow will pass quickly as the day progresses.</li> <li>More detailed information about the position, height and impact of the housing is available on <a href="http://camden.gov.uk/centralsomersetown">camden.gov.uk/centralsomersetown</a></li> </ul>
<b>You said:</b> <ul style="list-style-type: none"> <li>The school being at the centre of a new open space may not be a safe place for children and families.</li> </ul>	<b>Our response:</b> <ul style="list-style-type: none"> <li>We are working closely with the school on the design of the boundaries to their site, and to make sure that the environment around the school will be safe and pleasant for families.</li> <li>Further detail is in our planning application</li> </ul>

6.1. The most recent (pre-planning application) engagement took place in Sept-Oct 2015. The consultation was independently evaluated by PPS Group. The standard of consultation carried out in central Somers Town was found to meet, and in some cases exceed the requirements in Camden's Statement of Community Involvement.

6.2. The report is appended (Appendix 1)

6.3. All comments received through the open 'comments' field are included in Appendix 2 – the tone of the response (positive, positive and negative/other, negative) has been assessed and indicated.

6.4. Summary of consultation findings:

- All (100%) of the respondents lived, worked or studied in Somers Town.
- The tone of the many of the respondents was positive towards the proposals. Those who objected were more likely to write at length and include a number of points of objection. A small number of responses were neutral or mixed in tone.

<b>Tone of response towards the proposals</b>	<b>Total %</b>
Positive	48 (54%)
Positive & negative/other	9 (10%)
Negative	31 (36%)
<b>Total</b>	<b>89 (100%)</b>

6.5. A Questions and Answers document was developed to address the key issues raised in the comments and is published on the Camden webpage for the project: [camden.gov.uk/CentralSomersTown](http://camden.gov.uk/CentralSomersTown)

6.6. The table below sets out the main themes made in the comments. Most people commented on more than one aspect of the proposal.

<b>Objections:</b>
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Height and position of 25 storey tower, impact on views <sup>1</sup>
Lack of affordable housing
Traffic congestion and parking
Loss of trees
Community safety concerns
Impact on Coopers Lane including changes to the hall and garden <sup>1</sup>
Quantum of development <sup>2</sup>
Disruption from noise and pollution
Impact on Charrington Street – listed terrace, and height/position of the 9 storey block <sup>3</sup>
No housing being built on the school
<b>Support for:</b>
Investing in Somers Town
Rebuilding of Edith Neville school – parents are now responding in favour of the proposals
Rebuilding Plot 10 and new football pitch
The new nursery for St Aloysius
‘One park’ proposal and improvements to open space
Providing new homes

These issues were the subject of local campaigns:

<sup>1</sup>Coopers Lane and supporters submitted a petition on Friday 16 October objecting to the tower and calling for a Cabinet debate on the ‘minimum development’ option with housing to be built above the Edith Neville school to fund the development.

<sup>2</sup>Michael Parkes, a volunteer working with Voluntary Action Camden, the neighbourhood forum and Coopers Lane submitted an alternative proposal with ‘minimum intervention’ which is supported by Coopers Lane TRA

<sup>3</sup>21 residents of Charrington Street wrote a letter to the Camden New Journal (8 October). This was not sent to Camden as a response to the consultation, but a number of the residents concerned attended drop-in sessions at Somers Town Community Association and raised their concerns in person.

6.7. Following the close of the consultation and before any evaluation had been reported, a petition of more than 500 signatures was submitted by Coopers Lane TRA and others, objecting to the proposals and asking for a debate at Cabinet.

6.8. An update report was published, and the issue was discussed at the Cabinet meeting of 16 December, with delegations received in favour and against the proposals. After consideration of the points made, Cabinet decided to continue with the proposals. The outcome of this meeting has been published on the Camden website.

## 7. How our planning application addresses the issues raised in pre-planning application consultation.

The design, access and planning statement describes in detail how the planning application responds to the comments that have been made. The table below highlights how the outcomes of the pre planning application consultation have made a difference to the design.

Issue	Response in the planning application
Impact of the tall housing block on Brill Place	The tall building has been slimmed down to reduce impact on daylight and sunlight for Phoenix Court and Coopers Lane. The position of the tower close to the Crick Institute has been selected to minimize the impact.
Views	The planning application includes views of the new development from different perspectives.
Impact on the listed terrace of houses at Charrington Street	The extension of the terrace at Charrington Street has been designed to match and complement the existing terrace. The impact of the 9 storey block is shown in the views submitted.
Affordable housing	We are delivering a minimum of 10 units of affordable housing, with the possibility of increasing this if the funding allows. Increasing the amount of affordable housing is the priority for any additional funds.
Transport proposals	We have carried out a transport survey and analysed current traffic flows so that future capacity can be tested and mitigation measures provided.
Noise, dust and pollution	Contractors will provide method statements for mitigating and controlling noise, dust and pollution caused by building works. We are analysing the impact of different developments on Somers Town as a whole to minimize the disturbance and provide places of respite from the works.
Trees and open space	We have worked with tree officers to survey the trees, minimize tree loss and provide protection during the development works. We have increased the amount of planting and mapped out where replacement trees can be provided.
Community safety concerns	The boundaries of Edith Neville school have been carefully considered entrance in consultation with the school community. Hard

	<p>landscaping has been introduced around the new entrance.</p> <p>The designs include additional and improved lighting, better passive surveillance of open spaces, and better sight lines through the open spaces.</p> <p>Improvements at Clyde Court (just outside the CST boundary) to address the specific concerns of these residents is being considered.</p>
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## **8. Further consultation opportunities**

8.1. Local people will have a further opportunity to comment on the proposals as part of the planning process.

## Appendices

- 1. Evaluation report, PPS Group Dec 2015**
- 2. Full text of all comments received during the pre-planning application engagement**

# APPENDIX 1



[Appendix 1]



## Consultation report

Central Somers Town CIP  
London Borough of Camden  
December 2015



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# Executive Summary

- The London Borough of Camden ('LBC') is consulting on proposals for improving Central Somers Town. The proposals include new school facilities, new housing, a new landscaped park, new open space and a new community facility, and form part of the Somers Town Community Investment Programme (CIP).
- LBC has undertaken a programme of community engagement and consultation on the proposals, in line with its Statement of Community Involvement (SCI) and the tenets of the Localism Act (2011). The SCI sets out eight key principles which LBC has adopted for all consultations it carries out.
- Following the completion of previous work relating to the Central Somers Town consultation process by PPS Group, LBC has requested the company to review and assess the latest consultation completed against the requirements set by local and national planning policy. This report sets out PPS Group's analysis and review of LBC's most recent consultation activities completed in 2015 and, where appropriate, makes recommendations for future consultation activity.

## Consultation

- LBC has undertaken a thorough consultation programme in respect of advanced and revised proposals for Central Somers Town focused around a series of activities from staffed events to individual meetings held during late September and early October 16. This further phase of consultation, the sixth to date, took the form of pre-application feedback, effectively reported back on the previous consultation while providing ongoing opportunities for local residents and all other interested parties to give any further comments to be passed onto the planning authority
- LBC's SCI calls for consulting bodies to be 'clear about the aims and scope of the consultation before starting a consultation exercise'. Following recommendations provided by PPS Group earlier in the year, a dedicated engagement strategy was completed and agreed with Planning Officers.
- According to the SCI, LBC also aims to 'give clear information on both the purpose of the exercise and the issue under consideration'. In response to earlier recommendations provided, LBC effectively 'reported back' to the community on the latest proposals through a consultation update newsletter. This item of collateral detailed how previous comments had been addressed, how residents could remain involved, timescales and also contact details of how to get in touch.
- The next principle sets out the need to 'help local people to be involved by consulting them in a variety of ways using a variety of mediums, and by ensuring appropriate access arrangements are in place'.

Again, LBC employed a range of mechanisms through which to consult and engage the local community and demonstrated sensitivity by 'taking the consultation' to and by dedicating time to discuss the proposals with specific stakeholders. Comments over the need to have an open-ended comment form question were also taken on board by LBC ensuring that respondents felt encouraged to comment in a broad manner.

- As before, PPS Group notes that full records of consultation activity were kept, including comment form responses as well as notes from meetings and discussions.
- The SCI also calls for LBC to 'publish responses, give feedback to participants and use the results to inform policy and service development'. It is understood that the feedback from this latest phase of consultation will be reported back to members of the LBC Cabinet to inform next steps while details will also be posted on the project's dedicated webpages. PPS Group understands that LBC has already committed to inform residents about the planning process and how they can comment on the application via the update email and a full Q&A has been published, is available online and has been distributed to stakeholders. Given this, it would also seem logical and beneficial to provide residents with a link to the Q&A as well and continue to update it necessary.
- Finally, the SCI sets out a need to 'evaluate and monitor consultation'. Following an earlier assessment and review on the consultation completed up to June 2015, this report represents further evaluation.

## Results

- 93 individual responses were received as part of this latest consultation, and are analysed in this report. 89 of these responses were received within the period 21 Sept to 9 October which LBCamden considered as the submission period for responses. The format for feedback was an open form, which simply asked respondents if they had any comments on the proposals.
- A total of 55 completed comments forms were received supplemented by 17 online comments, three emails, three telephone calls and 15 direct comments (from parents at a dedicated Edith Neville School drop-in and presentation session)
- When all comments had been analysed, it is clear that:
  - there is positive recognition given to the proposals and their benefits
  - the revisions to the Edith Neville School have been well received
  - the Brill Tower remains an item of local concern
  - a small proportion of respondents have raised concerns over the suitability of the scheme in respect of the listed buildings in Charrington Street.
- The leading topics / issues on a frequency basis as identified following a coding process, are as follows:
  - Concerns over Brill Tower
  - Supportive of plans for Edith Neville School
  - Generally supportive of the wider proposals

- Belief that the proposals would deliver improvement to Somers Town
- Positivity towards proposals for Plot 10
- It is worth noting that a wide range of other comments were raised by a lower number of individuals including concerns around the provision of affordable housing, density and overdevelopment, loss of open space and impact on listed buildings in the vicinity

Aside from the completed responses, LBC has also received an alternative 'minimum impact' proposal from Coopers Lane Tenants and Residents' Association. LBC have assessed the alternative proposal and published their findings on the Council's website.

A petition with 670 signatures was received which challenged the original Cabinet decision in 2013. This is a separate constitutional matter and the council are responding to it through its formal procedures.

## Conclusions

- LBC has undertaken a programme of consultation with local residents, stakeholders and representatives on the proposals for Central Somers Town in line with local and national guidance.
- It is PPS's view that this latest phase of consultation and also engagement has met, and in some cases, exceeded the requirements set by LBC's SCI and National planning policy. We have, however, made a number of further recommendations, which we consider will prove beneficial to this project and also to any future consultation activities carried out by LBC.
- The results of the consultation show that while there is broad support for the principles of the scheme, there are also a number of outstanding concerns that will be important to review and consider ahead of further engagement.

## Ways forward

- Having continued to positively consult, it will be important to ensure that momentum in terms of communications and engagement is maintained. LBC will ensure that all respondents are aware of the planning process, how to view and comment on the application and communicate the decision. They should signpost residents to the statutory planning consultation.
- With Edith Neville Primary School, Plot 10 community play project and St Aloysius nursery in particular, having a leading stake in the project, ongoing and regular communication will be critical, especially as matters move forward.



# Background

## Introduction

The London Borough of Camden ('LBC') has over the course of the last two years consulted the local community over proposals for improving Central Somers Town. The proposals include a new Edith Neville Primary School, new homes, a new landscaped park, new open space and a new community facility. This is part of the broader Community Investment Programme (CIP) being brought forward in Somers Town by LBC.

The activity set out in this report is part of an iterative process of consultation completed by LBC, where the views of the local community have been sought on multiple occasions. Following earlier consultation and engagement completed during 2013 and 2014, LBC has subsequently carried out further consultation activity in the latter part of 2015 seeking views on the revised proposals for Central Somers Town.



The overall consultation programme to date has, therefore, comprised the following:

- **February 13:** Residents of Somers Town were asked to identify key priorities for the area – this informed the development of eight 'CIP Priorities'
- **May-June 2013:** An initial phase of consultation involved developing five different concepts to be tested with the Somers Town Community.
- **September-October 2013:** A further round of consultation presented the emerging proposals and invited feedback.
- **November-December 2014:** This round of consultation focused on how residents understand and move around Somers Town.
- **August – October 2015:** Reporting back to residents, community groups and wider stakeholders on the latest proposals for while also seeking further feedback ahead of the plans being finalised for submission

Details of these previous consultations are available on LBC's website.



## Purpose of consultation

The London Borough of Camden recognises the impact development has on local communities and believes that local people should be involved in helping shape the environment in which they live.

The importance of pre-application engagement is recognised in the Government's National Planning Policy Framework (NPPF), adopted in March 2012, which states that:

*"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community." (Section 188, page 45).*

Against this background, LBC adopted a 'Statement of Community Involvement' in July 2011 setting out its standards for community involvement and consultation.

Much of the guidance relates to the preparation of a Local Development Framework and the statutory consultation to be carried out by LBC on planning applications in its role as a Local Planning Authority.

However, the SCI sets out the following general principles for all consultations carried out by the Council:

1. Be clear about the aims and scope of the consultation before starting a consultation exercise;
2. Reduce duplication and waste by coordinating consultation internally, and, where possible, across local organisations;
3. Give clear information on both the purpose of the exercise and the issue under consideration;
4. Wherever possible, give enough time for people to be consulted;
5. Help local people to be involved by consulting them in a variety of ways using a variety of mediums, and by ensuring appropriate access arrangements are in place;
6. Keep records of consultations;
7. Publish responses, give feedback to participants and use the results to inform policy and service development; and
8. Evaluate and monitor consultation.

The SCI also sets out LBC's commitments to ensuring the participation of hard-to-reach groups in the planning process, including using appropriate methods of notification and accessible venues.

The SCI further highlights the benefits of pre-application consultation on development proposals. However, it notes that 'we cannot require a developer to undertake pre-application discussions or pre-application consultation'.

These principles are also reflected in the Communications and Engagement Strategy adopted for the project, which provides another clear standard for the consultation programme. LBC is committed to fulfilling these principles and undertook a process of public engagement designed to meet and exceed these standards.

## PPS Group and consultation

PPS Group is a leading communications company that specialises in community consultation relating to planning applications and has over 24 years of experience of working with communities up and down the country.

It was one of the first companies to promote the benefits of consultation on planning applications and is expert at developing specific programmes to ensure that our community consultations contribute positively to the planning process. PPS Group is an accredited member of the Consultation Institute, which helps all those engaged in public or stakeholder consultation to absorb best practice.

LBC has engaged PPS Group as an independent body to analyse and report back on the consultation results for this stage of consultation. PPS will also assess the methods used by LBC to consult on the proposals relative to the standards set by local and national planning policy, and make recommendations if necessary on how to improve the consultation process for the next round.



# The Consultation Programme

## Overview

LBC has undertaken a thorough consultation programme, focused on a series of public consultation events in April 2015 to inform and engage with neighbours, local political representatives, stakeholders and the wider community, and provide them with a range of opportunities and channels for them to input into the proposals. The activity builds on the extensive consultation carried out for previous rounds of consultation. It is PPS' view that the consultation programme meets the standards set out by local and national planning policy for pre-application consultation.

We have, however, made a number of observations and recommendations, which we hope will prove helpful and beneficial moving forward, either within the context of this project or others.

## Materials

LBC produced a variety of materials as part of the consultation process, including:

- A consultation update document in the form of a newsletter which set out details of the revised proposals, how they sought to address previous concerns, future consultation events together with an open comment form for feedback purposes
- Exhibition boards with details of the amended proposals
- Postcards flyers
- A scale model available in Camden's library
- A 3D architects' model of the updated proposals
- Material regarding the proposals was made available on the project website ([www.camden.gov.uk/centralsomerstown](http://www.camden.gov.uk/centralsomerstown))

Copies of the consultation materials were translated into Bengali and Somali, the two most spoken languages in Somers Town other than English.

Copies of all consultation materials are available in Appendix 1.

## Notification

The latest consultation was centred across three main consultation events held in September and October 2015 supported by a number of specific events, presentations and meetings for particular audiences and stakeholder groups. Notification of these events took place through a number of means:

- An advert was placed in the 17 September 2015 edition of the *Camden New Journal* (circulation: 39,800)

- Details of the latest upcoming consultation activity were, like before, published on the project website ([www.camden.gov.uk/centralsomerstown](http://www.camden.gov.uk/centralsomerstown))
- The consultation update newsletter, which also communicated details of the planned consultation events, was issued to 5000 addresses in Somers Town in line with the area previously notified. This document included details of consultation events as well.
- As on previous occasions, laminated posters were placed on lamp-posts in the Somers Town area.

Aside from local residents in the surrounding area, other stakeholders were notified directly about the revised proposals including:

Copies of the materials used to publicise the consultation are available in Appendix 2.

## Consultation activity

From 21 September until 9 October 2015, LBC completed a wide range of consultation activity including:

- Static display of 3D architects' model and exhibition materials across the entire consultation period at the public library in 5 Pancras Square
- Display of exhibition panels detailing the revised proposals along with associated consultation documents at the Somers Town Community Association between 21 September and 7 October 2015
- Staffed drop-in events at the Somers Town Community Association, Coopers Lane
- Market stand at Chalton Street Market supported by community researchers and consultation documents
- Drop-in and presentation to Edith Neville School
- Exhibition and drop-in session at St Aloysius Nursery
- Meetings with stakeholder groups including residents of Clyde Court, Coopers Lane TRA and representatives of the Somers Town Neighbourhood Planning Forum

At each of these events, copies of the consultation questionnaire were provided alongside details of how to take part in the consultation.

While staffed drop-in sessions and exhibitions provided opportunities for residents and others to view the revised proposals with the benefit of supported discussions, the repeated inclusion of static displays helped to maintain a high degree of accessibility. This approach meant that all interested parties had the option to review the revised proposals whenever most convenient to them - as opposed to the sole opportunity being that of having to review and comment on the latest plans at set times.

As before, the approach adopted included a range of tactical activities spread across a number of local venues. Aside from the staffed events referenced, particular attention was placed on making sure those stakeholders who previously held strong concerns and the more vulnerable members of the community were provided with dedicated opportunities to discuss the latest proposals.

Aside from the feedback recorded through the completion open comment forms received, reports of each meeting held with the various stakeholder groups were completed.

## Assessment of consultation

LBC sets out a number of general principles for community consultation in its adopted Statement of Community Involvement. The following table assesses the most recent consultation associated with the revised proposals against each principle, and where appropriate makes recommendations on what could be done to improve delivery of this principle:

Principle	Assessment	Delivery
1. Be clear about the aims and scope of the consultation before starting a consultation exercise.	Ahead of this latest phase of work, a dedicated engagement plan was produced, which was independently reviewed by PPS Group. A number of comments and additional recommendations were subsequently provided to LBC for consideration.	<p>PPS Group's earlier recommendations to produce a strategy were, therefore, noted and it can only be commended that upon completion, we were subsequently requested to review this.</p> <p>It is also noted that a number of the individual recommendations made in respect of the strategy were also adopted by LBC through its latest activity, such as amendments to the format of the consultation question.</p>
2. Reduce duplication and waste by coordinating consultation internally, and, where possible, across local organisations.	There is a clear management structure in place for the delivery of consultation activity.	We have no recommendations regarding this priority.
3. Give clear information on both the purpose of the exercise and the issue under consideration.	<p>Earlier recommendations over the need to ensure that the community was clearly appraised of this phase of the process, including details of how previous consultation feedback has been addressed, have subsequently been adopted by LBC.</p> <p>The consultation update newsletter issued at the start of this latest phase covered the areas of importance previously highlighted to the Council by PPS Group, including that of the need to set out clear contact details.</p> <p>The consistent approach adopted</p>	<p>LBC produced a wide range of materials providing information about the latest proposals developed for the site. This meant that residents were suitably informed, including on the changes made, as well being aware about the ways in which they could obtain further information and also provide feedback.</p> <p>While the newsletter sets out that residents will be sent details on how to view the plans and make comments on it, more information could have been given about the planning process</p>

	<p>by LBC in respect of mailing of all previously notified parties is also duly recognised.</p> <p>This key item of collateral was supported by a range of exhibition materials, including display boards and a model. To support the process and aid local understanding, a number of the events held were manned by Council Officers providing an opportunity for direct discussion and dialogue.</p>	<p>Although a detailed point, for those members of the community that have little or no understanding the planning process, it may have been helpful to set out how the final application will be 'determined' with indicative timescales</p> <p>We, therefore, recommend that further information about the process (in terms of the application's determination) is set out in any future correspondence.</p>
4. Wherever possible, give enough time for people to be consulted.	<p>We note comments made by LBC over the condensed nature of this round of consultation. While the consultation programme included a variety of mechanisms to aid reach and accessibility, which must be fully recognised, there was, however, only two weeks between its launch and the deadline for comments.</p>	<p>While constraints such as the need to keep the project moving forward at this critical time are wholly recognised, and that this was additional pre-application to keep residents informed we consider that the period provided for comments should have, ideally, matched that previously adopted – that of a month.</p> <p>For those residents that wished to submit comments with the benefit of having visited a staffed event, it meant a reduced period in which</p>





		<p>to consider their comments and submit them to the Council. This is particularly salient for those stakeholders associated with the Edith Neville School who did not receive a presentation until 28 and 29 September.</p> <p>However, it should be noted that as pupils at Edith Neville come from a small area of Somers Town surrounding the school, parents would have received notification of the through the usual consultation channels as well as being notified by the school.</p> <p>Looking ahead at future communication around the submitted application, it will be important to signpost residents to material produced and issued by the planning authority in a timely fashion given the 21 day period that accounts for statutory consultation.</p>
<p>5. Help local people to be involved by consulting them in a variety of ways using a variety of mediums, and by ensuring appropriate access arrangements are in place.</p>	<p>As during the earlier stages of the project, LBC used a broad range of methods through which to engage and consult the local community. This ranged from the distribution of the consultation update newsletter through staffed events, presentations, presence at a local market together with individual meetings.</p> <p>In support of the commitment to accessibility, the events themselves were held in suitable and well-known local venues. Sensitivity was, however, shown when engaging specific groups, such as sheltered housing tenants – the Council's team took the</p>	<p>In future, LBC should continue to use a wide variety of methods to communicate the final proposals.</p> <p>Given the nature of the proposals and the high level of interest from specific sections of the community, we recommend that a focus on letting residents know about the application around the time of submission to ensure contact and working relationships. The approach adopted to ongoing communication should, of course, be reflective of the broad range of mechanisms used to date.</p>

	<p>consultation to them holding a meeting in Clyde Court itself.</p> <p>The overall approach taken by the Council, albeit completed in a relatively short period, demonstrated continued awareness of and a need to ensure real opportunities were provided for the community to remain involved.</p>	
6. Keep records of consultations.	Full records of consultation activity were kept, including responses received as a result of the open comment forms provided together with detailed minutes from individual meetings held. These have been retained by the team.	As before, it is important that LBC continue to keep full records of ongoing consultation and continue to include them in its reporting of consultation activity.
7. Publish responses, give feedback to participants and use the results to inform policy and service development.	This report will form part of the process of reporting back; results will be reported to decision-makers at LBC. Previous consultation reports have been made available on the project website.	<p>The feedback received on the latest revised proposals for the site should continue to be clearly reported as on previous occasions.</p> <p>We suggest that as a commitment has already been given to the fact that copies of the plans will be sent out, it may be helpful to ensure that within this update, responses are provided to any outstanding concerns or where there are specific areas that remain under consideration / are subject to further discussion with Planning Officers.</p>
8. Evaluate and monitor consultation.	As before, LBC has engaged PPS Group, an independent consultancy, to evaluate and monitor its consultation activity.	LBC has already carried out this process.



# Results of the consultation

## Overview

LBC has received a total of 93 responses following the latest consultation and engagement phase associated with the revised proposals for Central Somers Town and resulting from a variety of formats (including four responses received following the official deadline for comment. To ensure this assessment of the consultation process and results is as robust as possible, all submissions have been itemised and subsequently coded appropriately.

The majority of the responses that were received (51) came in the form of completed comment forms distributed by LBC as part of the consultation update newsletter. On the basis of recommendations provided by PPS Group, LBC included an open-ended question on the feedback form encouraging respondents to provide a breadth of comments and to avoid potential criticism.

LBC has also received a petition and letter from the Coopers Lane Tenants and Residents Association signed, respectively, by 670 people. Further to the petition lodged with LBC, Coopers Lane residents have submitted an alternative 'minimal impact' proposal for consideration.

Copies of all responses to the consultation are appended.

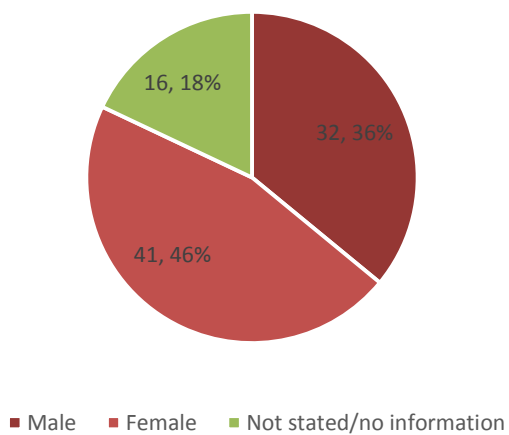
## Responses to LBC 'open' comment form

### Demographic information

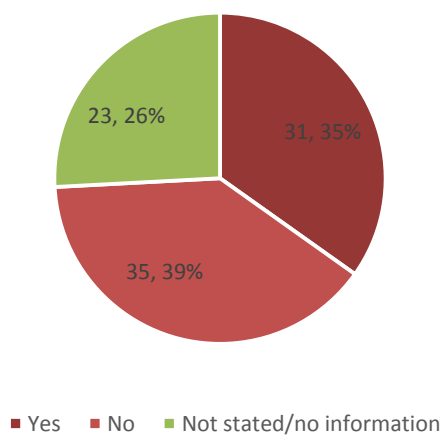
In order to keep people updated about the proposals and to capture general demographic information, the questionnaire included optional sections to complete on address, parental status and ethnicity.

The address data given by respondents has been plotted on the map below. This shows that the majority of respondents live in Somers Town itself, although there are a large number of geographic outliers. The high proportion of respondents from the area affected by the proposals suggests the consultation has been properly targeted.

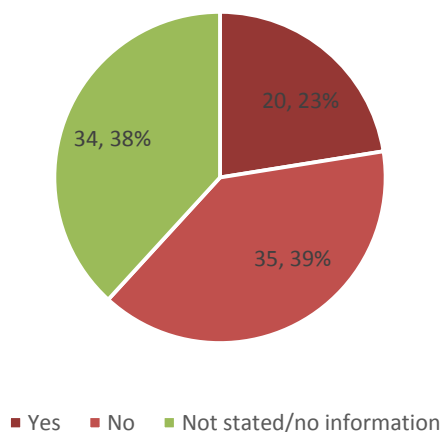
## Gender



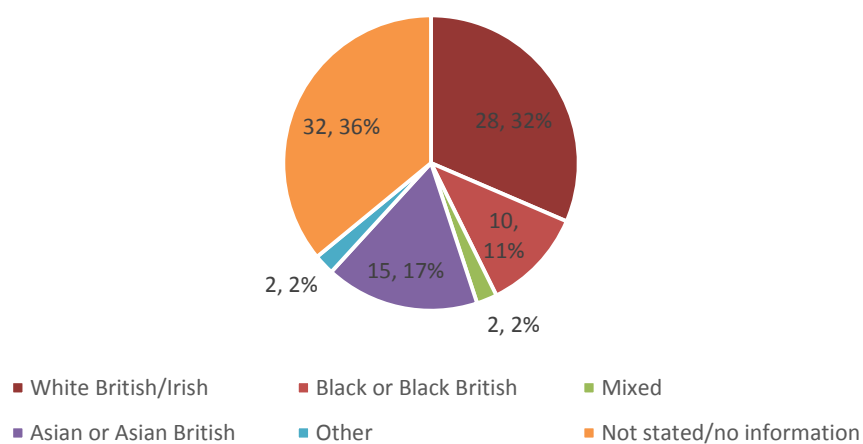
## Parent of child under 18



## Disability or long-term illness



## Ethnic origin



## Responses

A total of 89 responses were received from the following local stakeholders:

Local businesses	1
Local residents	65
Edith Neville School parents	15
Plot 10 respondents	10

# Consultation feedback – analysis of responses received by 9<sup>th</sup> October

Issue / topic	Frequency	Percentage
Supportive of / pleased with the proposals for Edith Neville School	17	14%
Concerned with Brill Tower proposals	12	10%
Pleased with / supportive of the proposals	10	8%
Opposed to Brill Tower proposals	10	8%
Consider proposals improve / will deliver benefit to Somers Town	7	6%
Pleased with Plot 10 proposals	7	6%
Concerned over provision of affordable housing	6	5%
Generally opposed / in opposition	6	5%
Consider scheme is overdevelopment / concerns over density	5	4%
Concerned over disruption	4	3%
Opposed to loss of open space and park	4	3%
Consider scheme will adversely impact on listed buildings	4	3%
Concerned over impact of proposals on amenity / privacy	3	3%
Lack of security in the area	2	2%
Opposed to the design	2	2%
Supportive of Brill Tower proposals	2	2%
Supportive of the new flats	1	1%
Lack of reasonable shops	1	1%
Supportive of / pleased with provision of affordable homes	1	1%
Concerned over pollution	1	1%
A wish to see greater facilities for children provided	1	1%
<i>Pleased with the new park arrangements</i>	1	1%
Need for consideration to be given to disabled access/arrangements	1	1%
Opposed to access through Ossulton Estate	1	1%
Pleased with cycling proposals in front of the school	1	1%
Keen to see Lime trees preserved / protected	1	1%
Concerned over impact of the proposals on existing community garden	1	1%
Concerned over the link proposed between the two new parks	1	1%
Concerned over the loss of C Hall	1	1%
Loss of views over open space	1	1%
Keen for assurances to retain existing Richard N Everitt plaque	1	1%
Lack of provision within the scheme for bicycles	1	1%
Loss of trees	1	1%



## Consultation feedback – analysis of responses received after 9 October

Following the deadline for feedback, LBC received a further four comment forms, which raised the following comments.

Issue / topic	Frequency	Percentage
Concerned with Brill Tower	3	38%
Opposed to Brill Tower	1	13%
Concern over affordable housing provision	1	13%
Loss of trees	1	13%
Consider scheme is overdevelopment	1	13%
A wish to see an epilepsy centre for local people	1	13%

## Comment samples

*“What has been planned for the area is great. Bringing in private tenants and home owners is going to improve the local society: More community facilities should be considered. It will be great to see the proposal becoming a reality.”*

*(Family lives at Walker House)*

*“Good investment, will make the area look nice, will create more jobs and long term improve people’s perceptions of Somers Town”*

*(Resident, Somers Town)*

*“I’m happy for the proposal as we need new modernised houses and schools for our children.”*

*(Somers Town resident)*

*“We do not want any tower block on the estate.”*

*(Resident, Coopers Lane)*

*“My main concern is a tower block which for me is too tall and will not match the look of the area, for me it shouldn’t be higher than 15 storeys. I’m also concerned about high rents, even for council flats, that this project can/might have impact on.”*

*(Resident, Coopers Lane)*

# Conclusions

- LBC has undertaken an accessible and well-advertised programme of consultation and engagement with local residents, stakeholders and representatives on the latest proposals for Central Somers Town in line with local and national guidance.



- As before, it is PPS's view that the consultation programme has met, and in some cases, exceeded the requirements set by LBC's SCI and National planning policy. However, we have made a number of additional recommendation associated with ongoing engagement and to ensure total clarity is held about the process locally, especially residents.
- The results of this latest consultation show that there is positive recognition given to the proposals and the benefit they would have for Somers Town. Within this, the amended proposals for the Edith Neville School also attracted particular positive comment. However, there remains strong concerns from the community over the proposals for Brill Tower and its subsequent impact. Amongst the feedback, comments have also been raised about the nature and design of the scheme and concerns over the provision of affordable housing .
- Residents from Coopers Lane remain concerned over the scheme with a wish to see the existing tenants and residents' association hall remain. The concern with the LBC proposals for Somers Town have, therefore, led residents to develop an alternative proposal which the council has assessed. It's findings are published on its website.

## Ways forward

- Having continued to positively consult, it will be important to ensure that momentum is maintained, particularly in terms of communicating about the planning process. Communicating the decision should form an important part of this in order to facilitate future consultation regardless of the outcome.
- With a commitment given to contacting residents to set out how they can view and comment on the final, submitted plans, this provides the opportunity to provide a more holistic update and a link to the Q&A should be included a long with more information about the planning process and indicative timescales.
- With Edith Neville Primary School, St Aloysius and Plot 10 community Play project in particular, having leading stakes in the project, on-going and regular communication will be critical, especially as matters move forward.

# APPENDIX 2

## Appendix 2

### Central Somers Town proposals - collated comments received (9 October 2015)

#### Written comments from forms (40):

Form no	origin	Comment
001	From the Coopers Lane event	I like the flats, please keep me updated. Very good Camden representation.
002	From the Coopers Lane event	Proposals shown in the model brings much needed improvement to the Somers Town area
003	Chalton St resident	I'm happy with this project, but Camden need to give more priority in terms of housing for local people. About the Edith Neville school, I'm glad to see the improvements especially the kids having more play spaces. In Central Somers Town we have problems of [lack of] reasonable shops like Morrisons. If it's up to Camden, it would be great if Camden rent it for local markets.
004	Coopers Lane resident	Anything that increases social housing is good. I hope you can increase the social housing in the scheme. It's good that there will be still be a hall and garden [at Coopers Lane]. I don't have a car, but my daughters have cars and we have no problem parking at the moment. Maybe when the tall building comes it might be a problem.
005	Family lives at Walker House	What has been planned for the area is great. Bringing in private tenants and home owners is going to improve the local society: More community facilities should be considered It [will be] great to see the proposal becoming a reality.
006	Coopers Lane resident	We had a lot of pollution and destruction while they built the Crick so my concern is the pollution on this area is going to be bad. I like the idea of the 2 parks as one. My problem is the big tower and the process of building all this.
007	Anon (Somers Town resident)	I am open to any development that is good for the area.
008	Somers Town resident	Good investment, will make the area look nice, will create more jobs and long term improve people's perception of Somers Town.
009	Somers Town resident	Positive news that investment is taking place in Somers Town, especially with developments at King's Cross etc. More development and investment should help Somers Town area compete for passing trade, etc. for local shops and market. Need to ensure there is some form of affordable housing.
010	Phoenix Court resident	I am worried that I will not have any daylight through my flat. I have heard that the Crick Institute have put some money up for the high rise block of flats?
011	Plot 10 parent and local resident	The idea is good for my kids and myself. We need more play area for kids. Youth centre for ages over 6 years old and older. If we improve the area we should have more kids outdoor activities than shopping or housing.
012	St Aloysius Nursery event	We are really looking forward to the new nursery and Somers Town development. It will be a positive benefit to those who both live and work here. The children will have a fabulous place to learn and play.
013	Somers Town resident At market stand	I'm happy for the proposal as we need new modernised houses and schools for our children.
014	Somers Town resident at market stand	I'm really excited about it, especially the park, the space for both adults and children and I like the fact that the cyclists' lane [across the front of the school] is restricted.

015	Works on Chalton Street	It's great to see this area being designed properly as a single masterplan. The existing parks are in poor condition – and too dark with lots of trees. Would it be possible to include a café in one of the parks? Additional residents would perhaps help to support Chalton Street market which is still quite quiet.
016	Chalton Street resident	I think the development and rejuvenation of the area is fantastic. I think the new housing will diversify the area and bring revenue into the Chalton Street shops and market, which are struggling. Any improvements to make the area safer or look better are wholeheartedly supported. I think Chalton Street needs maximal impact schemes to bring back the vibrancy to the area and this seems very well thought out and good for the community.
017	Polygon Rd resident	Initially worried about the school space being taken, but now aware the school is going to have 300 sqm more, so now happy. Not sure about the closure of Polygon Road to vehicles.
018	Chalton St resident	Improvements to public realm are key. Affordable housing needs to be defined and should form at least 50 units. Definitely should be no net loss of open space but a net gain.
019	Somers Town resident	It's a good idea for the people who live in the area but I'm worried about the noise and the disruption which can cause a big problem for all of us, not only residents but those around. If the proposal go ahead please consider the residents peace of mind.
020	Somers Town resident	Happy for the new proposal as the current design [of the area] is not planned that much. Looking forward to the change.
021	Somers Town resident	I feel the residents of Churchway are ignored. Lack of security in the area. I have been raising the issues for six years without any success.
022	Somers Town resident	The proposal needs to take account of the disabled people. I've two elderly disabled relatives who are with me and currently we found it hard to go out and use the public areas.
023	Plot 10 user	The idea of a new building would be good, it would be cleaner with more facilities. Opportunities for more staff and work, continuity of providing welfare and safety for the children.
024	Plot 10 user, Somers Town resident	I like the idea that there would be better open space cause as it is there is not enough for the little kids to run around without the family wondering if their child would run into the streets. Also I believe more bike space should be added because at the moment there is not a lot, also a little bit dangerous for kids. Also building a football pitch [for Plot 10] is a great idea most especially for the Plot 10 football team.
025	Plot 10 user	I like the idea of regenerating housing and the school, because new buildings are safer.
026	Anon <i>possible duplicate</i>	Huge tower, environmentally aesthetically is not right. The tower dominates the whole of the area, it overshadows that part of Somers Town. It's on the green space, which is going to reduce the space. It should not be allowed to encroach on the space and people are not going to afford to live there in the long run. But I can see the investment is going to take precedence.
027	Werrington St resident	I'm totally opposed against the whole project. I think the initial process (questionnaire) was misleading and ambiguous. The cons totally outweigh the benefits for the residents of Somers Town. Not only do we have the threat of HS2 looming we also have this awful tower project which again will turn Somers Town into a building site (with HS2 the next 30 years!) It's the equivalent of a huge middle finger to Somers Town where private developers are steamrolling London.
028	Plot 10 user	I like the proposal for a new Plot 10 because I feel the big kids are a threat to me where I live. I like Polygon Park but it's crowded.
029	Levita House resident - Submitted on email after	Since the year 2013 Camden Council has been consulting to residents on the proposals for regenerating part of the St.Pancras & Somers Town ward. Residents of OSSULSTON Estate, the housing estate I represent have been regularly been informed and considered on the Council proposals / consultations for changes within this part of the ward, the Somers Town now with the proposed name of: Central Somers Town and under the proposed Community Investment

	submitting on form	<p>Programme (C.I.P.). Residents of Ossulston estate have been always contributing with the Council to the proposed environmental or any other changes in the area, not only by: contributing / responding to consultations, surveys but attending and organizing meetings, workshops etc</p> <p>I am emailing just some of the few residents' comments, on the Council proposals for the Central Somers Town and, for your kind consideration.</p> <p>From recent Council Document updated after the last consultation exercise, I'm recording the following comments:</p> <p><b>HOUSING</b></p> <ol style="list-style-type: none"> <li>1. A number of 136 new stock of housing planed for our area is most Welcome.</li> <li>2. Only 10 units Affordable Housing (of this stock) is not many.</li> <li>3. Residents of Ossulston estate do object the 25 storey's Tower proposed by the Council, to be built at Purchase Street Park / Brill Place. A high Tower like this, will impact &amp; block the views of the local area as well as, it will be intrusive as it will overcast shadow to our neighborhood &amp; other "housing" estates.</li> <li>4. Residents do not agree to the total number of units for this high Tower (high rise housing). There will only about three flats per floor and practically all will be "market" rented.</li> </ol> <p><b>ENVIRONMENT</b></p> <ol style="list-style-type: none"> <li>1. Residents of Ossulston estate welcome the Improvements in Landscaping.</li> <li>2. Also the possibility that the Open Spaces for Children, outdoor activity in the Central Somers Town, it could be safer than in other local children play areas. Also with the provision of more safe play "children equipment" is Welcome.</li> <li>3. An area equipped of good quality "street furniture"</li> </ol> <p><b>COMMUNITY SAFETY</b></p> <p>Residents of Ossulston Estate accept that the whole ward St P &amp; S.T is not a safe area therefore we welcome all the proposals to prevent crime and deter ASB</p> <p><b>GETTING ABOUT / OPEN SPACES</b></p> <p>Ossulston estate residents do agree to the quality of public open spaces / parks.</p> <p>However, we have objected to Camden Council considering the spaces / courtyards "areas" next to the residential area, as Public Way only because the housing estates / residential areas are not safe and the estate could be easily accessed by anyone through the permanent open "un-lockable gates". All housing estates in this local area, would rather have lockable gates (for safety reason), to protect not only the surrounded environment of these residential areas (with gardens threes, children play areas etc) but as well to protect the people living in residential areas from all threat (crime, robering A.S.B. etc).</p> <p>With the <b>GETTING ABOUT</b> - Council's proposals, the OSSULSTON Housing Estate, is not going to be benefited.</p> <p>Better connections are proposed between the St. Pancras International Station and Euston Station. To improve these connections Camden Council has been proposing to create new links through the courtyards of Ossulston residential estate. The Council is suggesting to link St Pancras International Station through the new road that will be soon created an opened by &amp; at the Francis Crick Institute site crossing over Ossulston street and linking it to "a new pedestrian &amp; cyclist route", to be open as "<b>a Public Way</b>" through the Courtyards of OSSULSTON Housing Estate. From the beginning in various occasions, this proposal was unanimous OBJECTED (at various local meetings, Council meetings, Deputations etc).</p> <p>The position of the Ossulston estate residents is <b>NO TO THE CREATION OF PUBLIC WAYS through the courtyards of OSSULTON Housing Estate.</b></p> <p>Once again, many thanks for considering these comments.</p>
030	Plot 10 user	In favour of the proposal. I am in temporary housing by Camden in Haringay which has been quite hard for me as my family live in Camden and I love to be close to them as I was born in Somers Town and would like to be housed here.
031	Plot 10 user/Walker House resident	I like the idea that Plot 10 will be rebuilt. This will increase employment. Revamping the area will improve Somers Town.
032	Plot 10 user Somers Town resident	I like the regeneration of Somers Town because it will improve Plot 10
033	Plot 10 user Camden	It's a good idea I can't wait to see [the new Plot 10] and the children will like it so much. Thanks for that.

	resident	
034	Cranleigh St resident	This is my third submission having listened to arguments for building the 25 storey tower which I have objected to. My main objection is to the disproportionate size of the tower but I understand that the building is needed to provide the necessary capital to invest in the area. A compromise would be to build one or two longer but lower (6 storeys max) block(s) extending along the edge of Purchase Street open space and Brill Place – this would be a larger footprint but lower. It would be situated where the existing tower is planned and where the 'dead space' hard ball pitch is situated. More open space would be lost but the block would be 6 storeys only which is preferable.[diagram enclosed]
035	Somers Town resident	This is a great idea, Edith Neville is too old style so needs to be renovated. It's just the fact that not much council housing built on the area is a bit disappointing me, apart from that, I'm good.
036	Polygon Road resident	I like the idea that the cyclists are going to be deterred from cycling in front of the school.
037	Charrington St resident	Duplicate submission with online response OR7
038	Aldenham St resident	This project will put the community through more chaos with all the destruction of existing buildings. We have endured Regent High and the Crick and not forgetting the ongoing works at Kings X. The pollution is an ongoing threat to our health and wellbeing. Also where will the children and families go during this time? No play area for ? years! You will destroy one community area to create another but with a claustrophobic feel with 4/5/6 storey buildings. Plus 25 storey eyesore! Yes improve the area, the school and park but think small with the flats.
039	Aldenham Street resident	To the arboriculturists/planners Re: the ancient lime trees flourishing at one corner of the children's play area on Chalton St [in front of current entrance to Plot 10]; please could you ensure the safety and continued existence of these magnificently ancient lime trees. Apart from their age and history, the spring/summer smell of the lime leaves/pollen continues to refresh the middle of Somers Town.
040	Chamberlain House resident	The proposal to sell off public park land for a private luxury flat development is philosophically wrong. The proposal to build a luxury flat development with zero integration into the local community is socially wrong. The idea to dwarf Somers Town and blight the skies with a 25 storey building is aesthetically wrong. The notion that 135 flats will have no cars is simply wrong. The resulting division of Somers Town into super rich and poor is offensive. Please rethink this repellent, offensive, ugly and environmentally destructive scheme.
041	Coopers Lane resident – submitted by TRA	Do not want imposing tall tower blocks built too high blocking out any precious sunlight, or too many people living in Coopers Lane, creating more noise, pollution and anti-social behaviour. Coopers Lane is a small community and it will become overpopulated and run down very soon if it's allowed to become overcrowded. Plus all the electrical appliances creating allergies and illnesses and lack of air. It's hard to breathe now.
042	Coopers Lane resident – submitted by TRA	I have lived in Somers Town for 40 years. I strongly resent this monstrous 25-storey block being built on our last bit of green space as I live very close to the green and it will seriously affect the sunshine that my flat receives during the daytime. I don't want it built here.
043	Coopers Lane resident – submitted by TRA	We do not want any tower block on this estate.
044	Coopers Lane resident – submitted by TRA	The Brill Place tower is ridiculously out of proportion with other buildings in the area. 25 floors is too high, and although the building itself is not ugly, it looks ugly because it does not 'fit'. It would look better on the other side of King's Cross or even on its side! Coopers Lane tenants hall is well used and well maintained as it is. It's a great acoustic space and knocking it down does not make sense. The rebuild with flats on top there may be issues with evening activities. Also it will cost more to maintain. The community garden will lose its sense of tranquillity in its new location, surrounded as it is by new homes, and all the hard work of the last

		few years establishing the garden will be undone. The 'link' between the two parks are over roads. Not the same as an actual park! Also serves to further cut off Coopers Lane.
045	Coopers Lane resident – submitted by TRA	Disappointed at the proposals. The design of the tower block looks good but is totally out of place on the green as our estate is low rise (max 4 floors) Leave the original footprint of the school and extend the houses along Charrington Street and possibly a new build on part of the school leaving room for future expansion if ever needed. The so-called re-provided green space is still a road and does not replace the established open green park and should be left as it is for the benefit of local people. To re-provide the hall/garden which is part of Coopers Lane is a slap in the face for all the voluntary hard work done over the years to keep the hall and garden well maintained. You are still not listening to the people.
046	Coopers Lane resident – submitted by TRA	This document is full of inaccuracies. You cannot replace mature trees with saplings. And talk about improving health. You can create enough housing by building above the school. Why has this never been offered as part of a consultation process leading to serious discussion? Views across open space will be destroyed for many residents. Many residents will suffer a huge impact from the position of the tower block. We NEVER said 'keep the Coopers Lane tenants hall <u>next</u> to the estate'. The Coopers Lane estate is a 6 acre estate which includes the green. The hall is already on the estate. When we said 'keep the community garden' you know very well we meant keep it as it is and the hall. You received a survey from Coopers Lane objecting overwhelmingly to the tower block, the desecration of the green and loss of present hall and garden. You have not listened to local residents and have shamefully pretended with this appalling document that you have. You are not improving anything.
047	Coopers Lane resident – submitted by TRA	My main concern is a tower block which for me is too tall and will not match the look of the area, for me it shouldn't be higher than 15 storeys. I'm also concerned about high rents, even for council flats, that this project can/might have impact on.
048	Coopers Lane resident – submitted by TRA	No to tower block.
049	Werrington St resident	These plans are good for the future of Somers Town and especially for children.
050	Churchway resident	Can you make sure the outdoor gym equipment is kept? I like the more expansive green and open area. Somers Town needs some changes to happen which are for the community and not just for the Crick or for HS2 etc, so these proposals are good.
051	Somers Town resident (From library)	I was worried about the housing and couldn't imagine how the tower would look. The model is very good and it looks good if it turns out like this. If it can be like the King's Cross development in quality then it will be a good addition to the area.
<b>Responses received from Edith Neville parents at school event (15)</b>		
EN1	parent	Good
EN2	parent	Happy with the design and outcome
EN3	parent	I like the idea of our new building and I hope it will be finished soon
EN4	Parent	Exciting. The devil is in the detail of the transition.
EN5	Parent	Looks good. Very happy.
EN6	Parent	It's very good. I'm happy to see your nice new building.
EN7	Parent	Same – very happy – good looking building.
EN8	Parent	I am happy with the model. Thank you



EN9	parent	Thank you – great work.
EN10	Parent	The school will look beautiful
EN11	Parent	I think the new building sounds brilliant. I like the idea of having airy corridors. Also outside space by classrooms sounds good.
EN12	Parent	Thank you for the new school
EN13	Parent	I think it is a good idea about the new building, it's looking really nice.
EN14	Parent	After the school has been built we hope that someone will look after the outside, as a caretaker.
EN15	Parent	Great design ! I like the open space area – green is good!
<b>Responses received online (17)</b>		
<b>Online ref</b>	<b>Origin of respondent</b>	<b>Comments</b>
OR1	Not stated	<p>The redevelopment proposal features a 25 storey tower block at Brill Place which will stand on the spot where the Somers Town teenager Richard N. Everitt was murdered in 1994. The site is currently marked by a memorial plaque &amp; bench. Richard was white &amp; he was knifed to death by a gang of Muslim youths who killed him purely because of the colour of his skin. His killers were defended by Doreen Lawrence's solicitor Imran Khan who has since established his legal practice in this constituency.</p> <p>Mr. Khan politicized the killing - he presented the racist killers as victims of racism. I believe that Mr. Khan and his associates conspired to bring about what we would now call a 'Rotherham' style miscarriage of justice – several members of the gang were given bail &amp; fled the country thereby avoiding justice. I hope that you will appreciate that this is a very sensitive matter &amp; I hope that you will be able to reassure me that the memorial to Richard will not 'disappear'.</p>
OR2	Resident in Somers Town	I am a local resident and strongly support the proposals. In particular, I support the mechanism of building and selling private housing to fund the improvements. This is for 2 reasons. Firstly, the improvements will be beneficial in and of themselves. Secondly, the building of new private housing for sale, including the large tower on Brill Place, will be very helpful to the area. It will make it more vibrant and will help to provide custom to more local businesses, thereby helping the area further.
OR3	Medburn St resident	I am disturbed by the plans to take away green space within the neighborhood in favor of housing. In particular, I am against the plans to take part of the Purchase Street park to build a 25 storey residential tower on Brill Place. 1) There is very little green space within Somers Town, to take a portion of this away is frankly unacceptable. Residents use the park constantly to walk dogs, play with their kids, etc. 2) A 25-storey tower is a completely different scale compared to anything else in the immediate neighbourhood. I am no architect, but surely it will stick out like a sore thumb. It will cast shadows in all kinds of directions. It just does not make sense.
OR4	Resident	I am disappointed with this proposal for the continued increase in the amount of new housing, its density, the height of the new buildings proposed, the reduction in the current green spaces and the lack of clarity as to how much of the new housing will be private. I am also disappointed with Camden's record of holding private property developers to their original proposals. Whilst this proposal does try to increase and connect the current green spaces, I feel that the building of so many tall buildings around the edges of the green spaces will make them feel dark and cramped meaning this proposal is on the whole a retrograde step and is fundamentally flawed. Please start again with less ambitious targets to increase the population density and avoid the prospect of vast amount of trophy properties, foreign owned and left vacant.
OR5	Resident	I am unhappy with this proposal because the area will become overcrowded and soulless, losing it's unique style and some of the proposed buildings are far too tall.
OR6 <i>Also</i>	Not stated	The existing houses in Charrington Street are listed. Adding the proposed three new buildings at the Polygon Road end (you have not yet provided details of the proposals for the other end of Charrington Street) would have a detrimental impact on the local area. Have English

submitted on form 037		<p>Heritage been asked about their views on this?</p> <p>The proposed buildings in plot 10 are much too tall and will cause loss of light for neighbouring houses. Furthermore, the designs shown are uninspiring and completely out of sync with existing Georgian and redbrick buildings.</p> <p>The proposed 24 storey (or are you planning it to be taller?) block would be completely out of place in the local area. You claim that the designs have been modified to minimise its impact. Unless you have managed to find a way to make it invisible, it WILL have a significant impact, whether you or the local community like it or not. All the buildings in the vicinity are low-rise. It will loom over everything and cast long shadows across an extensive area. Also, unless you propose to make it mainly affordable or social housing, it will turn into a socially EXCLUSIVE enclave for the well-to-do that towers over everyone else. How many of these flats are you and the developer proposing to guarantee will be affordable/social housing? How many do you expect to be 'ghost apartments', used just as assets to be bought and sold like shares rather than actually lived in? Will you roll over as soon as the developer comes back to you after only a few months, claiming poverty and demanding that the agreed percentage of affordable homes in the block be lowered (eg with the Kings Cross and Mount Pleasant developments)? The enormous Kings Cross redevelopment is seeing high rise apartment blocks built there. An extra one in that area would have been suitable, but not in Somers Town.</p>
OR7	Not stated	<p>I cannot see any provision for bicycles in the plans. If there are no cycle lanes then cyclist will just use the pavement. I certainly shall.</p> <p>I am concerned about the height of the new building in Brill Place. The Crick building is already an oppressive presence when viewed from the park. More buildings would make it worse.</p> <p>The 9 and 6 storey buildings on Charrington Street are totally out of keeping with the rest of the street. It's a conservation area, so conserve it!</p>
OR8	Not stated	<p>Somerstown is already a dense area for housing. If more homes are needed in Camden there are other areas with more space to look at. A huge amount of new housing is already being built as part of the redevelopment of the Kings Cross railway lands. Do we need even more near this already congested area?</p> <p>I do not see why improvements to Somerstown need to be funded entirely by developments in the same locality. The borough has several much wealthier areas. The grouping of the old small London boroughs into the present 30 or so large boroughs should allow and encourage transfers from richer to poorer parts of the borough.</p> <p>Why deprive the people in an already deprived area of its remaining large park? I'm shocked that it is a Labour council that is proposing this.</p> <p>Adding little bits of green space here and there is no compensation for losing a large chunk of green space to several enormous buildings which will completely overshadow the nearby housing and the small amount of remaining parkland.</p> <p>The proposed developments also result in cutting down several mature trees. These trees help reduce the effects of the pollution in the area, eg from the St Pancras taxi rank and the Euston road. New saplings do not have the same effect.</p> <p>I also do not see why its excluded to build some housing over the new school. I recently discovered the Bridge School in nearby Islington which has housing over the top of a new school. If its possible in Islington it should be possible also in Camden.</p>
OR9	Charrington St resident	<p>1. I am a resident of Charrington Street. I am concerned that the proposed 9-storey block at the south end of Charrington Street is too tall. It will overshadow and change the character of our low-rise conservation area. So will the 25-storey tower on Brill Place, which will rise much higher than the Francis Crick Institute. You are building so high and so densely because you are trying to extract more social benefit from the neighbourhood than it can reasonably bear. It's great to have a new primary school built for free and have more social housing for free. But to finance all this by building such a large number of homes for sale will put too much pressure on the resident community. Please be less ambitious.</p>

		<p>2. Residents of Charrington Street were also invited recently to a consultation about another development at the north end of our street and on Crowndale Road, including a tower block that will also overlook Charrington Street. If both schemes go ahead, we will be sandwiched between two housing developments. It is not transparent or fair to proceed separately with two consultations, presenting each scheme in isolation without considering the joint impact that would be made on our community if both were to go ahead - perhaps simultaneously. The street has only recently had some tranquillity restored after the disruption of the redevelopment of Regent High School. Please give us some respite.</p> <p>3. We need to know more about the disruption anticipated during these developments, including builders vehicles, and about measures to protect the safety and accessibility of our neighbourhood. Are there implications for the continued availability of our residents parking? Please give us more information.</p>
OR10	Resident (Also sent by email)	<p>Please note my response to your consultation as follows</p> <p>Negative: more construction traffic, less green space, more housing in an area where green space is lacking.</p> <p>Positive: Linking green spaces, although this could be done without any/so much new building.</p> <p>I object to the current proposals because:</p> <p>1. They are far more extensive than is necessary to re-provide Edith Neville School (ENS) as a one form entry primary. St Mary and St Pancras one form entry primary school was re-provided with three storeys of student flats above the school. I have had children at the school for twelve years, including the rebuilding period, and see no reason why the same strategy should not be adopted at ENS. I have been told that this is to allow for future expansion, but this could be built in at lower levels and used for other community purposes until / if needed.</p> <p>2. No figures have been provided. I would like:</p> <p>a. To know what number of private &amp; affordable homes are needed to finance the rebuilding of Edith Neville School only;</p> <p>b. A breakdown of the quantity of public open space gained and lost in the categories of: vehicle accessed street; other public hard landscape; fenced play areas; other publicly accessible soft landscape.</p> <p>c. To have scaled plans, elevations and sections of the proposals: None have been provided, so that residents have no real understanding of what is planned.</p> <p>3. Policy D2.9 of the LDF says: 'the appropriate density will also depend on accessibility, the character and built form of the surroundings, and protecting the amenity of occupiers and neighbours'. The current proposals do not demonstrate an appropriate response to the character and built form of the surroundings. The plan forms do not appear to relate to any existing buildings around them, and no elevational detail is given. This negative impact is particularly true of the proposed tower on Brill Place, which is completely alien to its surroundings. In addition it will have:</p> <ul style="list-style-type: none"> <li>• a huge adverse impact on Cooper's Lane, including on their amenity in terms of daylight</li> <li>• a larger footprint than is shown in the consultation plan</li> <li>• associated parking, at least for wheelchair users and visitors, not shown in the proposals</li> </ul> <p>We have been told that the current version is the least worst option in terms of impact so far, but there is no evidence that this building is necessary at all - see 2a above.</p> <p>I have been told that 'there are no plans' to reopen the vehicle access between Brill Place and Ossulston Street. It is essential to the character of Somers Town that this should not happen, and the Council should confirm that it will not be opened up.</p>
OR11	Resident (Also sent by email)	<p>The proposal for a 25-storey tower block on Purchase Street Open Space is a terrible one. It will overshadow the surrounding housing and what is left of the park. It will destroy mature trees and completely change the nature of the area for the worse. It in no way meets the key objective of improving the quality of public open space. Even if there is no overall loss of public open space, this has been achieved by adding together little</p>

		<p>pockets and strips of land that have been cut up by additional housing.</p> <p>The key objective of building more homes to address overcrowding has not been met. The tower block is all for private sale and will be unaffordable to anyone currently living in the area. 136 units of new housing are planned with only 10 units of affordable (how affordable?) housing. This means overcrowding will not be eased and in fact there will be additional pressure on local schools, GP surgeries, etc. The 6- and 9-storey buildings that flank the school will tower above everything else in central Somers Town, overshadowing the parks and gardens. This scheme is a massive overdevelopment of central Somers Town that is in my view being imposed on the residents.</p>
OR12	Coopers Lane estate resident	<p>New housing on top of community hall will further reduce the light and view of sky to my property, it's already been affected by the Crick, this would make it worse. We do not need more homes overlooking our home!</p> <p>The percentage of "affordable" housing is appalling, less than 10%. I think it needs to be made clear exactly what the intended percentage of social, affordable and private housing is being proposed. All of this seems to be simply to fund the school, not to help the community as a whole, certainly not Coopers Lane residents. There are already enough street lights on my part of the estate, too many.</p> <p>A new football pitch means even more noise. This estate is quiet, but these proposals will make it noisier and busier.</p> <p>The current green spaces are peaceful-anyone can use them. Encouraging more people to use them, and having more activities there will just make it busier, and take away the pleasant quiet nature that we are currently able to enjoy. With all the building works going on around us, it's been a haven, and this proposal seems to want to take that away.</p> <p>What hours would the construction take place? It will create a LOT of dust and noise disruption. The proposals don't seem to acknowledge that or reassure that these issues are being taken into consideration.</p> <p>If this is about improving life for the local community, then why not add a clause with the private developers that any privately owned accommodation should be prioritised for existing workers/residents of Camden, who already have a stake in the community?</p>
OR13	Somers Town resident (provided anonymously)	<p>The proposed 25 and 9 storey buildings completely change the character of the neighbourhood. There will be issues of overshadowing.</p> <p>The corner of the school to be added as green space is too small and does not replace what has been lost. The area has only two small parks that residents can use for recreation, both parks will be severely reduced in size and cut through with access roads.</p> <p>The area is already densely populated; this little space for the existing community by squeezing in another 136 households will put even more strain on the few open spaces that are left. To squeeze in 136 units and only to provide 10 affordable units is a bad deal for the community.</p> <p>The new plan shows that the school playground will be reduced in size. The area won could easily be used to build housing that would finance the reconstruction of the school. The whole destruction of the two parks would then be completely unnecessary.</p>
OR14	Not stated	<p>I strongly oppose aspects of this development - the high rise tower would be my biggest objection - it is far too big and not in keeping with anything in the area, it also changes completely the feel of the park on purchase street. It will no longer be a park it will be a garden/entrance way / grounds for all the buildings you wish to put on there. you say that no green space will be lost but you are not addressing the fact that so many more new people will be living in the area hence these quiet pockets will no longer exist. For many tenants and their children this is the only green space they have to run around. your scheme the park around both sites are not true as they are now - they will be over looked walk thru places.</p> <p>you are reclaiming current pavement space to compensate the building work you propose.</p> <p>you say you need to build to pay for the school rebuild - all of your building is way above and beyond the cost of the school - I don't understand why you have taken this opportunity to just cram in as much as possible without looking at the bigger picture of Somerstown - there are so many sites where the buildings could be redeveloped - bad designs which could be knocked down and rebuilt bigger and better without losing green</p>

		<p>space. I feel it is the easy option you have gone for here - and once these spaces are gone we will not be able to get them back. so in conclusion - the smaller buildings you have suggested should be enough to pay for the school and no to the tower.</p> <p>I have also recently found out about proposals to build more on a football pitch at the end of Chalton st by the Regents high theatre. how many other projects like this are in the pipeline ? you seem to dismiss them as not being part of this plan but they should all be included - this effects so much of the community</p>
OR15	Not stated	<p>The planned 25+ storey tower block on Purchase Street park is not suitable for such a small open space - it would take over this small park in terms of light and leisure space. We have done picnics there in the past for example and this would not be possible anymore in shadows whilst overlooked by a high building! Whatever happens, it really has to be lower than the Crick so it blends in more smoothly with the rest of the low rise buildings of the area.</p>
OR16	Not stated	<p>The minimal amount of rebuilding needed to finance Edith Neville is all that should be carried out in the CIP area. As is the case at Netley and the new school at Kings Cross, this should be carried out at the Edith Neville campus. If there is a need for the school to expand upwards at a later date, why not incorporate a covered playground above the school, with flats above. This playground could then be converted into another floor of school in future years if required. Building on green public open space in an area like Somers Town is irresponsible and ought to be illegal. To take the example one step further, why not build on Regent's Park, or Hampstead Heath if there is a housing crisis? Because it would be an act of vandalism! Public open space should remain as such for future generations to benefit from. These green spaces provide cleaner air, space for children and adults of all ages to exercise and enjoy. Somers Town has some of the worst health issues in the London Borough of Camden, and what is being proposed is a Rachman- like private sector gross overdevelopment. This is not for the benefit of Somers Town residents. I have absolutely no doubt that a scheme such as this would never have been proposed in Hampstead or Primrose Hill, where an intellectual and wealthy population would have risen up against the Council, published letters, etc in the local and national press. Perhaps the LBC Cabinet need reminding that they are a Labour local authority. Officers and councillors have a duty to respect the views of a predominately working class and ethnic population and should be protecting them from this appalling overdevelopment in the two tiny green areas available.</p>
OR17	Resident	<p>Although we are desperate for new housing in Somers town, the tower with 25 storeys will just not fit with the area and seems out of place.</p>
OR18	Resident	<p>Somers town is a small area which is already heavily populated with several large buildings and schools. There is no real space for the kind of plans put forward in this proposal. They would result in an already overcrowded and oppressive environment becoming much worse. Clearly, Edith Neville school needs rebuilding. However, I fail to see why this requires the need to erect so many other buildings in order to finance it. Somers town residents will experience a reduced standard of living if these unfair proposals go ahead.</p>
<b>Emailed comments (3)</b>		

E1		<p>Have you guys thought of how the vast number of huge lorries required to build all this are going to get into the estate...? This will be a massive problem for the drivers and for the local community... Chenies Place and Brill Place will be blocked all the time... This is linked to my reason for emailing you...</p> <p><b>My main concern with the proposed scheme is the lack of thought given to vehicular access</b> particularly Emergency Services given the vast increase in population/flats/homes in the area... If Chenies Place remains the main and maybe only in/out road it is crazy... If this is the case parking should be limited to one side at all times (night, day and weekend) to allow access to Emergence Vehicles... The other day a resident parked badly and the width remaining only allowed cars to pass... I know there is a fire (locked) entrance in Goldington Crescent but since the insane new road narrowing in Pancras Road this option is greatly hampered by the restricted traffic flow and constant jams and traffic slowing with no room to pass at the junction with Royal College Street... Pancras Road is now way to narrow to facilitate an emergency route into Somers Town... Increasing the population by building the large number of new flats will increase the risk and need for Emergency Services but decrease the access time in an emergency... I think this is crazy and very, very dangerous... Access has to be considered more than it appears from the proposals... Anyone who drives in this area will tell you at times it can be gridlock and trying to get an Ambulance or Fire Engine through would be very hard...There is now no room to pull over to allow them to pass...</p> <p><b>The other problem is cycles...</b> You appear to be creating a criss cross free for all for cyclists... I know you say they should keep to the cycle routes but this does not happen daily now, so giving them more options will endanger pedestrians and more importantly children who will have more room to play and be making their way to and from the new school in the rush hour when there are more cyclist... Again, crazy expecting cyclists to obey the rules as they don't now... I am against quite a few other suggestions but understand your need to find more homes in the area due to the HS2 rail works... Please can you reassure me that access will be a priority... The recent proposals leaflet with the 'you said' and 'in this proposal' sections appear to be a license for Camden to ignore what has been said by residents. You appear to be saying 'this is what we are going to do' rather than 'we have listened and agree with some of your suggestions and comments... Judging by the road redevelopment in Pancras Road, the consultation process is a waste of time...The new road layout/bus stops and pedestrian crossings have been crammed into such a tight space that this area has become very dangerous for cyclists and pedestrians... Comments were ignored, and the road narrowed, thus making a major bus and lorry delivery route so narrow there is more traffic congestion and more danger with less access for Emergency vehicles...</p>
E2	Somers Town arts organisation	<p>Dear sir/ madam,</p> <p>I have seen the new CIP plans for Somers Town and would like to know:</p> <ol style="list-style-type: none"> <li>1.Where is the social housing? Affordable in central London is in fact not affordable for average wages. How will such housing be provided?</li> <li>2. What are the dimensions of the new open space compared to that of what we currently have? Please give exact measurements.</li> <li>3.is the open space green? i.e. grass /trees and plants or is this simply open?</li> <li>4. how is the loss of the mature trees (in Purchase street open space) with their pollution counteracting properties to be replaced by the equivalent? Since new trees do not offer the same protection.</li> <li>5. Why is there a new community hub when Somers town has several already TRA halls as well as the STCA and a new living centre at the Crick?</li> <li>6. The diagram appears to show greater new building density - is this actually more housing than the previous plans In the summer?</li> </ol>

<b>E3</b>		<p>I would like to object to the Central Somers Town proposals on the following grounds.</p> <p>The design, size and height of the proposed 6, 9 and 25+ storey tower blocks is not in keeping with the current 4 and 5 storey buildings in the area, many of which are of historic significance. Where the proposed buildings are currently located will affect the privacy of residents and tenants and will contribute to a considerable loss of light to many homes. The impact of noise from plant equipment and construction vehicles will cause extreme distress, inconvenience and disruption to those living adjacent to the works and also to those in the wider area. The impact of the new development will put an enormous strain on an already densely populated community and its overstretched services.</p> <p>The introduction of a new open space will add an extra 'no go' area at night to the neighbourhood which is a safety issue.</p> <p>The proposed 136+ dwellings and their subsequent parking needs will add congestion to the area and affect parking facilities and road safety.</p>
<b>Phone call comments</b>		
Phone1	Charrington St resident	I live in a ground floor flat close to the end of the terrace. I have a serious disability and medical condition. If you are building on to the terrace I will not be able to stand the noise and dust. [request to move]
Phone2	Business owner Somers Town	When is this going to happen? More footfall in the area will be a definite benefit, so pleased with the proposals. Please don't block off the ways through Somers Town during building works as this will impact on passing trade and on the busy 'vibe'
Phone3	HA tenant, Somers Town	Will some of the new units be Housing Association flats? Can we apply through Origin Housing? Keen to see more newly built housing in the local area and would like to be able to apply for a move (overcrowded)

Tone	<b>Totals 89</b>	<b>%</b>
+ve	48	54%
Neutral/q	8	9%
-ve	32	37%

## Objections received outside the consultation process

### Letter from Charrington St residents published CNJ 8 Oct

While we welcome the proposal so that Edith Neville primary school can be redeveloped, the height of the proposed nine-storey buildings on plot 10 are totally inappropriate and should be restricted to four storeys, equal to the maximum height of surrounding buildings.

This area is of historical significance with many listed buildings and it would set a precedent and many more tower blocks could then be given the green light in future.

The loss of light would be considerable and privacy of neighbours compromised. Noise would also be a major concern.

Lowering the height of these buildings could be achieved by building this additional housing on top of the school (the primary beneficiary of the proposed development); an option that has been excluded from the proposal by the council, despite strong local support.

**21 signatories , Charrington Street, NW1**

### Petition to Camden Council concerning the CIP in the Purchase St green area

We the undersigned live, work or study in Somers Town and environs and would like to register our opposition to the proposed Community Investment Programme (CIP) development centred around the Edith Neville School rebuilding project and the proposed developments in the immediate area.

We request that Camden Council implement a minimum impact development to achieve the project's original aim of rebuilding the school. This would avoid unnecessary over-development such as the twenty-six or more storey tower block and the many units of high-value market housing. Very little social or affordable housing has been included in the scheme.

The current CIP project is out of keeping with the area and such a grandiose and intrusive scheme is neither needed to replace the school nor wanted by the people of Somers Town.

**700+ signatories**

## Forms received after the consultation closing date 9 Oct (4)

Form no	origin	Comment
052	Brook House Cranleigh St resident	(sent over 2 forms)  Reject the 25 storey tower. It has no place in low-rise central Somers Town with only one building over 6 storeys high – it is totally out of keeping architecturally with central Somers Town which is already overshadowed by the giant Crick Institute. The tower block is proposed to be built on open space and must be rejected for that reason – open space is vital in this area – which is built up and congested. There is NO truly affordable housing in the tower for local people – average earnings are below £25K in Somers Town. For these reasons reject the



		<p>tower.</p> <p><b>MORE TREES NOT TOWERS</b></p> <p>A nine storey tower in the centre of Somers Town is totally disproportionate to other buildings around it and is therefore out of place and not in keeping with the vast majority of buildings in Somers Town. We already have the Crick Institute towering over us – please reconsider and reduce the tower to 6 storeys which would be more balanced and comparable to the rest of Somers Towns’ architecture.</p>
053	Chalton House resident	The height of the buildings is totally unacceptable. 25 storeys is too high for this area – How could this tower possibly ‘retain views’ It is bad enough to have 14 floors at Crick Institute. Any more than this ruins our area
054	Coopers Lane resident	The trees supply us with oxygen. The tower block will overshadow our view and also the ground is lopsided. Too overcrowded too much noise, enough with Crick and St Pancras. It is not done for residents but for capital gain.
055	Resident NW1 1QR	I feel there should be a centre for epilepsy people where they can meet in Camden. They haven’t got anything like that around here and SomersTown. It would help a lot for those type of people. They have everything else here for kids, adults, animals etc but not this. It’s very important for these type of people that need to mix with their own to understand being like this. That’s for starters, if you don’t ask you don’t get in this world today. They should do coffee morning for this, it would make these people feel good and happy for themselves.

## Analysis of updated totals

Tone	<b>Totals 93</b>	<b>%</b>
+ve	48	52%
Neutral/q	9	10%
-ve	35	38%