



**Plender Street and Camden
Street Redevelopment
Project**
Open Space Management Plan

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Open Space Management Plan

Site Location and surroundings

See the attached Site Plan for visual reference.

The new open space which is part of the Plender Street development is a long rectangular shape of land centrally located between; the Plender Street development of Block A and Block B (Brayshaw Apartments), Bayham Place Estate, the Camden Town Sports Pitches and the Richard Cobden School playground.

It resides to the west of the Camden Town Sports Pitches, and to the east of Bayham Place, the new Plender Street Blocks are situated above, and the Richard Cobden school playground is situated below.

The new open space will be divided between Bayham Place Estate and the St Pancras Community Centre (SPCA). The north (top) area of land will be managed by the SPCA and the lower half will be managed by Bayham Place Estate.

History

This area of land previously housed the former Bayham Place garages which were demolished to allow for the construction of new public open space. A section of the current Richard Cobden playground previously used as the school nursery playground has also been added to this strip of new amenity space.

Proposed Development

Area to be managed by the SPCA (shaded blue on the site plan).

Area to be managed by Bayham Place Estate (shaded red on the site plan).

SPCA Open Space (Shaded Blue)

The space allocated to the SPCA is surrounded by a 4m high ball stop fence. The space consist of planting along the perimeters, 3 outdoor table tennis tables, a covered bike shelter and a small young children's play area.

There is also a private nursery play area surrounded by a 2.4m high closed boarded fence with a pedestrian gate (allowing access to the wider open space). This gate will have a key lock. This space is for sole use by the under 5's centre. This space will not be open to users of the community centre unless permission is provided by the under 5's centre.

Operation and use by members of the public

The open space will have controlled access managed by the SPCA.

Access to the space is from Plender Street. The gate will be controlled by a fob and key lock mechanism which the SPCA will manage. There is CCTV located on the gate to ensure the SPCA are able to control access to this space and manage it accordingly.

There is another access gate via the under 5's centre, however it is anticipated that this access will be restricted to the sole use of the under 5's centre, due to safeguarding purposes.

The space allocated to the SPCA will be a public space for users of the community centre.

Opening hours

The new open space will be open for use between the hours of 9.00 am to 21.00 pm/ or dusk.

Management and maintenance

The SPCA is responsible for the upkeep and maintenance of the new open space (shaded blue).

It is proposed that the upkeep for planting would be managed by volunteers of the community centre.

The children's play equipment will need an annual play safety inspection which the SPCA will need to organise and fund. The anticipated cost for this is £500 + VAT.

Bayham Place Estate Open Space (Shaded red)

The space allocated to Bayham Place Estate is enclosed by a 4m ball stop fence along the boundary with the sports pitches. The boundary with Bayham Estate is enclosed by a 2.2 m fence.

The open space has provision for 4 or 5 raised planter beds to serve as a community garden/ growing area. The low level fence line has ground level planting and shrubs.

Operation and use by members of the public

Access is restricted to the opening hours of this space. The Bayham Place premises manager and the Tenants Residents Association are the key holders and will manage the operation and opening hours.

Opening hours

The Bayham Place open space will be open between the hours of 9:00am and 21:00/ or dusk

Management and maintenance

The Bayham Place premises manager and the Tenants Residents Association will be responsible for the upkeep and maintenance of the new open space.