



towards
CCCU ASSET BUILDINGS

TOM YOUNG ARCHITECTS
ON BEHALF OF **CCCU**



towards a CCCU ASSET BUILDING

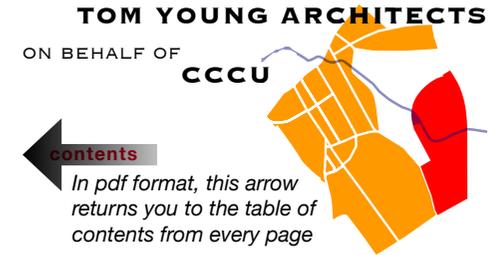


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Lucy Bingham
Gillian Hall
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Dave Walters
John Cowley
Neil Johnston
Frances Eley
Daniel Keech
Nick Wheeler
Miranda Martin
Rick Levene
Roger Robinson
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Camley Apex site

READING

reading

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INTRODUCTION

sheet A

terms of reference

This report was commissioned by the Central Camden Community Umbrella. It grew out of an abortive attempt to house the CCCU team in a basement space under Crowndale Court. The sense emerged then (2002) that the kinds of spaces community organisations work in are often poor, that tolerating bad conditions ought not to continue. Interest was thus aroused in new-build space. A sense of its possibility has been heightened by the assumption that some funds can be obtained from the developers of the Kings Cross Railway Lands.

Any new space to house the CCCU team or its successors (post-SRB) must, it is assumed, help sustain the organisation.

A first step towards making this possible is to identify sites where such development is possible. This report therefore identifies sites where this could be possible. For the most part these sites are not currently recognised

as development sites. The future of these sites ought to be an issue for consideration by the CCCU and local people in anycase.

The report includes five specific development proposals for five separate sites. The sites are local authority owned.

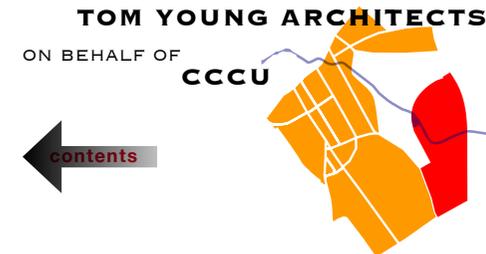
It would be beyond the scope of this report to show schemes for all the sites identified so Camden-owned sites have been picked out from the rest on the basis that there is an existing working relationship between Camden and the CCCU. The proposals outline mix of uses, building mass along with floor plans. 3-D views of the layouts are provided. The plans gives the opportunity to the CCCU and partner organisations such as housing providers, the primary healthcare trust, Camden departments and the business sector an opportunity to think about the occupation of the sites in some detail.

The report includes a fairly extensive section

dealing with the existing character of the CCCU area as a piece of the city. The aim of this section is to offer a framework for putting forward some strategic improvement goals. These can then be used to think about how a new building for the community might contribute to significant overall improvement to the area.

Thirty interviews with a variety of people were conducted. The interviewees are not only CCCU members but people with experience of managing community buildings and making the organisations within them sustainable.

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The report contains the following sections:

- 1 INTRODUCTION
contents, terms of reference
- 2 SCHEME PROPOSALS
five building development proposals for sites within CCCU area including outline development costs
- 3 URBAN FRAMEWORK
CCCU area analysis as framework for thinking about urban improvement and how possible building development could support strategic improvement goals
- 4 INTERVIEWS
account of 30 interviews
- 5 SITE-LIST
list of developable sites in CCCU area

INTRODUCTION

sheet B

context for change

The city area covered by CCCU has been subject to abrupt change since urbanisation in the 19th Century. Kings Cross, St Pancras and Euston Stations, the railway lands and cuttings, the canal, the erasure of Agar Town and emergence of Regents Park are evidence of the tremendous forces acting on the area. It is an area of very large public and private freeholdings where very large projects are undertaken, including the municipalisation of housing.

After years of decay, the Kings Cross Railway Lands are being prepared for re-development. Infrastructure for new rail connectivity is going in as this report is written

Local people worry about the disturbance the Kings cross redevelopment is causing. Work on the huge British Library project only recently finished after 20 years. The CCCU is an extraordinary part of London. Supporting the interests of the less-advantaged in this

arena of very powerful actors is a CCCU objective. How CCCU can build up constructive, well-organised community activity as an enriching feature of daily life in the area in a context set by very large-scale commercial development is a central question.

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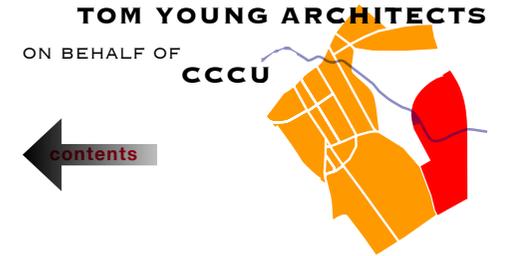


figure B:1 The Study Area

INTRODUCTION

sheet C

no agreement yet

“Since the invention of the city as an architectural concept in the 15th Century, history has constantly shown that the city owes less and less to design; but rather that it evolves as the result of the programmatic and economic forces on certain areas, of forces which nothing - let alone aesthetic or humanist principles - can withstand”

Jean Nouvel, lecture, 1992 at The Pompidou Centre

A new building for “capacity building” within the CCCU can be seen within a wider context than negotiations about the management of existing tenants halls. A wider view is that a new building is part of improvement of the overall city.

If a new building is to become an “community asset” and by generating income pay for community work, it will have a different relationship to the larger public using the area than if it was solely supporting small community groups in the deprived parts of the CCCU area.

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Another factor is capital funding for the project: if it comes from the Kings Cross developers through a 106 agreement then it may not be appropriate that a body like the CCCU is the main beneficiary unless very wide public benefit flows from the allocation. A new CCCU building is a controversial concept even before a penny of development cash has be allocated towards it. Expenditure is political and there are worries about duplication of existing services and erosion of existing budgets. The latter is of particular concern to the existing community centres in the area.

In some quarters, the better use of community halls is seen as a direct response to the CCCU agenda whereas a new building is not. This discounts the role of an asset building and the issue of how 106 monies might be allocated. It also does not recognise the impact that significant new public buildings can have on the overall public appeal of an area.

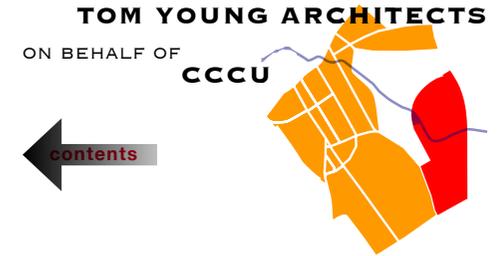


figure C:1 Community Centres



SCHEMES

SCHEMES

sheet 1

LBC-owned sites

Building development proposals on sites chosen for their ownership by the State are shown in this section.

None of the sites appears to be subject to a current planning application. However, at least one - the Ampthill Estate - is subject to an options appraisal.

Each site presents different conditions, as variegated as the urban conditions surrounding the existing centres which are shown on this page.

We have worked with the potential of the sites to define a building potential which in all the cases has not been explored hitherto. The schemes are suggestive of different kinds of occupancy.

All the schemes contain space for the CCCU office and administrative functions. One of the five schemes shown has no other functions:

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it is also the cheapest and simplest to deliver. The rest contain mixes of uses with spaces for community groups, GP practices, shops, community enterprise and start-up units, and social housing.

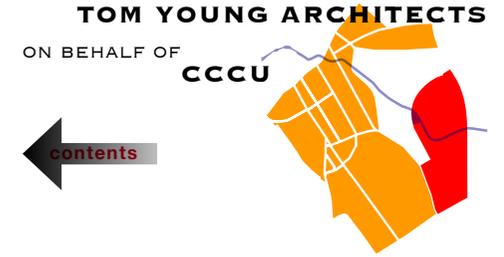
Whilst these schemes show scope for significant development on sites within the CCCU area, none can fulfill everyone's ambitions. It may be then that more than one site development can offer a more complete answer to community development and the provision of community facilities than a single site development.

Each site's development could contribute to CCCU activity and goals in different ways because each site has particular constraints and opportunities associated with it. Development on all the sites is likely to promote CCCU work very considerably. Such wholesale development is inconceivable without complete transformation of the

CCCU as a community organisation. The development proposals shown imply partnerships with housing providers, businesses, the local primary healthcare trust and of course Camden itself.

Careful consideration of what property interests the CCCU can or could manage in the future is necessary and may in fact be going on.

Organisations such as the Coin Street Trust and Hackney Co-operative Developments have demonstrated how area-based community organisations can manage



property development. The CCCU might become such an organisation capable of managing development and operation of several properties at once.



figure 1:2 Charlie Ratchford Centre



figure 1:1 Paddington Development Trust



figure 1:3 St Hilda's Centre, Bethnal Green

SCHEMES

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Charrington Street

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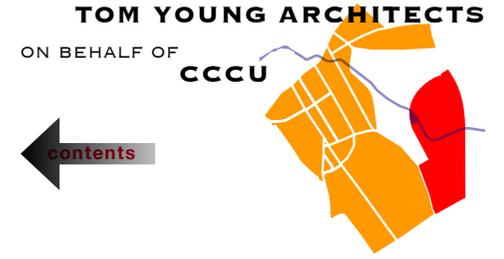


figure 2:1 Charrington Street site

This Charrington Street site represents a kind of “cleared site” ripe for immediate development. Proximity to Crowndale House means that development over several storeys is inappropriate. The site is left-over urban space. By any reckoning, it is an unresolved part of the CCCU area which invites crisper treatment. The scheme set out here responds not only by its modest bulk but also by improving the condition of the existing alleyway alongside it. This alleyway is a link in the chain of east-west pedestrian routes in the area.

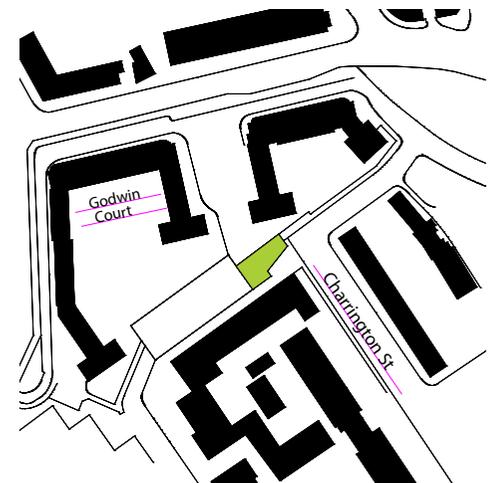


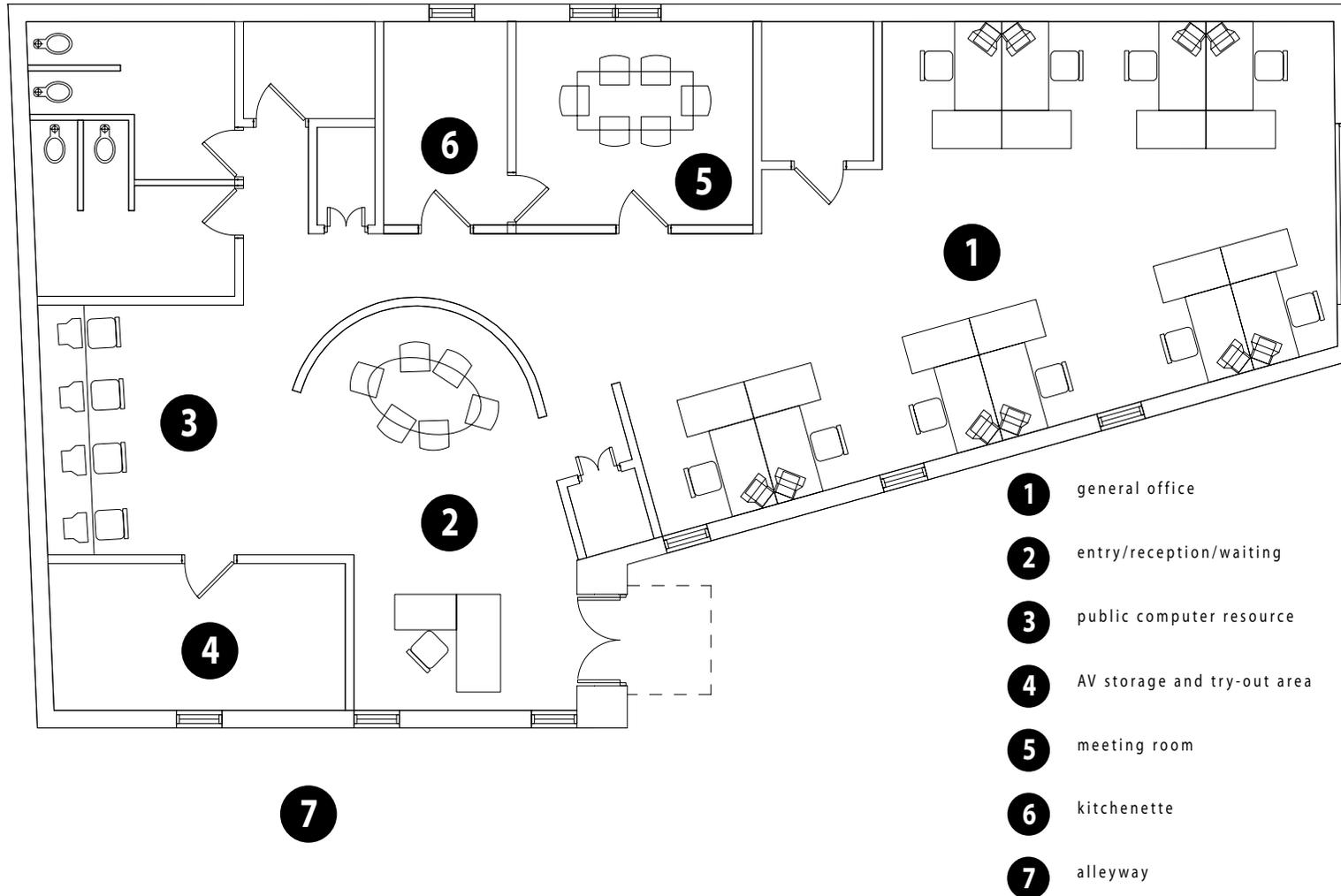
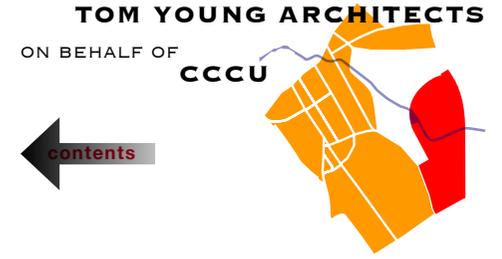
figure 2:2 Location map

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Charrington Street

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The scheme shown for CCCU offices follows a simple brief provided by Lucy Bingham, former CCCU manager.

This sort of building could be occupied by a business. It has potential as a SME office base given the approximately Central London location and nearby transport centres. The proposal realises a hidden asset in the CCCU environment which will be attractive to the voluntary and private sectors alike.

Sharing computers and other facilities would allow start-up community groups to use the CCCU office. Computers are provided for public use in anycase.

Although this building does not offer much opportunity for income generation, its capital value is likely to increase. It could therefore be viewed as a community asset. It is moreover relatively easy to deliver.

figure 3:1 Proposed plan

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Charrington Street

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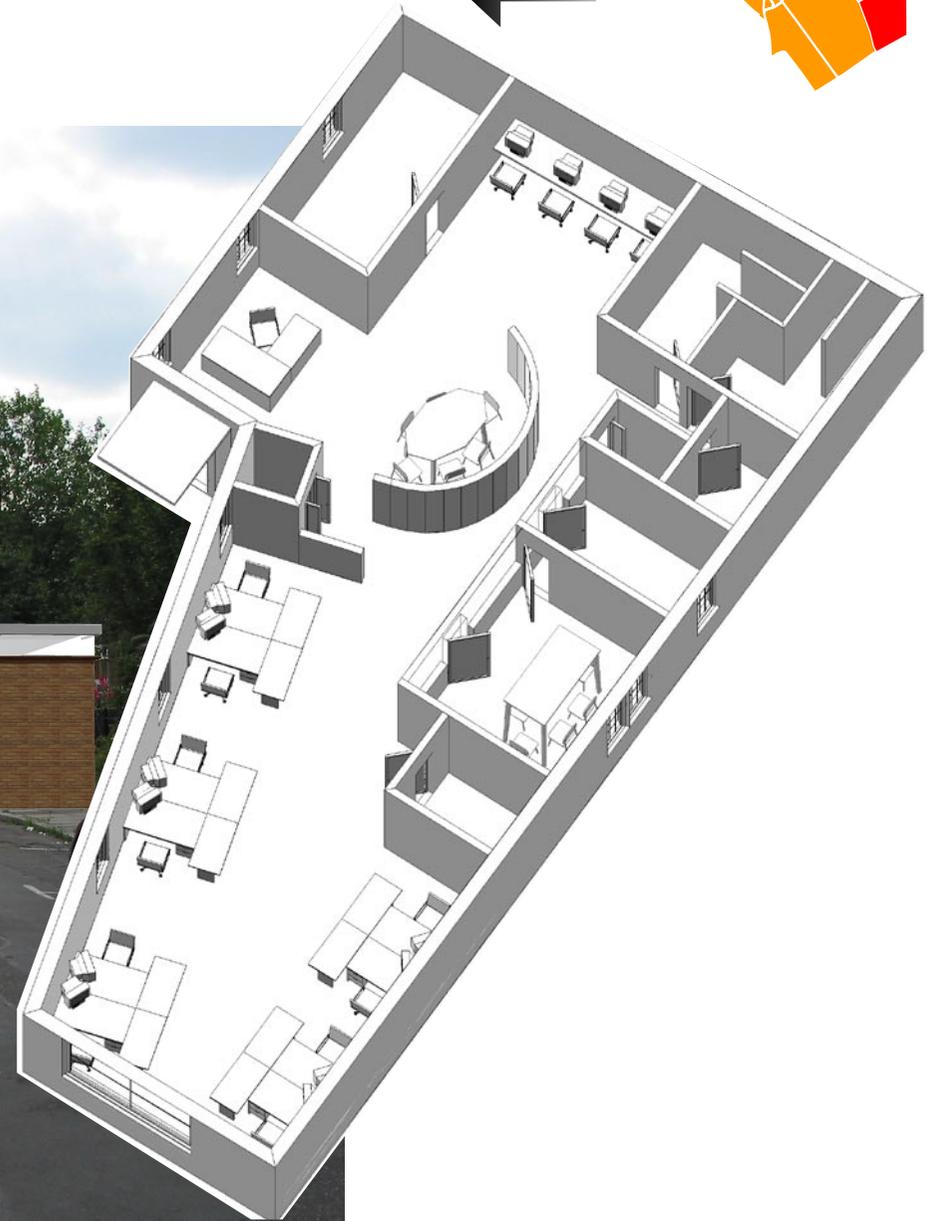


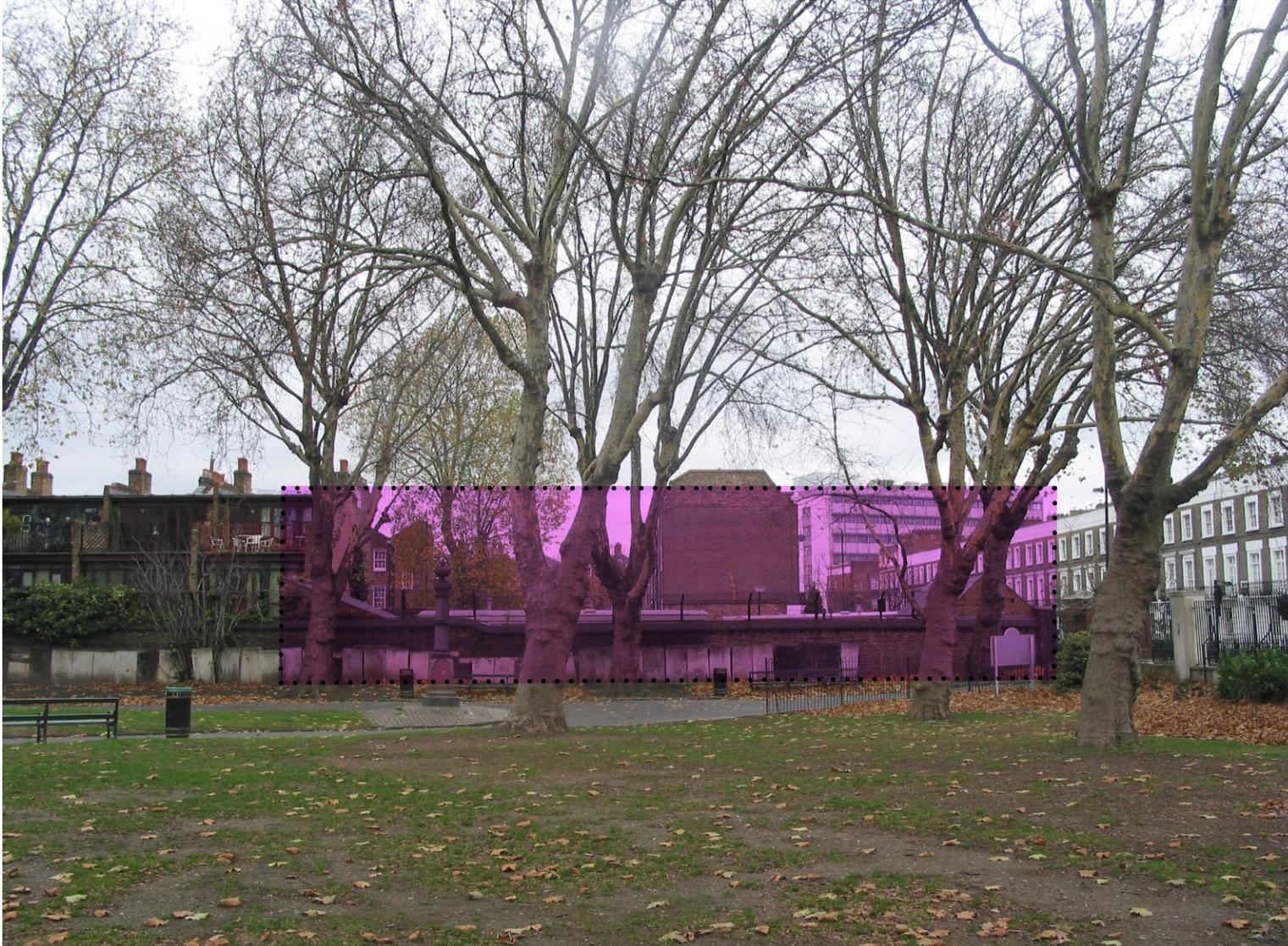
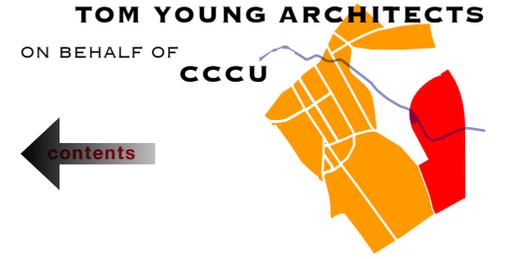
figure 4:l Montage

SCHEMES

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St Martins Gardens

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The St Martins travellers site is next to St Martins Gardens. This strength is the basis for the proposal for developing the site shown here.

There are existing community offices on Carol Street on the other side of the site which suggests complementary development of new offices may held strengthen this part of the CCCU area for community purposes.

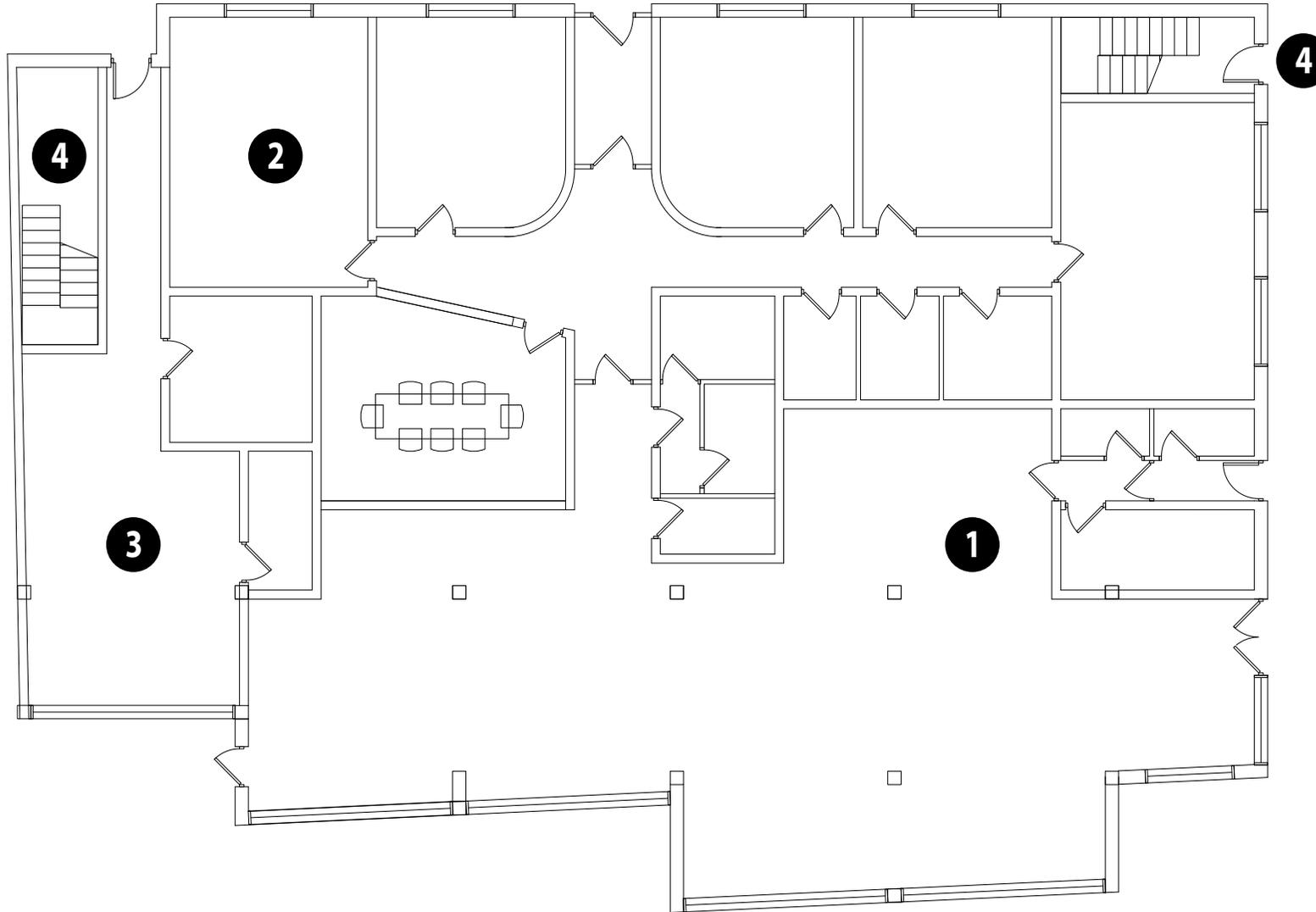
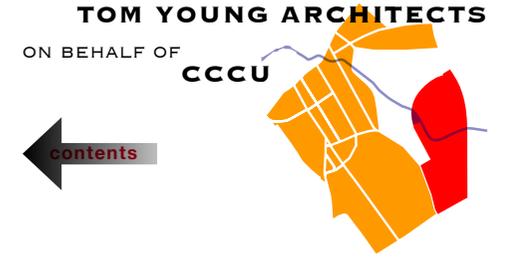
figure 5:1 St Martins Travellers site

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St Martins Gardens

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The St Martins travellers site can be developed as a useful community space. The scheme opposite includes community businesses in the form of a garden café and creche. Office units for community groups or start-up businesses form an independent suite of rooms which is connected to the café.

The café space is devised so it can be divided up to be used for events such as seminars.

The upper parts of the development could be housing, and costed in this scheme as such. Ten two-bed flats are factored in.

- 1** café, managed as community enterprise
- 2** business unit or community group office
- 3** creche or SureStart
- 4** access to social housing above

figure 6:1 Proposed plan

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St Martins Gardens

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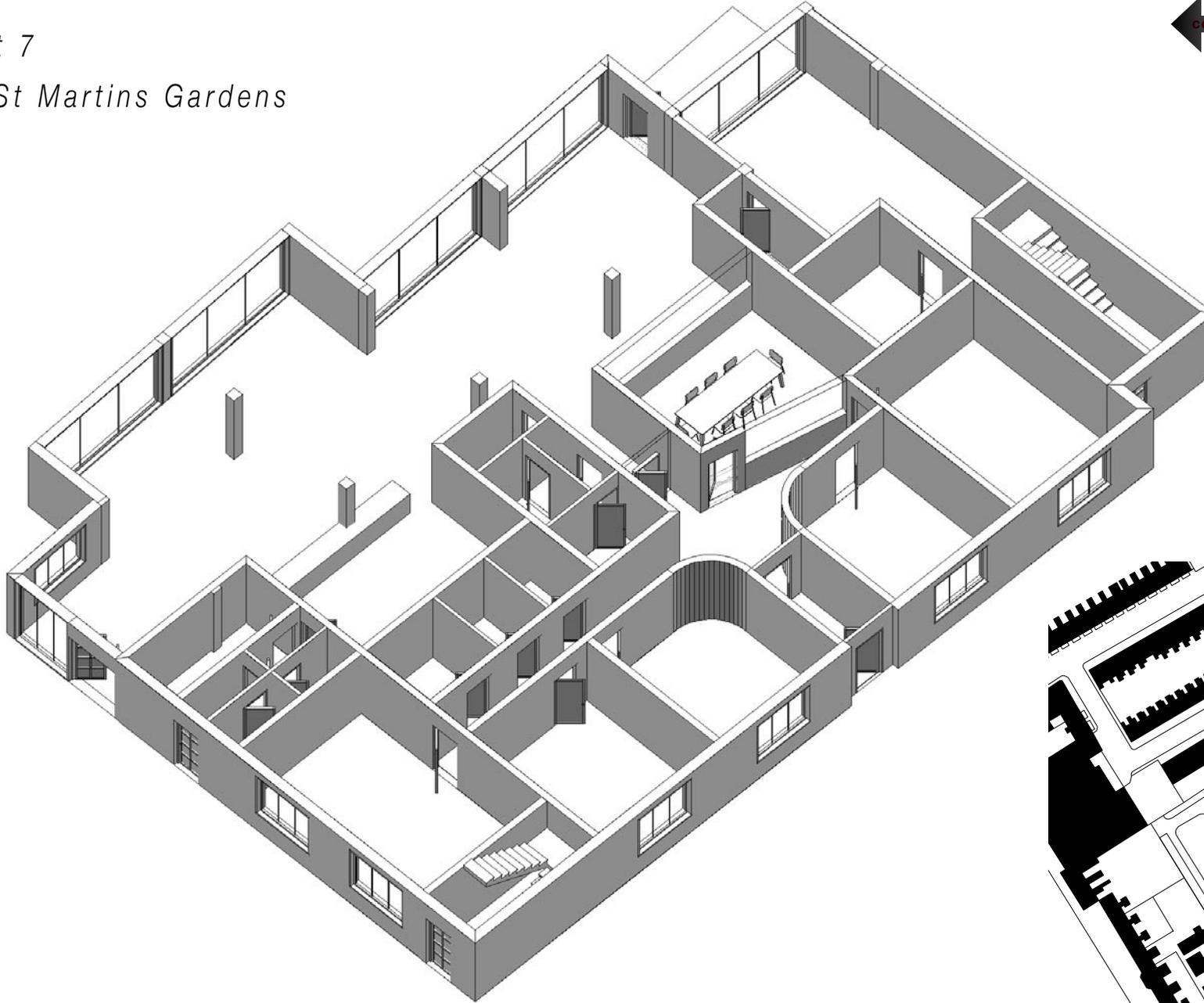
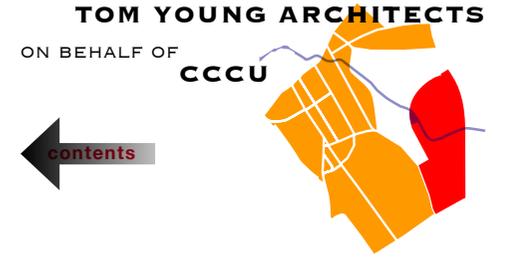


figure 7:1 Interior isometric

figure 7:2 Location plan

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St Martins Gardens

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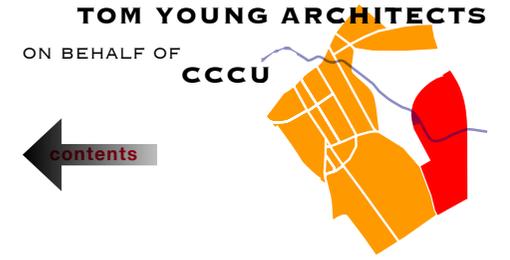


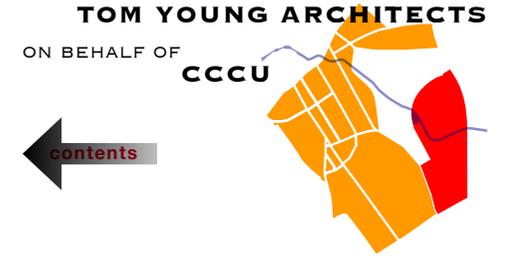
figure 8:l Montage

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Plender Street

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- 1** shop
- 2** entry to CCCU offices
- 3** 3-hander GP practice
- 4** sports area entry
- 5** changing rooms
- 6** flat workspace
- 7** 2-bed live-workers maisonette
- 8** CCCU offices
- 9** community group offices
- 10** 3-bed flat
- 11** 1-bed flat
- 12** quiet, contemplative space
- 13** roof garden

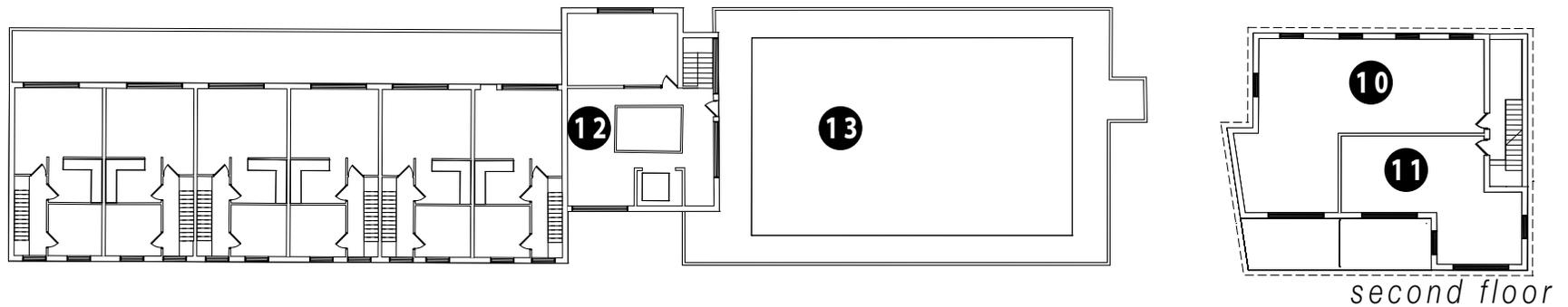
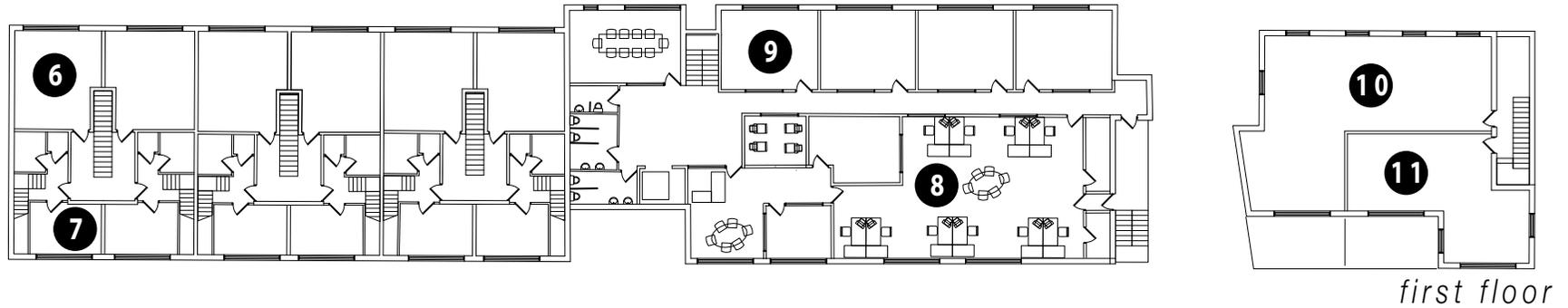
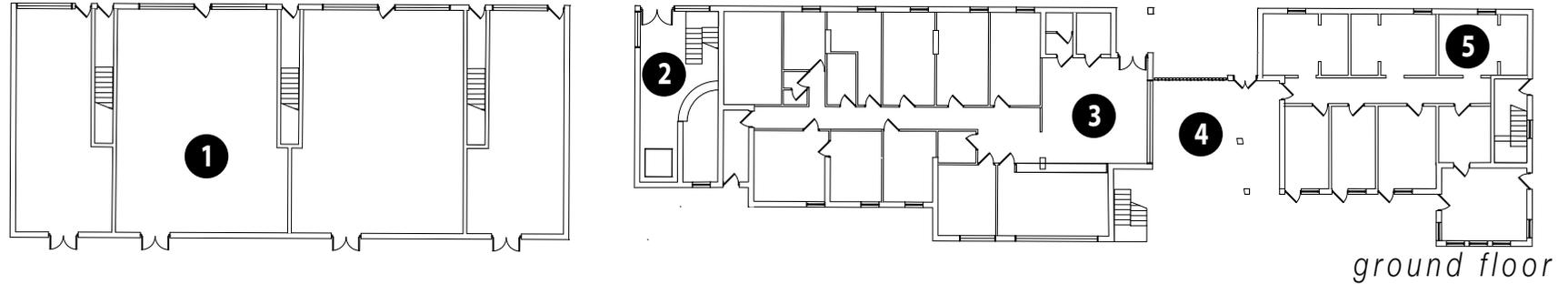


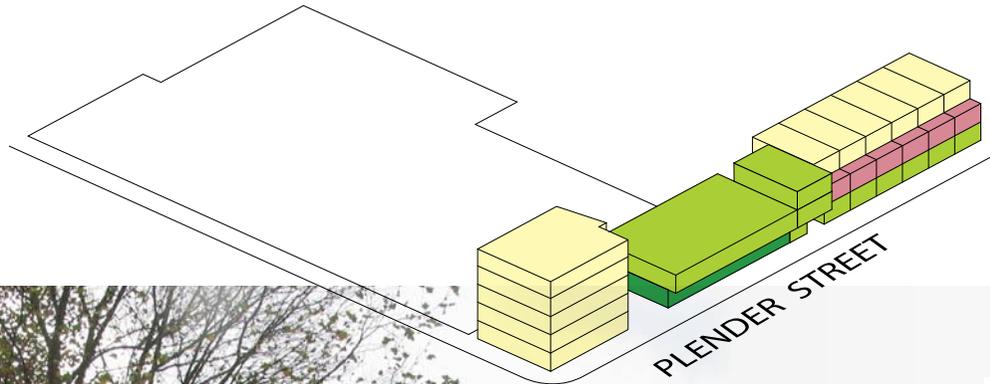
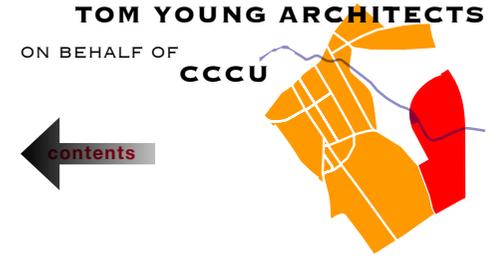
figure 10:I Proposed plans

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Plender Street

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- community offices
- live-worker workspace
- shops
- "residential"
- GP surgery
- changing rooms

figure 11:2 Mini-model

The Plender Street opportunity outlined here combines the health authority, housing providers and the CCCU (potentially). The sites can sustain large-scale development of community resources including GP surgery, changing rooms, shops, and different forms of "residential" accommodation. This outline suggests a major opportunity exists on Plender Street



figure 11:1 Montage

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College Bar

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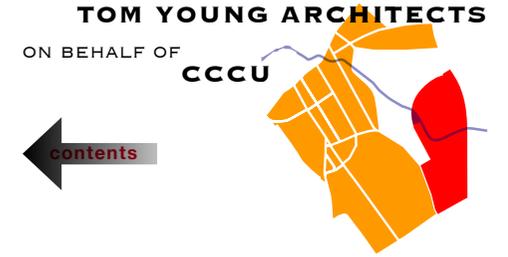


figure 12:1 College Bar

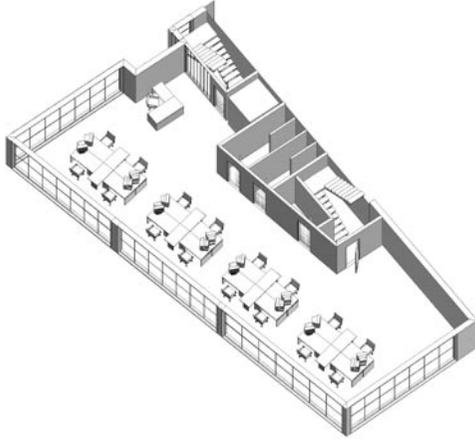
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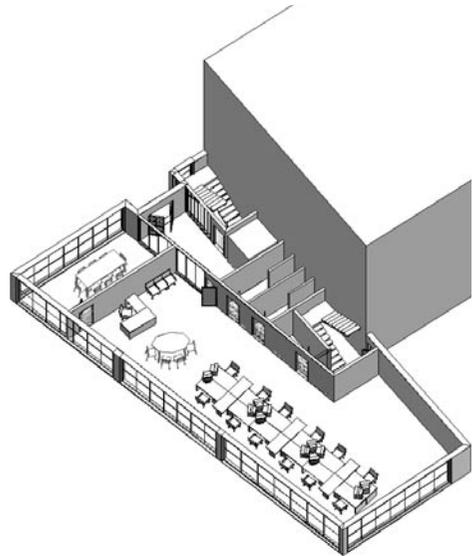
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College Bar



The College Bar constitutes a site in the sense that it represents “under-development” of an important corner. The existing build-out is not a sensible response to an important position in the urban organisation of Camden Town and Kings Cross. The current treatment does not take advantage of a strategic corner position where the Camden town-grid meets Crowndale Road and the traffic which it brings into the CCCU area. The site is an “entry-point”.



The site’s scope lies in its height which points to a build-out of clear-spaces around a circulation and service core - effectively a simple, commercial plan. “Flatted” commercial units can support a variety of occupants, which can include community offices, retail, office-based businesses and new start-ups.



figure 13:3 Existing site showing vertical scope and relationship to Camden town-grid

figure 13:1-2
Ground and typical upper floor occupancy

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College Bar

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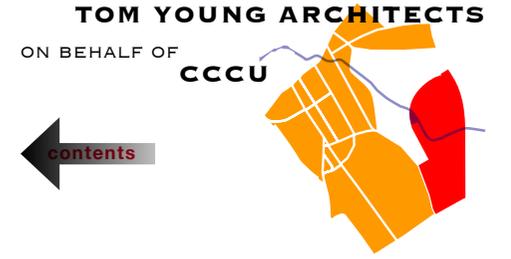


figure 14:2 Location plan

figure 14:1 Montage

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Amphill Estate

towards a CCCU ASSET BUILDING

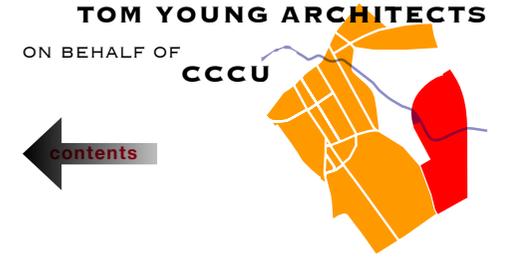


figure 15:1 Amphill Estates three towers are landmarks which hang over the quasi-formal space provided by Harrington Square

The Amphill Estate is at a strategic location in the CCCU area. Its three towers mark arrival in Camden Town. It enjoys extensive open space which is bisected by various footpaths and shortcuts. Whilst the detail of its relationship with surrounding streets is mostly a matter of service yards and access roads, there is an interesting exception on Eversholt Street. The entry to Holmrook, between two shop units, leads into a “backland” with a few shops and a medical centre. This backland is an interesting link between the estate and the city around it. It is also in line with east-west pedestrian routes notably through the Mayford Estate.



figure 15:2 Way through to the “backland”

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Amphill Estate

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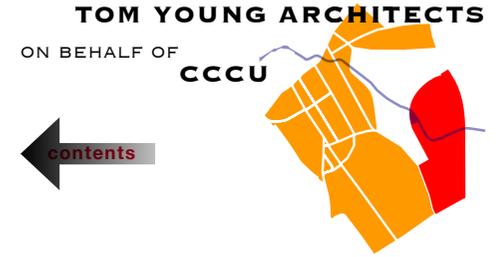


figure 16:1 "Backland" with chemist, off-license, laundrette & surgery as link between towers and street

The backland is the link between the estate towers and the town. Dour in character, it has the potential to develop into a more energetic local centre. This much is the pretext for existing provision which is however poorly executed. There is potential to make a kind of arcade: that is a link which positively combines retail or services with a pedestrian route. Certainly, existing the existing medical space is utterly unappealing and captures nothing of the idea of health. The existing walkway and shops could be far better integrated. A pub which backs onto the "arcade" offers nothing. It is on a critical corner that addresses both the arcade and Harrington Square and fails both.

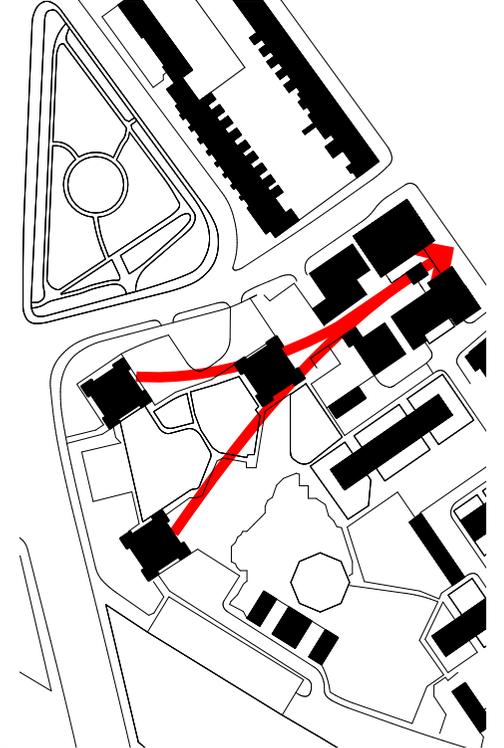


figure 16:3 From towers to Eversholt Street



figure 16:2 View towards Eversholt Street

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Amphill Estate

towards a CCCU ASSET BUILDING

figure 17:2
Location plan

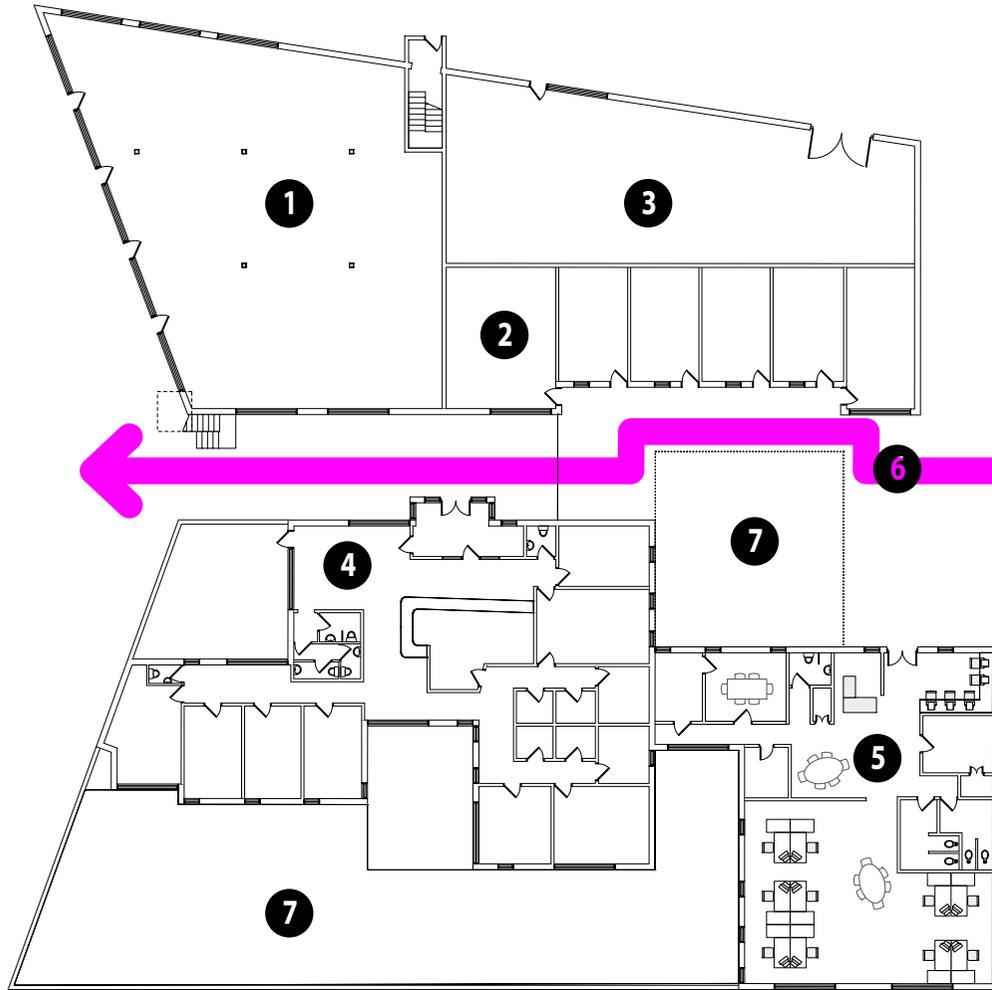
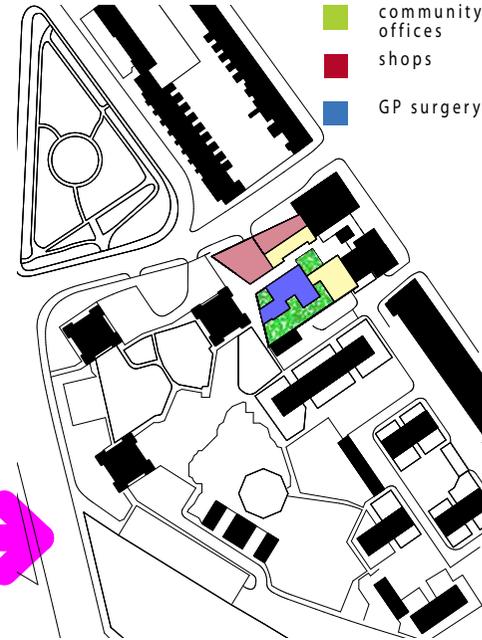
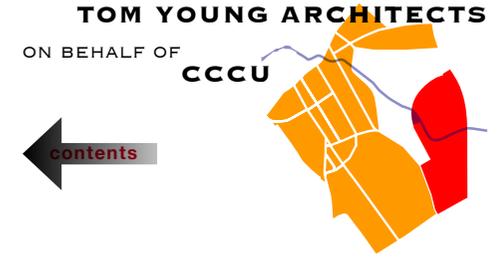


figure 17:1 Proposed new ground plan for Amphill Estate shopping centre



- 1 retail space: divisible variously with part suitable for café
- 2 offices for community groups
- 3 community resource eg festival equipment
- 4 GP surgery
- 5 CCCU offices
- 6 walkway between estate grounds and Eversholt Street
- 7 gardens: scope for incorporating retreat spaces



The development outlined uses the path between Eversholt Street and the estate to create a protected place giving access to community offices, medical facilities, shops plus a café. The path's north side is made by shop space that addresses Harrington Square as well as the estate.

The design associates community and health with a protective setting linked to gardens. It includes shops more directly related to the estate's inhabitants and to the street. Most of the scheme is single-storey. Flats are proposed above the shops, helping to "beef up" the corner facing Harrington Square.

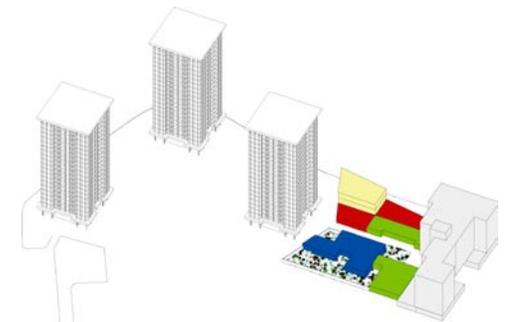


figure 17:3 3-D view of new facilities and towers

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costings

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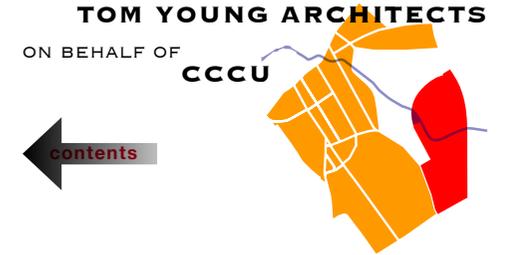
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BUDGET COSTING OF MODELS FOR TOM YOUNG ARCHITECTS

'17 DECEMBER 2003



PROJECT

Title	Sub Element	Benchmark cost	Area - m2	Cost-m2 / GFA	Subtotal
Charrington - spec offices	None	£1,641.00	234	£1,641.00	£383,994.00
Total					£383,994.00
Allow for inflation+regional variation					£470,392.65

Title	Sub Element	Benchmark cost	Area - m2	Cost - m2 / GFA	Subtotal
College Arms - offices / retail	None	£1,067.00	1262	£1,067.00	£1,346,554.00
Total					£1,346,554.00
Allow for inflation+regional variation					£1,649,528.65

Title	Sub Element	Benchmark cost	Area - m2	Cost - m2 / GFA	Subtotal
Ampthill	Garden	nom	466	£10.00	£4,660.00
	Upper floor residences	£821.00	420	£821.00	£344,820.00
	Shops	£588.00	510	£900.00	£459,000.00
	Spec offices	£1,641.00	408	£1,641.00	£669,528.00
	GP Surgery	£1,022.00	340	£1,228.00	£417,520.00
Total					£1,895,528.00
Allow for inflation+regional variation					£2,322,021.80

Title	Sub Element	Benchmark cost	Area - m2	Cost - m2 / GFA	Subtotal
Plender	Sports changing rooms	0.75*£1014	203	£761.00	£154,483.00
	Residences over ch rooms-4 floors	£821.00	812	£821.00	£666,652.00
	Maisonettes over shops	£821.00	736	£821.00	£604,256.00
	GP Surgery	£1,022.00	274	£1,228.00	£336,472.00
	Spec offices	£1,641.00	469.5	£1,641.00	£770,449.50
	GF shops	£588.00	400	£900.00	£360,000.00
Total					£2,892,312.50
Allow for inflation+regional variation					£3,543,082.81

Title	Sub Element	Benchmark cost	Area - m2	Cost - m2 / GFA	Subtotal
St Martins	Residences over shops	£821.00	150	£821.00	£123,150.00
	Creche	nom 800	77	£800.00	£61,600.00
	Spec offices	£1,641.00	243	£1,641.00	£398,763.00
	GF café	£1,061.00	193	£1,061.00	£204,773.00
Total					£788,286.00
Allow for inflation+regional variation					£965,650.35

GRAND TOTAL	All projects				£8,950,676.26
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This estimate is a calculation based on published benchmark prices of the day, designed to establish median costs to be expected typically of such construction. No fees, site acquisition costs, contingency sum or VAT has been allowed.



ANALYSIS

ANALYSIS

sheet 19

summary-1

“A major hurdle to empowerment arises out of the internal diversity of communities of the urban poor themselves. The term ‘community’ is used here in the broad sense of a group of people living and working in a particular neighbourhood and sharing an interest in their environment.”

Good practice in core area development: combating poverty through a participatory approach,
Tony Lloyd Jones & Sarah Carmona

Contemplating how a new building for the CCCU might fit into and improve the urban organisation of the CCCU area is a complex task. This report indicates possible sites, shows build-out on five selected sites, gives indicative costings, and provides reflections on the idea of a new building in the form of interviews about the subject with people interested in community life both in the CCCU area and beyond.

Another part of this report’s content is urban analysis of the CCCU area: it is no more than an attempt to find clues about the area for the benefit of CCCU members and the people with whom they discuss the

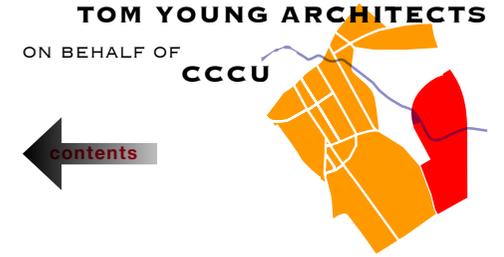
local environment e.g Camden Planners, the developers of Kings Cross and the ordinary public. This disparate range of players are easily interested in the environment which is a key part in defining a community: those who share an environment are a community. The development of the Kings Cross Railway Lands as a high-value, corporate enclave defines the communities adjacent as sharing another, quite distinct urban environment, the one which is discussed here. This disjunction is provocative

It is important to say true or verifiable things about the urban environment, empirically verifiable by ordinary people using their eyes, in order to develop discourse about the CCCU area that is non-bureaucratic in nature. Equally important is the use of understandable graphic representations of ideas to make points that might seem unconvincing when expressed in text alone. For example, the Arup report “Neighbourhood

Regeneration Study” from March 2000 says: “The area is made up of a series of smaller districts defined by the roads, railways and canals that surround them.” This “fact” is not made explicit in a vivid diagram showing the structure of “towns”. Another hallmark of text-centric discourse is the poor quality maps which are used in so many documents, with the exception, unsurprisingly, of those of the KX developers.

The observations here record aspects of the collision of “pragmatic” city management and space-making such as Oakley Square, the grounds of Amphil Estate or formal grid layout of streets in Camden Town.

Town-planning in the sense of making orderly, coherent public spaces is nowadays effaced by management tactics, most notably affecting streets whether in the form of the Camden one-way system, the slew of access roads marring the northern edge of Somers



Town or the blocking of streets to create “environmental areas” - places often overrun by delinquent youth. A small example of today’s pragmatism is that traffic on Camden Parkway is directed away from the Park by the one-way system: Parkway is no longer the way to the Park.

As pragmatic but dating from another time were the cuttings and embankments made for the railways north of the terminus stations arranged along Euston Road. These disrupted the Romantic town-planning alongside Regents Park and destroyed Agar Town on the east side of the CCCU area. Town-planning as enlightened urban space-making has little to do with the arrival of the railways, a phenomenon now being repeated on a smaller scale with the completion of the complex changes to the tracks feeding into Kings Cross and St Pancras.

ANALYSIS

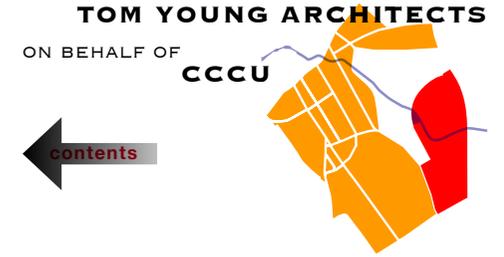
sheet 20

summary-2

There are few major town-planning figures at the scale of the CCCU area. The Outer Circle alongside the Nash terraces overlooking Regents Park or the Grand Union Canal are two urban figures which span the area as coherent spaces. The interruptions made by railways or forced reuse of space exemplified by the Camden one-way and A-road system are indeed operational across the whole area, but are not positive town-planning but “sophisticated making-do”, fitting transport technologies into a haphazard cityscape. A new agenda for town-planning improvement at the scale of the area that recognises the area’s unique position is outlined here.

One must expect significant improvement to be effected in small though coherent increments (such as a new CCCU building) like the piecing together of the cycle-network from small sections of cycleway built over a long period of time.

towards a CCCU ASSET BUILDING



OBJECTIVE	OUTLINE DESCRIPTION	OPPORTUNITY			RELEVANT SITE
EAST-WEST CONNECTIVITY	Creating a strong link across the area between the Kings Cross site and Regents Park	Paths and roads exist across the area which are not currently thought of as constituting a cross area link.	Developing Mornington Crescent-Crowndale Rd-Pancras Rds as key route	Developing chain of central green spaces	Charrington Street Amphill Estate
FORMAL SPACES	Developing a central area of strong, area-representative formal spaces	Developing role of Harrington Square and Oakley Square and the Amphill Estate grounds simultaneously	Reverse isolating effect of service spaces around major estates	Locate new important buildings in this formal heart	Amphill Estate
ROAD-SYSTEM	Taming the one-way & A-road system: reduce need for traffic-control street clutter. Restore integrity of Camden town’s street network	Develop east-west or “minor” streets within Camden Town Grid e.g Plender or Pratt Streets	Develop pedestrian disasters such as west end of Camden Parkway	Develop and improve the sense of space along the area’s main routes or “processional” public spaces and bear in mind rail infrastructure’s potential to “dramatise” these routes	Plender Street Old Bakery College Bar
CANAL	Integrating Camden Town and the spaces now occupied and dominated by vehicle based businesses in east of area	Improve local connectivity through Camley street link	Develop new building type models which combine distribution-type business space with other, locally “useful” uses: a new mixed-use type	Develop a major public space linked to new business and following model of Granary Square and Camden Lock Market: possibly create new body of water e.g basin off canal as focus	Camley Street Apex
ECONOMIC OPPORTUNITY	Many ethnicities use homes for work. Municipal housing limits this. High rents constrain economic ventures as does loss of workspaces along Midland Road. There’s a need to supplement housing with entrepreneurial space	Create mini-development zone on British Library surplus site where local businesses can profit from travellers arriving at St Pancras station on the next-door city block	Develop strategy to link the public transport exchange on west side of St Pancras Euro-terminal with Somers Town and Chilton Street market area	Explore concept of Somers Town fulfilling role of Brick Lane in respect of The City	British Library Surplus + all sites which might be developed as commercial space

figure 20:l

ANALYSIS

sheet 21

summary-3

The “analysis” sheets which follow offer some ideas about what the CCCU area of benefit “means” as a piece of the city. The felt artificiality of the CCCU area is most frequently ascribed to the “add-on” area around Maiden Lane and Agar Grove. Our sense is that the CCCU area has some key characteristics which make it an appropriate portion of the city to make into an area of action beyond the established neighbourhood renewal agenda. In other words, even if neighbourhood renewal was not happening, the CCCU area would be

a sensible action area particularly for those interested in the urban environment.

Defining urban characteristics drawn attention to here are the CCCU's position *between* the wealthy west and industrial east and the centre and the suburbs. The east-west axis serves to distance the Regents Park area from the railway industrialism of Kings Cross, whilst the north-south axis is about access e.g daily flows between the periphery and centre. North-south refers as well to the

established centre and new industrialised or improved spaces lying beyond. The central area's speculative northward enlargement is exemplified by the terraces built along Regents Park that extend the West End's main frontage. One can

see the current Kings Cross Railway Lands development similarly - as a new attempt to extend the central area. Somers Town's poor relationship to some of the main streets around it and the orientation of its main shopping street towards Euston Road does not make it a “natural” part of the CCCU area. It is historically an adjunct to Kings Cross which association is only reinforced by the dire handling of the relationship to Camden Town.

The CCCU area spans between the centre and the new city beyond it. This is ambitious because the two are so different. A major distinguishing feature is the railway infrastructure servicing the three termini on Euston Road. It makes the area immediately north of Euston Road into a “back” or “rear-of-the-main-frontage”. By now, this infrastructure is much more than just a misfortune: in places, it is part of the area's unique quality not least because the majority

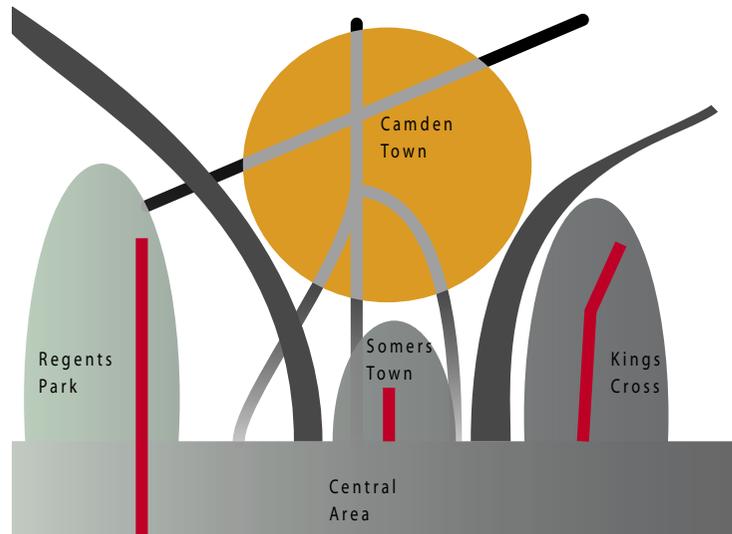


figure 21:1 Diagram showing central area in relation to Somers Town and Camden Town

towards a CCCU ASSET BUILDING

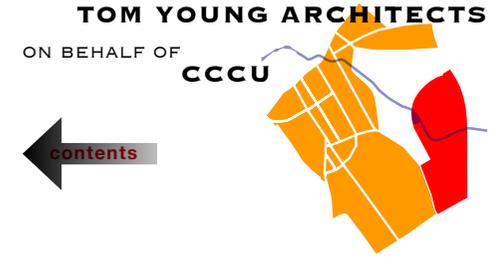


figure 21:2 View over CCCU west edge

of the area's connections to surrounding city are via bridges. In certain places, such as Hampstead Road by the Amphil Estate or the west end of Camden Parkway, the subfusc treatment of the bridges constitutes a lost opportunity. Such infrastructure would be given a more exciting treatment today if built from scratch in recognition of its dramatic importance to the area. Negotiating more urban design benefits from rail infrastructure throughout the CCCU area ought to be a planning objective.

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summary-4

The CCCU area's edges are defined by elements of rail infrastructure that get closer together nearer to Euston Road. The space between the major railway cuttings and embankments increases to the north, a fact that suggests Camden Town benefits from being less constrained "laterally" than Somers Town or the proposed Kings Cross development.

The relative expansiveness of Camden Town adds weight to an abiding sense that it is the centre of the CCCU area; its edges are further apart so there is more room for its development. It is important as the first urban centre outside the central area and beyond the compromising effect of the main frontage development along Euston Road. It also straddles the main road spaces of the area whereas Somers Town is bypassed by them.

Streets and roads are public spaces of the utmost importance. As Sir Terry Farrell has

noted in regard to Euston Road: '... (it) is more than an urban motorway serving through traffic'.

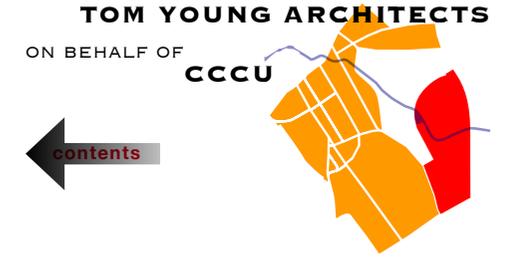
Camden Town is actually the focus of key routes that skirt Somers Town. These routes are as deserving of improvement and development as Euston Road. A route such as that made by the continuity of Midland+Pancras+Crowndale Roads between Euston Road and Camden Town has a processional character due to the parade of urban monuments along it and its specific linking of two important parts of the city. Such an important linking space is a rewarding context for a thoughtful programme of improvement.

Important streetspaces organise the CCCU area and define its constituent communities. They also serve to orientate the area with respect to the rest of London. Positive understanding of streetspaces is needed to ensure the ongoing spend which they attract

towards a CCCU ASSET BUILDING

through maintenance and repair budgets is spent wisely and coherently. It is also needed to overcome the extraordinary negativity of the relationship between key housing estates and main roads.

Camden Town rubs up against the western flank of the Kings Cross Railway Lands in an area marked by the canal and a largish concentration of low-grade commercial buildings. The latter houses vehicle-based businesses that appear to be fairly non-intensive in both their land use and job-density. It is a commercial quarter with a good relationship to the one-way system but a poor relationship to the locality. Part of the failure is due to the reliance on single-use building-types which form ghettos of particular building users. Camley Street, built on reclaimed railway land at the end of the Sixties, is a case in point with distinct developments of depot sheds, auto-repair workshops and "suburbanised" housing.



Area integration directs attention to the distinct communities or "towns" that make up the area. There are opportunities to draw these together via a new emphasis on an east-west axis, as it were by "connecting" Regents Park and the Kings Cross lands. A formal heart to the CCCU area exists in anycase with the combination of Harrington and Oakley Squares. In fact this pairing is only one part of a chain of green spaces across the middle of the CCCU area. Developing a new east-west space could serve as some kind of antidote to the dominating north-south organisation of the whole area.

The foregoing summarises key observations set out more fully on the following pages. All the issues should inform understanding of what improving the area for local people might mean. New community buildings should be developed in a way that is coherent with strategic town-planning goals.

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sheet 23

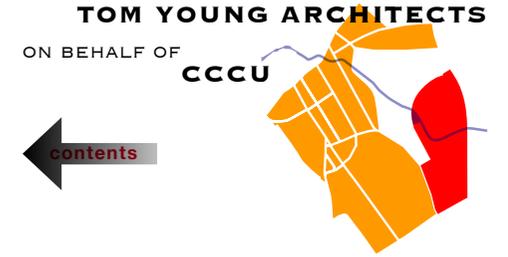
big areas

The CCCU area is characterised by its position between Regents Park and Kings Cross Railway Lands which interrupt the city as very large bounded figures. The CCCU area lies between the park and the railway lands and shares their scale but not their character.

The park and railway lands are defining figures that delimit the CCCU area as an ordinary town between two strictly defined special areas. This specialism is a challenge to neighbouring areas such as Somers Town and Camden Town. In some way, a response seems appropriate, particularly alongside the Kings Cross redevelopment. What urban resources does the CCCU area have?

The re-development of Kings Cross continues a pattern of very large-scale, historically abrupt development - in this case, hi-spec corporate office space - on a very large urban plot.

towards a CCCU ASSET BUILDING



Much turns on the kind of relationship that is possible between the varied urbanism of the CCCU area and the specialised areas of the park and railway lands.

Does the CCCU area need a specialism of its own?



figure 23:1 Large urban figures

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between

The rail cuttings and embankments carrying trains to and from the main termini together with the Regents Union Canal form another set of edges to the CCCU area.

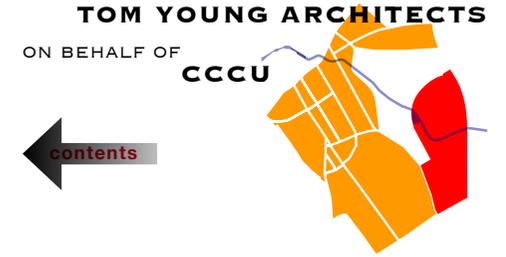
The CCCU area lies between hard infrastructural barriers.

The chunnel-trainlink infrastructure emerging from St Pancras in no way alleviates existing severance between the Kings Cross Railway Lands and neighbouring areas such as Somers Town or Camden Town.

The organisation has a strong symmetrical quality, which appears accidental, contingent on the position of railway infrastructure.

The symmetrical figure adumbrated by the railways narrows in the south and expands towards the north before encountering the North London Line viaduct and the canal. The expansion in the north is notable in

towards a CCCU ASSET BUILDING



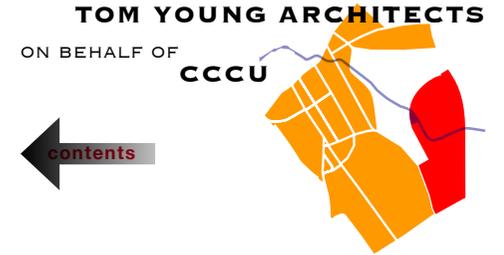
relation to understanding the role played by Camden Town. The highlighted area has a narrow base constricted by large nationally important facilities orientated southwards. In the north, the gap between constrictions widens making more room for town development. Camden Town marks out an area of urban expansion beyond the constraints of Euston's Road's frontage.

figure 24:1 A distinct urban area, pinched at one end and expanded at the other

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towards a CCCU ASSET BUILDING



entries

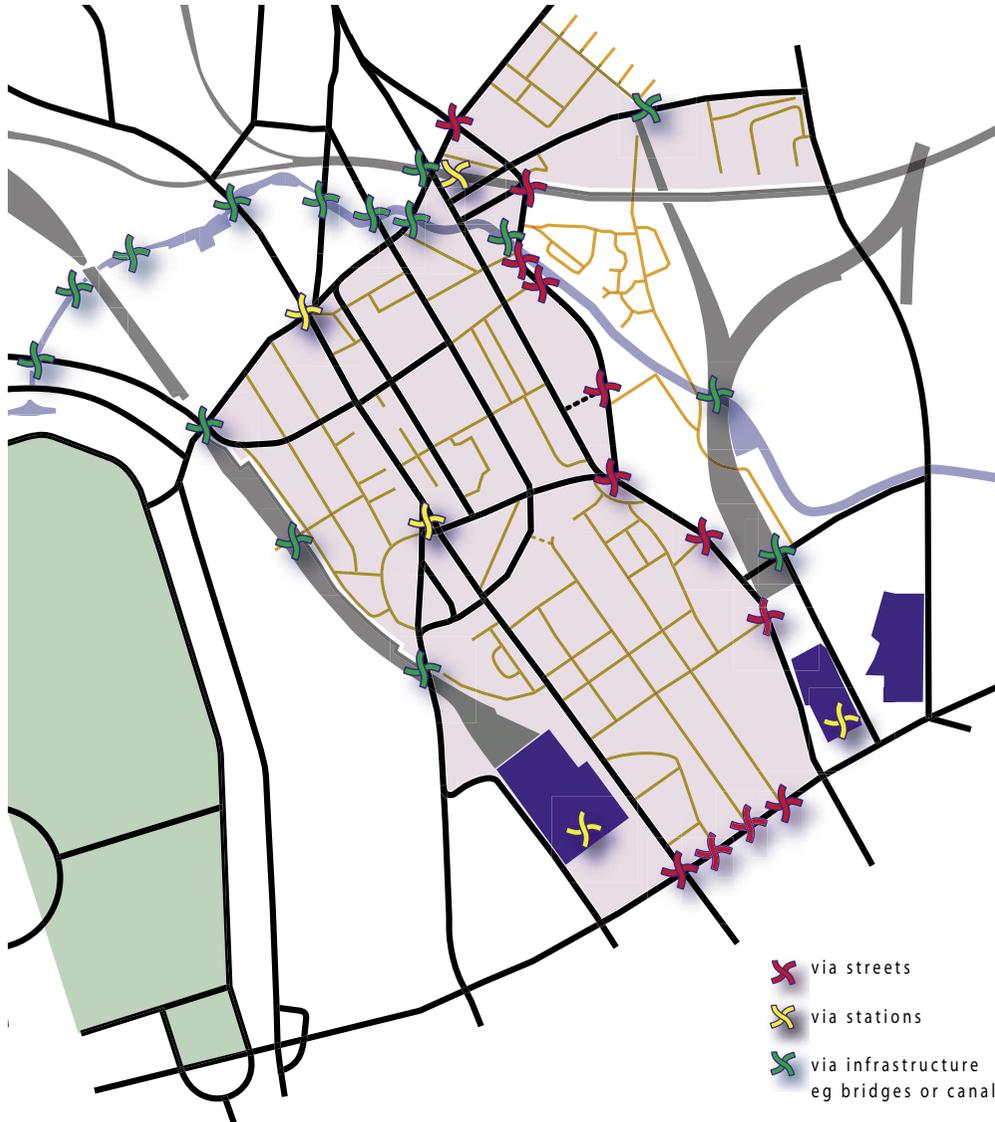


figure 25:1 Different kinds of area entries

A simple analysis of entry points into the CCCU area emphasises the area's relationship to infrastructure.

Most entries are via bridges. The concentration of bridges is greatest in the north where access to the area involves crossing the canal.

Bridges over the Euston cutting are the only way into the area to the west. This flank has a dramatic quality heightened by the open-space in the Amphill Estate.

Figure 25.2 is generated by drawing lines between bridges and shows how much area perimeter is linked to bridges. Figure 25.1 also shows how "porous" the area is to the

north, and by comparison how impermeate the west flank is. The east side has many access point but these are limited by the rail embankment beyond. The canal has led to a profusion of bridges whilst the embankment and cutting on the east and west sides have not. This may be an effect of the large bounded figures of the Kings Cross Railway Lands and Regents Park.

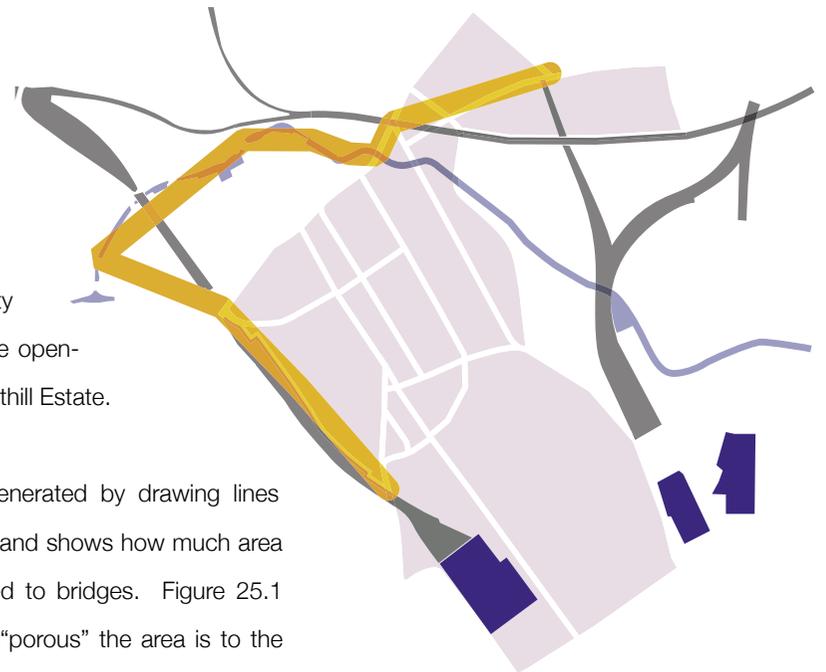


figure 25:2 Yellow denoting bridge entries

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towards a CCCU ASSET BUILDING

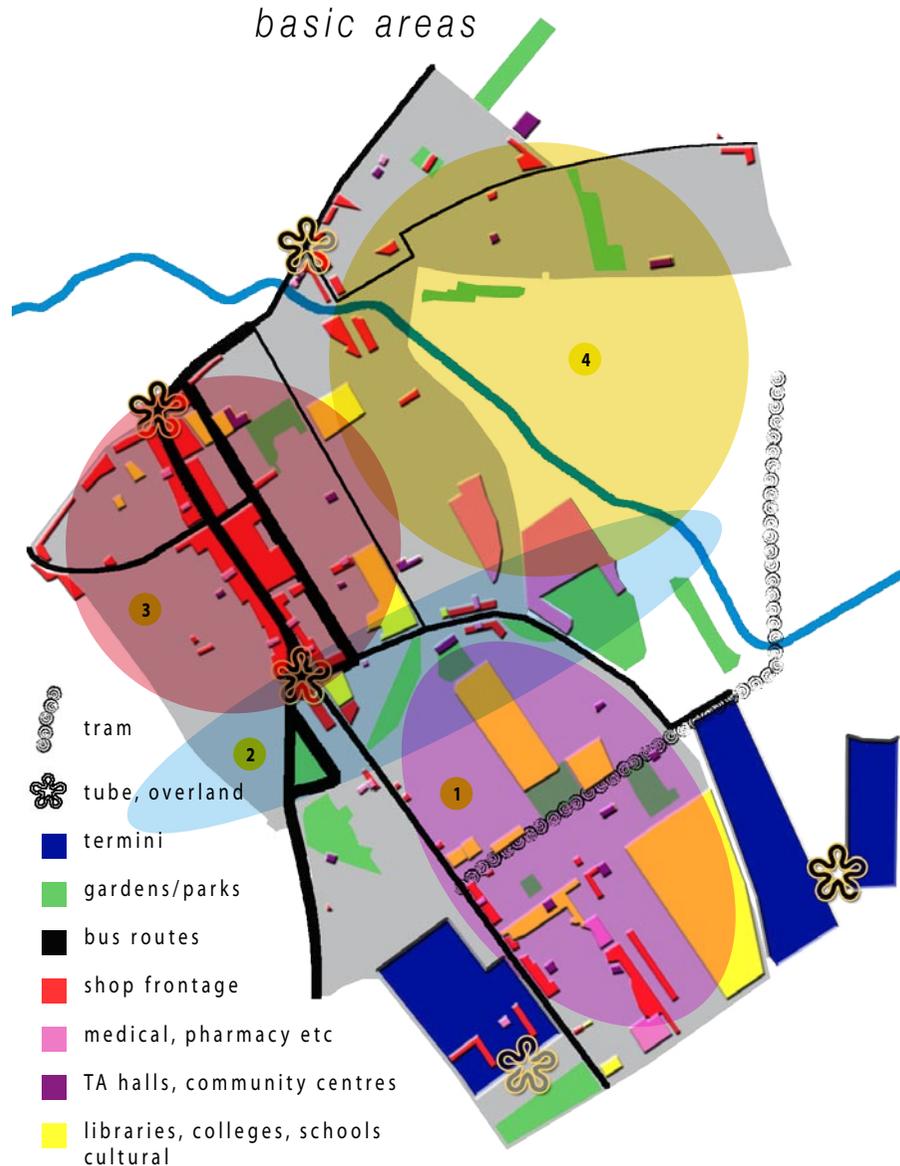
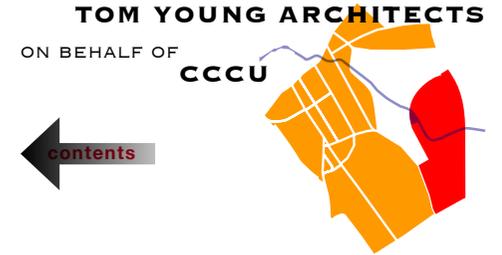


figure 26:1

The figure opposite summarises the main indicators from the pages covering basic use distribution (sheets 36-41). The CCCU area could be divided into four basic areas.

- 1 Somers Town
Hemmed in by big nationally important facilities in south with poor connections to north and rest of CCCU area. Good access to tubes and moderate access to buses
- 2 Formal Spaces
Core area of CCCU where main formal spaces are located. Poor access to Somers Town and area 4 (except in east), but has good public transport
- 3 Camden Town
Main local centre with poor relationship to open space. Heavily trafficked with better access to area 4 than 1 and 2. Very good public transport.

- 4 Agar Grove & Camley Street
Combining part of Kings Cross site, reused railway land and parts of Camden Town next to canal. Dominated by one-way system & pedestrian unfriendly spaces excepting unique connectivity of canal. Poor public transport.

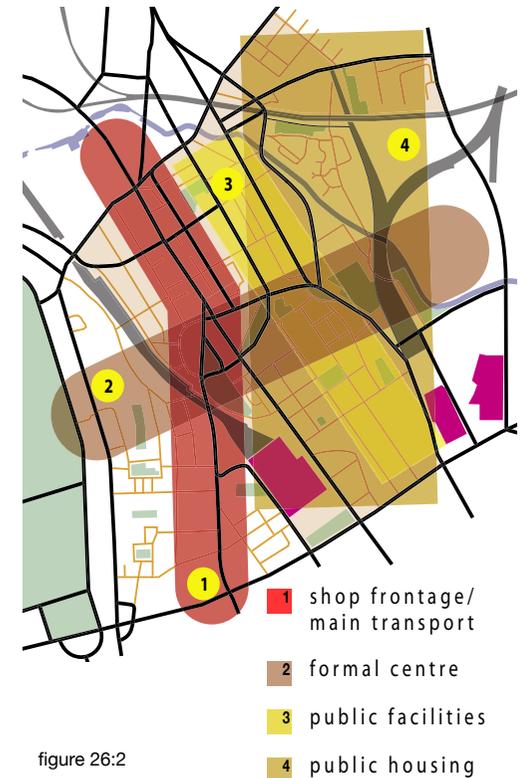
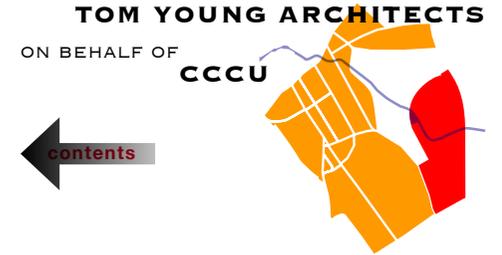


figure 26:2

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towards a CCCU ASSET BUILDING



towns

- mixed use/retail/offices/flats
- villas/apartments by Regents Park
- purpose built LA estates
- large scale commercial offices/warehousing
- Elm Village: extreme suburban
- sub-Georgian town-housing
- mixed use fabric residential to large-scale commercial
- service frontage along north of Somers Town



figure 27:1 "Towns" in and around the CCCU area including the KX redevelopment

High streets spaces are linked to particular "towns", including, the Kings Cross re-development. These "towns" are shown in the opposite figure. The colour coding shows different kinds of building. Town identity is linked to the predominance of particular kinds of buildings often related to the historical moment when large-scale urban development took place.

A correspondence between area and one or two building types is strong in Regents Park, Elm Village, Agar Grove and Maiden Lane. It will be strong in the Kings Cross railway lands development.

The coherence of the street grid and the predominance of social housing are key to the town identity of Somers Town whereas the eastern part of Camden Town is established by the street grid. Building types change from

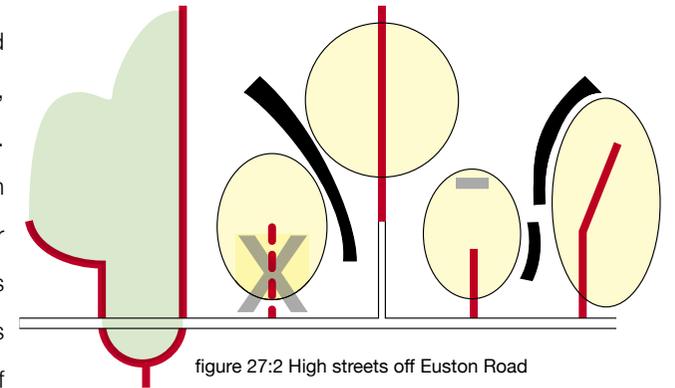


figure 27:2 High streets off Euston Road

residential to industrial/commercial towards the east of Camden Town.

Links between towns are via north-south streets, not lateral routes. In the north, the towns are separated by railway structures, the canal or barrier buildings like Crowndale House or the negative line of service yards facing Camden Town running from The Working Mans College to Hampstead Road. The towns are established as infill development between infrastructure.

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sheet 28

1889

Booth's 1889 "Descriptive Map of London Poverty" covers the CCCU. The road structure is mostly the same though Harrington Square had no road link to Oakley Square then. Poverty was concentrated in Somers Town. Northward movement was barred at the end of Chalton Street as now.

There were more bridges over the canal. The Railway Lands were more extensive: their presence must have suffused everything nearby. Land since reclaimed from the railways is outlined. To the west, an area is outlined that represents land lost enlarging the railway cutting emanating from Euston. The steady re-use or urbanisation of railway land is a historical trend which current work at Kings Cross will almost complete.

The orange areas are estate development. It represents a significant aspect of the areas historical change. It is concentrated in the south of the CCCU area.

towards a CCCU ASSET BUILDING

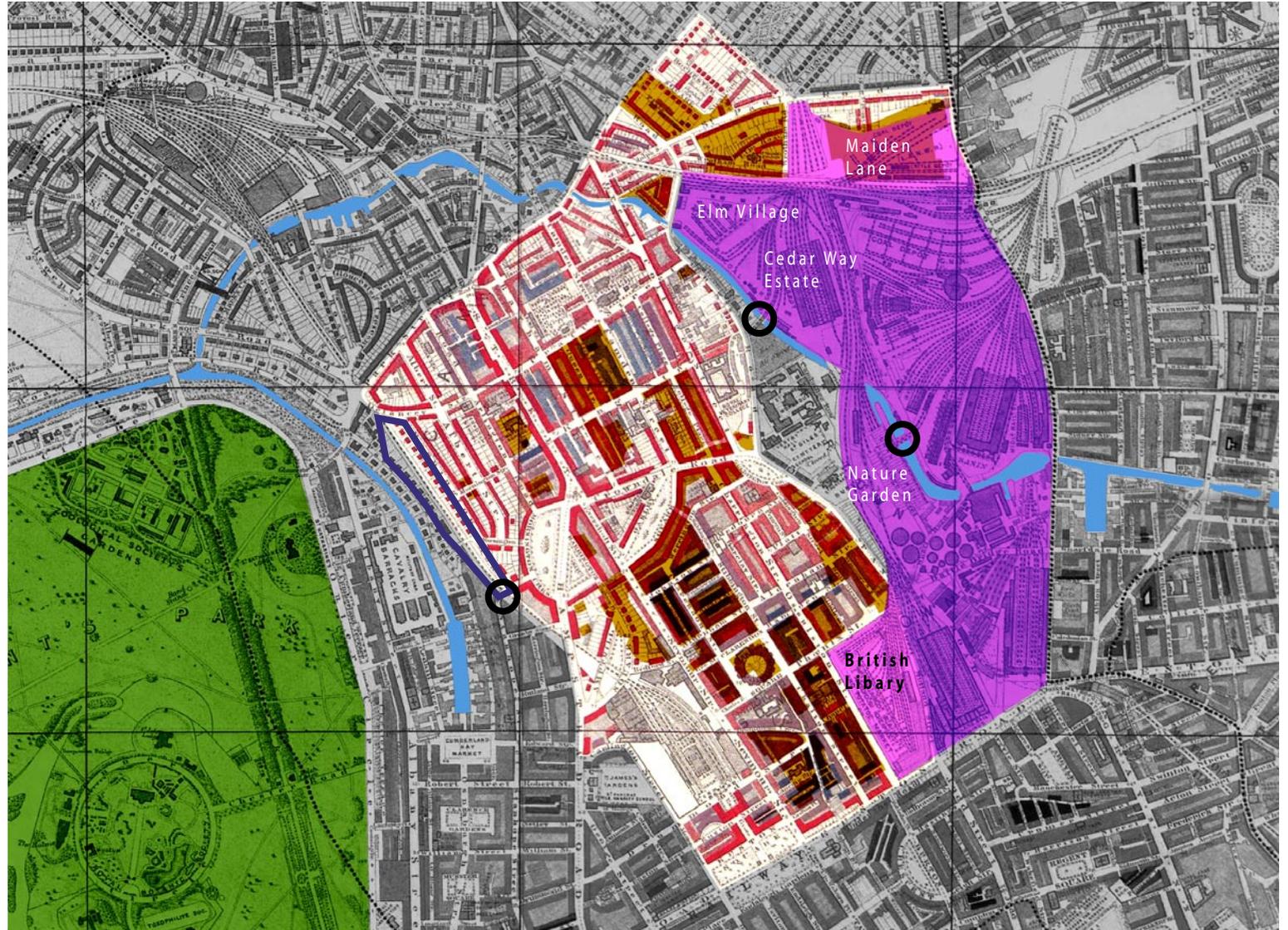
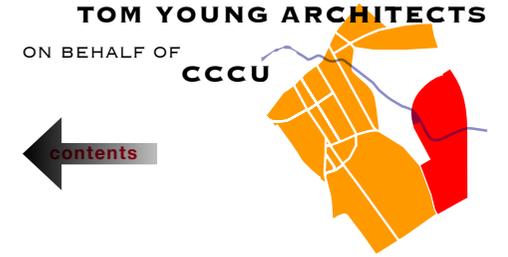


figure 28:1 Booth with the CCCU area, Regents Park and the KXRL picked out

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town-planning artifacts

towards a CCCU ASSET BUILDING

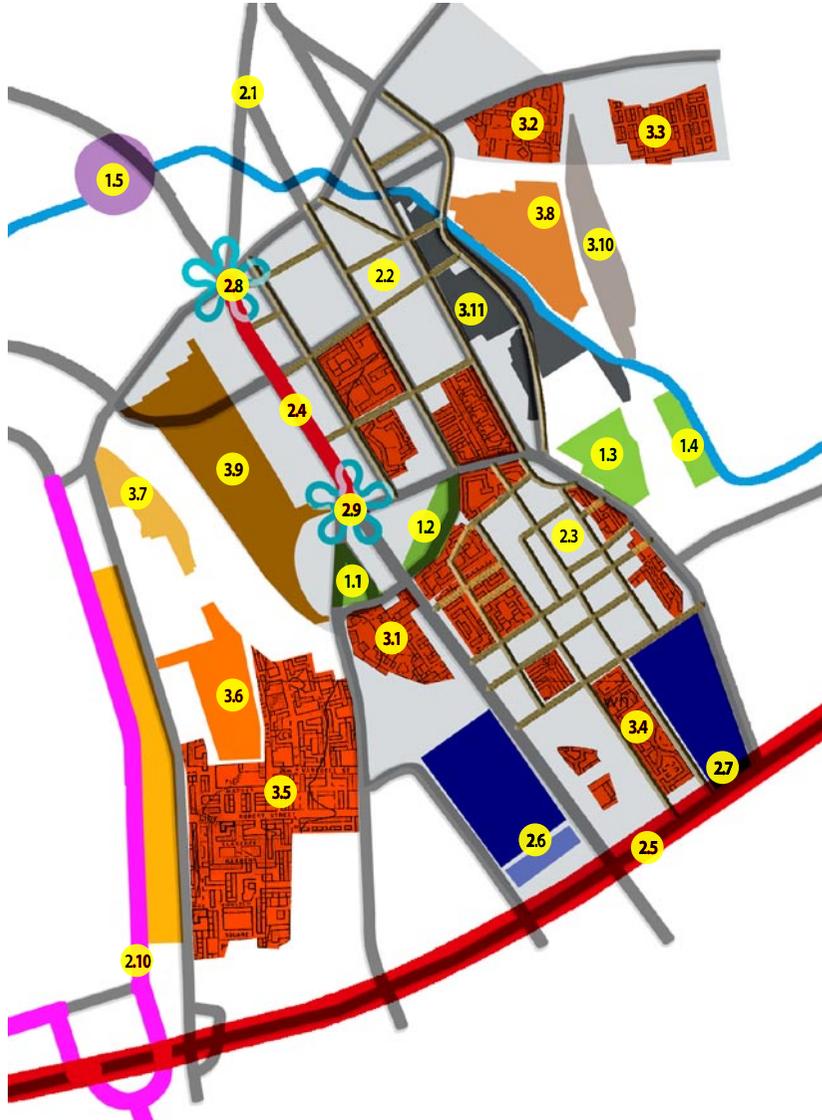
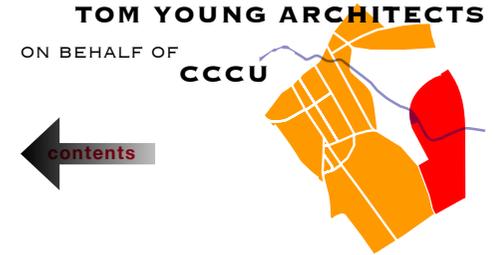


figure 29:1

Open Space

- 1.1-1.2 Formal gardens: context for formal arrangement of townhouses
- 1.3 Church garden setting for funerary monuments
- 1.4 Nature garden
- 1.5 Industrial archaeological space

Streets

- 2.1 The "road system": reuse of mostly 19th C streets using computer enhanced management
- 2.2-3 Street-grids: "town" idea through deliberate street layout
- 2.4 High street: space standing for an area, subject to frontage policy
- 2.5-7 Capital Street: street onto which key city or national facilities open
- 2.8-9 Corners: confluence points of main streets creating "etoiles"
- 2.10 Street as extension of another area, in this case, the West End

Neighbourhoods & Zones

- 3.1-8 Local authority and charity housing estates reflecting wide variety of ideas about residential space and planning of cities: for example
 - West Euston(5): development at a scale bigger or equivalent to KX
 - Elm Village(8), Agar Grove(2) and Maiden Lane(3) Estates: very different visions of urban living and society spanning 20 years, forming contiguous developments
- 3.9 West Camden Town: area of traditional terraced housing with strong similarities to Georgian antecedents: Harrington Square would have been formal high point of area before cigarette factory built
- 3.10-11 Zones: areas designated for specific industrial uses - zoning representing here formalisation of an existing pattern of distribution on west side of railway lands

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the canal

The canal links Kings Cross and Regents Park. It used to run to the middle of West Euston before being filled in. It was a town-planning device linked to a plan to build three new markets to replace more centrally located markets.

The canal has multiple roles: it works as a picturesque feature, a town planning device, an industrial transport channel, a leisure resource, a foot and cycle way and an industrial archaeological symbol useful as a retailing backdrop.

Camden Market, built on canalside industrial space, exemplifies successful re-use of the canal. Granary Square - the major new public space for Kings Cross - emulates Camden's idea about canal-space and "industrial heritage". The canal's power to become a

new "frontage" for the area could be explored as part of improvement on east side of the CCCU area which might for example include the creation of a new basin.

towards a CCCU ASSET BUILDING

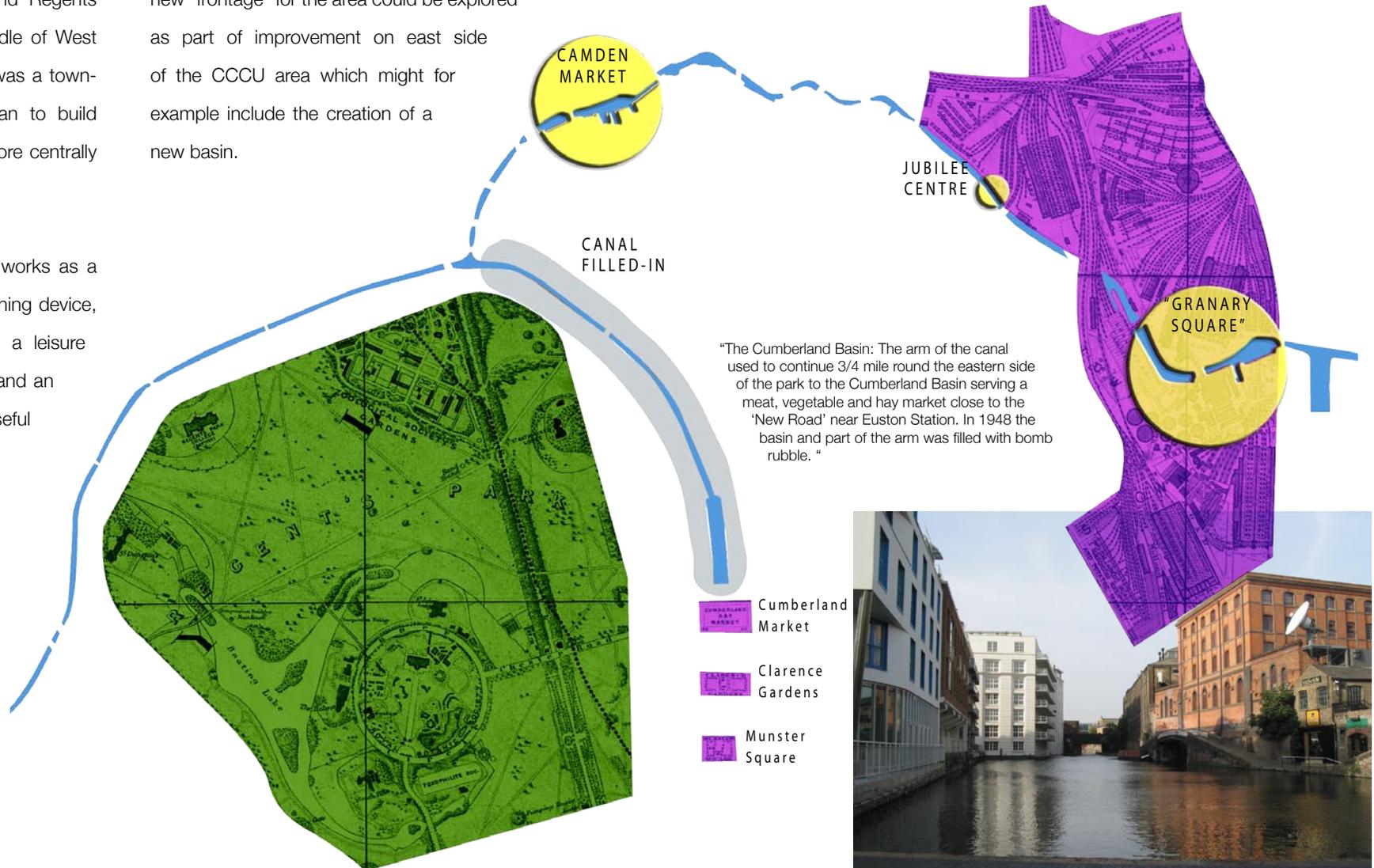
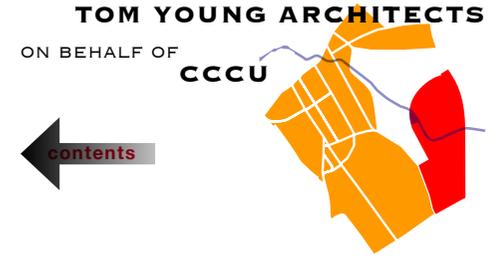


figure 30:1 Water mediating and connecting the two areas either side of the CCCU area

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area edges

Regents Park and Kings Cross lands have “complementary” building development alongside them. In the case of Regents Park, building development has an unvaried orientation towards the park. Dwellings in Nash’s parkside blocks are removed from public space by large set-backs. The blocks, which are very long, effectively seal-off Regents Park from the urban hinterland. They are repetitive buildings that betoken a West End life-style. The villas away from the park are cast as picturesque homes. Many were demolished to make way for the railways.



figure 31:2 Nash’s terraces by Regents Park

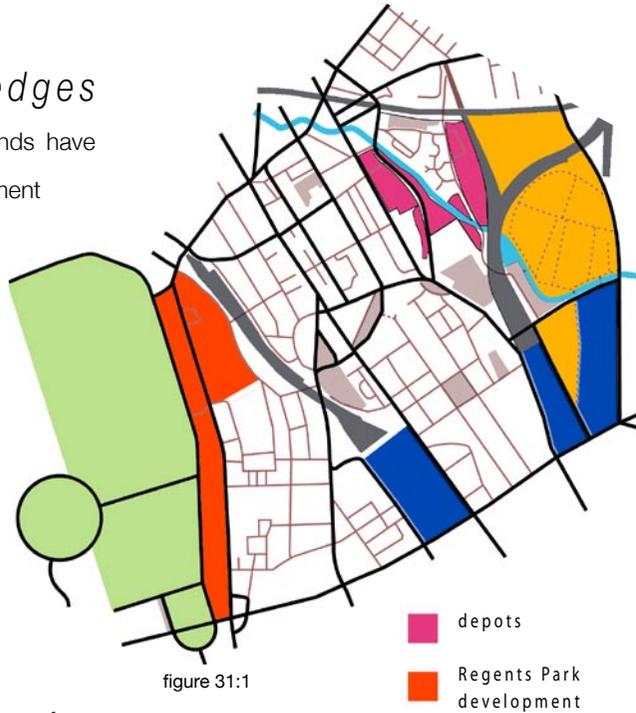


figure 31:1

The railway lands on the opposite side of the CCCU area are industrial. Alongside them, on Camden Town’s east side, is an area of



figure 31:3 Depots on Camley Street

towards a CCCU ASSET BUILDING



figure 31:6 Eversholt Street: townhouse type

industrial sheds, built on railway land or sites dedicated to distribution since the middle part of the 19th Century.

Both areas relate unsuccessfully to Camden Town which is partly characterised by the London type persisting from Spitalfields to Knightsbridge, which is the townhouse. This type is linked to modest sized urban plots and is exceptionally adaptable whether as a pub, shop, workshop, office or middle-class home or rooming house.



figure 31:5 Blue stands for townhouse-types

TOM YOUNG ARCHITECTS
ON BEHALF OF
CCCU

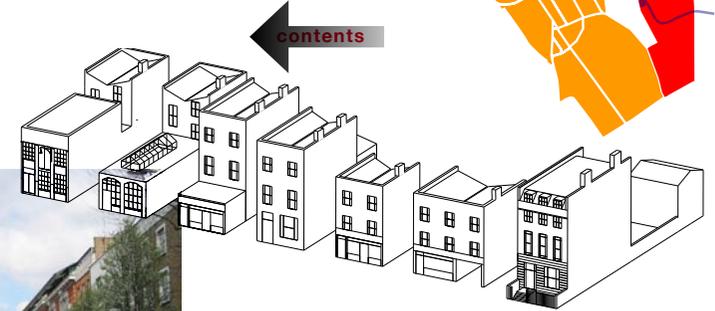


figure 31:4
Townhouse type
adaptations all of which
sustain the theme of dwelling

ANALYSIS

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building types

The first example is north of where I work and live, in Spitalfields, the wonderfully vigorous Cheshire Street market with Victorian houses in multi-use. I managed to get these listed about eight years ago to stop them being demolished; the local authority planned to demolish everything here to build warehouses...the key characteristic of this environment is that it supports what I call 'local transactions' that is people living behind their own front doors; restaurants and shops of all kinds and local businesses and, of course, pubs. Local transactions are threatened if planning professionals do not understand the threat which building types like warehousing represent. The threat arises because transactions such as distributive warehousing, along with wholesale markets, banks and office buildings, are destructive of local character simply because they do not primarily serve local people. I call these 'foreign transactions' because they operate on a regional, national or international level.

Richard MacCormac, Domino Theory, 1996

The CCCU area carries the mark of modern development practice whether it's railway industrialism, property speculation such as the Regents Park terraces, municipal housing replacing industrial slums, modernist housing-estates on reclaimed industrial land or the proposals to develop KXRL as a corporate island for the financial services

towards a CCCU ASSET BUILDING

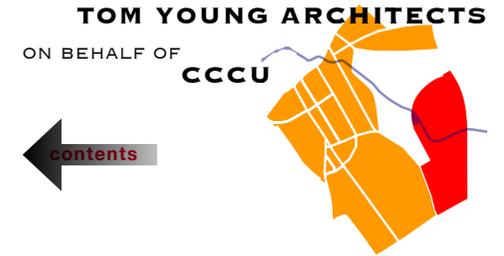


figure 32:1 St Pancras Way: commercial centre

industry. In all this, one sees the way modern development responds to an idea that each part of the city is "for" some purpose. This precision leads to places like Camley Street's shed-type buildings for vehicle based distribution or the large blocks of municipal housing next to it forming another exclusive zone of development. Buildings are put down which reflect the planners colouring of the city-



figure 32:2 Typical warehouse in east Camden

map and the specialisms of building-developers. Their

capacity to combine and form a city-setting that is interesting and sustaining of opportunity is not a styling issue. The task of developing building-types that are "combinatorial" rather than isolating could be the key to unlocking the potential of Camden Town's eastern side along the canal - an area where

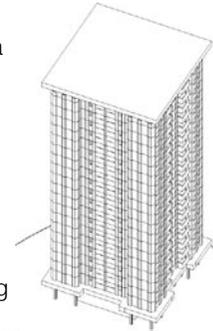


figure 32:3 Ampthill tower block

municipal and short-life housing collides gracefully with sheds and depots.

The issue is that depot building-types should be reconciled to an urban setting. Sir Richard MacCormac has looked at this problem of sheds and depots in cities and suggests that they should be distanced from street edges to permit a thickness around sites to develop finer grain buildings such as small residential

buildings, shops, workshops and small offices. A horizontal division can also combine small-and large-scale uses. See the St Pancras Euro-terminal building with heavy, machinery-intensive activity at track-level, and smaller-scale retail and road-transport uses at ground.

MacCormac's focus is sympathetic accommodation of large and small scales to

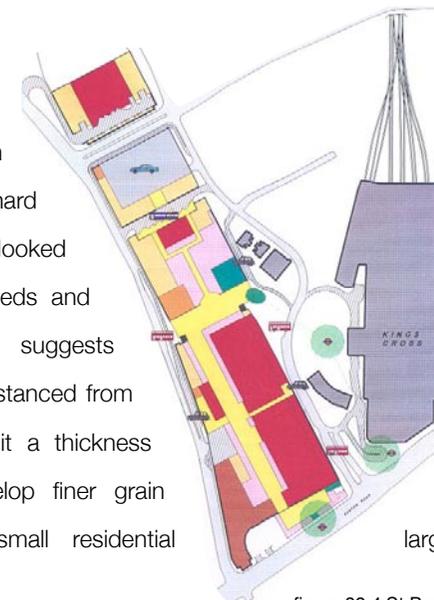


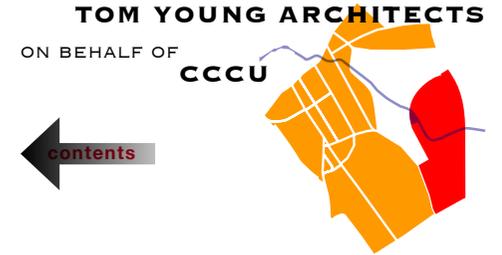
figure 32:4 St Pancras Station ground level

benefit the "urban scene". Adapting "normal" building-types is vital if communities such as those in the CCCU area are to take the opportunities presented by large-scale development in their midst. The adaptation of building-types can help the area to emerge from a coarse and ugly urbanism of large single-use buildings.

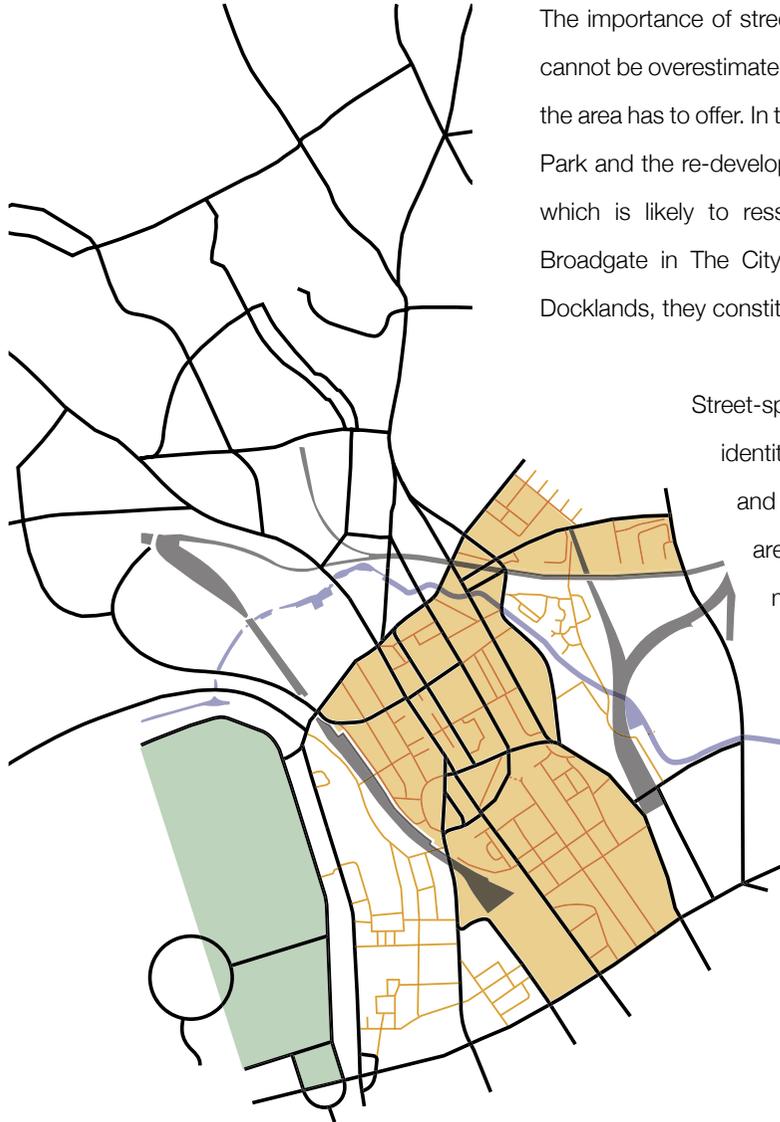
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towards a CCCU ASSET BUILDING



streets



The importance of streets in the CCCU area cannot be overestimated. Their variety is what the area has to offer. In the context of Regents Park and the re-development of Kings Cross which is likely to resemble schemes like Broadgate in The City or Canary Wharf in Docklands, they constitute the "normal city".

Street-space has two basic identities: the road-system and town-grids. The latter are separated from the main road-system in Somers Town but integrated with it in Camden Town. The black roads in the adjacent figure thread all through Camden Town but go around Somers Town.

figure 33:1 Main road network north of CCCU area

The Camden Town one-way system (created in 1964) and the main roads which feed into it, together form an integrated urban figure of routed and forcefully linked roadspaces serving north-south movement. The CCCU area gives street-continuity linking central London and the northern suburbs. It is a major channel for north-south movement.

It is important to recognise grids or streets networks as significant town-planning



figure 33:2 A-road system and study area

artifacts which contribute to a sense-of-place as much as buildings or open spaces. Street networks were deliberate historic attempts to create coherence and cohesion in the formation of new towns.

Far more delicacy and care is needed in modifying the connectivity of local street networks than is currently employed.

ANALYSIS

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uneventfulness

towards a CCCU ASSET BUILDING

TOM YOUNG ARCHITECTS
ON BEHALF OF
CCCU

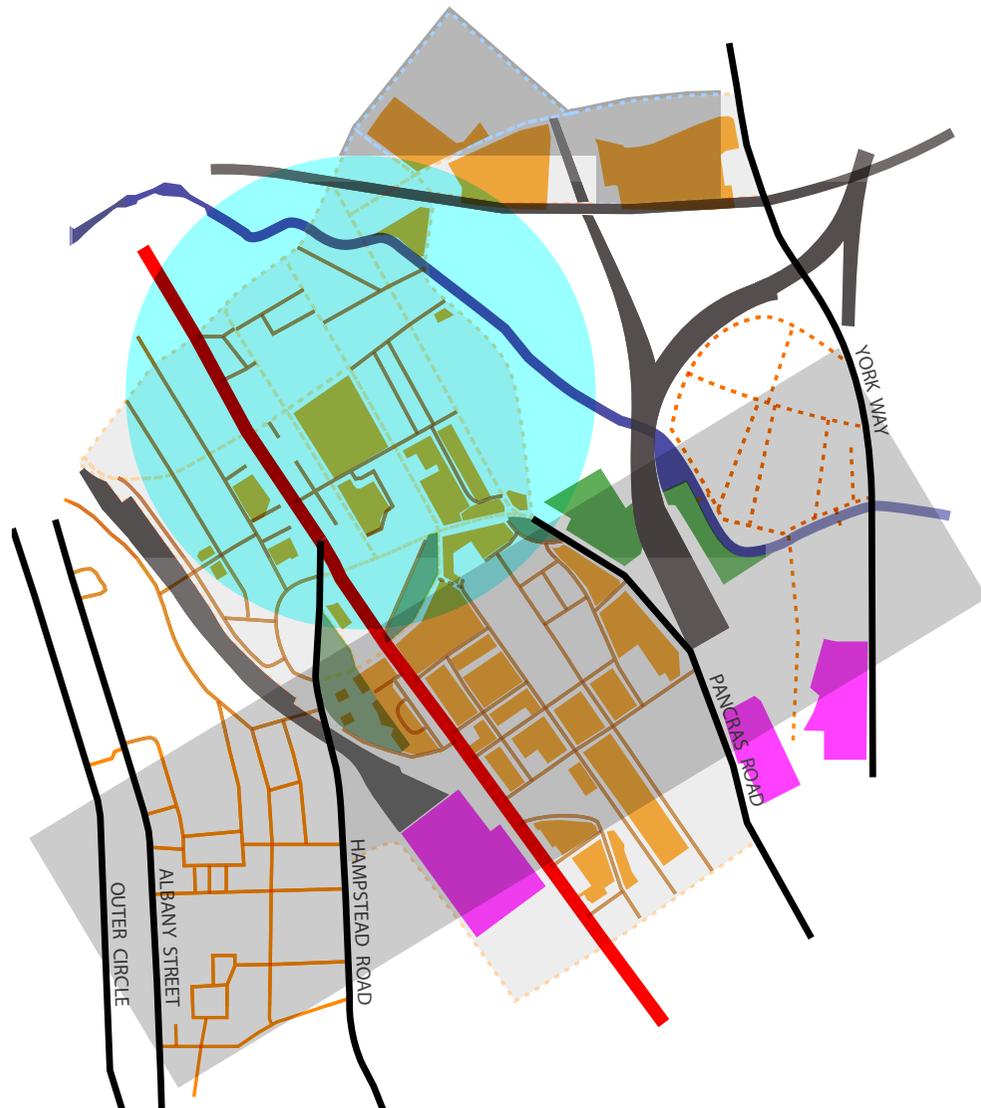


figure 34:1 Roads which cross between Central London and Camden Town

Out of the main termini along the south of the CCCU area emerges the railway infrastructure referred to previously. It sets up a north-south emphasis like the road-system.



landmark north of Euston Road re-establishes eventfulness.

The main stations on Euston Road were established as portals to the rest of the country. Euston Road is the threshold of the Capital. The north-south dynamic reflects the well-understood difference between central London and the inner suburbs.



Although York Way is utterly different to the Outer Circle - one a bleak traversal of the dead fringe of the railway lands, the other a spectacle of wealth and the English Garden, both journey from the centre via an area of reduced eventfulness (grey block in the figure 28.1).

The space between Euston Road and Camden Town is traversed by a group of roads that are distinctly non-central in character. They share a basic characteristic: uneventfulness. In various degrees, the main roads shown opposite have a reduced number of cross-streets which is the formal explanation of their uneventfulness. Camden Town, as the main

The CCCU encompasses this area of uneventfulness - the impression made by the long flanks of Regents Park and the Railway Lands. It also reflects the probable urban fact that Somers Town has much less to do with Camden Town than it has with Kings Cross and the Central Area. Somers Town has its own streets connecting it to the Centre and little use for the roads up to Camden Town which by-pass it.

ANALYSIS

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high streets

towards a CCCU ASSET BUILDING

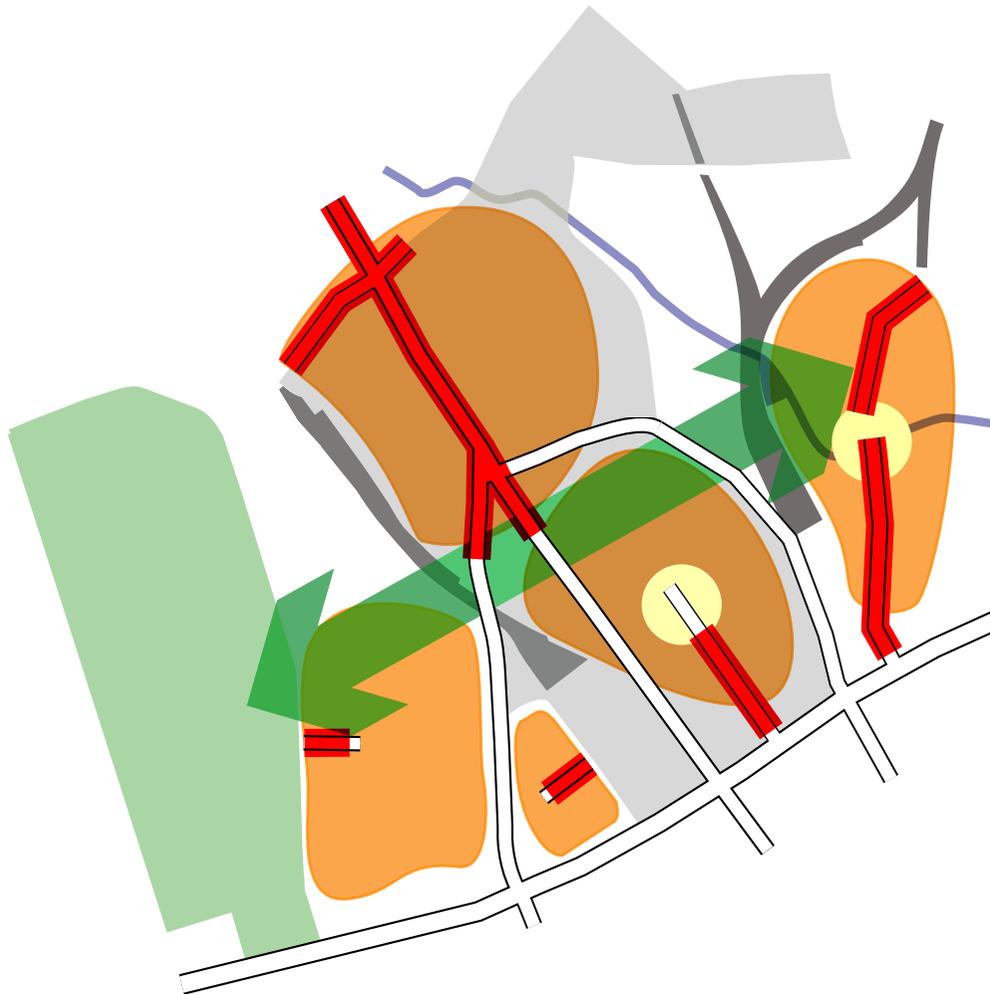
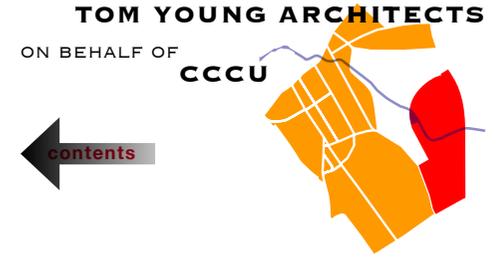


figure 35:1 High street or central street spaces

The Kings Cross development, linked with transport, is orientated towards Euston Road. It conforms to an established pattern - that is high streets off Euston Road e.g Charlton Street.

Charlton Street is weighted towards the south and fizzles out northwards. The Kings Cross developers plan tries to make the north part of their main north-south axis as interesting as the south. It is not clear whether a main street of "Shops, restaurants, bars and cafes" will work.

The Euston Road based hierarchy does not integrate separate urban quarters in the area. All main spaces are orientated north-south. No institutional intention exists to explore scope for east-west spaces across the CCCU or Kings Cross development areas. The green arrow shown opposite suggest how such a space (probably constituted from existing spaces) would combine different parts of

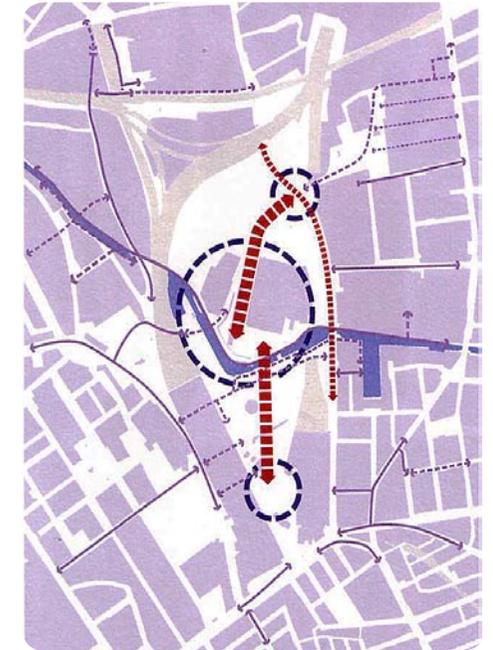


figure 35:2 KX proposed central street

the CCCU area. Despite the example of Camden High Street, the KX central street is another example of separation of the "main street" from the "main road". This approach to main streets makes their integration with neighbouring areas into a secondary issue when historically wider connectivity has been a property of successful high streets.

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central failure

towards a CCCU ASSET BUILDING

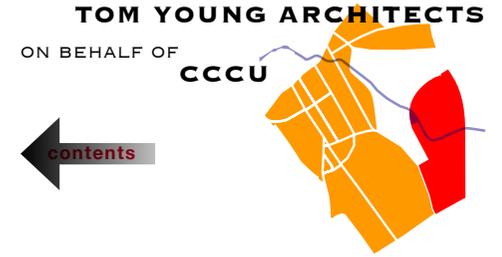


figure 36:1 Local area map



figure 36:2 Crowndale access road



figure 36:3 Mayford binstore on key corner



figure 36:4 Ampt Hill bins face Harrington Sq

Camden Town and Somers Town are less well connected than might be assumed from their proximity to each other.

They rub up against each other along Crowndale Road, Oakley Square and Harrington Square - the boundary between major estates and the more traditionally established street grid in Camden Town.

Between the Working Mans College and Hampstead Road the towns have an awful relationship. What has been established is a sequence of edges dedicated to estate servicing. Service yards, vehicle parking areas and access roads, obviously linked to the main road system, feature very strongly.

All the buildings along this edge are set-back from the street. These arrangements fail to respond adequately to the adjacency of Oakley Square and Harrington Square. These important formal spaces are simply not acknowledged.

Collections of dustbins waiting in service yards face the squares -19th Century urban space-making colliding with municipal rubbish management.

This unfortunate feature of the area is a limit on improvement and is perhaps a core town-planning issue that might be addressed in improvements related to a new CCCU asset building.

ANALYSIS

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processional

towards a CCCU ASSET BUILDING

TOM YOUNG ARCHITECTS
ON BEHALF OF
CCCU



contents

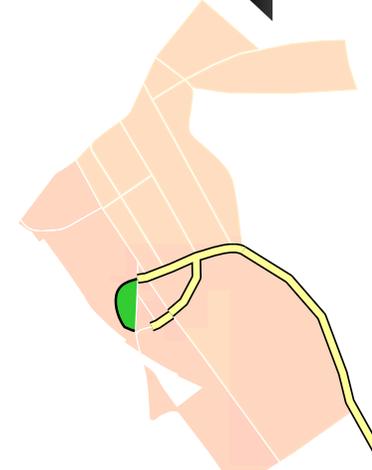


figure 37:3 St Pancras route terminated by lost garden now occupied by London Residary Building



figure 37:1 Main routes which have an importance as "processional" spaces

Between St Pancras and Harrington Square, Midland, St Pancras and Crowndale Roads encompass a series of monuments culminating in Harrington Square. Monuments like Crowndale House, The Working Man's College, Crowndale House, St Pancras Church, St

Pancras Euro-terminal and the British Library make up the procession. Other processional routes exist, all treated as traffic conduits though their distinctiveness as parades of important buildings, spaces and relationships is incontrovertible. They are delimited spaces (not A-roads), spanning between distinct

points, establishing urban differences, distances - a sense of place. No sign exists that these routes are seen as special. If the streets of the CCCU area are to be restored as civic spaces these routes should be at the centre of the programme. They

can be developed as locations for key new development. They are orientating spaces and interfaces between neighbourhoods. The route up from St Pancras Station will take on new importance as the first visitors arrive by train from Europe and decide to make their way to Camden Town.



figure 37:2 Crowndale House - clearly built as an urban monument

ANALYSIS

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towards a CCCU ASSET BUILDING

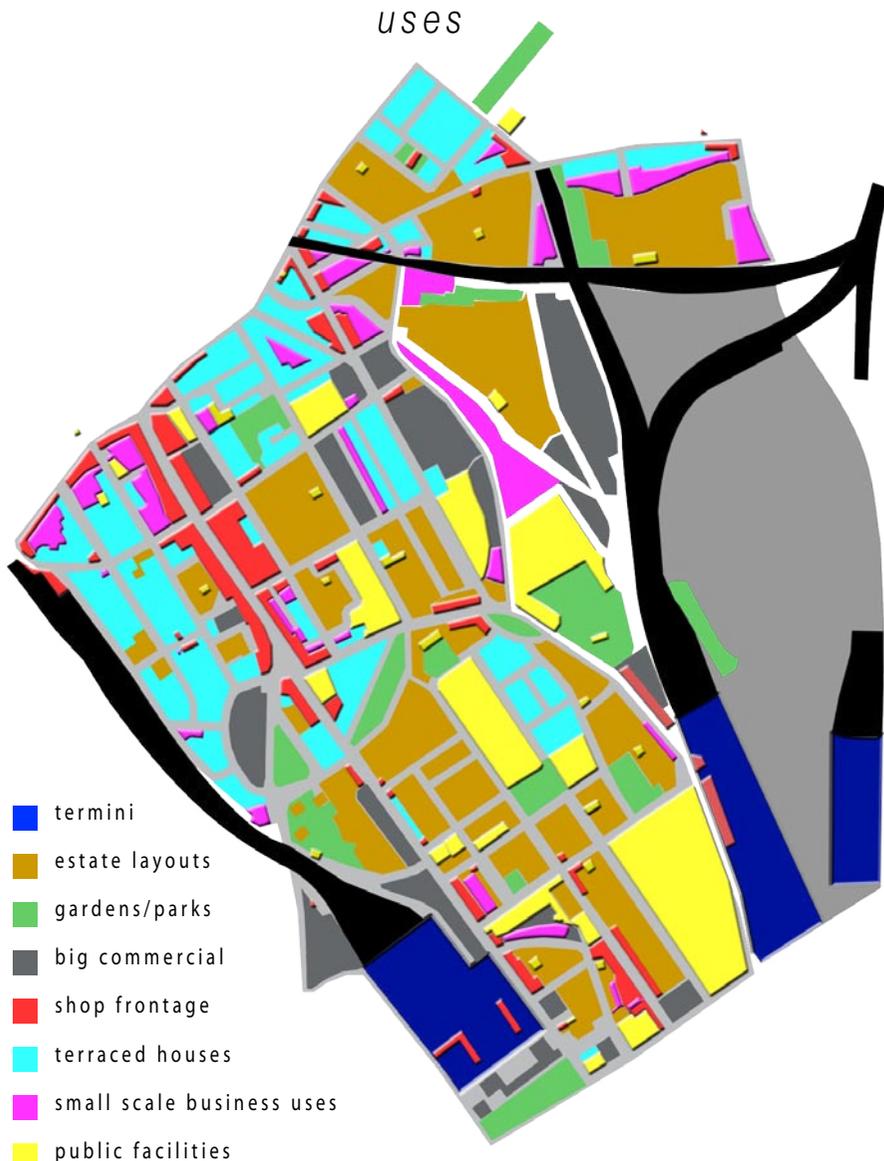
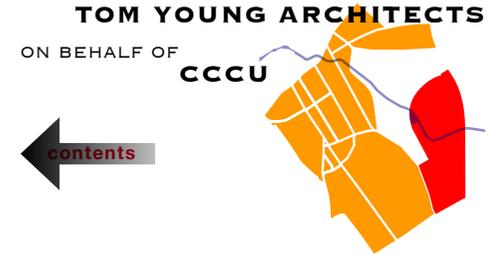


figure 38:1

The adjacent figure is a basic mapping of uses in the CCCU area. Again the use-building type relationship is relied on. So this means that terraced houses which have been “municipalised” are not recognised. It is also hard to draw distinctions between large-scale and small-scale business uses. One issue is the degree of integration with residential uses, whilst another is the scale of operation in terms of space occupied. In the end, we have decided whether a building is embedded in the residential fabric and whether it is a purpose-built for big business. The distinction is not ideal and can be sharpened a little more by thinking about vehicle access: whether or not a business relies on a fleet of vehicles or a small number or indeed has nothing to do with distribution.

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commercial uses

towards a CCCU ASSET BUILDING

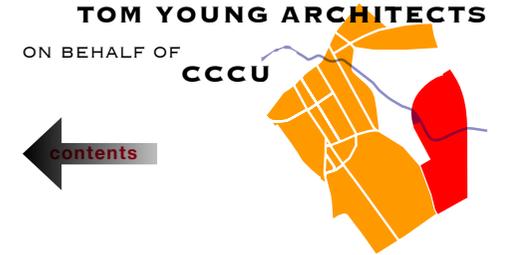


figure 39:1

The south is dominated by large scale commercial uses e.g the main stations themselves plus their associated office-developments (notably Euston). Large scale business is also established by the canal on the eastern flank of Camden Town. One large business building has just been converted to small-offices with the canal-side location being a key part of the marketing; the success of this venture should be watched carefully.

The canal-area business uses are linked to road system access. The business users eg The Kings Fund or Shephard Robson (architects) situated at the back of the The Parkway are not.

There is a lack of small-business space in Somers Town. This means there is very little opportunity to integrate work-uses with the daily life of the community: the area is "pure residential". Whether this is a good identity is debatable. It may reflect isolation from vital

self-initiating economic and creative activity which would be problematic given current emphasis on community enterprise and self-sustaining community activity,

The Kings Cross Euro-terminus works have destroyed a small business space shown opposite.

Public facilities like hospitals and schools provide jobs and are present in Somers Town.



figure 39:2

ANALYSIS

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public spaces



figure 40:1

towards a CCCU ASSET BUILDING

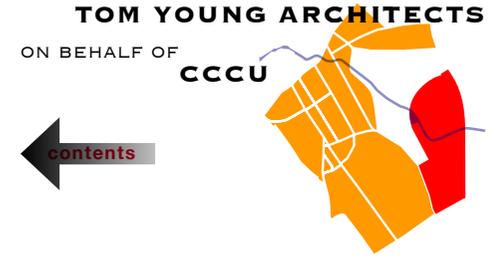


figure 40:2

Amphill Estate and Harrington Square have the potential together to form a new public open space providing positive links and orientation in all directions, even including a direct link into Euston Station

The figure opposite relates shopping frontages to the main green spaces in the CCCU area.

Shops and green open space are disconnected. The main shopping places run north-south and are dislocated from the central cluster of green open spaces. The latter is unrecognised as a potentially major urban feature of the area.

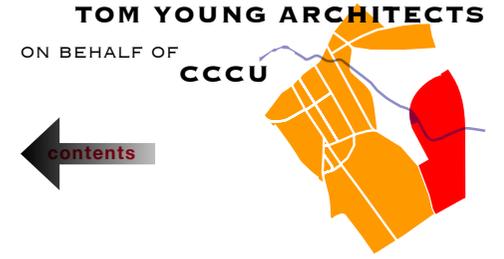
1	Camley Street Nature Reserve
2	St Pancras Church Gardens
3	Goldington Crescent
4	Crowdale House rear lawn
5	Oakley Square
6	Harrington Square
7	Amphill Estate grounds

ANALYSIS

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estates & terraces

towards a CCCU ASSET BUILDING



Housing territories are clear in CCCU area. The north and west parts are marked by a preponderance of “traditional” terraced townhousing, whilst the south and east parts are marked by subsidised housing arranged for the most part in estate configurations, clearly separated from the street layout.

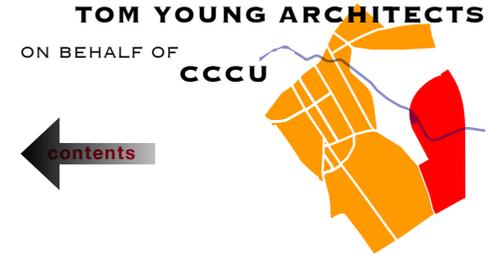
Because so much land has already been reclaimed from the railways and developed as subsidised housing, much of the housing is closely linked to the railway lands site.

figure 41:1

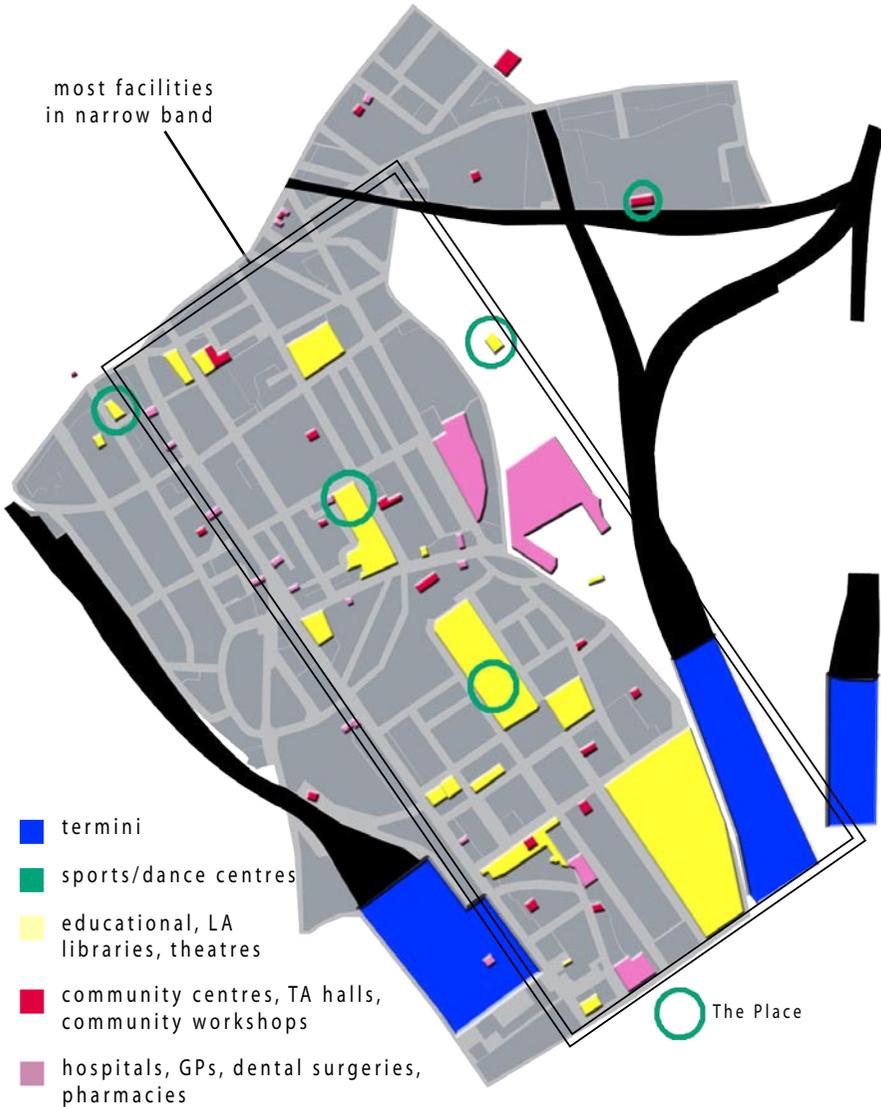
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towards a CCCU ASSET BUILDING



facilities



The distribution of schools, colleges, libraries, medical services (GPs, dental surgeries, pharmacies) sports space and community spaces is concentrated in a central strip subsuming east Camden Town and Somers Town. The Maiden Lane area appears to be fairly poorly served.

figure 42:1

ANALYSIS

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public transport

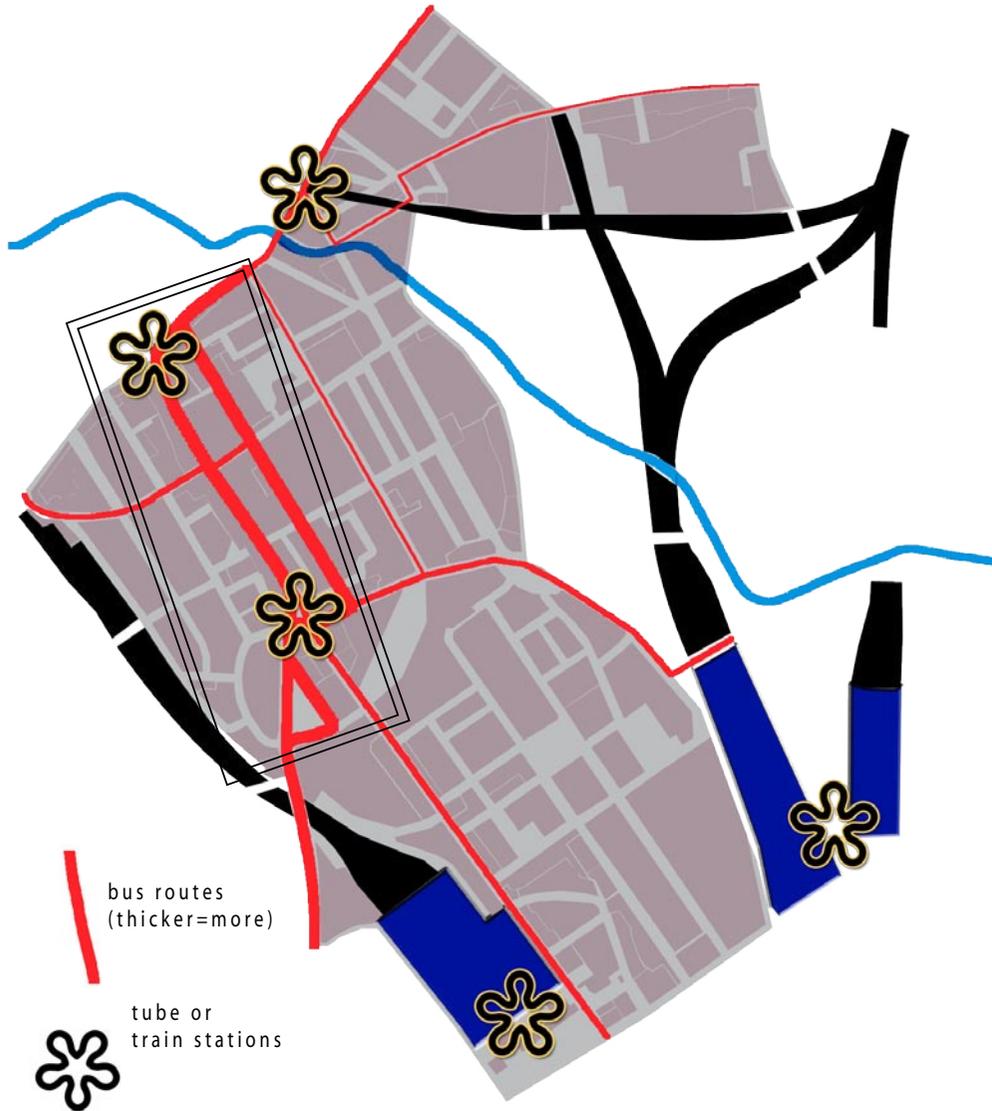
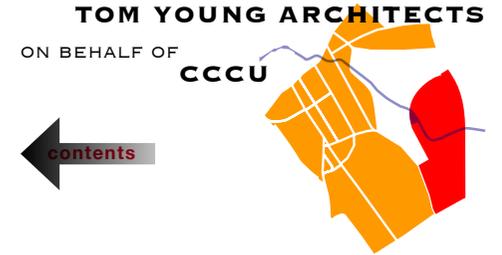


figure 43:1

towards a CCCU ASSET BUILDING



Public transport routes and centres are focussed on Camden High Street, leaving aside the main termini.

East Camden Town towards Kings Cross is entirely without public transport. This lack confirms the area as something of a desert for pedestrians - a zone given over to fast through traffic, distribution and vehicle-based businesses. With these uses pre-eminent, there is perhaps no reason to incorporate new public transport links.

Somers Town too lacks its own public transport route. The proposal to run a branch

of the cross-river tram through Somers Town to the St Pancras Euro-terminal has not met with approval from local people or local politicians according to the local press, although it would be a local-transport link into the Kings Cross development. Several members of the CCCU are opposed to trams in Somers Town.

The canal can also be seen as a dedicated space serving pedestrians. Whilst it may yet play a vital role in linking the Kings Cross site to Camden Town, its current condition means it is an unlikely route for local people to reach any new facility because of fear-of-crime after twilight. In the future, the canal may become a safer space.



figure 43:2

ANALYSIS

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special areas

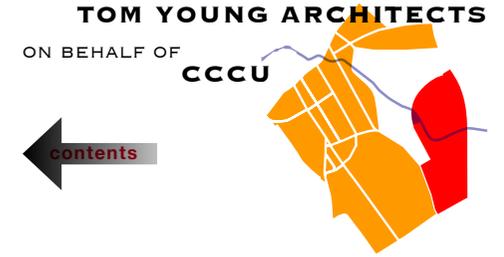


figure 44:1

towards a CCCU ASSET BUILDING

There are parts of the CCCU area that have special qualities as established centres, spatially enjoyable places, or important linking spaces, or all of these. Improvements in these places could be linked to an asset building for the CCCU.

- 1 Charlton Street: established centre with market and shops.
- 2 Polyon Road open space: focal point for youth, linked to schools
- 3 Amphyll Estate & Harrington Square: extensive open space with links in all directions
- 4 Oakley Square, the Working Mens College and Crowndale House: three massive area "monuments"
- 5 St Pancras Gardens and Camley Street Nature Park: very different spaces with great public appeal and open to new Kings Cross development
- 6 Camden High Street: most obvious public centre in CCCU area



- 7 Plender Street/Camden Street: combines a link to middle of Camden High Street with sports pitch and revitalised St Pancras Community Centre with its unique artists studio complex
- 8 Canal: undeveloped reach of canal where there might be potential
- 9 St Martins Gardens: local centre with nearby school, church, shops, workshops, womens centre and alms houses
- 10 Camden Tube: major redevelopment site and figurehead monument dominating view north up Camden High Street
- 11 Parkway/Regents Park: confluence of gently rising main roads - an area high point and key linking space connecting Camden Town to Regents Park; dominated by complicated traffic flows.



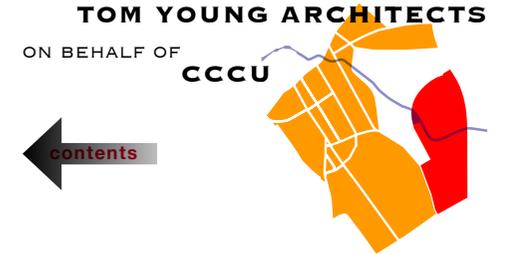
INTERVIEWS

INTERVIEW

sheet 46

Mark McNestry

towards a CCCU ASSET BUILDING



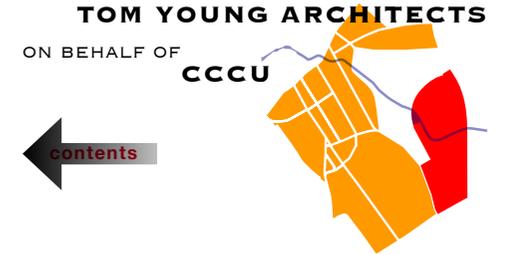
INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Mark McNestry	KX Community Developmt Trust <input type="radio"/> yes <input checked="" type="radio"/> no	
	11/4/03		
VISION OF NEW CENTRE		POSITION	
KEY SPACES	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	possibly KXRL site itself <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/>
FEEL & QUALITIES	something which shouts "respect" and "creativity"		
PRECEDENTS	Coin Street Builders <hr/> The Environment Trust's work <hr/> Bromley by Bow	OTHER POINTS	
		KXCDDT argue for underpinning/sustaining ongoing community development through asset acquisition	
		LB Camden and the KX developers ARE working to prevent the community being "left behind"	
		the community must avoid being divided and find a consensus about community gain from the KX development: Argent St George are aware of factionalism in the community	
		Development Trusts bring commercial "naus" and business acumen to the community: a priority is is new dynamic organisation(s) addressing economic development and enterprise issues	
		it's important not to duplicate and to take a different approach to what currently exists in the area: we do not want to go down the road of "competition"	
		the biggest "gap" in provision in the area is spaces for new and emerging communities (many ethnic) and the TA halls in the area could help hugely in this regard	
		we need to step up a gear to meet the challenge of the huge scale of opportunity represented by the KXRL	
		KXRL is a huge hole in the middle this part of London, lying between various communities: it works against people and communities coming together	
		community engagement with economic development issues is relatively lacking, the ability to draw on opportunities and translate them into jobs and training	

INTERVIEW

sheet 47

Tom Blackie

towards a CCCU ASSET BUILDING



INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Tom Blackie 16/10/03	Candid Consultants <input checked="" type="radio"/> yes <input type="radio"/> no	
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	FEEL & QUALITIES	OTHER POINTS	
PRECEDENTS			

INTERVIEWEE
Tom Blackie
16/10/03

RESIDENT
Candid Consultants
 yes no

VISION OF NEW CENTRE
large multi-use space
small offices
resource storage
secure storage for groups

FEEL & QUALITIES
environmentally friendly construction
BME design ("best of ethnic design")
good access for the disabled

PRECEDENTS
Peel Institute, Percy Circus

POSITION
Camden High Street ("everyone goes there")

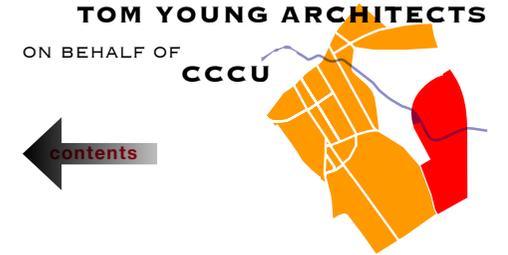
OTHER POINTS
staffing wasn't built into the business-plans for TA halls related to the estates in the area: TA halls with workers can deal with passing inquiries and drop-ins
a new community facility would be "an artificial building" where there is existing capacity
there is a "need for a large community facility with flexibility to deal with emerging community groups, to give them access to computers, admin support and financial help"
funny shape of CC SRB area (the aim was to surround the railway lands) and include existing KX Partnership area makes a location for a new facility hard to identify
transport to any new facility is important: good lighting at night too

INTERVIEW

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Mark Booth

towards a CCCU ASSET BUILDING



INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Mark Booth 16/5/03	Kings Cross Partnership <input type="radio"/> yes <input checked="" type="radio"/> no	
KEY SPACES	VISION OF NEW CENTRE	POSITION	SPECIFIC SITES
	FEEL & QUALITIES	OTHER POINTS	
PRECEDENTS			

KEY SPACES

resource storage
cheap start-up offices
"health-related elements"
rentable space

FEEL & QUALITIES

hub for local community and voluntary groups
the community needs to feel ownership of the resource
I like bright, clean and spacious places

POSITION

centrally located with easy access to tube/rail/bus network

OTHER POINTS

I always think of the sustainability of the building - what is the use of having something which cannot be maintained...health related elements could bring in revenue

essential functions would be communication and liason, consultation and service delivery

there's a lack of workspace for community groups generally with no bespoke facilities in the area

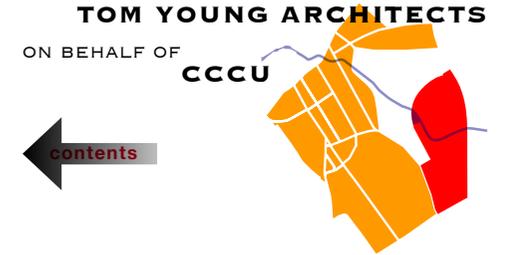
It's important that the building is sustainable environmentally and financially. Ideally, we would be looking for a building which can generate income and provide community resource space

INTERVIEW

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Kimberly Paumier

towards a CCCU ASSET BUILDING



INTERVIEWEE		RESIDENT
DATE OF INTERVIEW	Kimberly Paumier 16/5/03	Camden Town Centre Manager <input type="radio"/> yes <input checked="" type="radio"/> no
VISION OF NEW CENTRE		SPECIFIC SITES
KEY SPACES	<p>the canside makes a great location</p>	
FEEL & QUALITIES		
PRECEDENTS		
OTHER POINTS		

VISION OF NEW CENTRE

KEY SPACES

FEEL & QUALITIES

PRECEDENTS

POSITION

OTHER POINTS

SPECIFIC SITES

Greenland St church hall

Faniel Hall, Boston

Guidelli Square, San Francisco

somewhere to enjoy just being water and people is magical dynamic and relaxed on different levels

the biggest thing is public space: somewhere that isn't so overcrowded, where you have to keep walking, somewhere to relax and enjoy the crowds

a lack of space is built-into the area as a major tourist destination that mostly attracts young adults

there's a need to extend area's appeal to older people - those with less disposable income, the elderly, ordinary people...

the whole tube-Parkway-Regents Park-Zoo link should be pulling in parents to enjoy a day-out

lower Camden Road is full of real shops: charity shops, ARgos, M+S, Sainsburys, Woolworths, other multiples, cafés etc: the tube is the real divide

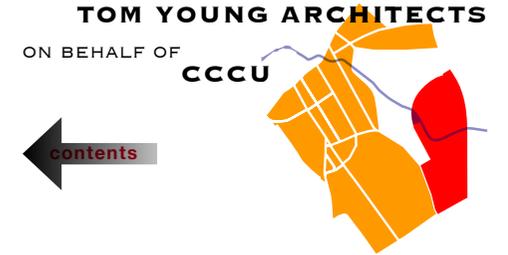
KX redevelopment offers huge opportunity for Camden Town: the two can work together via key links such as the canal: an effective link is vital. KX could be tremendously positive

INTERVIEW

sheet 50

Steve Curley

towards a CCCU ASSET BUILDING



INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Steve Curley 21/5/03	Crowndale House Manager O yes O no	
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	FEEL & QUALITIES	OTHER POINTS	
PRECEDENTS			

KEY SPACES

green space
under-fives drop-in
play-space

FEEL & QUALITIES

combination of culture, work & play e.g Pompidou Centre

PRECEDENTS

row of shops opp Crowndale

POSITION

OTHER POINTS

the row of shops opposite Crowndale Hse has worked well recently - it's right where people need it: if somethings on the doorstep, people use it

there are too many kebab shops and takeaways on lower part of Camden High St: Sainsburys Metro is too pricey and other one is too far away

KX development may only bring in shops for outsiders ie nothing at all for people living locally

You have to connect with people first: it's no good giving someone a new kitchen if all they do is drink Special Brew in it: you aren't connecting

generally, the area isn't seen as prosperous: it isn't seen as a place where people live and work but rather as somewhere where people "just exist"

alienation derives from the amount of people dependent on benefits

there's a lack of communal garden space and a lack of understanding about using what's available: we're doing something about this at Crowndale house: play equipment can give necessary cues

use equals ownership

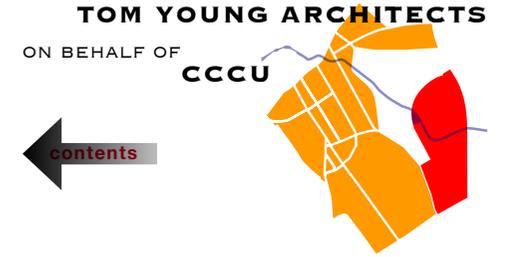
the area has always been seen as travel area so it's poor

INTERVIEW

sheet 51

Catherine Mobley

towards a CCCU ASSET BUILDING



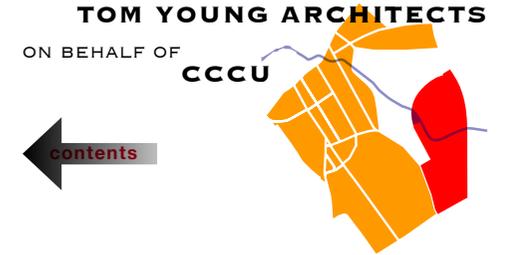
INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Catherine Mobley	Carol Street Housing Coop	
	11/6/03	<input checked="" type="radio"/> yes <input type="radio"/> no	
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	café selling good, cheap food	in the High Street: everyone goes down it: there should be something there	
FEEL & QUALITIES	spaciousness, with good facilities and range of activities	OTHER POINTS	
	I like the ability to drop-in on activities ie easy access		
	a learning centre w resources and physical activities	I'm worried about the planning of Camden Tube and the destruction involved: I'm worried about the direction of development in Camden	
	low-cost	I've had poor experiences at the Working Man's College: dance classes in rooms without mirrors, with tinny music...wrong space with poor teaching...very old hat	
PRECEDENTS	Tri-Yoga, Primrose Hill	I'd like to see a better developed library	
	Islington Arts Factory	I like Women & Health though haven't been there enough: it's good value. I like Camden Gym.	
	Mary Ward Centre		

INTERVIEW

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Lucy Bingham

towards a CCCU ASSET BUILDING



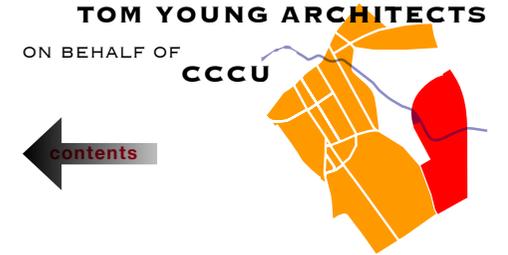
INTERVIEWEE Lucy Bingham CCCU		RESIDENT <input type="radio"/> yes <input checked="" type="radio"/> no	SPECIFIC SITES <table border="1"> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td colspan="3"> </td> </tr> </table>												
DATE OF INTERVIEW 2/12/02	VISION OF NEW CENTRE KEY SPACES space for 10 community grps hot-desking capability training rm social enterprise space communal areas _____ _____ _____	POSITION middle of CC area Crowndale area _____ _____													
FEEL & QUALITIES small community group spaces are a priority: v small offices key component: community enterprise making profit preference for ground floor space not dreadful, rainbow coloured, delapidated centres of past	OTHER POINTS Somers Town community is busiest: St Pancras is most deprived viz-a-viz health & jobs: Maiden Lane area feels left out Elm Village is not included _____ need to foster "employable skills" _____ start-ups could go into disused garages _____ TA Hall keyholding and space management is onerous: need for paid, roaming keyholder and space manager for area possible need for good catering facilities _____ there are "loads of unresourced TA halls": s.o is needed to get activities going in them, to orchestrate improving hall fabric and management: there's already lots of space for activities _____ _____														
PRECEDENTS Bethnal Grn Community Centre Women & Health, Carol St _____ _____															

INTERVIEW

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Gillian Hall

towards a CCCU ASSET BUILDING



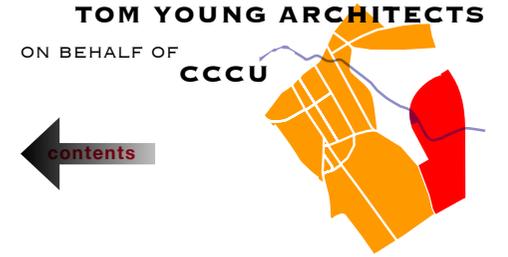
INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Gillian Hall 5/12/02	CCCU <input checked="" type="radio"/> yes <input type="radio"/> no	
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	multi-purpose space more space than CCCU needs CCCU office large meeting rm/good kitchen quiet space-prayer room	"our patch of CC"	Carol St travellers site St Martins Gardens
FEEL & QUALITIES	integration of accessibility design WCs for able-disabled next to ea other speaking lifts one-storey building is preferable low-key & elegant	OTHER POINTS	
PRECEDENTS	Jewish Centre, Albert St Bromley by Bow		

INTERVIEW

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Marianne Larragy

towards a CCCU ASSET BUILDING



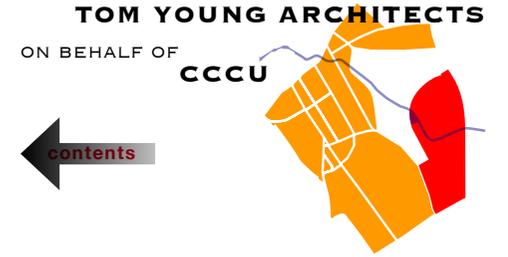
INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Marianne Larragy	Voluntary Action Camden	
	16/12/02	<input type="radio"/> yes <input checked="" type="radio"/> no	
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	public hall 50-100 people		
	sound-proof room		
	resource storage		
	built-in exhib space		
	pa system		
FEEL & QUALITIES	seeing out is as important as seeing in	OTHER POINTS	
	views		
	inviting wheelchair ramp		
	shared access to computers		
	with cubicles for kids		
light			
PRECEDENTS	Friend Mtg Hse 100 Euston Rd		

INTERVIEW

sheet 55

Asha Duale

towards a CCCU ASSET BUILDING



INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Asha Duale 18/12/02	CCCU <input checked="" type="radio"/> yes <input type="radio"/> no	
KEY SPACES	VISION OF NEW CENTRE	POSITION	OTHER POINTS
	FEEL & QUALITIES		
PRECEDENTS			

KEY SPACES

- resource storage
- cheap start-up offices
- conference/training space
- quiet space-prayer room

FEEL & QUALITIES

- appears friendly, not decrepid old dump
- should not be in a basement
- space to breathe - not a matchbox
- high ceilings - I like high ceilings

PRECEDENTS

- Westbourne Studios

POSITION

- middle of area

OTHER POINTS

- distributing meetings around different TA halls causes expense in taxis and other inconveniences

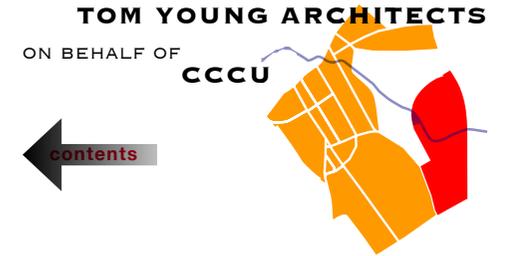
SPECIFIC SITES

INTERVIEW

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Dave Walters

towards a CCCU ASSET BUILDING



INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Dave Walters 18/12/02	Maiden Lane Community Centre <input type="radio"/> yes <input checked="" type="radio"/> no	
KEY SPACES	VISION OF NEW CENTRE	POSITION	OTHER POINTS
	FEEL & QUALITIES		
PRECEDENTS			

VISION OF NEW CENTRE

sound-proofed spaces
good resource storage
common services eg clothes
low-level decent refreshments
built-in exhib space

FEEL & QUALITIES

building must 7-days a week
needs to allow easy movement of equipment in and out of
use of appropriate technology: grey-water, solar water, waste
building as recycling point
needs to pull-in public in many different ways
bdg is educational and positive
security musn't be aggressive
staff must know about maintenance, understand its
building should be related to "edible space"/food production

POSITION

Camley St - on edge of KX development, linked Maiden La Est

OTHER POINTS

a development trust could be the right way to develop a new community resource

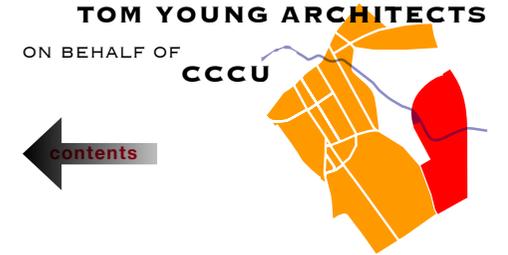
building furniture should be appropriate to the building

INTERVIEW

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John Cowley

towards a CCCU ASSET BUILDING



INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	John Cowley 19/12/02	CCCU <input checked="" type="radio"/> yes <input type="radio"/> no	
KEY SPACES	VISION OF NEW CENTRE	POSITION	OTHER POINTS
	FEEL & QUALITIES		
PRECEDENTS			

KEY SPACES

caretakers flat
meeting rm
creche
outdoor space for festivals

FEEL & QUALITIES

very visible, very public and accessible
someone should live there
big room for weddings, games, meetings
shopfront: a commercial quality
encourage play for all ages
be capable of putting on theatrical productions
"civic building": you have a right to be there

PRECEDENTS

church hall, 8 Greenland St
Irish Centre

POSITION

CCCU area is bureaucratic: centre must relate to a definite neighbrhd

OTHER POINTS

centre should promote recycling, bric-a-brac, clothing, books and generate cash from selling some of these items every week
it needs a commercial side
a bar is an absolute no-no

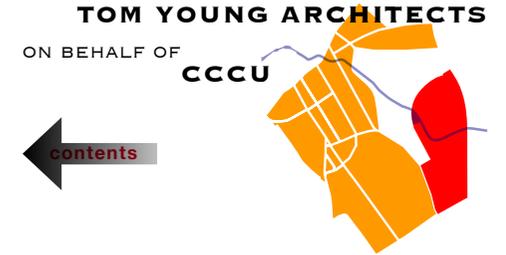
SPECIFIC SITES

INTERVIEW

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Neil Johnston

towards a CCCU ASSET BUILDING



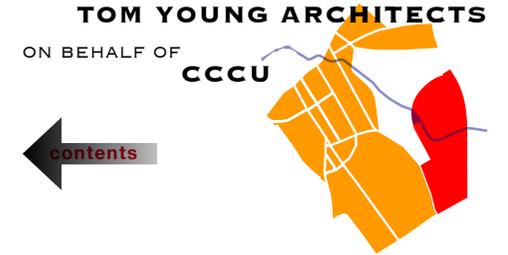
INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Neil Johnston	Paddington Development Trust	
	9/1/03	<input type="radio"/> yes <input checked="" type="radio"/> no	
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	cheap start-up offices		
FEEL & QUALITIES			
PRECEDENTS	Westbourne Studios	OTHER POINTS	
		"unfair" to do a new building without a revenue plan	
		profit or not-for-profit is a core issue	
		the euphemism "modernise the voluntary sector" means getting to grips with the inefficiencies of organisations which do not understand their public significance	
		public players like voluntary organisations need a new identity	
		service organisations haven't engaged with Central Government's mainstreaming agenda	
		there are significant opportunities for not-for-profit community enterprises in economic context of their areas	
		Westbourne Studio development has created 300 new microbusinesses in the middle of our area and given our Trust a new office suite for 10 yrs at a peppercorn rent: we have a commercial partner	

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Frances Eley

towards a CCCU ASSET BUILDING



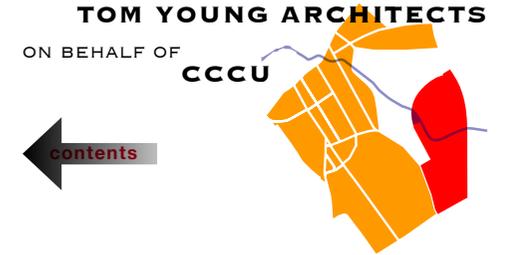
INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Frances Eley	CCCU <input type="radio"/> yes <input type="radio"/> no	
	13/1/03		
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	quiet space-prayer room	Eversholt Street	
	courtyard or atrium	People don't go to Maiden Lane meetings: putting a new centre there could pull	
	green space		
FEEL & QUALITIES	Welcoming: big, automatic doors! No narrow entrance	OTHER POINTS	
	A feeling of space & warmth even if you have to hang about		Reusing an existing space is a compromise: new build will save money in long run
	Easily accessible rooms: not a convoluted interior		
	lightness: polished floor		KX small biz have been dispersed: framemakers, photo labs, rail arch businesses have gone: the Bell Foundry can't get apprentices
	A area in the middle w feeling of peacefulness		There's a dearth of small biz space: what there is is too expensive. I know someone who wanted to start-up but didn't know where
	Spaces around the building are as important as bdg		Somers Town gets all the money according to Maiden Lane or St Pancras
	Accessible toilets		
	no long flights of steps - town halls are dreadful		There'll be lots of trouble because of the KX terminal: lots of sinners as well as saints will come into the area. There'll be plenty of disruption - there is already
PRECEDENTS	The Place		
	Charlie Ratchford Centre		

INTERVIEW

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Daniel Keech

towards a CCCU ASSET BUILDING



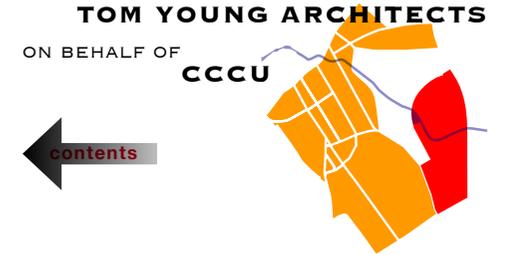
INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Daniel Keech	Sustain <input type="text"/>	
	14/1/03		
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	green space community orchard courtyard garden 	 	
FEEL & QUALITIES	gardens and places which need tending food production eg fruit in public places	OTHER POINTS	
		emphasis on low-maintenance planting is counter-productive, creating a negative sense of relationship to biosphere 	
PRECEDENTS	Havana, Cuba: self-sufficient St. Petersburg: rooftop gardens 		

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Nick Wheeler

towards a CCCU ASSET BUILDING



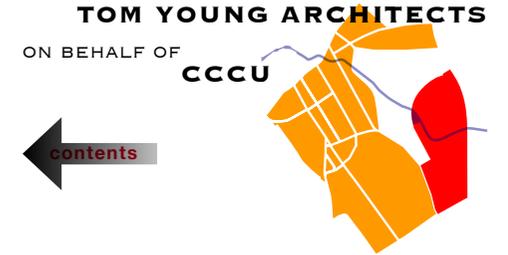
INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Nick Wheeler	St Pancras Church	
	21/1/03	<input checked="" type="radio"/> yes <input type="radio"/> no	
VISION OF NEW CENTRE	POSITION		
KEY SPACES	Somers Town		
FEEL & QUALITIES	OTHER POINTS		
	once CCCU funding stops, the sense of CCCU area will "die": CCCU area is false and consists of two distinct communities in Camden and Somers Town		
	CCCU perservering with CCCU boundaries would be daft after "the world has moved on"		
	better to create a community structure with a wider range of players involved, based on real community: what is real community - a key question		
	CCCU community is gathered around spending SRB money: local authority attention will go elsewhere		
	I support discussion about the future of CCCU's future: 1-1 conversations are very important		
	Somers Town is a stable, closely knit community: Camden Tow is unstable and anonymous		
	the need is for a visible presence for the wide range of community organizations which exist in the area: disgrace that Greenland Rd Neighbrhd Advice Centre being closed		
	we should avoid constant change		
PRECEDENTS	Greenland Rd Advice Centre		

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Miranda Martin

towards a CCCU ASSET BUILDING



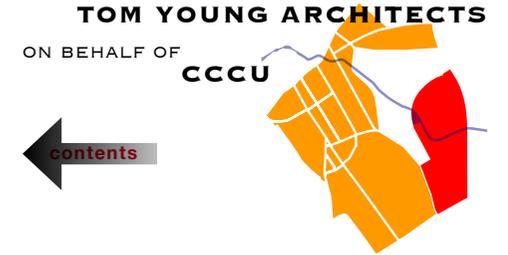
INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Miranda Martin	CCCU <input checked="" type="radio"/> yes <input type="radio"/> no	
	10/3/03		
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	resource storage small offices affordable office-space social enterprise space	real centre of area is Crowndale Rd Camden Town relates less and less to our needs	
FEEL & QUALITIES	not a competitive community centre to feel "enabling"	OTHER POINTS	
		one of CCCU's main aims is to get small estate halls into better use - they are locally owned assets	
		the point is to "irrigate an entire area"	
		small groups shldn't be working fr peoples houses	
		CCCU should relate to whole area, not evolve into a separate empire	
		ref: what goes on in TA halls - you can get obsessed with training courses, so many of which sound and feel boring and uninteresting	
		too much "project-driven" work can play into hands of "greedy project-owners"	
		Bromley by Bow is an empire which absorbs the community and its activities into itself: it is NOT a model for the work of CCCU	
		new centre should not duplicate work of 3 existing community centres	
PRECEDENTS	The Marr, Curnock Estate		

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Rick Levene

towards a CCCU ASSET BUILDING



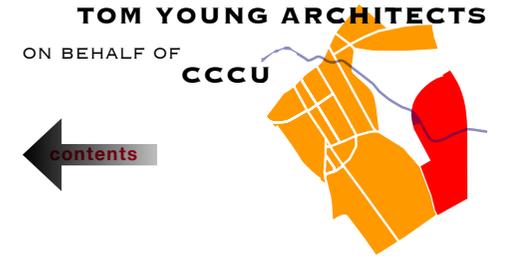
INTERVIEWEE		RESIDENT
DATE OF INTERVIEW	Rick Levene	CCCU <input checked="" type="radio"/> yes <input type="radio"/> no
	11/3/03	
VISION OF NEW CENTRE	POSITION	SPECIFIC SITES
KEY SPACES	strategically located to fulfill wider social & economic needs	
		use existing open spaces eg Oakley & Harrington Squares
		Mornington Crescent
FEEL & QUALITIES	OTHER POINTS	
public forum for voluntary sector	there's already plenty of space: the issues aren't about space - it's an issue of quality, access and service provided to the wider community	
very special and unique: linked to public gardens	existing hall are difficult to generate income from: impossible to see how CCCU could survive from any income they generate	
Oakley/Harrington Squares: belong to local scene	most VOs fail after 2 years because their funding runs out: funding a VO may be a waste of money if they aren't delivering a good service	
high quality design and materials (self-esteem)	specialisation of halls isn't really happening bc the relationship between estates and halls is too dominant	
	high street/shop front space too limited and expensive: high street exposed to a vast majority who do not live in area	
	social enterprise model increases awareness and capacity of those working in "community" or social sector	
	need = public sector whinge: "gap in the market" = private sector opportunity	
PRECEDENTS	value of small scale action: work which generates an income, real production and real engagement and responsibility	

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Roger Robinson

towards a CCCU ASSET BUILDING



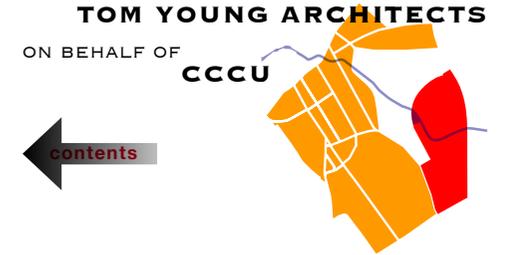
INTERVIEWEE		RESIDENT												
DATE OF INTERVIEW	Roger Robinson	Camden Council <input checked="" type="radio"/> yes <input type="radio"/> no												
	14/3/03													
VISION OF NEW CENTRE	POSITION	SPECIFIC SITES												
KEY SPACES	n-s: Camden Rd-Polygon Rd e-w: High St-Camden St nr big estates but far away enough to avoid disturbance distance mustn't be discouraging	<table border="1"><tr><td></td><td></td><td></td></tr><tr><td colspan="3">St Pancras Hospital: contact PCT</td></tr><tr><td colspan="3">Crowndale Centre</td></tr><tr><td colspan="3"></td></tr></table>				St Pancras Hospital: contact PCT			Crowndale Centre					
St Pancras Hospital: contact PCT														
Crowndale Centre														
FEEL & QUALITIES	OTHER POINTS													
embrace whole community inter-generational: all the family a building wh attracts people automatically somewhere to meet, enjoy and have a drink a centre which is central to people's lives	kids should be part of management committee new facility must overcome cynicism Somers Town has been neglected for generations: KX is an opportunity to give something there's an opportunity for CCCU to JV with KX developers a new building could also have accommodation for young people who have left home													
PRECEDENTS														
YMCA: Tottenham Crt Rd														

INTERVIEW

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Sandy Dunn

towards a CCCU ASSET BUILDING



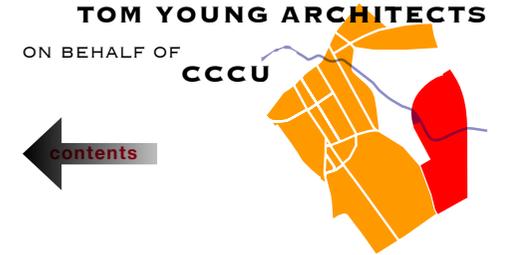
INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Sandy Dunn	Al Fresco Arts	
	19/3/03	<input checked="" type="radio"/> yes <input type="radio"/> no	
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	community offices	Camden High St-Mornington Crescent	
		Chalton St	
FEEL & QUALITIES	an accessible bldg: for everyone and everything serviced by bar/café open through bldg's opening times open & accessible w.o having to pay a fee	OTHER POINTS	
	a sense of a flexibility and freedom		current halls and centres are closed most of the time
	keeping old folk engaged		Somers Town and St Pancras Centres feel closed: only open to renting groups. They'll say their bldgs are available to e.o but they aren't really
	recently I tried to get a leaflet done and had to go to 5 different places to do it: this shldn't be necessary		
	all these "crappy halls around the estates": "bizarre folk" with the keys to halls: all these inaccessible places		
PRECEDENTS	Borders Bkshp, Oxford St	we did something wi the café on Eversholt St wh backs onto our estate: we did an event at the café and the old folk came by coming straight into the café from the estate	
	Norwich Library	if it was good place, word would get around	

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Rob Wickham

towards a CCCU ASSET BUILDING



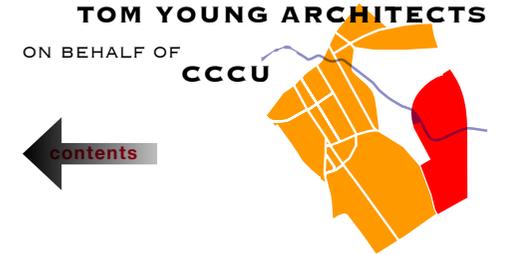
INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Rob Wickham	St Mary's Church	
	19/3/03	<input checked="" type="radio"/> yes <input type="radio"/> no	
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	meeting spaces not necessarily community		
FEEL & QUALITIES			
PRECEDENTS		OTHER POINTS	
		I'm v aware of the many halls in the area: at worst building a new centre cld result in another underused space	
		I am dubious abt the one-stop shop model, the big new centre in our post-modern culture where networks rather than places are important: the big centre model maybe finished	
		Camden Market attracts the wierd and has produced a place catering for a v.particular kind of outlook, one not shared by most people on a day-to-day basis	
		CCCU staff - notably the youth team - work by going out to the youth, not by bringing them into centres: major work of Sure-Start is in people's homes, upholding family life	
		CCCU geography is so haphazard and problematic: there isn't a CCCU community: local communities may now be based on networks not "places"	
		we are called to be in relationship with others: the spirituality of encounter: we must begin with "those small encounters" (school gates/doctor waiting rm) which drive out fear	
		we're trying to describe a different kind of landscape, one without boundaries	
		place does matter: "roots down, walls down"	
		why do people live in fear: what can we do to help them speak: Somer Twn people have been let down-SRB, City Challenge, Neighbrhd Renewal promised lots delivered little	

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Michael Savarin

towards a CCCU ASSET BUILDING



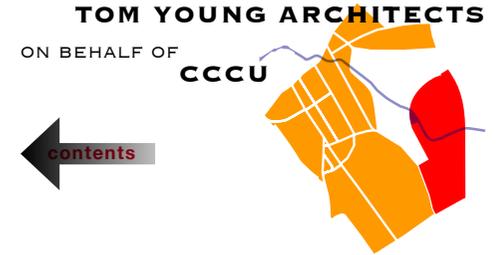
INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Michael Savarin	CCCU	
	21/3/03		
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	offices (few halls w offices) a swimming pool wld be good	somewhere south of and around Crowndale Rd, north of Euston	
FEEL & QUALITIES	"architecturally in-keeping with the area"		
	should inspire people about empowerment NOT play		
PRECEDENTS		OTHER POINTS	
		"groups" make communities: voluntary sector groups are all	
		TA Halls can be encounter space between various grps: each hall can cater for a wide range of activities and a wide range of grps	
		developing programmes w partners strengthens CCCU & our partners and creates social capital as well as strengthening our joint futures: it's about using EXISTING resources	
		CCCU strength is fostering/development of our partners to deliver services: even after SRB is finished we'll have strengths and services to work with	
		CCCU's role as representative of whole is recognised: vital importance of relationships and partnerships wh CCCU develops thru such things as TA Hall policy, helps grps to share their probs	
		CCCU could evolve into a trust: pilot programme abt Halls viz-a-viz their ownership and their long-term funding linked to SE models, all work arranged under CCCU trust	
		economic development and social capital alert local residents to issues of empowerment: we value extg grp networks and capacity to reach grp constituency	
		in USA VS grps are permanent, not evanescent: develop into providers of banking & housing services, credit unions: the community takes responsibility	

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Charles Seaford

towards a CCCU ASSET BUILDING



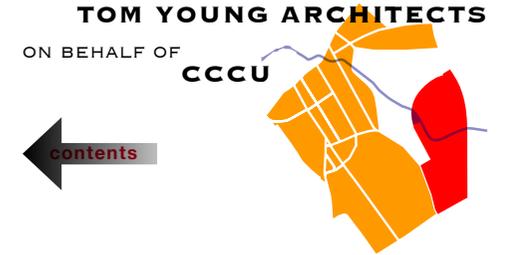
INTERVIEWEE		RESIDENT
DATE OF INTERVIEW	Charles Seaford	Camden Town Project
	3/4/03	<input checked="" type="radio"/> yes <input type="radio"/> no
VISION OF NEW CENTRE	POSITION	SPECIFIC SITES
KEY SPACES		
many differently sized rooms	middle of Camden Town	
child-friendly café/bar		Above new Camden Tube Development
FEEL & QUALITIES	OTHER POINTS	
	I can more easily see my children using a centre than me	
	there must be a variety of things going on	
	you must encourage entrepreneurs - someone who wants to organize something like lessons or a meeting who would be attracted by the spaces available for hire	
	you provide marketing for these entrepreneurs and your public takes an interest in the range of things happening near to them	
	you could graft a new centre onto an existing library	
	existing halls don't feel public: they're not manned	
PRECEDENTS		
Irish Centre		
Talacre Sports Centre		
Libraries		

INTERVIEW

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Louanne Tranchell

towards a CCCU ASSET BUILDING



INTERVIEWEE		RESIDENT
DATE OF INTERVIEW	Louanne Tranchell	Hammersmith Community Trust
	8/4/03	<input type="radio"/> yes <input checked="" type="radio"/> no

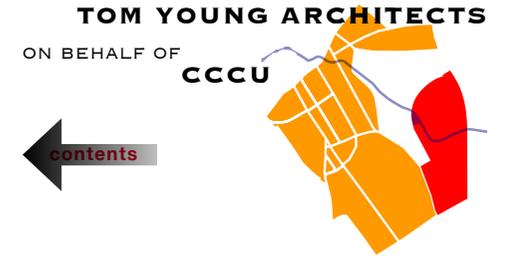
VISION OF NEW CENTRE	POSITION	SPECIFIC SITES
KEY SPACES <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	Camley St gardens area (focus of spiral including KXRL & CCCU area) <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
FEEL & QUALITIES	OTHER POINTS	
	a new-build will take a lot of energy if you're going to it right: you'll need some sessions with any body who's interested, then a steering group to make refinements and commit to a brief	
	you need a shopping-list for a new-build: you shouldn't make it from one angle only: the list should at least reflect gaps in local provision, some "fashionable" uses and the role of multi-use space	
	most anxiety about space is about funding	
	VOs are dogged by constant change (insecurity about their base)	
	you can outgrow space: where will you go next?	
	we (VOs) haven't thrown off the "coping-mentality"	
	a centre has to be resilient to the fact that different people will lead it in different directions: every 5 years or so it will be renewing itself	
	you can build up a good presence in a good building	
	worthwhile projects happen in modest spaces: some people would say VOs can fit in ordinary buildings if the core funding is there	
PRECEDENTS		
	Ocean Centre/Rising Tide proj	
	Walsall Arts Centre	

INTERVIEW

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Robin Jones

towards a CCCU ASSET BUILDING



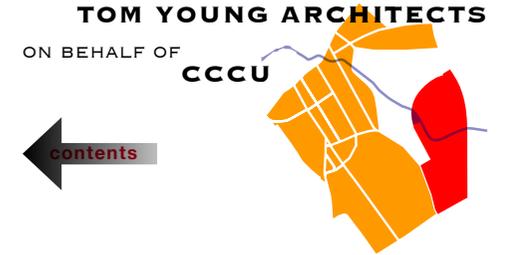
INTERVIEWEE		RESIDENT
DATE OF INTERVIEW	Robin Jones	Development Trust Assoc
	9/4/03	<input type="radio"/> yes <input checked="" type="radio"/> no
VISION OF NEW CENTRE	POSITION	SPECIFIC SITES
KEY SPACES	within KXRL	
		Coal & Fisheries office (within KXRL)
FEEL & QUALITIES		
	OTHER POINTS	
	I'm adamant that local groups around KX must get their act together otherwise they'll get less than they hoped for from the developers	
	I'm sure there will be planning gain from KX	
	Development Trust criteria: 1) independence 2) community ownership 3) regen of defined area 4) active partnership of voluntary, private and public sectors 5) financially sustainable	
	Coin Street Community Builders are now over 20 years old and began in the context of large-scale commercial development	
	Trusts like Coin Street demonstrate vital importance of being "enterprising"	
	"Tangible assets" have got to come out of KXRL development	
	An asset generates an enduring income stream: the KXRL developers should expect to invest in community assets and not revenue or project funding	
PRECEDENTS	KX Community Development Trust and CUUU have got to work together and not on an ad hoc basis	
Coin Street		

INTERVIEW

sheet 74

John Curtis

towards a CCCU ASSET BUILDING



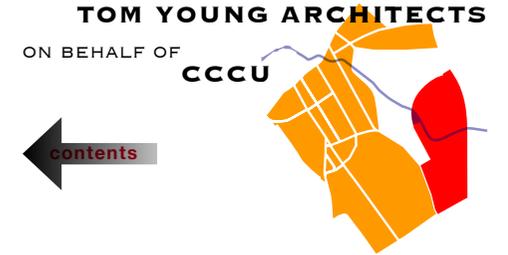
INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	John Curtis	Albert Street RA	
	11/4/03		
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	spacious foyer swimming pool multi-purpose space little café an inexpensive theatre	east-side of the area	
FEEL & QUALITIES		OTHER POINTS	
		you want something that's commercially viable	
		one needs an art focus on the east side of the area towards KX	
		I used to run a gallery in a theatre: Upstream Theatre Waterloo with an arts centre next door: it's difficult to know what works: our gallery was in the meeting room	
		private views sell most pictures ...but they can take place in a hired public space	
		it's better to use a dual-purpose space	
		Christian Arts Centre group for example just meet in people's houses and it seems to work	
		the National Theatre foyer functions as café, exhibition space, crush space and ticket office	
		I'm all for commercially viable voluntary work: what artists want is something commercially viable that sells their paintings	
PRECEDENTS	National Theatre (foyer) All Souls Church, Cleveland St Camden Arts Centre		

INTERVIEW

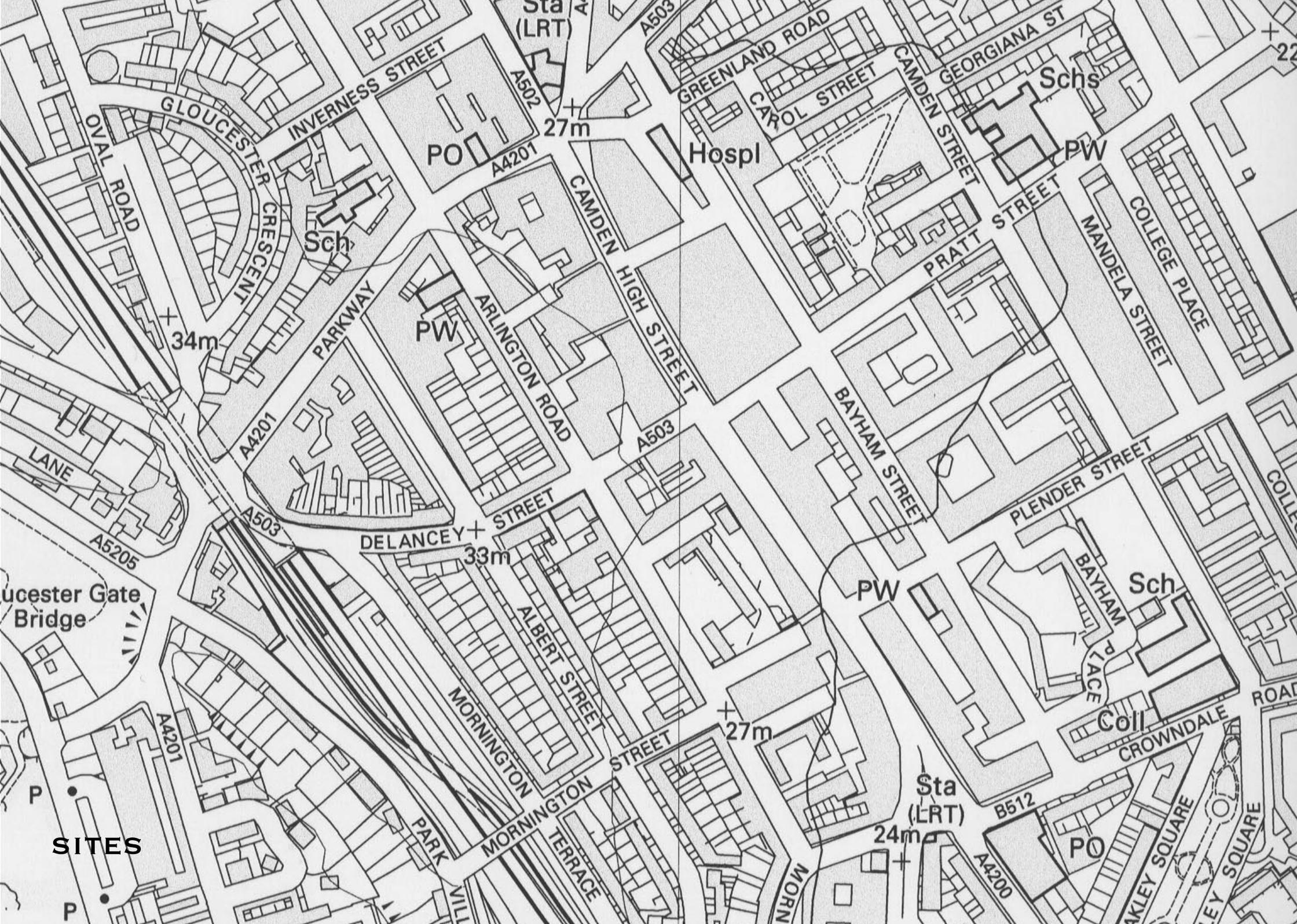
sheet 75

Alan Tompkins

towards a CCCU ASSET BUILDING



INTERVIEWEE		RESIDENT	SPECIFIC SITES
DATE OF INTERVIEW	Alan Tompkins	Interchange Studios <input type="radio"/> yes <input checked="" type="radio"/> no	
	15/4/03		
KEY SPACES	VISION OF NEW CENTRE	POSITION	
	small offices very good disabled access bus parking bays	doesn't really matter as long as people know where you are	
FEEL & QUALITIES	you do not want an excessively trafficked area well-lit and safe attractive external spaces	OTHER POINTS	
PRECEDENTS	I can't think of any	architects are terrible at meeting the needs of disabled people: moving from Kentish Town to Belsize Park means people aren't worried about coming here: half our visitors a week are young people: they don't care if it's no longer in Kentish Town now we're in a well-lit building (open 9-5pm but usually much later) without a threatening open space close-by: the kids like being close to the shops, KFC, a burger bar, sweet shops etc we do a huge number of training courses for the voluntary sector: they definitely didn't like the old building because of our specialisms with disabled children, young people, legal work for charities and the arts, we are engaged London-wide: but 70% of our young people come from Camden we have three different buildings on the Haverstock site: the front one consists of rooms for public hire, the middle one is occupied by small charities and the third is a performing arts centre there are always terrible problems turning a capital-expenditure focus (eg creating a new centre) into revenue funding for on-going project work: lots of VOs and small businesses fail at this point a low-risk financial asset is probably a well-built existing building with a high-quality conversion, not new-build ; spend on landscaping or outdoor spaces to make your centre attractive local people have been in charge of the garden spaces linked to our Haverstock Hill site: they've been involved on this site's gardens for over 20 years	



Sta (LRT)

PO

Hospl

Schs

PW

Sch

PW

34m

27m

DELANCEY STREET

33m

27m

PW

Sch

Coll

Sta (LRT)

24m

PO

SITES

P

P

22

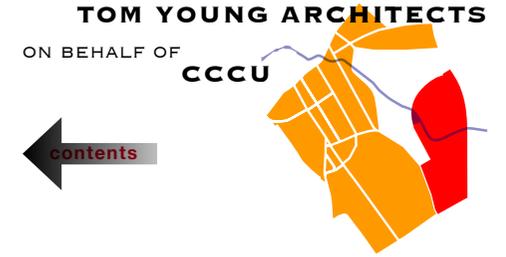
ROAD

SITES

sheet 76

Plender Street

towards a CCCU ASSET BUILDING



CCCU ASSET BUILDING - SITE DATABASE

LOCATION

Plender Street

SITE DESCRIPTION

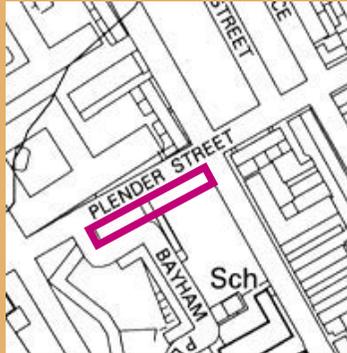
parade of modern single-storey shops with a two-storey GP surgery at east end and three-storey 19th C pub at west end, plus low-grade sports changing facility on east corner

OWNER

Camden Council

SCHEME OUTLINE

- Demolition with new-build mixed-use
- CCCU functions: offices/resource storage
 - shops
 - live-worker and key-worker flats
 - GP surgery
 - changing rooms



1200 sq m

SITE FOOTPRINT

SITE PHOTO

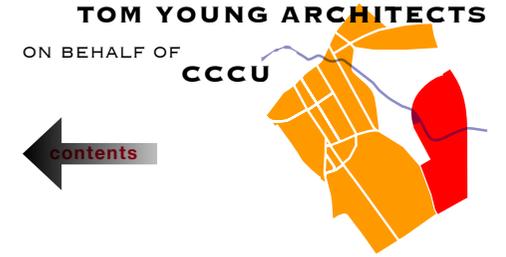


SITES

sheet 77

Chalton St cut-thru

towards a CCCU ASSET BUILDING



CCCU ASSET BUILDING - SITE DATABASE

LOCATION

cut-through between Oakley Sq and Charlton St

SITE DESCRIPTION

open area between LA housing blocks providing key pedestrian link: currently constitutes very poorly handled relationship between Oakley Sq, Chalton St and Crowndale-Godwin Court site

OWNER

Camden Council

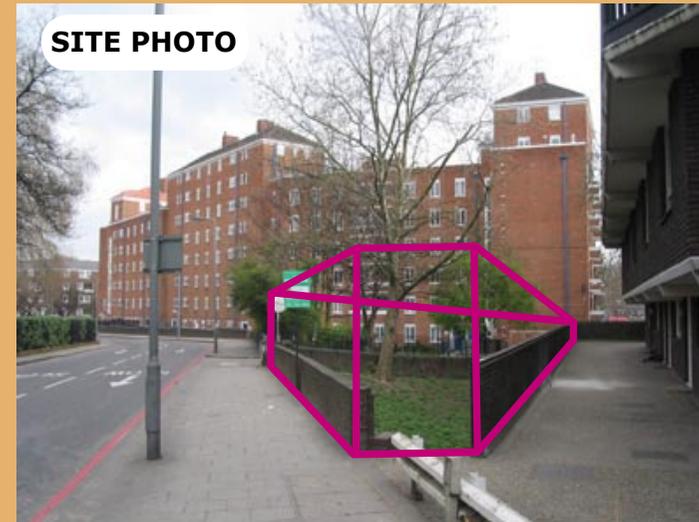
SCHEME OUTLINE

- single-storey new-build maintaining right of way
- small offices (probably too small and awkward for larger offices)
- more welcoming treatment of pathway



approx 350 sq m

SITE FOOTPRINT

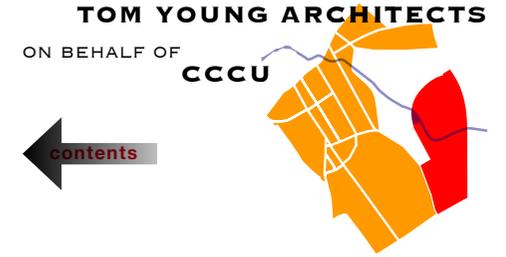


SITES

sheet 78

Mornington Crescent

towards a CCCU ASSET BUILDING



CCCU ASSET BUILDING - SITE DATABASE

LOCATION

Mornington Crescent/Harrington Sq

SITE DESCRIPTION

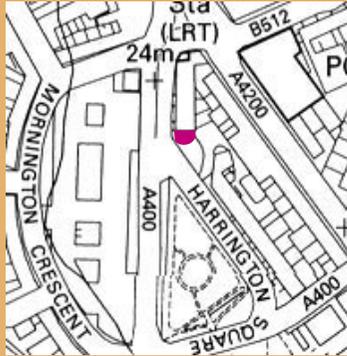
terrace-end and adjacent open area/car-park

OWNER

Camden Council

SCHEME OUTLINE

- new-build: one of following
- small offices (community or commercial)
- key-worker flats above (max 3)



75 sq m

SITE FOOTPRINT

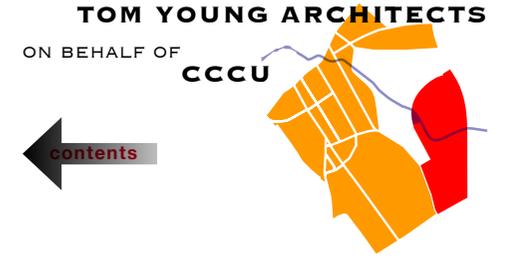


SITES

sheet 79

Hampstead Road

towards a CCCU ASSET BUILDING



CCCU ASSET BUILDING - SITE DATABASE

LOCATION

Hampstead Rd/Harrington sq

SITE DESCRIPTION

terrace-end and car-park

OWNER

Network Rail (Spacia)

SCHEME OUTLINE

new-build: mixed-use

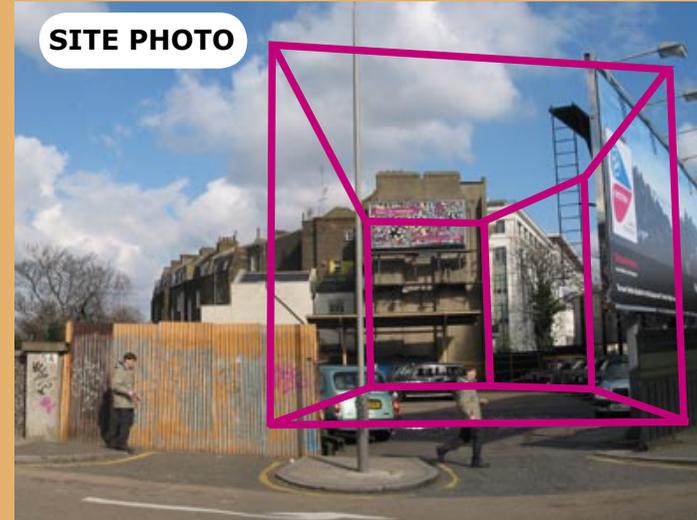
- CCCU functions: offices/resource storage
- commercial offices
- key-worker flats above (no. not known)



1075 sq m

SITE FOOTPRINT

SITE PHOTO

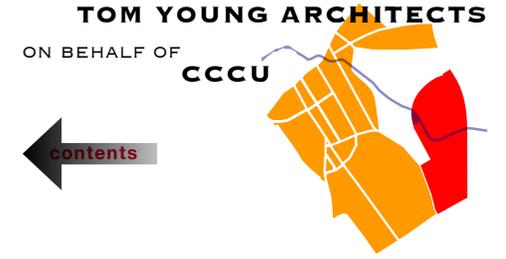


SITES

sheet 80

St Martins travellers

towards a CCCU ASSET BUILDING



CCCU ASSET BUILDING - SITE DATABASE

LOCATION

Camden St/Carol St

SITE DESCRIPTION

terrace-end and adjacent open area

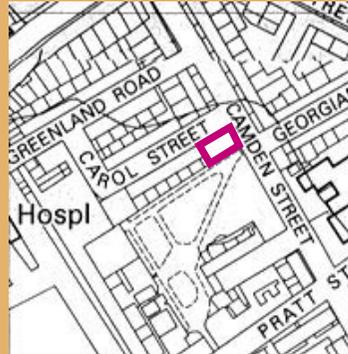
OWNER

Camden Council

SCHEME OUTLINE

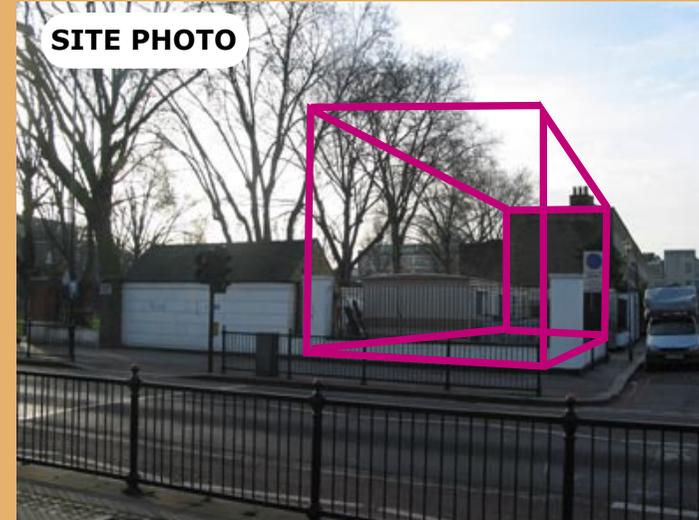
new-build: mixed-use

- small offices
- community cafe linked to garden
- creche
- key-worker flats (approx 10)



495 sq m

SITE FOOTPRINT

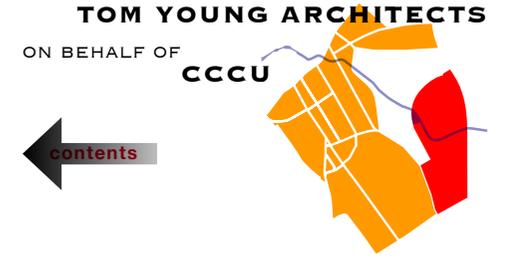


SITES

sheet 81

College Bar

towards a CCCU ASSET BUILDING



CCCU ASSET BUILDING - SITE DATABASE

LOCATION

Crowndale Rd/Royal College St

SITE DESCRIPTION

site of 1960s pub arranged on two-storeys, surrounded by 5-8 storey buildings

OWNER

Camden Council

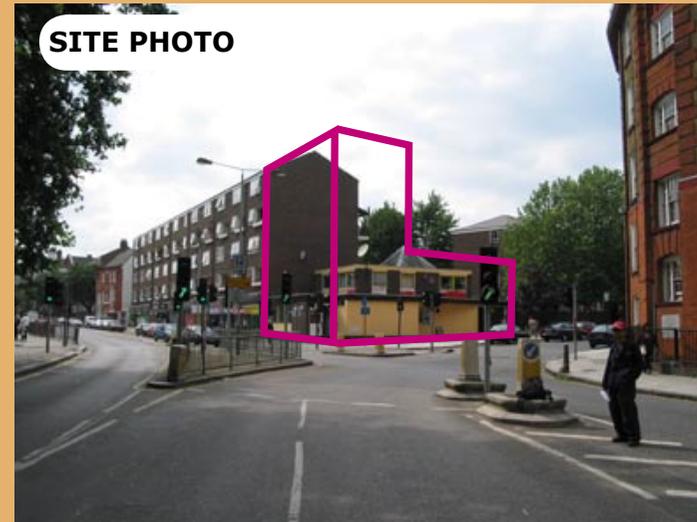
SCHEME OUTLINE

- demolition & 5-storey new-build
- CCCU functions: offices
- commercial offices
- retail (at ground)



235 sq m

SITE FOOTPRINT

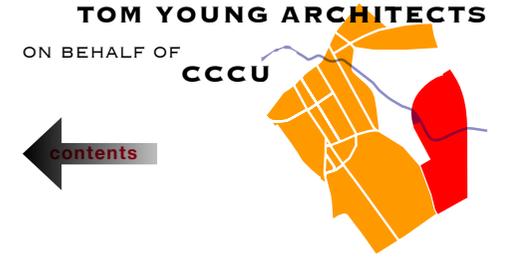


SITES

sheet 82

Charrington Street

towards a CCCU ASSET BUILDING



CCCU ASSET BUILDING - SITE DATABASE

LOCATION

Charrington St adj Crowndale Crt

SITE DESCRIPTION

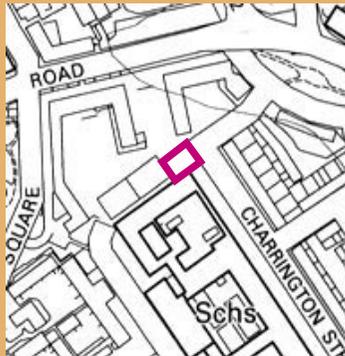
space left over by road-closure

OWNER

Camden Council

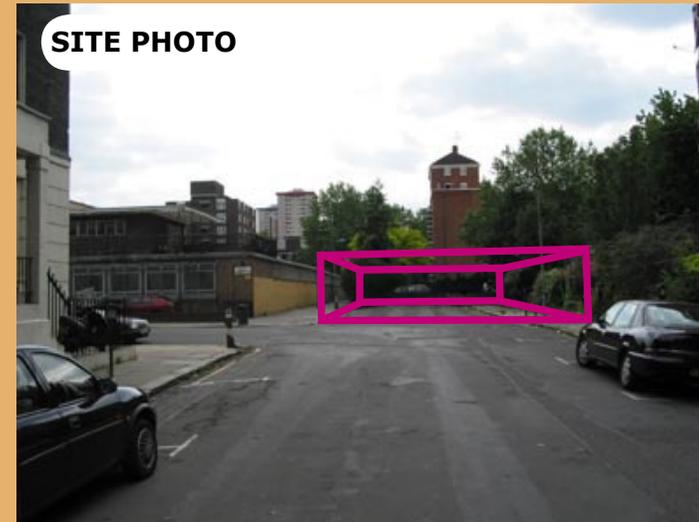
SCHEME OUTLINE

single-storey new-build
- CCCU functions: offices



295 sq m

SITE FOOTPRINT

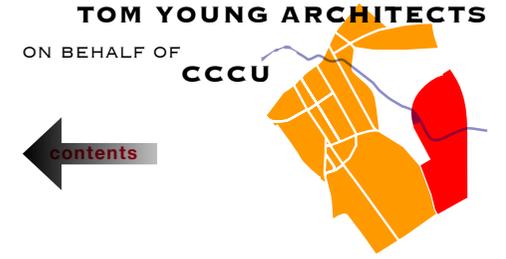


SITES

sheet 83

Amphill Estate: north

towards a CCCU ASSET BUILDING



CCCU ASSET BUILDING - SITE DATABASE

LOCATION

Amphill Estate grounds

SITE DESCRIPTION

isolated area of turf between main road and estate grounds degraded by service road and bin-storage

OWNER

Camden Council

SCHEME OUTLINE

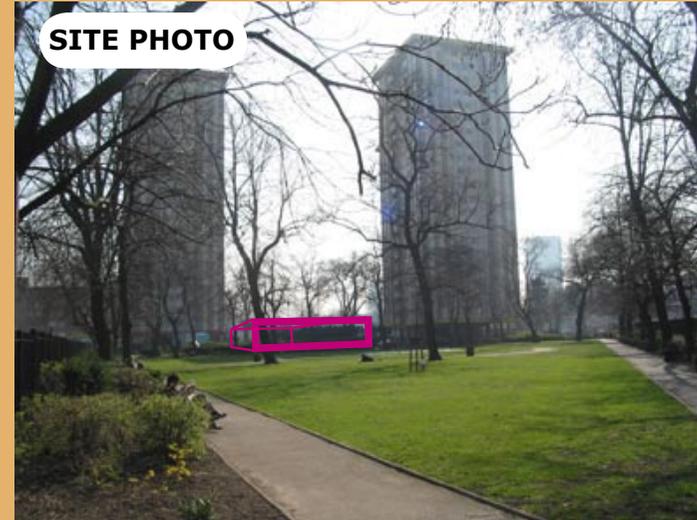
single-storey new-build

- CCCU functions: offices plus resource storage
using yard access and direct access to main road system



250 sq m

SITE FOOTPRINT

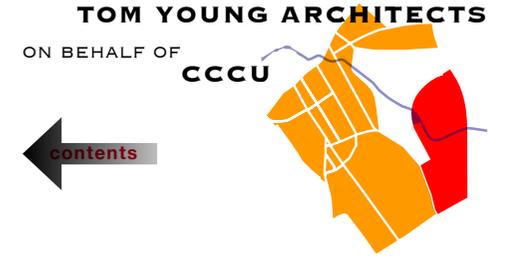


SITES

sheet 85

Mayford

towards a CCCU ASSET BUILDING



CCCU ASSET BUILDING - SITE DATABASE

LOCATION

Charlton St adj Eastnor Castle PH

SITE DESCRIPTION

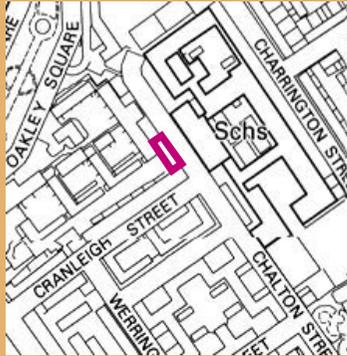
parking space with adjacent blank flank wall to pub

OWNER

Camden Council

SCHEME OUTLINE

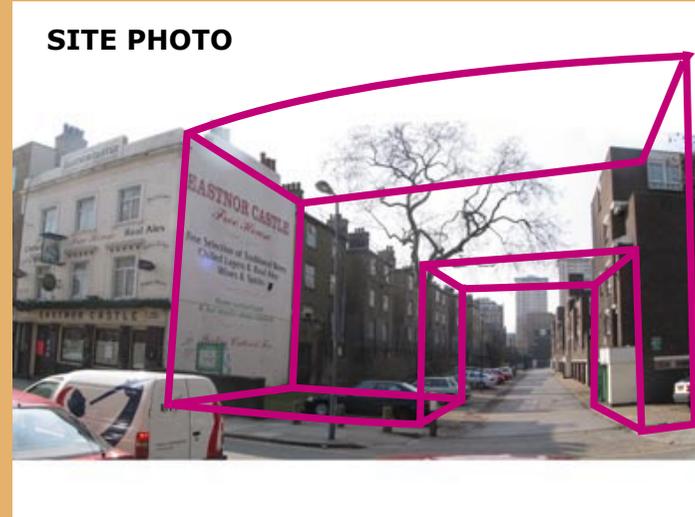
- 4-storey new-build: mixed-use
- small offices for community or educational use
- key-worker flats



175 sq m

SITE FOOTPRINT

SITE PHOTO

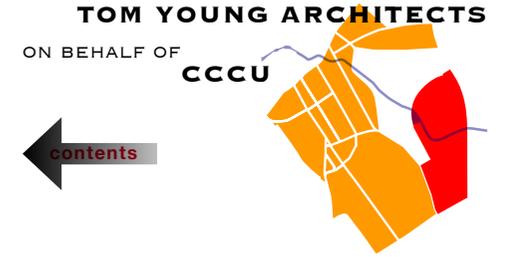


SITES

sheet 86

Old Bakery

towards a CCCU ASSET BUILDING



CCCU ASSET BUILDING - SITE DATABASE

LOCATION

Carlow Rd - Old Bakery

SITE DESCRIPTION

old bakery included in LBC contribution to National Land Use Database

OWNER

private

SCHEME OUTLINE

- 4-storey new-build
- CCCU functions: offices/resource storage
- private flats for sale



600 sq m

SITE FOOTPRINT

SITE PHOTO

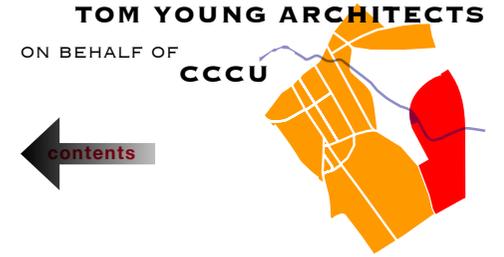


SITES

sheet 87

British Library

towards a CCCU ASSET BUILDING



CCCU ASSET BUILDING - SITE DATABASE

LOCATION

British Library

SITE DESCRIPTION

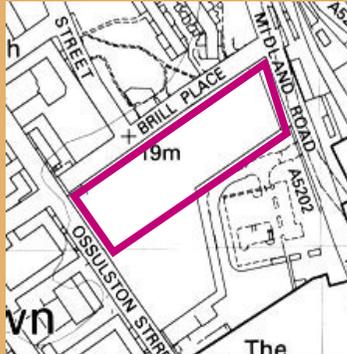
open site at back British Library

OWNER

British Library

SCHEME OUTLINE

The site is too big and has too great potential to assay; current speculation points to the site being used for a new centre for all the ethnic groups in the area. Whether this is an appropriate use given the significant economic potential of being so close to the Euro-terminal and the Kings Cross site is questionable.



10000 sq m

SITE FOOTPRINT

SITE PHOTO

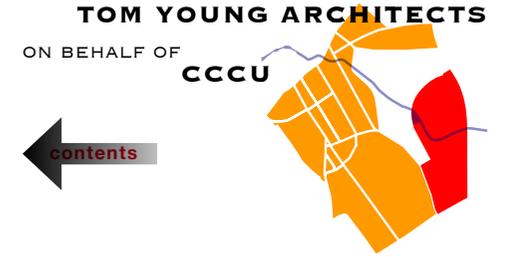


SITES

sheet 88

Amphill Market

towards a CCCU ASSET BUILDING



CCCU ASSET BUILDING - SITE DATABASE

LOCATION

Amphill Estate

SITE DESCRIPTION

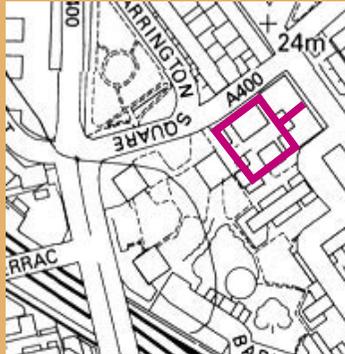
public space running between Eversholt St and the base of Amphill tower blocks

OWNER

Camden

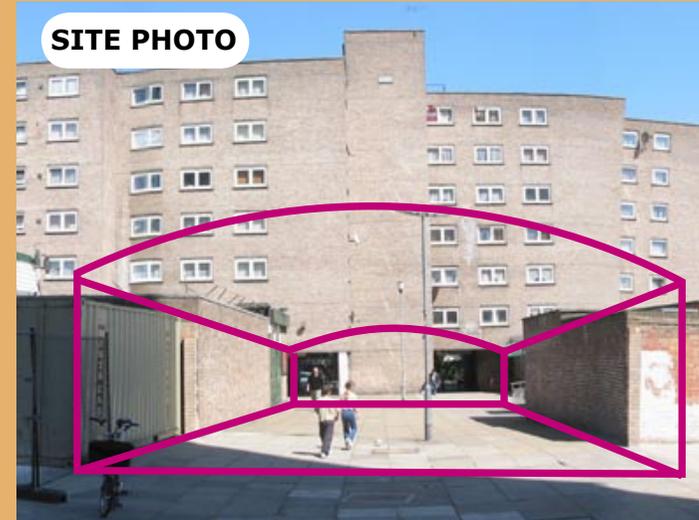
SCHEME OUTLINE

- 1-storey new-build
- CCCU functions: offices/resource storage
- replacement GP surgery
- large shop unit



2140 sq m

SITE FOOTPRINT

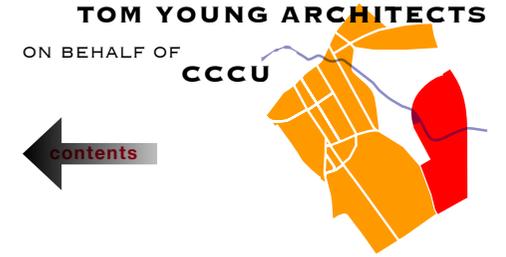


SITES

sheet 89

Camley apex site

towards a CCCU ASSET BUILDING



CCCU ASSET BUILDING - SITE DATABASE

LOCATION

Camley Street (apex site)

SITE DESCRIPTION

Depot backing onto canal

OWNER

not known

SCHEME OUTLINE

3-storey new-build

- CCCU functions: offices/resource storage
- commercial offices
- key-worker flats (no. not known)



3575 sq m

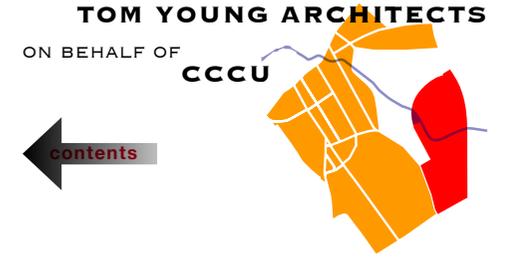
SITE FOOTPRINT



READING

sheet 90

towards a CCCU ASSET BUILDING



Planning in Cities:

Sustainability & Growth in the Developing World

Edited by Roger Zetter & Rodney White

Building Sustainable Urban Settlements:

Approaches & Case Studies in the Developing World

Edited by Sam Romaya & Carole Rakodi

Neighbourhood Regeneration Study (2000)

Arup Economics & Planning

Agar Town: The Life & Death of a Victorian "Slum"

Steven LJ Denford

Community Buildings Audit of Camden Central

Regeneration Partnership Area

Candid Consultants

A Framework for Regeneration

Argent St George

St Pancras Station

Jack Simmons