

Central Somers Town

1. INTRODUCTION

What is the project about?

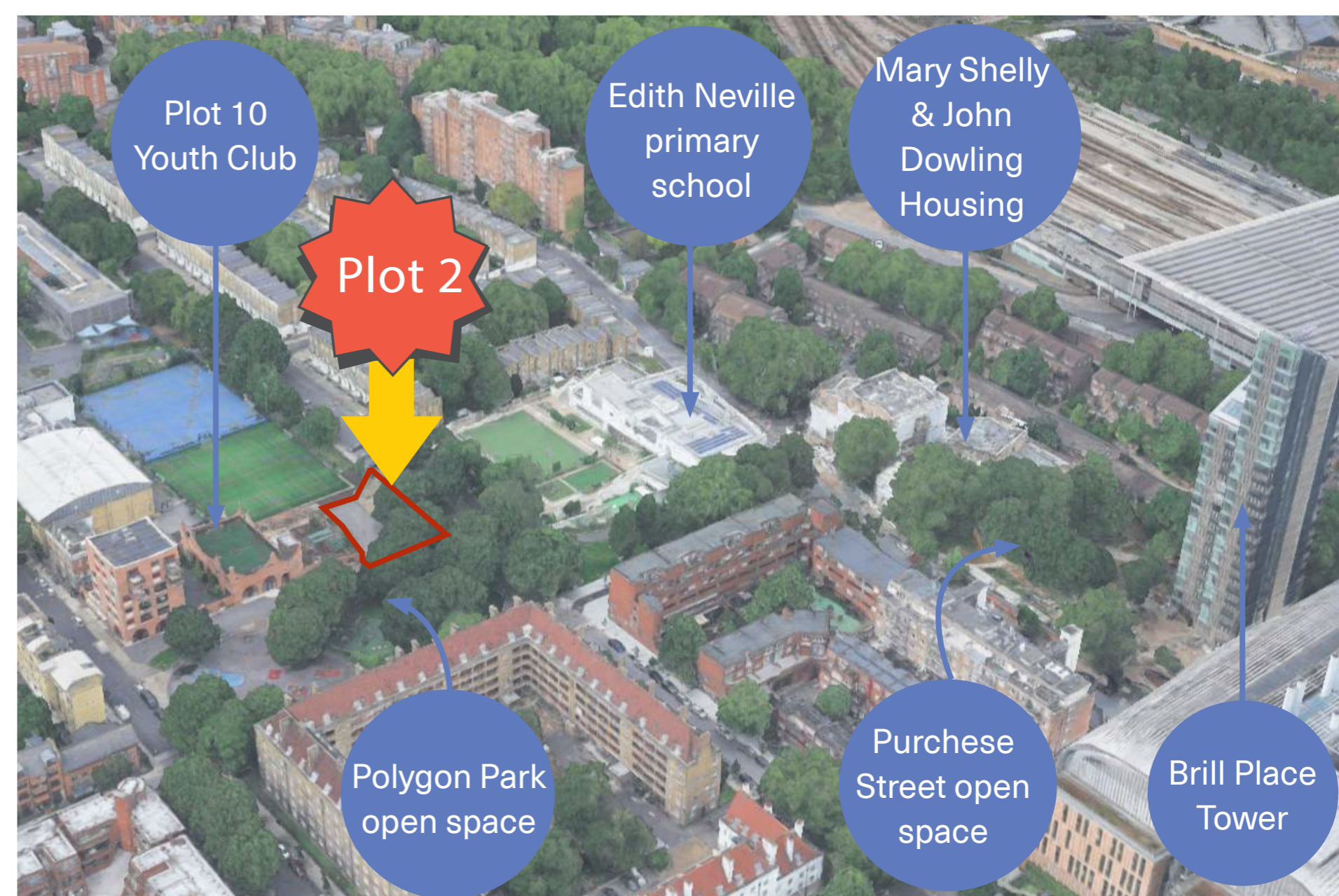
The Central Somers Town masterplan has been delivered by Camden Council's Community Investment Programme (CIP), in collaboration with local residents and stakeholders in phases over the last 10 years since it was granted planning permission in 2016. The masterplan has delivered improvements to tackle the lack of social, family-sized and affordable housing and invested in spaces for young people to learn, play and grow.

So far the masterplan has delivered an inclusive play facility at Plot 10, the newly built Edith Neville Primary School and over 112 homes.

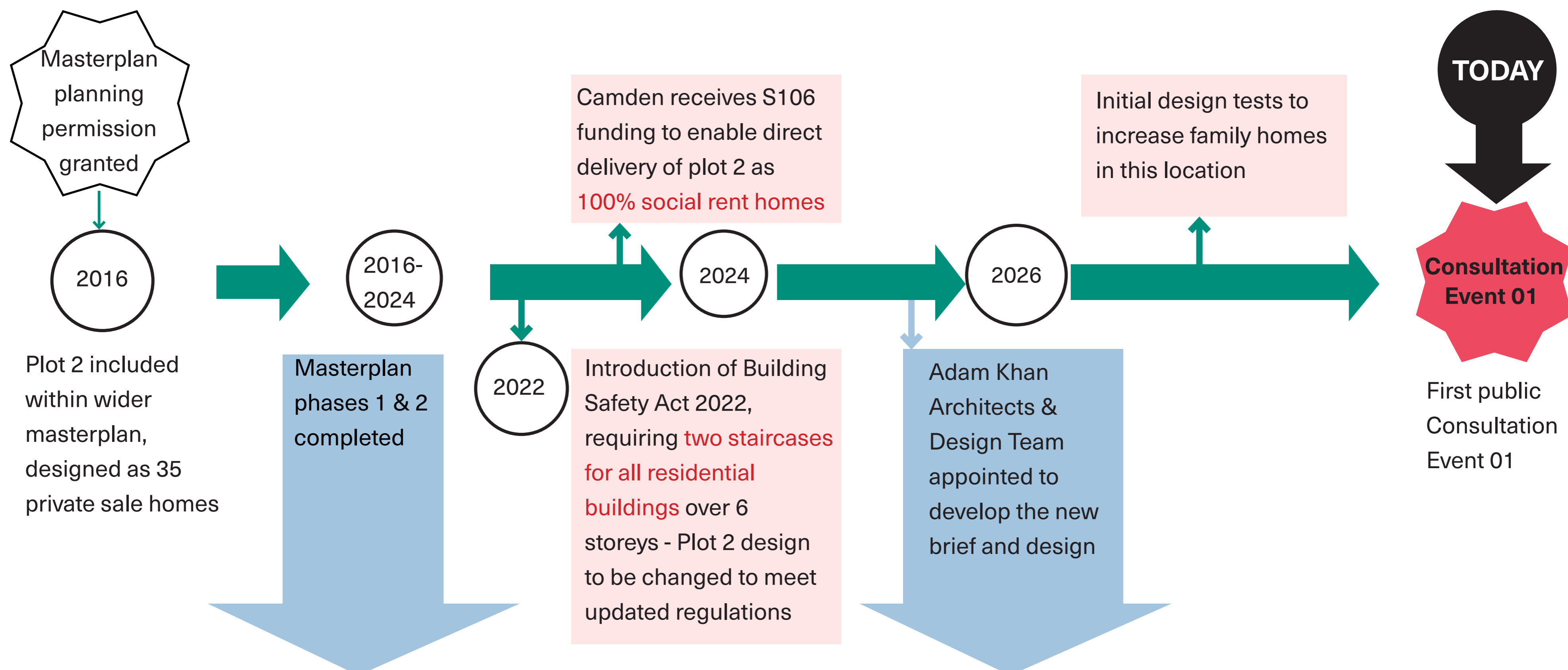
Camden Council is now bringing forward the final phase of the masterplan which has been revised to respond to the current high demand for affordable homes. Camden Council is proud to deliver high-quality social homes and buildings for residents in this location.

What is today about?

The purpose of this drop-in event is to provide you with an opportunity to view the updated housing proposals for Plot 2 and give feedback to help shape the future of the plot. Please add your thoughts to the the feedback forms provided:



What has happened since 2016?



What has been built so far?

We have been delivering ambitious, high-quality award winning building and public spaces.



Mary Shelley and John Dowling House (Plots 5&6)



Edith Neville Primary School (Plot 4)



Plot 10 and Tessa Jowell Court

Who is the project team?

A team of experts will ensure that the final phase is delivered successfully. Adam Khan Architects designed the award winning Plot 10 and Tessa Jowell Court and DSDHA have designed the new landscape and play spaces, and will ensure the same high-quality design throughout.



ADAM KHAN
ARCHITECTS
Architect

DSDHA
Landscape Architects

Central Somers Town

2. KEY PROJECT CHANGES

Original Proposal - 2016



35 homes
Homes for **private sale**
Provision of **1 bed & 2 bed** homes only
A Ground floor **commercial space** facing polygon park
Total height **9 storeys**

Updated Proposal - 2026



54 homes
Homes to be for **Social rent**
Introduction of **Family homes**
No **commercial space** facing polygon park
Total **height 12 storeys**

Key Project Changes

100% Social Rent Homes



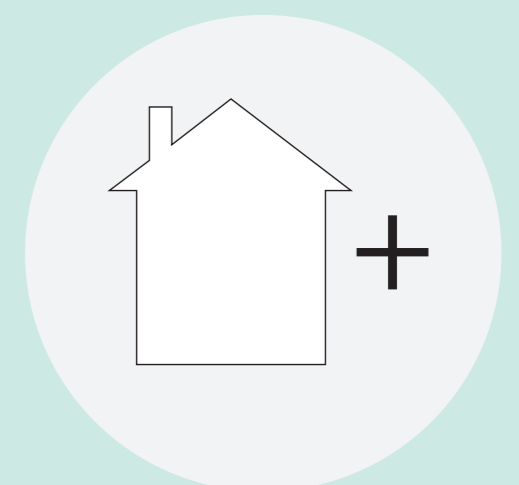
Because of funding opportunities and Camden's negotiation of local development agreements, we are proud to be able to switch the properties from private sale to **100% social rent**, delivering much needed family homes.

Building For Families



Overcrowding at home has serious impacts, especially affecting young people's life chances. **There will be 14 three bedroom homes for the provision of families.** This is a prime location for larger family-sized homes due to the proximity of local schools, outside and community spaces.

Building MORE Homes



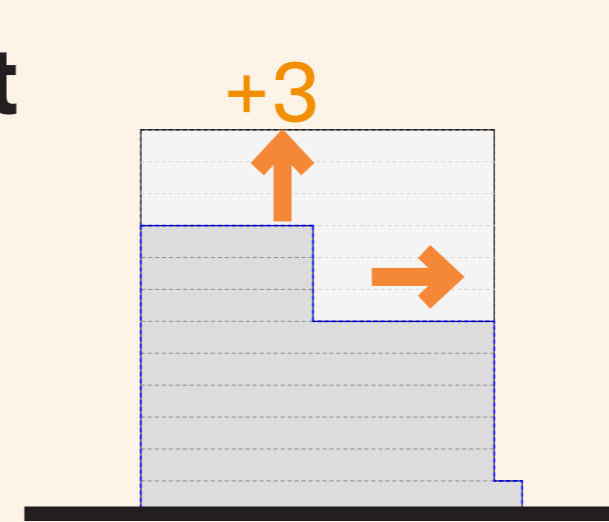
Increasing the number of new homes to **54**. This is 19 more than the original consented scheme.

Updated Building Regulations



New building regulations require two staircases / lifts for a residential building over 6 storeys. This reduces the space on each floor, so we need to build higher to provide more homes.

Building Height



Increasing the overall building height to 12 storeys, which is 3 more than was approved in 2016. The reason for increased building height is to provide two staircases to meet the updated building regulations and to accommodate the increased number of family homes and overall homes on the site to 54.

Removal of commercial space

Removal of commercial space on the ground floor due to good provision of existing facilities in adjacent streets, to be replaced with maisonette homes to meet high demand of housing in this location.

Update to the landscape

The landscape design outside of Edith Neville school and Plot 2 will be redesigned to include increased areas of greening, planting, new play elements and open space outside of the school.

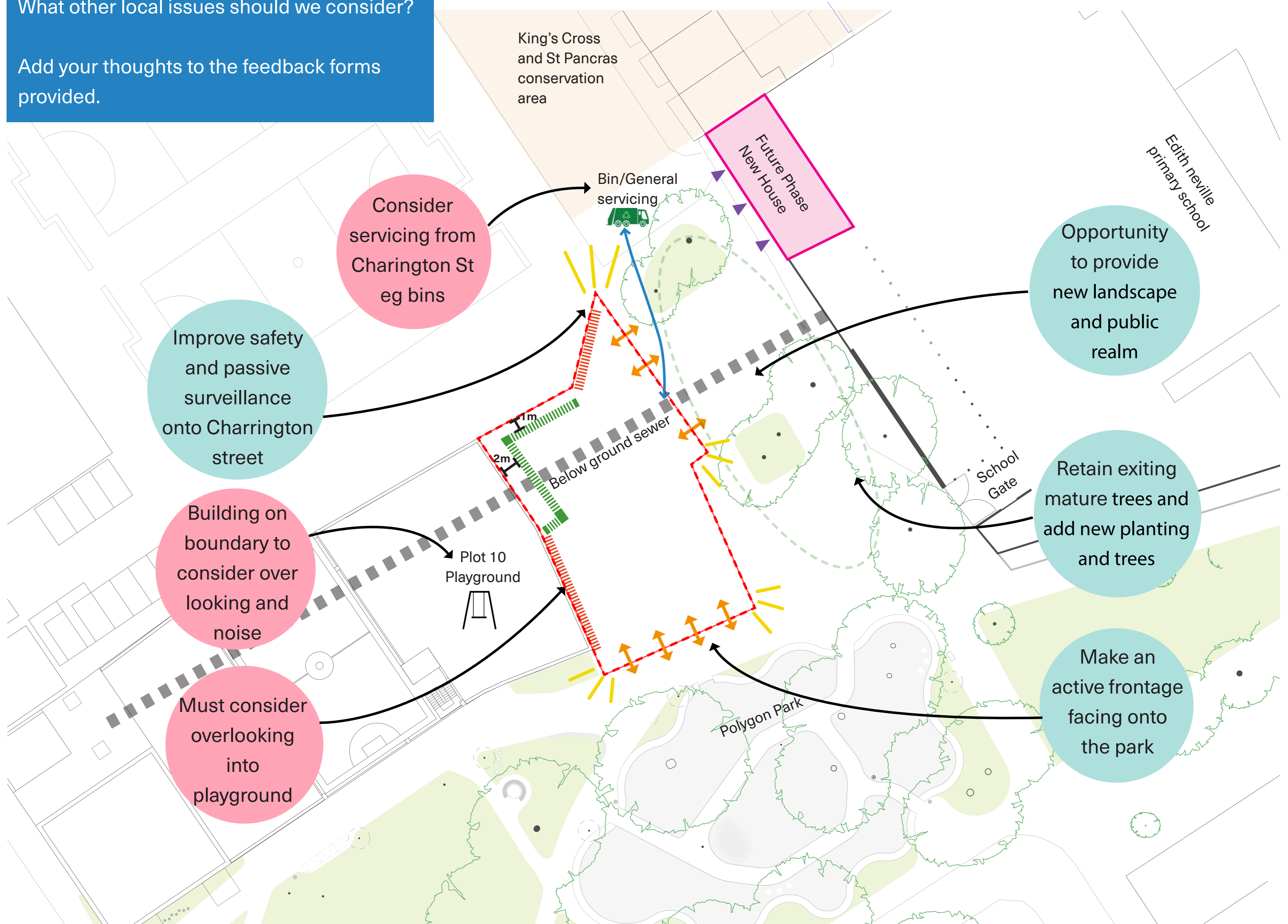
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3. SITE OPPORTUNITIES

Tell us about your area

What works? What does not work?
What other local issues should we consider?

Add your thoughts to the feedback forms provided.



Key Design Principles

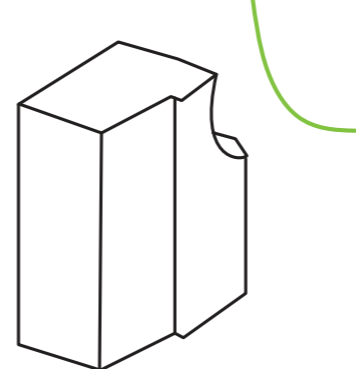
High-quality Family Homes



Low Energy Homes



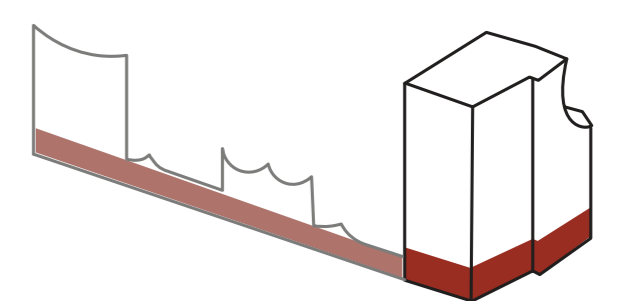
Reducing the massing towards Charrington Street



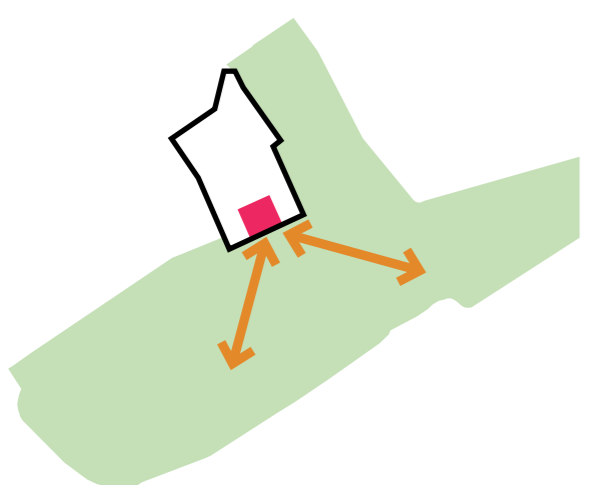
Look similar to Plot 10 & Tessa Jowell Court



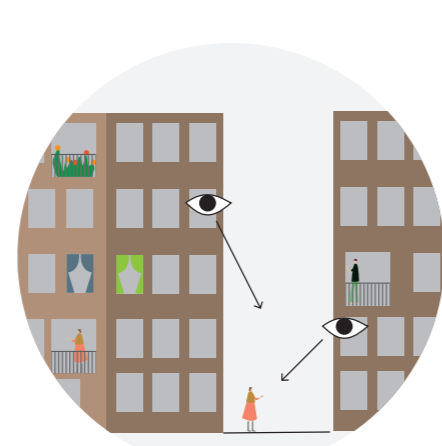
Well-defined ground floor



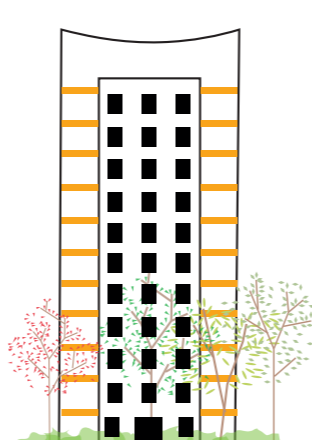
Good connection to the park



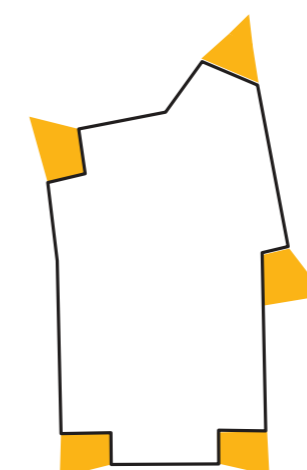
Improve safety & Passive surveillance



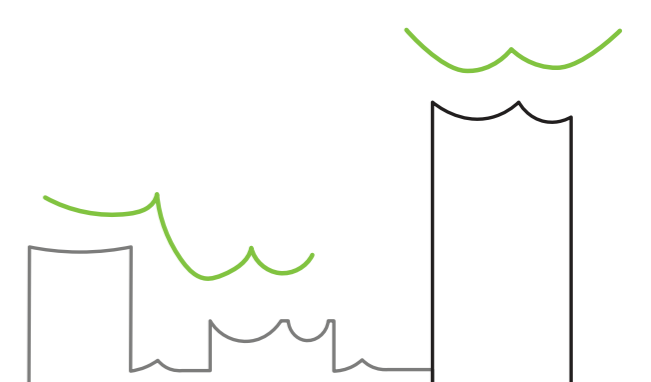
Strong park front



Generous corner balconies



The building to have a distinct top & skyline



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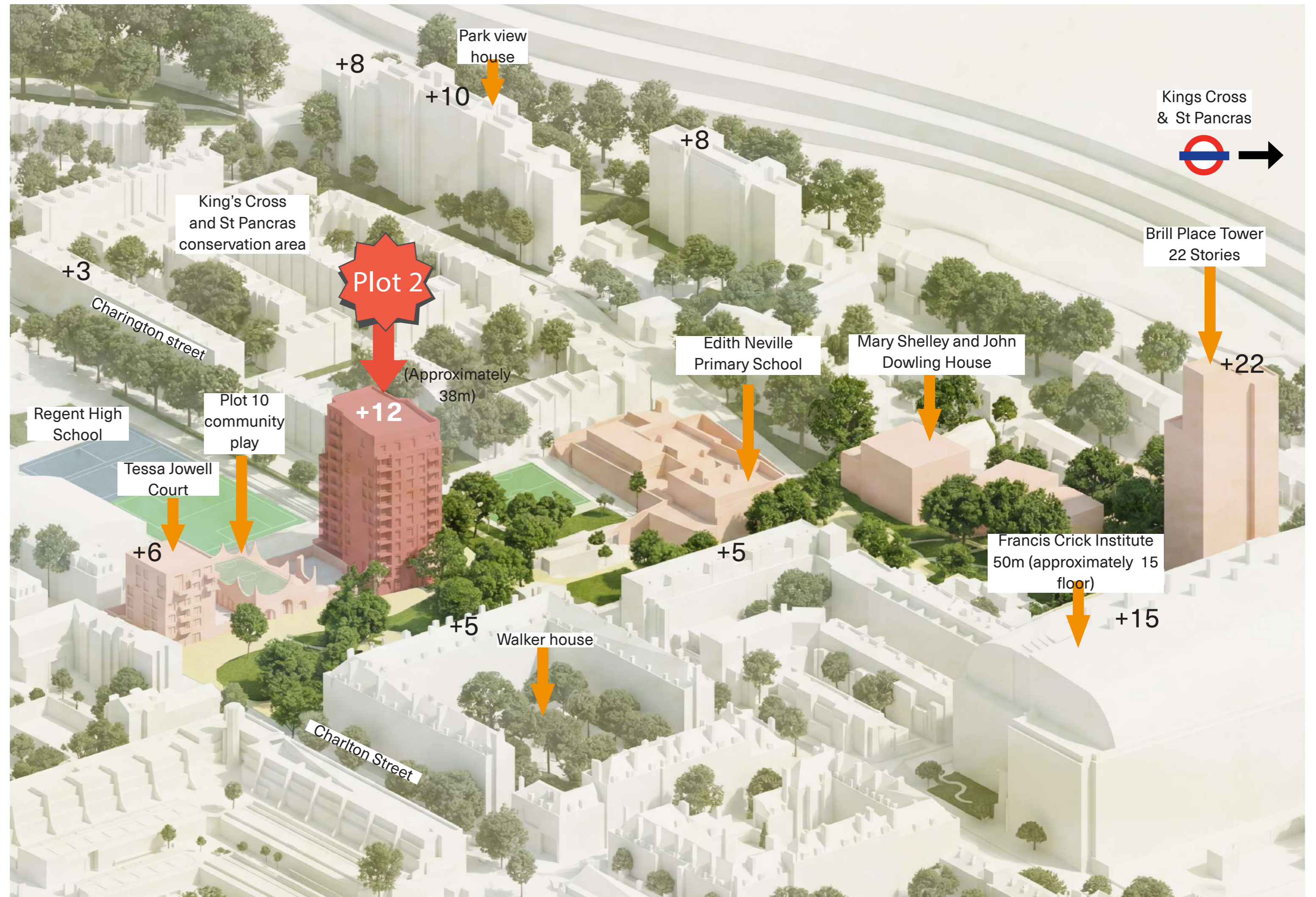
4. BUILDING SCALE

Scale and Massing

The proposed building is to be 12 storeys to provide up to 54 new homes. This is an increase of 3 storeys since the original application, to accommodate an additional 19 homes.

The building has increased in height for the following key reasons:

1. Inclusion of two staircases to meet updated Building Regulations
2. Increased the number of larger family homes
3. Increased the overall number of homes provided on the site



Plot 2 in keeping with in the local and wider Somers Town context



View from Charrington street looking east towards Park View House



View from Purchase St looking towards Brill Place Tower



View from Regent high school looking west on Cranieigh St

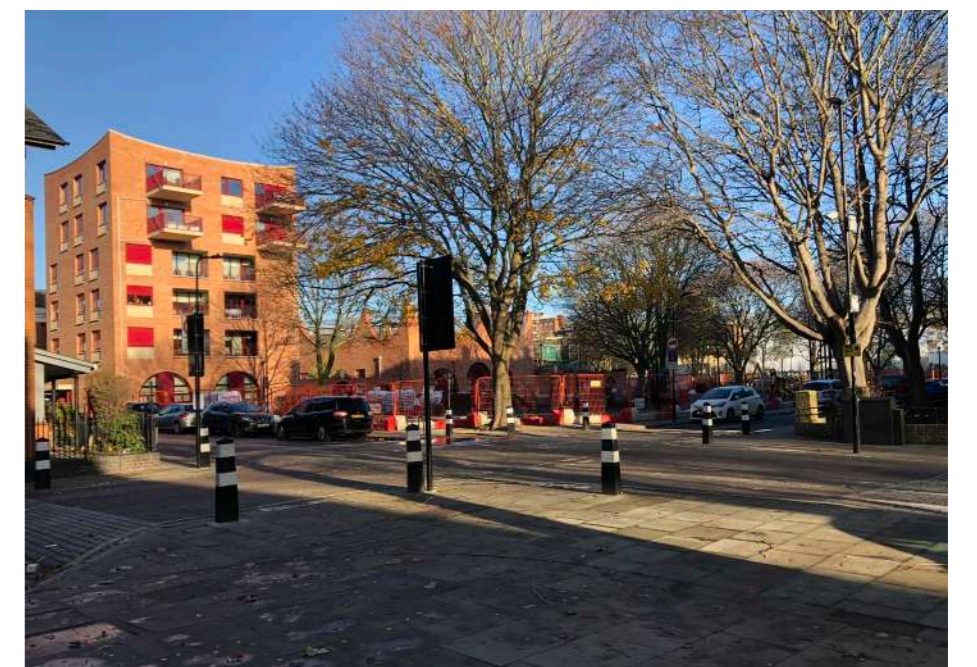


View from Charrington street looking north to Crowndale Court

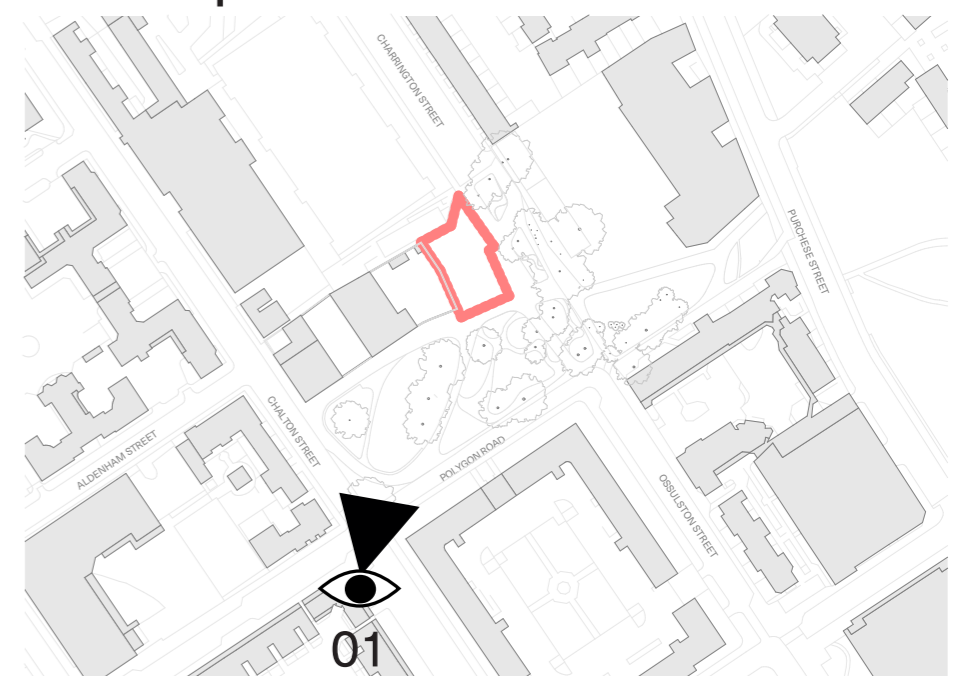
What does the building look like from polygon park?



01 Proposed view from Charlton Street looking across polygon park



01 Existing view from Charlton Street park



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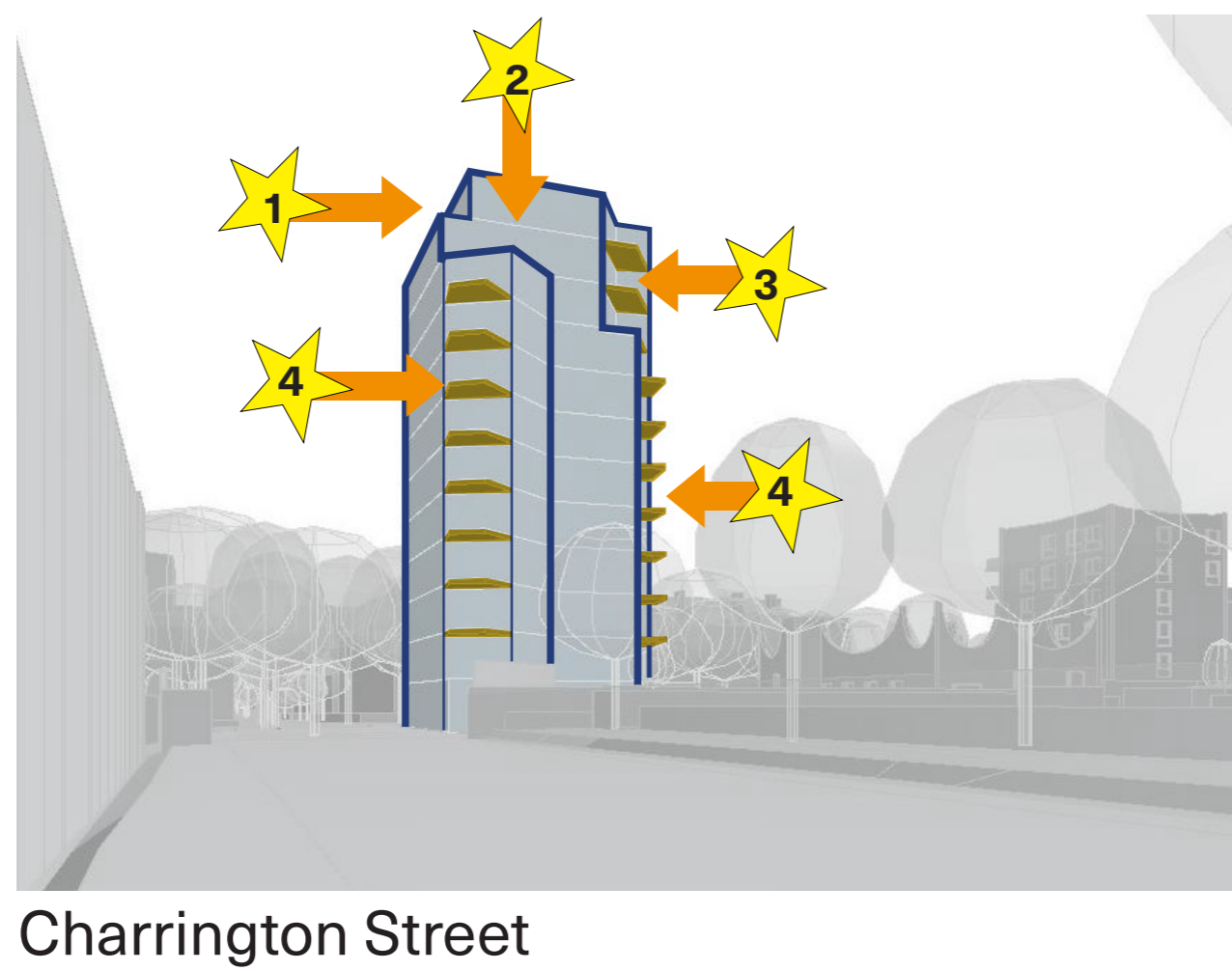
5. BUILDING SCALE

What does the proposed massing feel like from the streets?

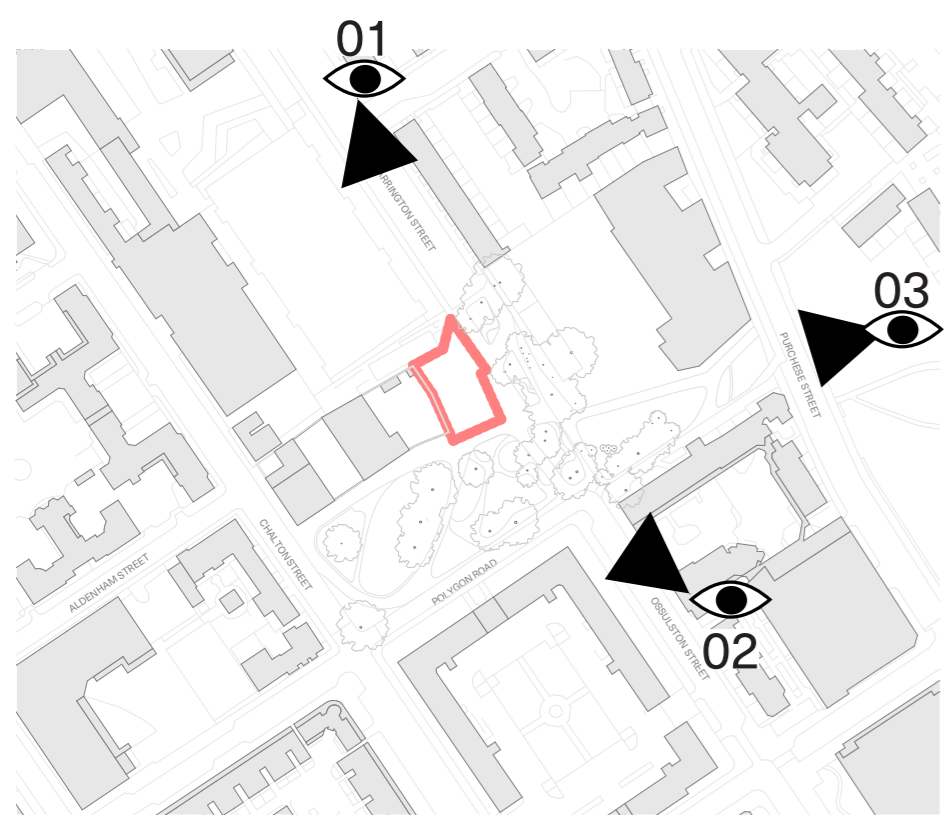
Design Considerations

We carefully designed the building's shape to make it fit into the surrounding context. Consideration was given to reduce the visual impact and effect on the surrounding views and limit the impact on daylight and sunlight.

- 1 Set back at the top floor
- 2 Reduce height of shoulder
- 3 Reduce massing at upper corner, top 3 story's
- 4 Open corner balconies



01 Proposed view from Charrington Street



02 Proposed view from Ossulston Street



03 Proposed view from Purchase Street

Daylight & sunlight

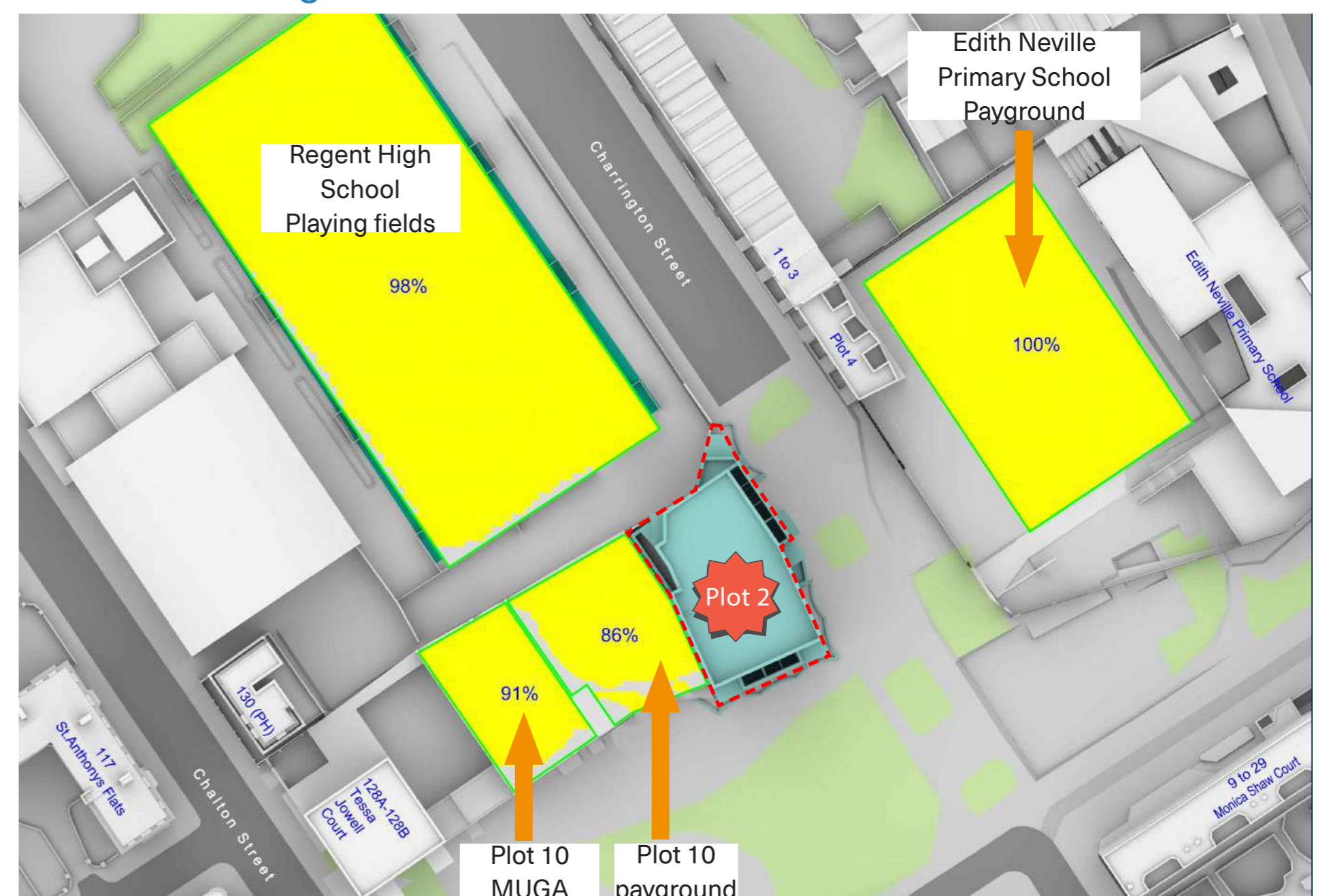
A daylight and sunlight assessment has tested how the proposal would affect nearby open spaces and surrounding properties. **The assessment found that good levels of daylight and sunlight levels would be maintained for neighbouring properties.**

Daylight & Sunlight assessment



Overall, the impact is not significant, and there is a negligible change to the 9 storey original scheme that was granted consent in 2016.

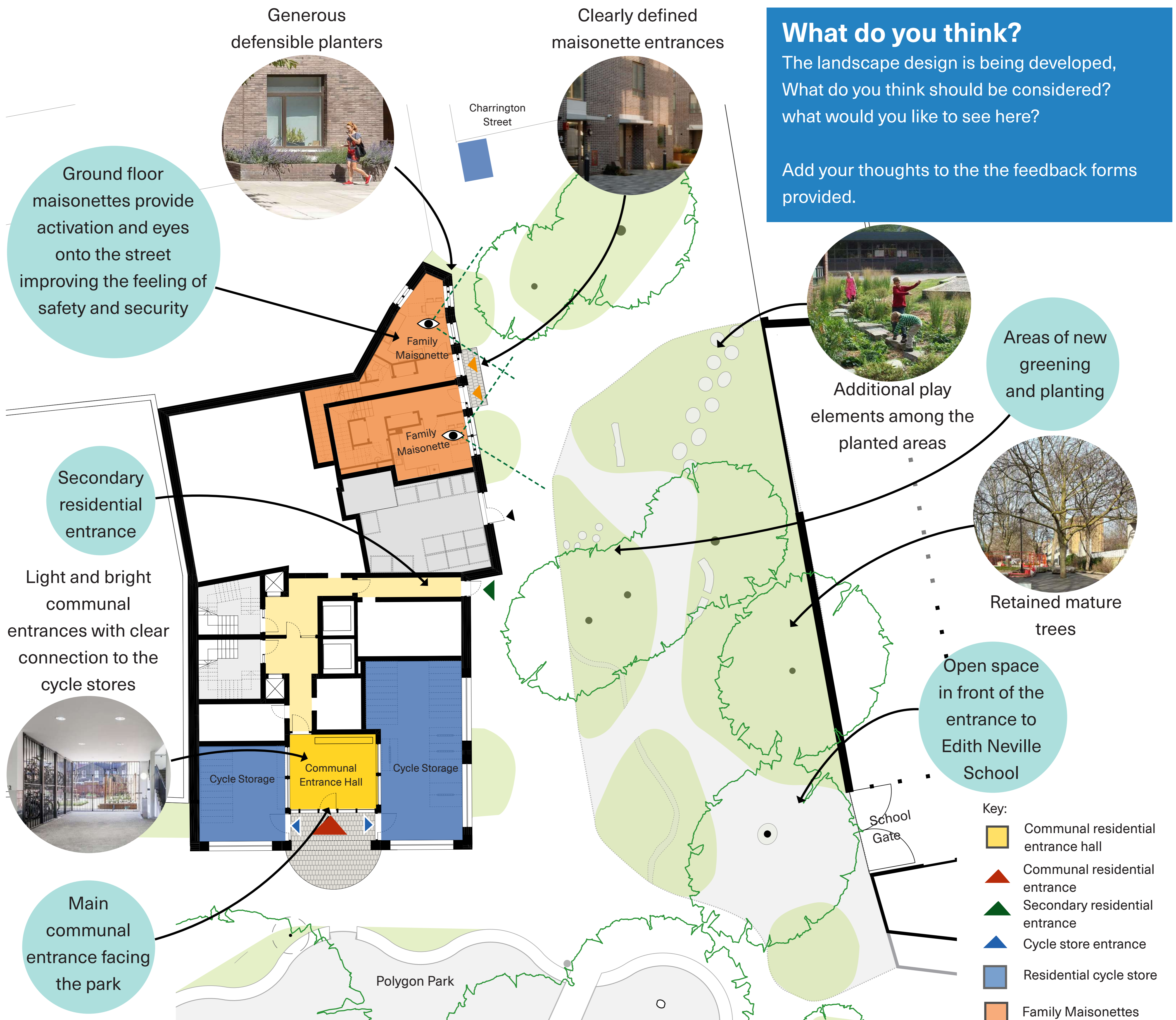
Overshadowing assessment



There is minimal sun on ground impact to the surrounding open spaces. All spaces, highlighted in yellow, enjoy well over 2 hours of sun on ground.

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6. GROUND FLOOR LAYOUT



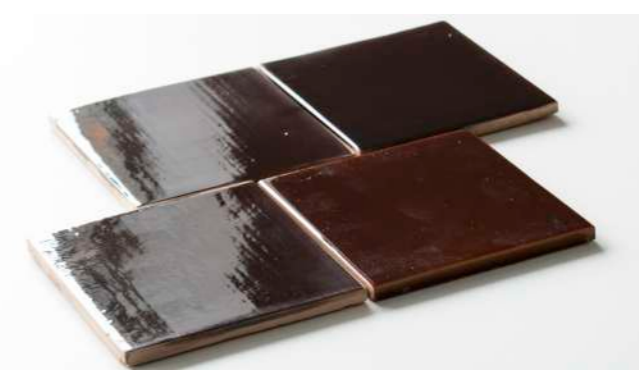
What will the building look like?



Arched windows and doors to ground floor



Change in colour or tone at the base of the building



Glazed tiles and or bricks to be used around the entrance





Building to use similar materials to Tessa Jewell court & Plot 10, red brick and pre cast concrete

Stepped brick work to be used at the lower levels

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7. OVERVIEW OF DESIGN

Design Considerations

-  Generous corner balconies
-  Double aspect homes
-  Corner living spaces with access to private amenity
-  Building set back from boundary to reduce over looking



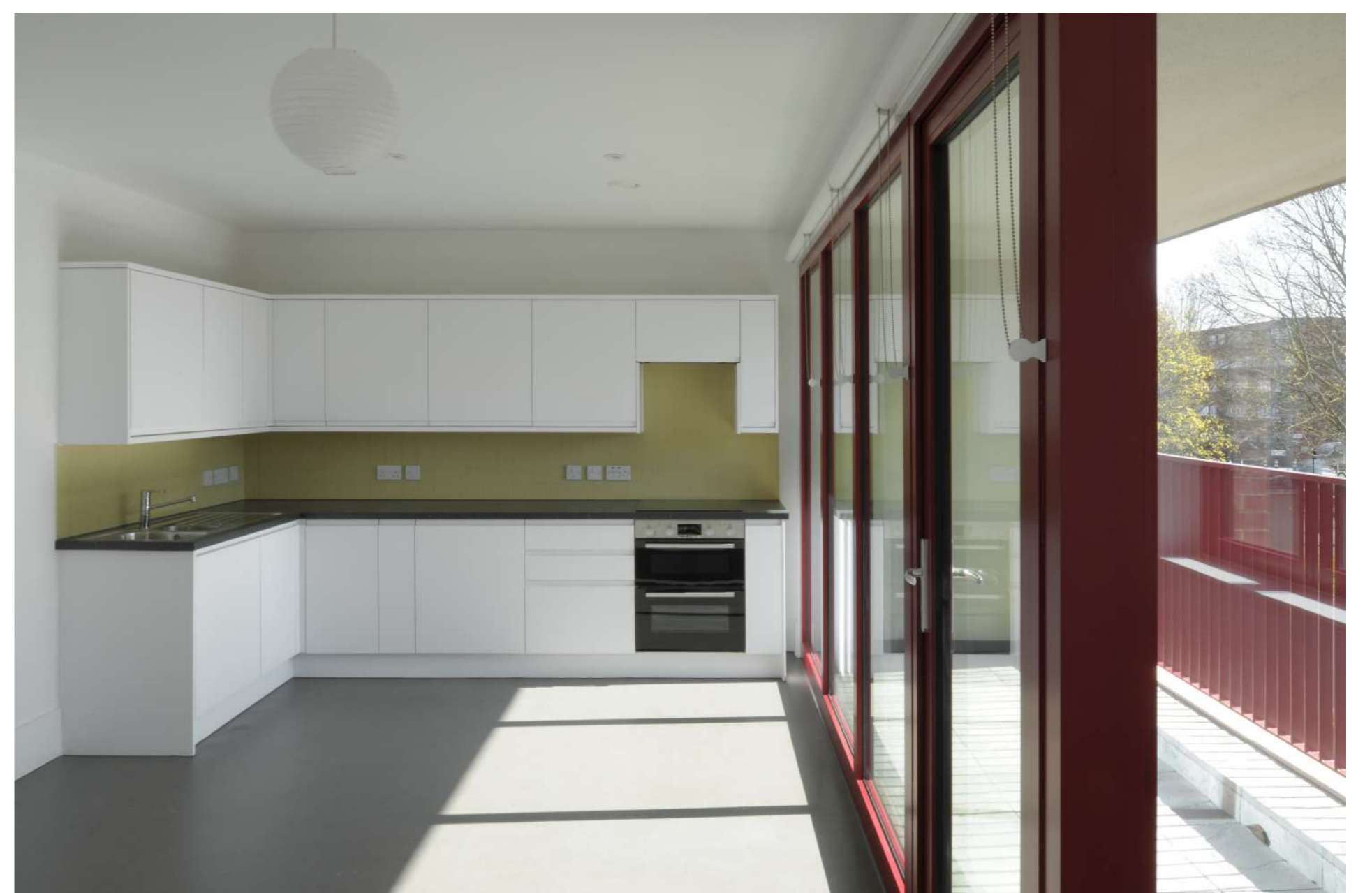
What will the homes be like?



Double aspect with good natural light



Living room with access to outdoor space



Spacious Kitchen & dining rooms

Example of a family home layout (3 bedroom home)



Generous windows to allow for lots of daylight



Plenty of storage for family living



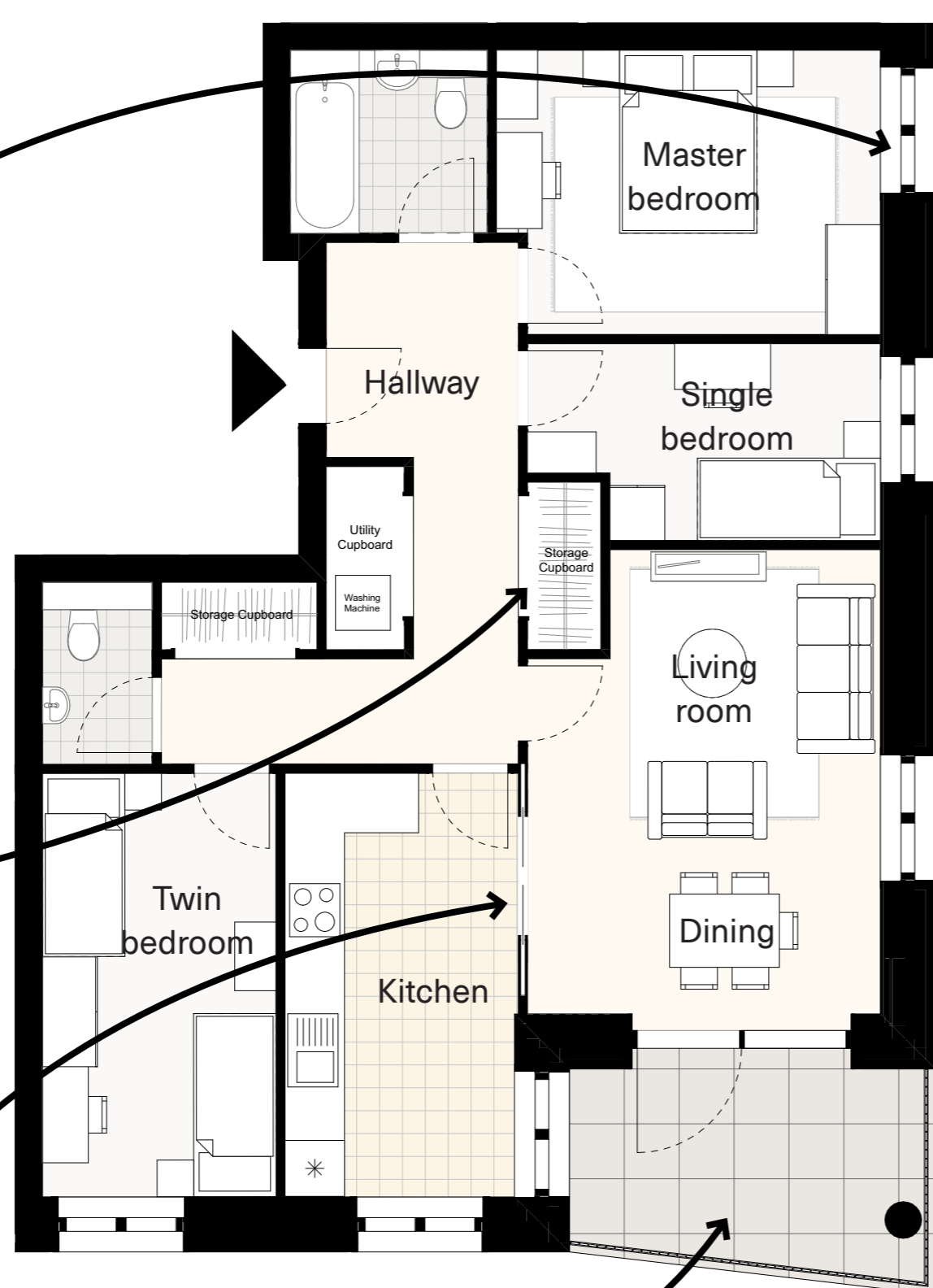
Interconnected kitchen and living rooms



Large corner balconies big enough to have a family dinner



External solar shading to reduce overheating of homes



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8. WHAT HAPPENS NEXT?

What will happen next?

Feedback collected from this drop-in event will feed into the next stage of design development. There will be a follow-up engagement event this June/July where the team will provide details of the design proposal before the amended planning application for Plot 2 is submitted in Summer 2026.

If this amended planning application is accepted, a contractor will be procured to build the site starting in Spring 2028, with the homes ready to move in by the end of 2029.

Tell us what you think

Please give us your thoughts and comments on the feedback forms provided, which will help to refine these proposals further

