

Area Application

This is an application for definition of the boundary of the “Camley Street Neighbourhood Forum Area”.

The organisation making this application is the proposed “Camley Street Neighbourhood Forum” which is a relevant body for the purposes of section 61G of the 1990 Act.

The “Camley Street Neighbourhood Forum” is capable of being a qualifying body for the purposes of the Localism Act 2011 and is proposing this area application alongside an application for it to be so recognised.

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2 BOUNDARY DEFINITION

The exact boundary of the area is defined by the high resolution map file included with our application. A low resolution copy of the map is shown in section 6 ‘Boundary Map’.

3 AREA DESCRIPTION

The area is an hour-glass shape centred along the north-south axis of Camley Street and bounded almost entirely by existing features of the built landscape – to the north by railway lines, to the east and west by Regents Canal and railway lines, and to the south by Goods Way and Pancras Road.

It is an area of mixed use:

- Residential – the north western side of Camley Street is almost entirely residential with a mix of owner occupied houses and apartments, private rented, social housing and sheltered accommodation.
- Business - the eastern side of Camley Street is almost entirely business premises with small businesses (fashion, photography, garages, etc.), medium size businesses (Alara Wholefoods, IMS of Smithfield, Marigold Health Foods, Bookers, etc.) and national and multinational businesses (Network Rail, Hewlett Packard, DPD La Poste, etc.)
- Institutions and places of social amenity – Barker Drive Gardens, St Pancras Gardens,

St Pancras coroners Court, the adjoining historic St Pancras Old Church and Churchyard, Regents Canal and St Pancras Basin, Camley Street Nature Park and Camden Garden Centre (a non-profit social enterprise).

4 BOUNDARY DESCRIPTION

Starting from the crossroads at the junction of Camley Street, Goods Way and Pancras Road:

- Proceed westerly along Pancras Road towards the railway bridge.
- At the bridge turn northerly and follow the railway lines as far as the bridge over Camley Street.
- Follow the westerly curve of Camley Street as it crosses to the other side of the railway lines.
- Join the line of the adjacent Somers Town Neighbourhood forum boundary through St Pancras Gardens and along the rear of St Pancras Coroners Court and the Dennis Geffen Annex until it meets the boundary wall of St Pancras Hospital.
- Turn right at the boundary wall of St Pancras Hospital and follow the gated alleyway alongside the Dennis Geffen Annex through to Granary Street.
- Turn north westerly along Granary Street and proceed to the right-angled bend at its approximate mid-point, which is also its point of closest approach to the Regents Canal.
- From the mid-point of Granary Street cross directly to the Regents Canal.
- Follow the line of the Regents Canal north west as far as the bridge at St Pancras Way.
- Turn northerly and proceed along St Pancras Way to the far side of the railway bridge carrying the existing London Overground line and the proposed HS2 link. (That is, to a point almost opposite Baynes Street but not as far as Wrotham Road nor the properties along it.)
- Turn east and follow the line of the existing London Overground and proposed HS2 link (so that these are both included within the area) and proceed as far as Camley Street.
- At the intersection with Camley Street turn north and follow the line of the footpath and cycleway that leads to Agar Grove.
- At the intersection with Agar Grove (none of which is included within the area) turn eastwards as far as the bridge over the railway lines.
- Follow the railway lines south until they cross the Regents Canal.
- Follow the Regents Canal in a southerly direction as it approximately parallels Camley Street and continue until the canal turns east.
- When the canal turns east continue the boundary in a south easterly direction

towards Goods Way so as it include all of Camley Street Nature Park.

- At Goods Way turn westerly and re-join the starting point at the intersection of Goods Way, Pancras Road and Camley Street.

5 BOUNDARY JUSTIFICATION

The fact that most of the boundary is defined by railway tracks and waterway, neither of which can be easily crossed, means that the area has always possessed a natural sense of perimeter and identity, and this is the boundary we have chosen to adopt. It is, in a sense, somewhat of an island.

The area boundary was discussed and agreed during a series of meetings in 2012 and 2013 attended by the residents and businesses living and working within the proposed Camley Street Neighbourhood Forum area.

Resident involvement grew out from the Elm Village Tenants and Residents Association (EVTRA) which has been continuously active since the area was rebuilt in the mid-1980s.

Business involvement began in 2012 and was formally inaugurated in a joint resident and business meeting on the 11th December. Camley Street businesses have since held a number of events aimed at increasing neighbourhood involvement and made other separate contributions to supporting resident events.

Resident agreement to the proposed boundary was confirmed at the EVTRA AGM on 2 July 2013.

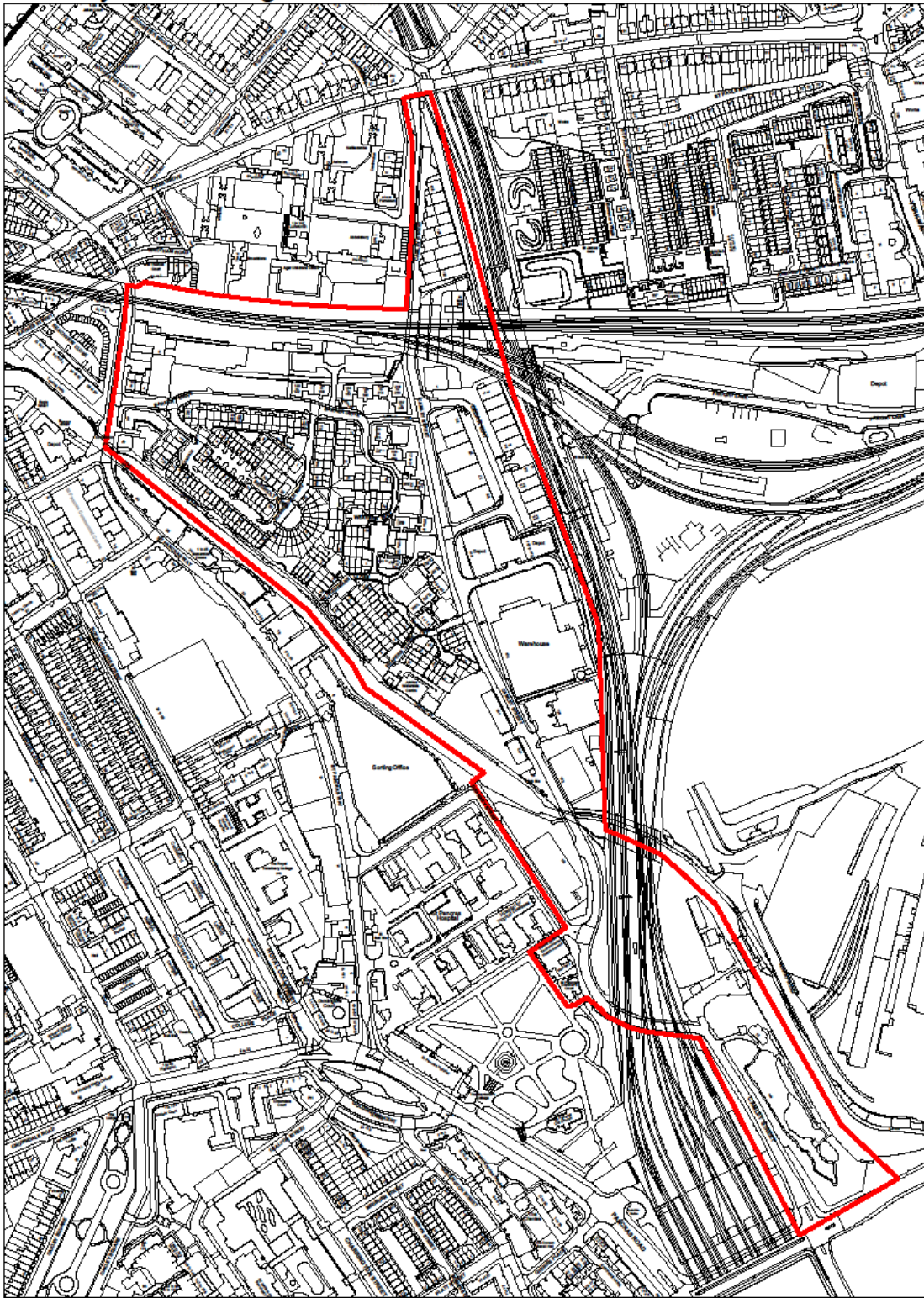
Business agreement to the proposed boundary was confirmed at a meeting of the business members steering committee on 24 July 2013.

The proposed forum area includes land designated for use by HS2, some temporarily during construction and some permanently to accommodate the HS1-HS2 link line. Although HS2 is part of the national transport strategy and therefore outwith the remit of Neighbourhood Planning the fact that the HS2 land falls within the 'natural' boundary of our area meant that, rather than exclude it for now (and have a less natural boundary) and then re-apply to include it when the HS2 project was finished, we have decided to include it from the start.

6 BOUNDARY MAP

The figure below is a low resolution copy of the detailed map file attached with this application.

Camley Street Neighbourhood Area



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