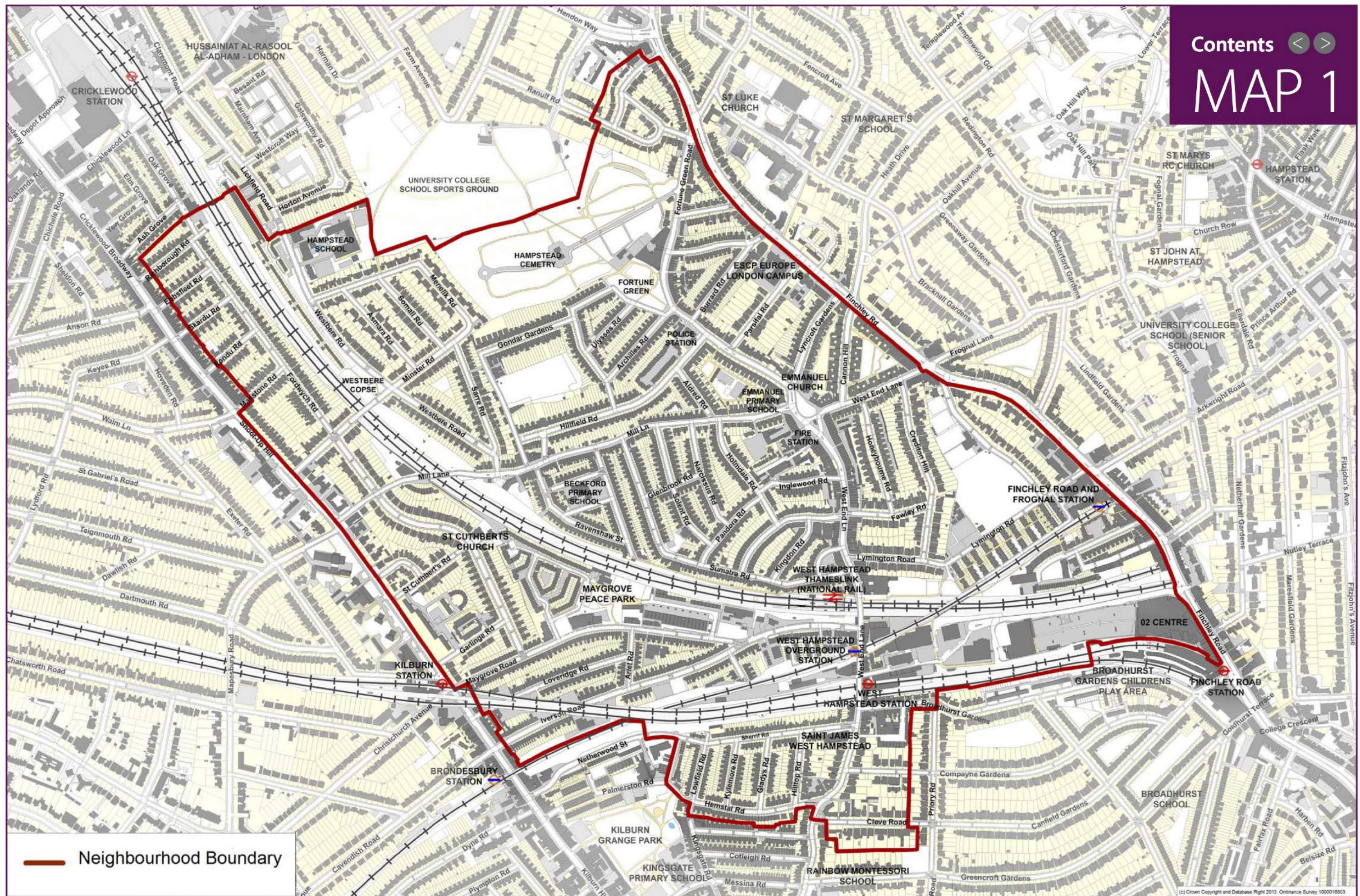




AGM - 24th February 2020

our priorities for the year ahead



Neighbourhood Boundary



Map 1: Neighbourhood Plan Area
Neighbourhood Plan Map

Scale 1:2500 (A0)
0 125 250
Metres

(c) Crown Copyright and Database Right 2013. Ordnance Survey 1000018803



B&Q Cricklewood

An enhanced Cricklewood Green



View looking west with Cricklewood Lane in the left

Montreux are committed to funding enhancements to Cricklewood Green in partnership with the local community.

Enhancements could include

- New stairs and ramps to provide pedestrian access to the proposed public space;
- Integrated seating and other street furniture;
- New planting and
- Public art.

Any proposals for Cricklewood Green would be subject to community consultation and agreement with the council.

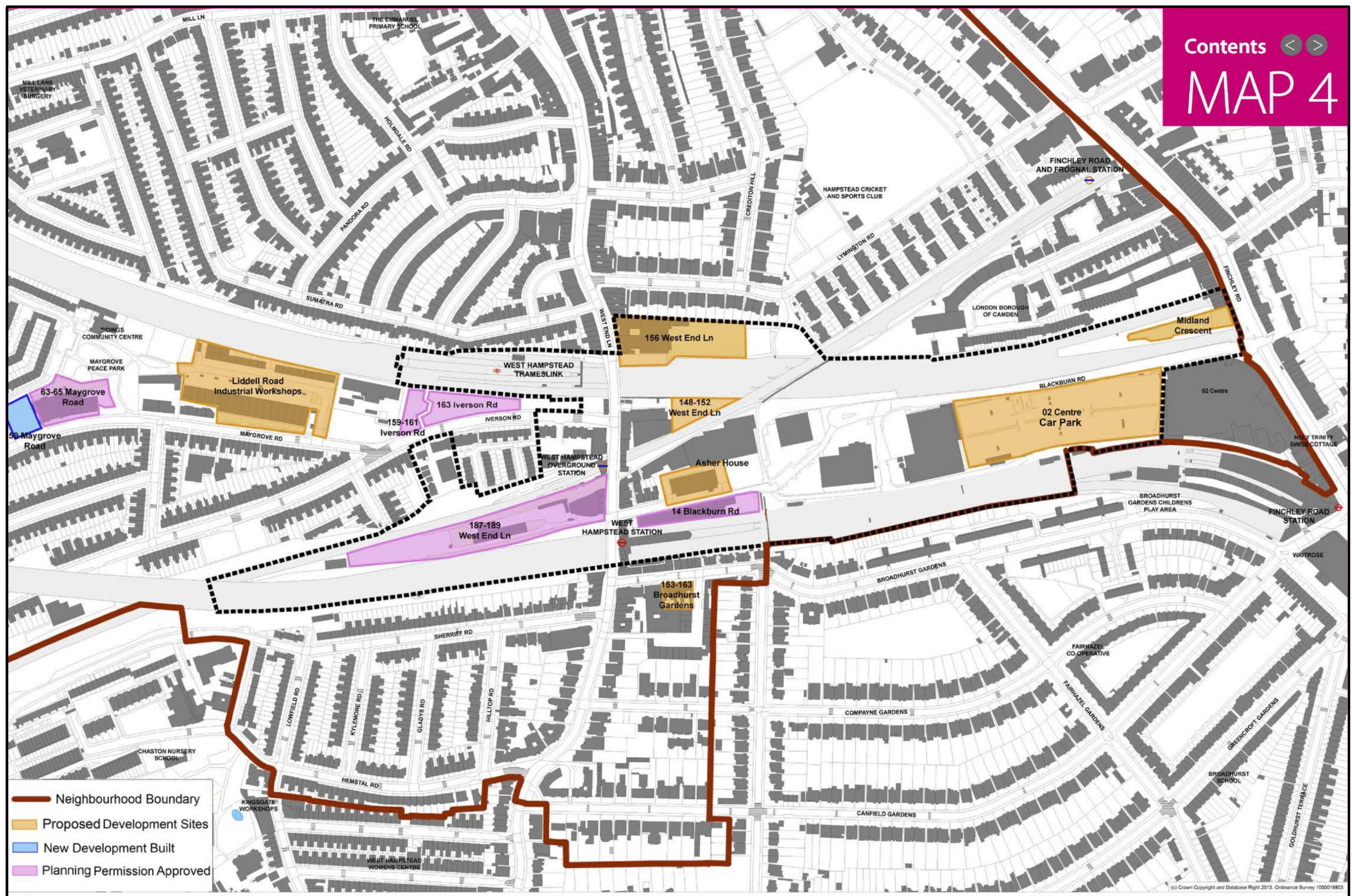


View looking east with Cricklewood Lane in the right

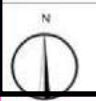




B&Q Cricklewood



- Neighbourhood Boundary
- Proposed Development Sites
- New Development Built
- Planning Permission Approved



Map 4: West Hampstead Growth Area

Neighbourhood Plan Map

Scale 1:1250 (A0)
0 50 100
Metres

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Policy WHI1 – West Hampstead Interchange Area

9.1 West Hampstead Interchange is identified in the Camden Local Plan and the Fortune Green and West Hampstead Neighbourhood Plan as a key growth area. The interchange area is largely shaped by the railway lines that cross it and contains a mixture of uses, including town centre, commercial and residential uses. The area includes part of the designated Finchley Road / Swiss Cottage town centre as well as part of West Hampstead town centre.

9.2 The Growth Area was originally identified due to the potential for a comprehensive combined interchange development between the three West Hampstead stations (London Underground, London Overground and Thameslink). Whilst this never progressed, the Thameslink and Overground stations have received significant investment and have been upgraded. However the need to improve the interchange environment for passengers between the stations and for the wider area remains a key issue to address.

9.3 Redevelopment within the growth area as a whole provides an opportunity to enhance the area and address key issues of poor movement and integration with surrounding communities, as well as providing community uses and improved open spaces, making more efficient and better designed use of Camden's limited land.

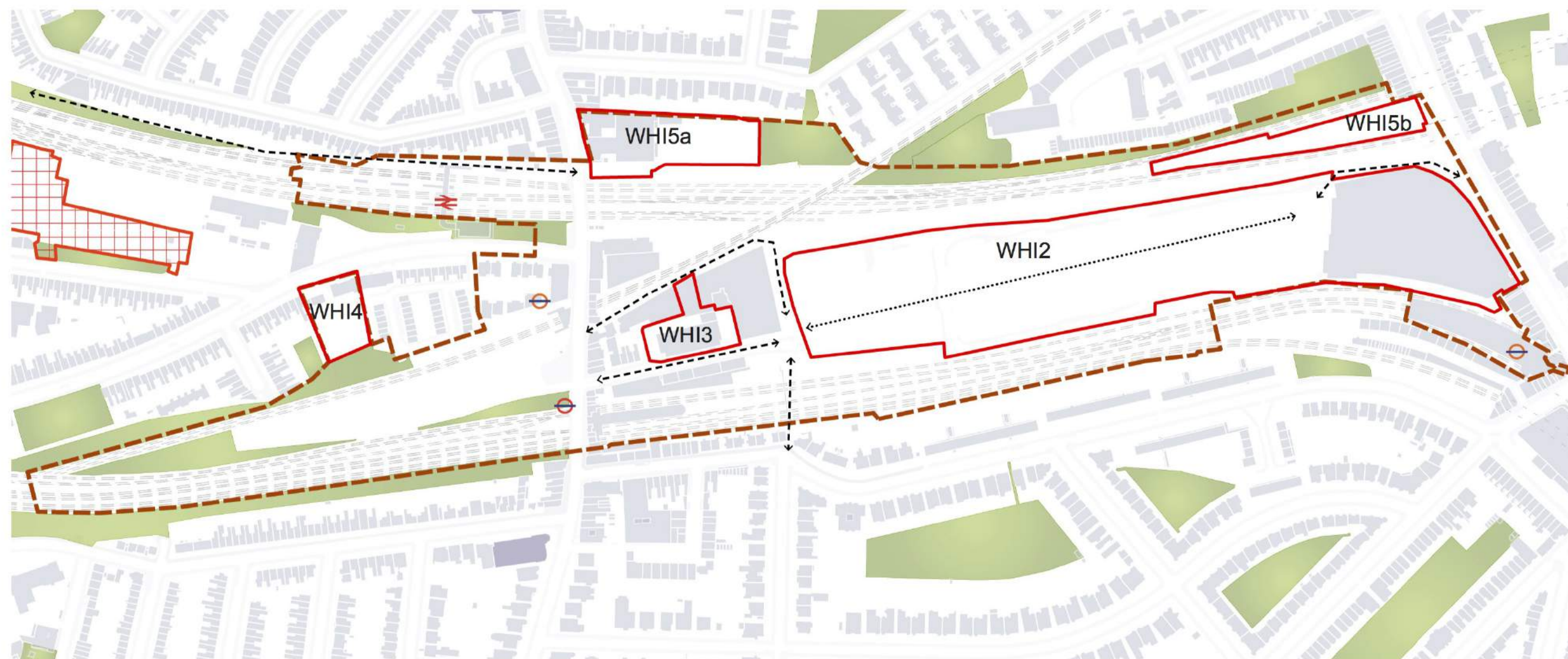


Figure 9.1: West Hampstead Interchange Area

Policy WHI2 - 02 Centre, carpark and car showrooms sites

9.13 The site is former railway sidings and industrial land currently occupied by the 02 Centre built in the late 1990's, with associated car parking and retail warehouse (Homebase) under one ownership, together with two car showrooms under separate ownership. The site is set between the railway lines to the north and south and Finchley road to

the east. The primary vehicular and servicing access to the whole site is via Blackburn Road from Finchley Road, with a separate pedestrian and cycle access from the West End Lane end of Blackburn Road into the car park. The 02 Centre, car park and Homebase are within the designated Finchley Road / Swiss Cottage town centre.

| | |
|-----------------------------|--|
| Site address | The 02 Centre, Finchley Road |
| Site area (ha) | 4.5ha |
| Proposed uses | Mixture of types of permanent self-contained homes, town centre uses, community uses, open space |
| Indicative housing capacity | 950 additional homes |

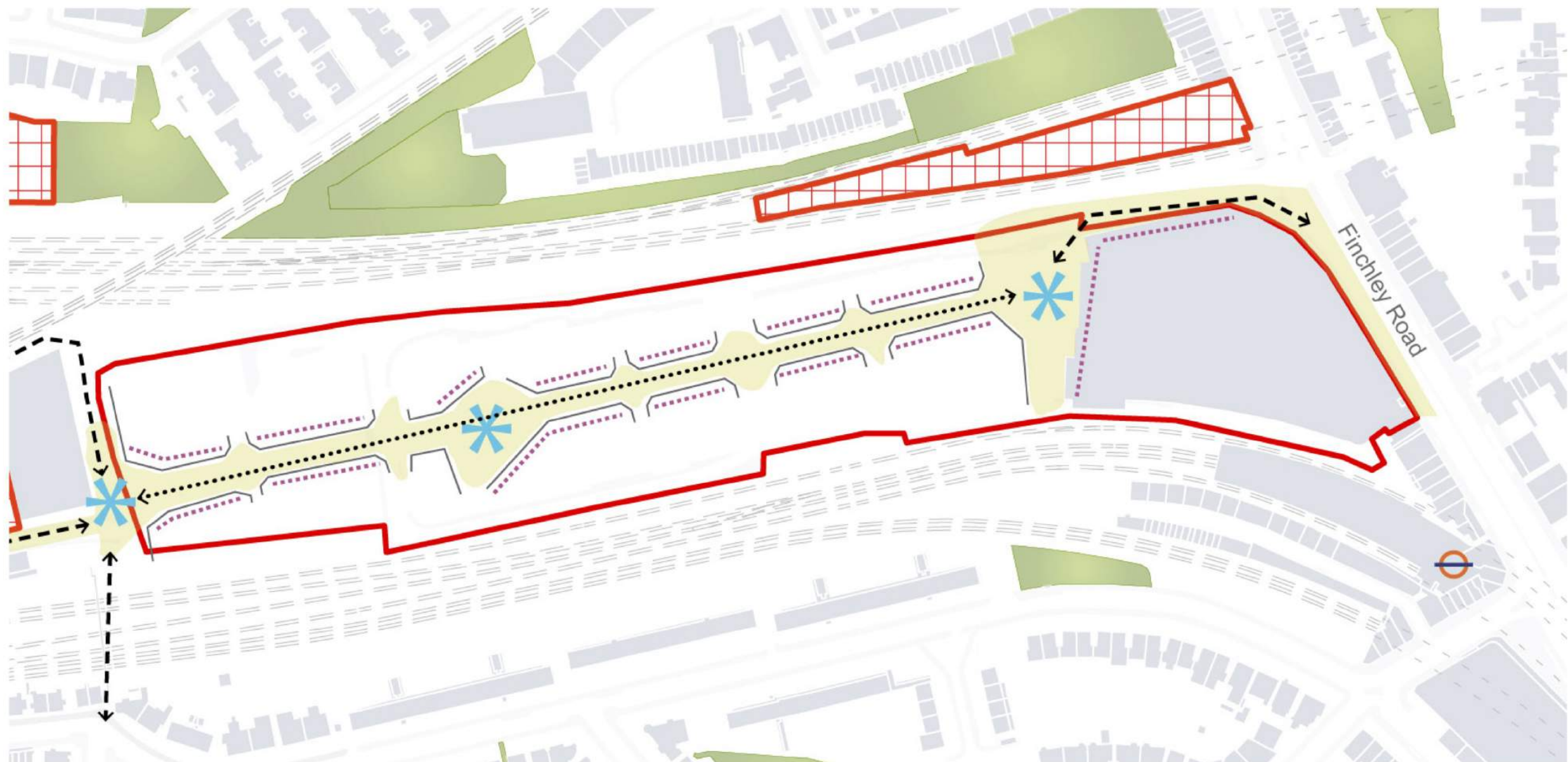


Figure 9.2: 02 Centre, carpark and car showrooms sites

LOCAL ENGAGEMENT

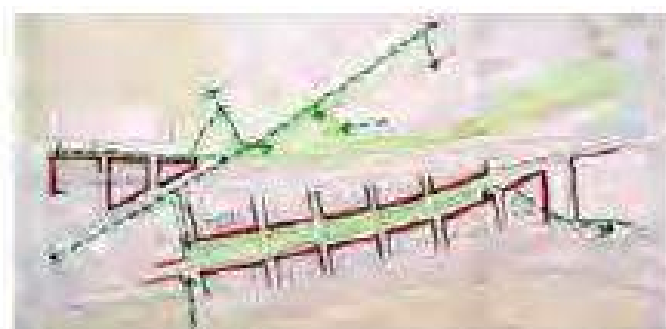
3.17 In anticipation of potential future planning guidance, the NDF carried out consultation at the local Jester Festival in July 2016, where local residents were engaged on the issues surrounding future development in the area. The subsequent consultation report detailed some of the main issues raised and suggestions summarised below:



Neighbourhood Workshop (November 2016)

3.18 To take these issues further forward, and look at more specific aspects of potential redevelopment around the wider O2 site, the NDF organised a community workshop in November 2016 at Emmanuel School where participants, including Council officers, were asked to think about future development scenarios and ideas for the O2 site. The

report from the workshop provides very useful background document to take into account in considering development options. It provides a context to local issues and concerns, as well as identifying opportunities and ideas around future redevelopment summarised below.¹



3.19 The report provides a very useful illustration of the context, key issues, concerns, opportunities and ideas for future redevelopment and summarised below:

Summary of strengths



Summary of weaknesses



Summary of Opportunities

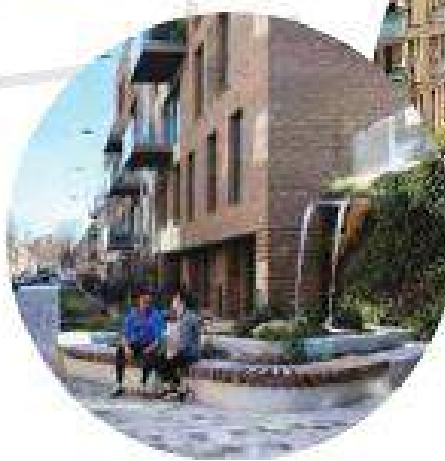


Summary of threats



1. The report is available on the NDF website (WorkshopReport_Jan17.pdf).

A NEW PLACE



A DIFFERENT PACE



A MIX OF SPACES



A NEW NEIGHBOURHOOD IN WEST HAMPSTEAD

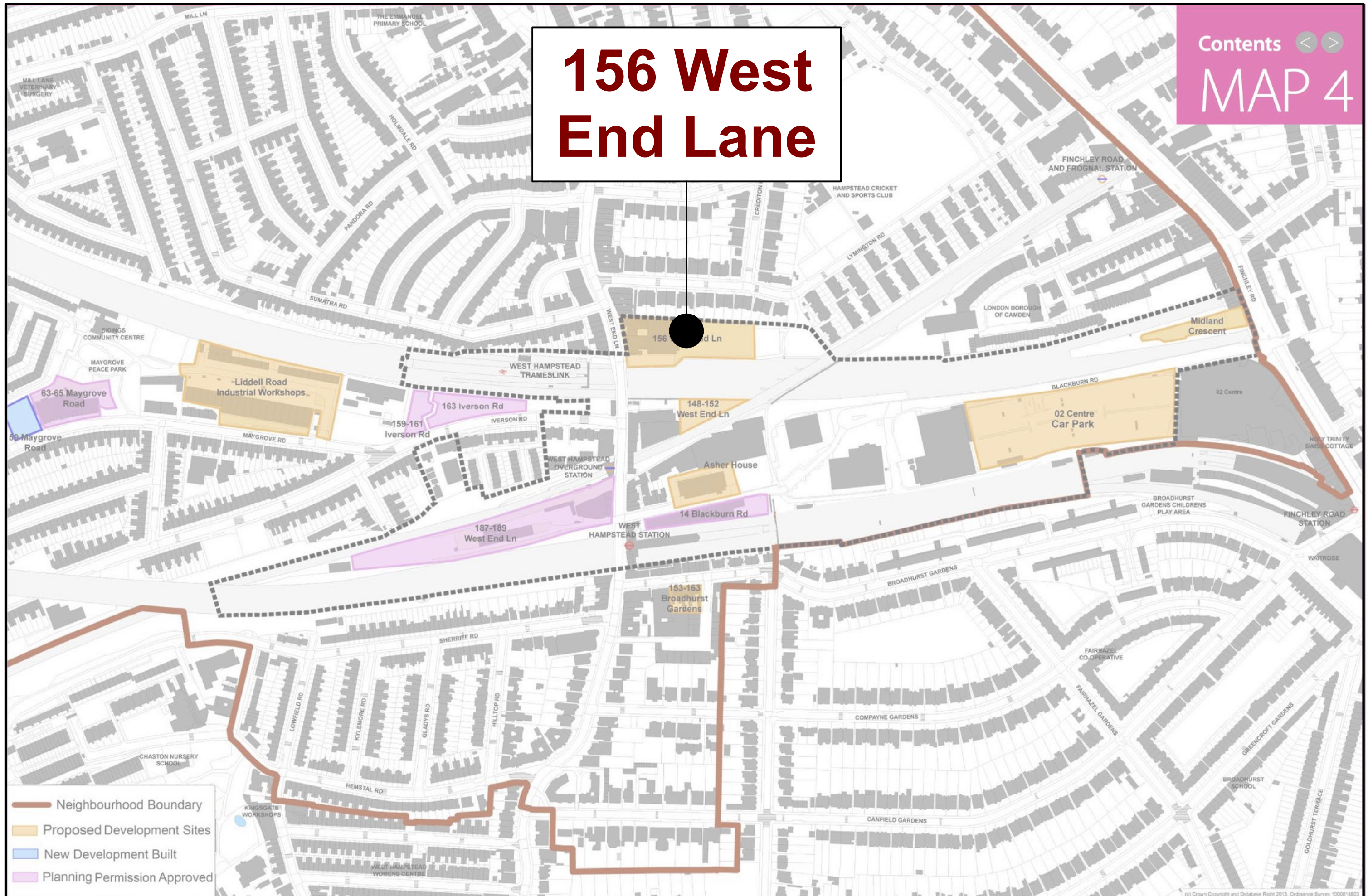
guidance and principles
for a new place

September 2019

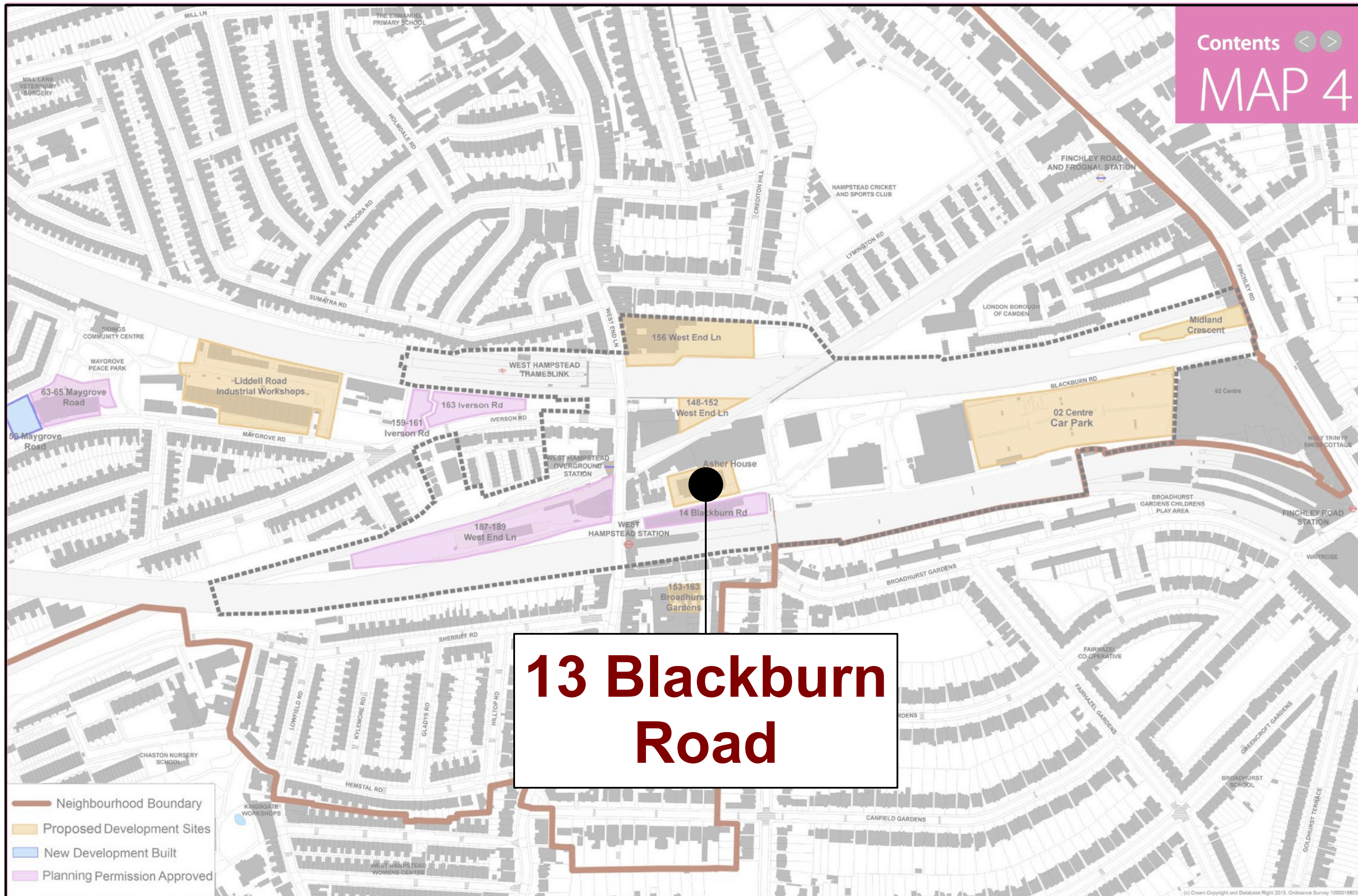
DRAFT

156 West End Lane

Contents < >
MAP 4

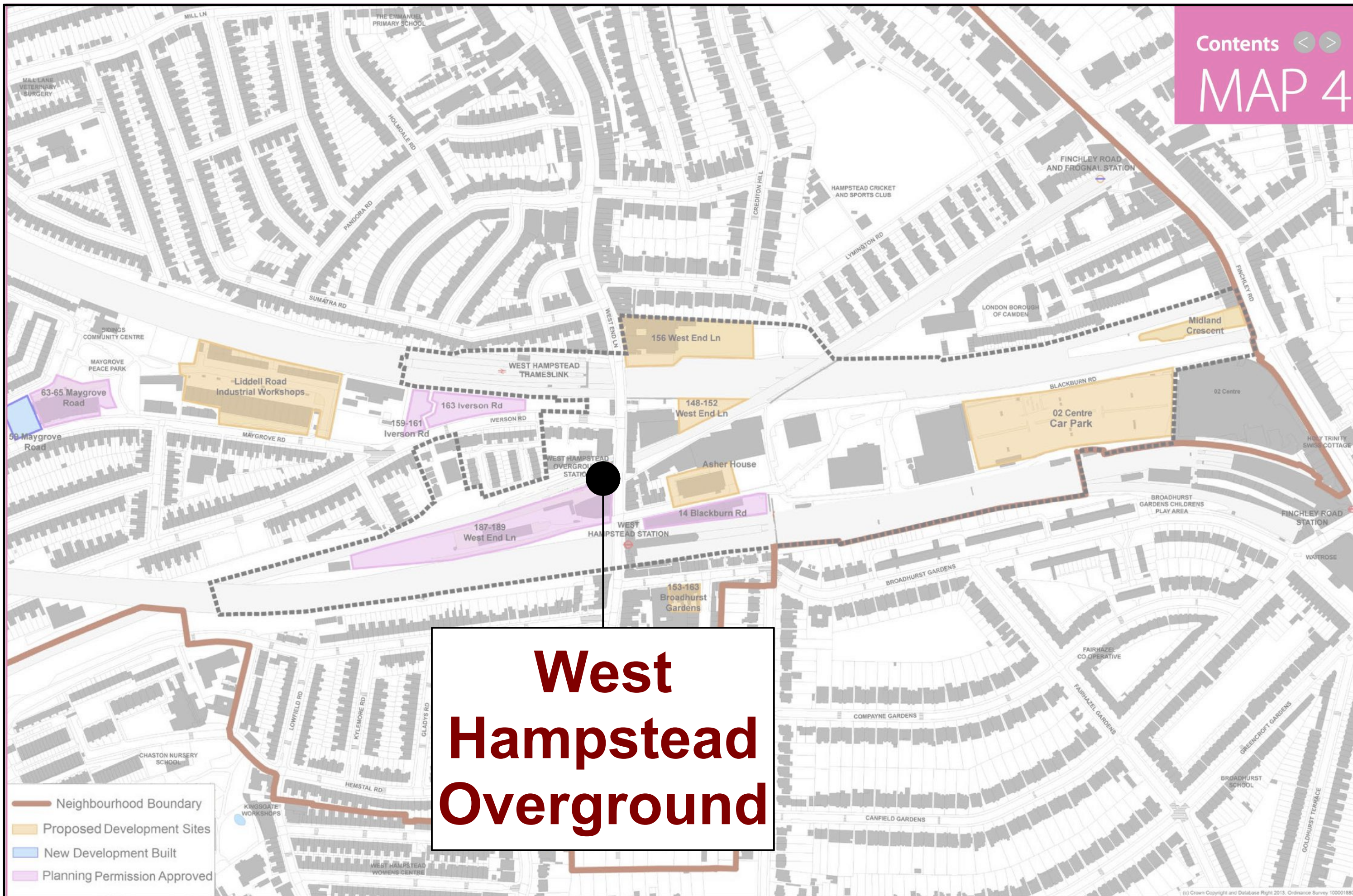






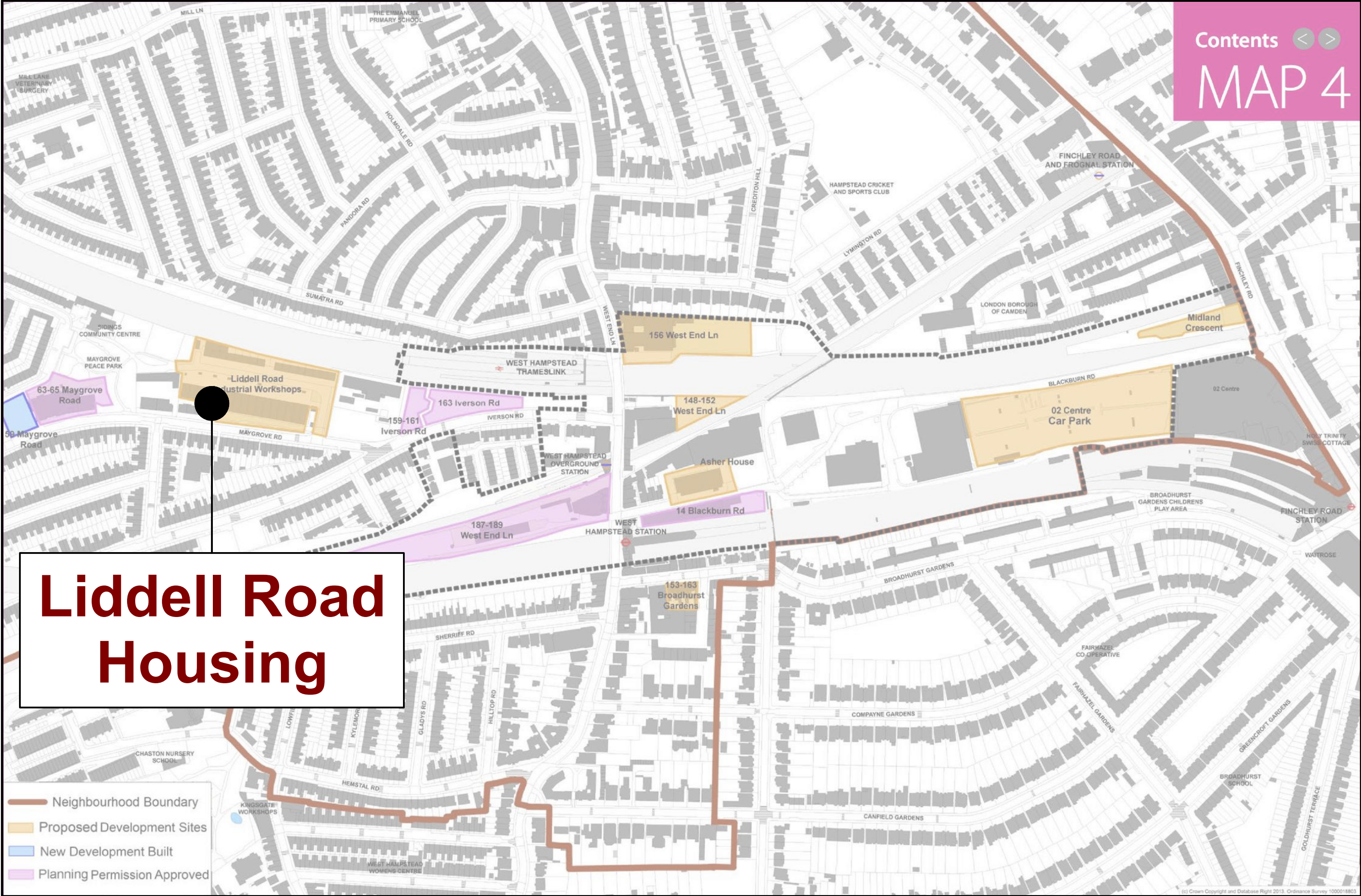


**13 Blackburn
Road**





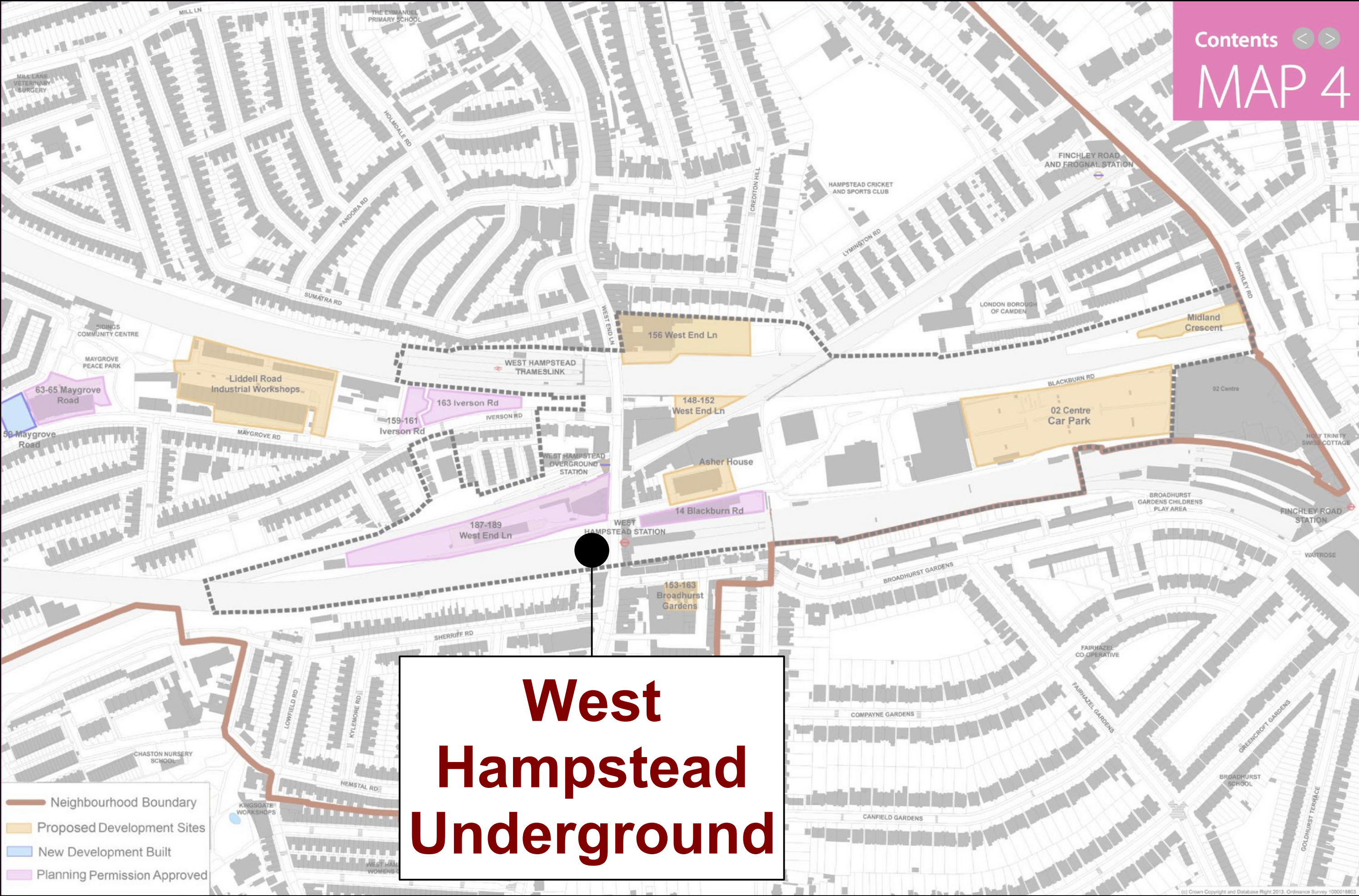
**West
Hampstead
Overground**



Liddell Road Housing



**Liddell Road
Housing**





WEST HAMPSTEAD

This architectural rendering depicts the West Hampstead Underground station. The top half shows the exterior, a modern structure with a large glass and steel canopy. The name 'WEST HAMPSTEAD' is prominently displayed in large white letters on the canopy's fascia. To the right, a red circular 'UNDERGROUND' sign is visible. The background features multi-story brick residential buildings. The bottom half shows the interior platform, with a red train blurred in motion on the tracks. Passengers are seen walking on the platform, and a large map of the London Underground network is mounted on the wall. A smaller 'WEST HAMPSTEAD' sign is also visible on the platform wall.

**West
Hampstead
Underground**