

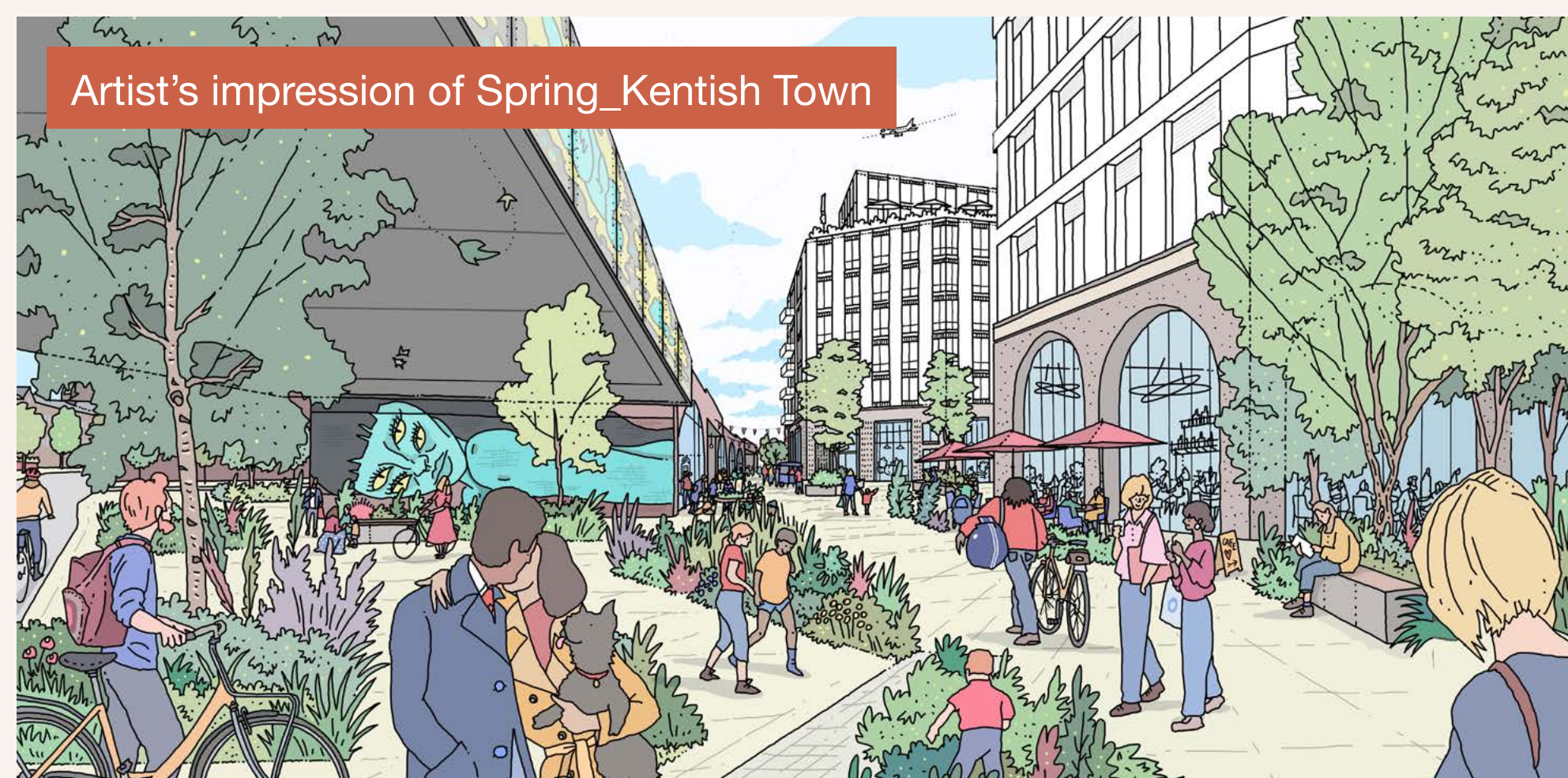


## A neighbourhood reborn

This exhibition presents early proposals for the regeneration of key sites within the Regis Road area of Kentish Town being brought forward by **SPRING\_RE**, in association with **Joseph Homes**.

We are pleased to share our vision for a new mixed-use neighbourhood, that we call Spring\_Kentish Town, and to continue our conversation with you.

We invite you to explore this consultation board-by-board to understand the journey so far.



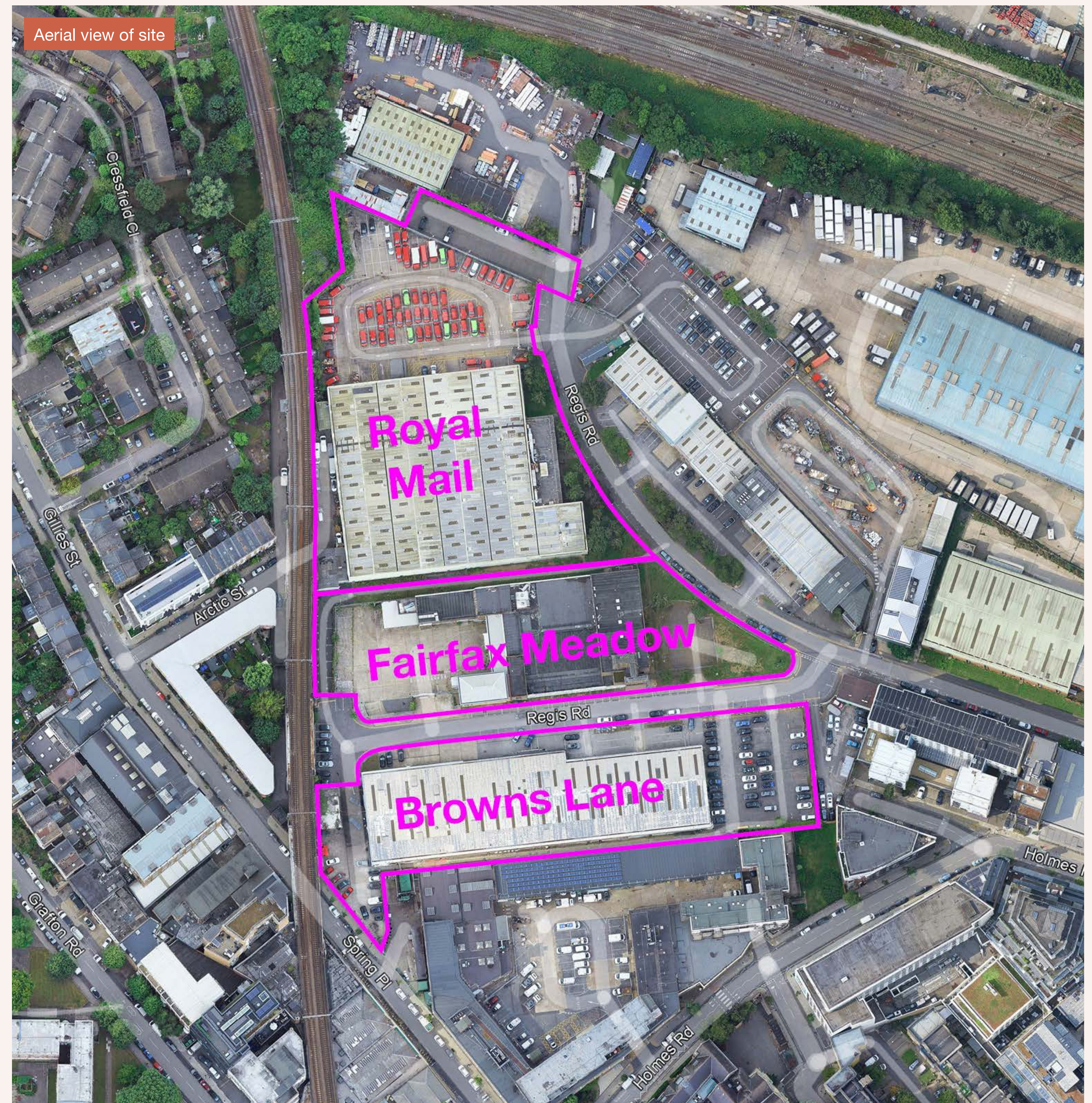
Artist's impression of Spring\_Kentish Town

### We would love to hear from you.

This is the first stage of public consultation, and we're keen to hear your views. We want to create a place that reflects the values, needs, and aspirations of the local community.

**Please take your time to explore the boards, ask questions, and provide feedback. You can:**

- Fill out a feedback form
- Speak to a member of the team today
- Visit our consultation website to view materials and share comments online.







## The story so far

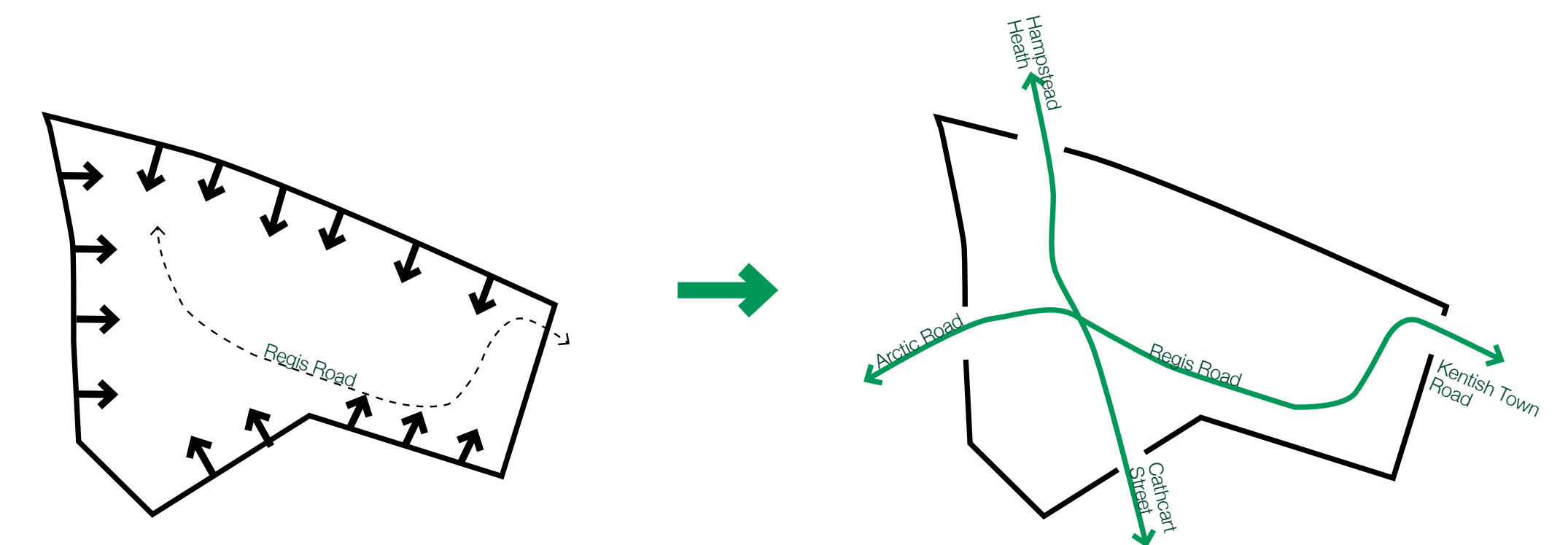
**From significant investment in the area, including acquiring land to help deliver Camden's ambition for comprehensive redevelopment, to contributing to the 2020 Kentish Town Framework and the 2025 Regis Road Area Guidance, we have remained actively involved.**

We have actively listened to key local stakeholders and the wider community, developing plans collaboratively with Camden and our neighbours. We are here for the long term, helping to steward the process.

We understand the multi-layered history and heritage of Kentish Town and this site, and we are committed to investing in its regeneration and long term future.

## Reconnecting Kentish Town

These sites are currently disconnected from surrounding neighbourhoods, and their existing uses no longer reflect the character of Kentish Town. This presents a unique opportunity to reconnect the area with the wider urban fabric and contribute to the delivery of the comprehensive mixed-use masterplan envisioned in the Regis Road Area Guidance.







## Why us?

**We believe development should be a force for good, grounded in community values.**

As an award-winning SME developer, we are committed to creating high-quality, sustainable communities where people can Live Well®.

We specialise in residential-led, mixed-use developments that focus on thoughtful design, social value, and environmental responsibility.

Since 2018 we have played an active role in the regeneration of the Regis Road Growth Area, working closely with local partners at every stage of the planning process.

We look forward to sharing our ideas with you.



Tramyard Balham

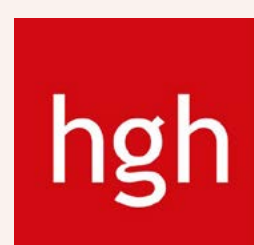
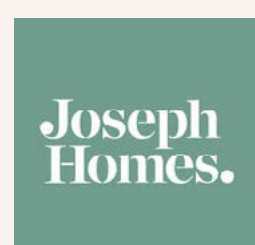
Certified



**We're proud to be the first housebuilder to certify as B Corp.**

Certified B Corporations, or B Corps, are businesses that meet the highest standards of verified social and environmental performance, public transparency, and legal accountability to balance profit and purpose.

Supported by:



Millbrook Park







## Meeting Camden's priorities

**Through extensive consultation, Camden have identified the following priorities for the Regis Road Growth Area.**

- A significant increase in the number of jobs provided in the area.
- Provision of appropriate employment space for identified growth sectors and small to medium enterprises and start-ups.
- Contributions towards training and apprenticeship opportunities.
- A significant number of new homes including affordable homes and a mix of types, sizes and tenures.
- Retaining or re-providing the Council's Regis Road recycling centre in accordance with Policy CC5 Waste.

**The overall design of the area must:**

- Create and reinstate pedestrian and cycling route connections within the site, to the High Street, the transport hubs, other parts of Kentish Town, and between the adjacent communities, in particular Gospel Oak.
- Provide substantial new open space.
- Secure public realm improvements, including at key entrances to the site.
- Provide a car-free development, with parking only provided for disabled people and operational / servicing needs of businesses.
- Protect important local views of Parliament Hill from the railway bridge.
- Contribute to the development of a decentralised energy network.

In 2026 we plan to bring forward plans on three important sites within the Regis Road Growth Area to meet the priorities established by Camden.







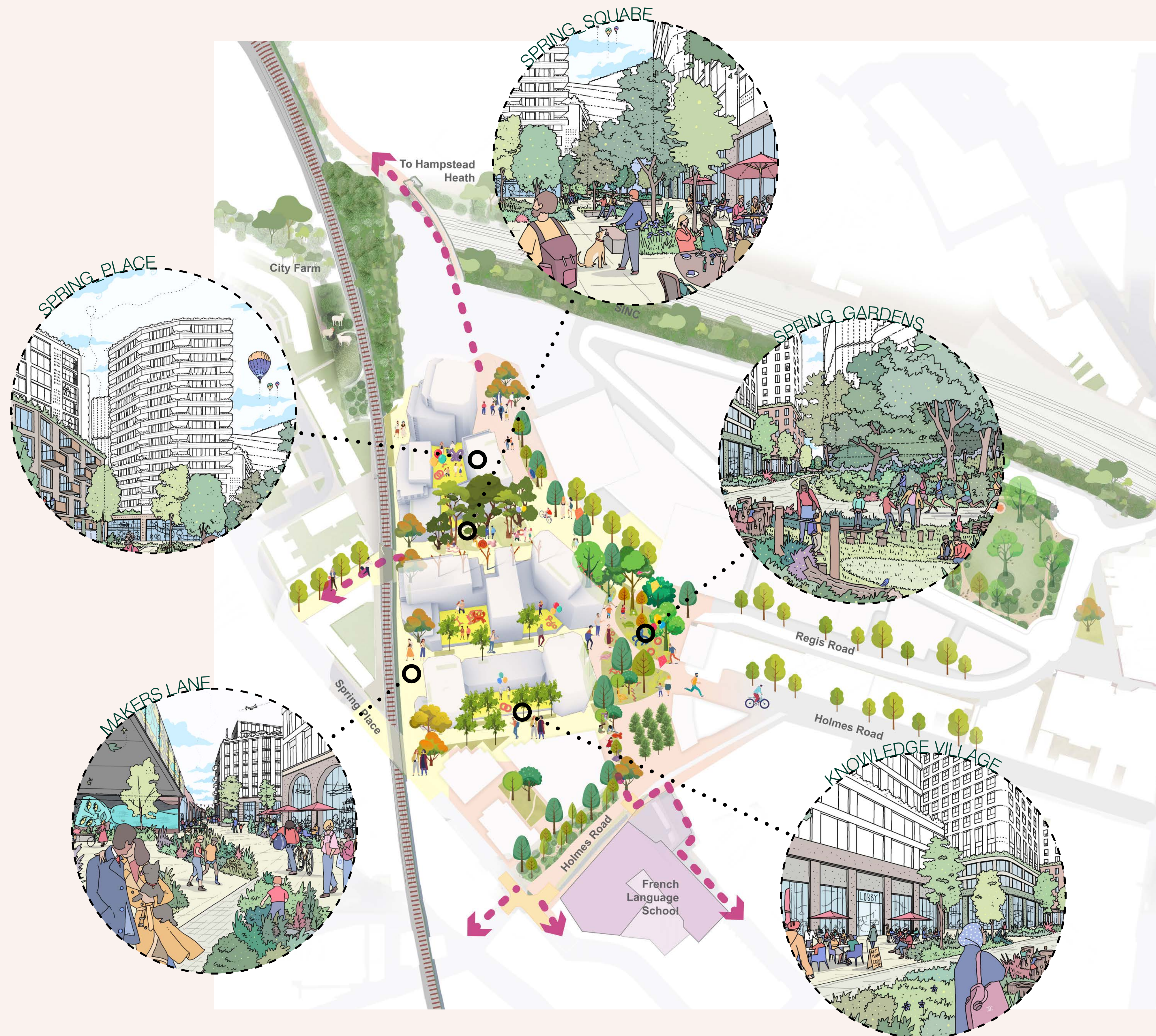
## A new neighbourhood

We are delighted to bring forward Spring\_  
Kentish Town, a rebirth of the Regis Road Area,  
into a residential led, multi-use neighbourhood  
focusing on youth, family, and the creative arts.  
Our proposals sit within the wider Regis Road  
Masterplan Vision, which has been developed  
by Camden Council and Yoo Capital to guide  
the comprehensive regeneration of the area.

While complementary to Yoo Capital's plans for the  
creation of the Camden Film Quarter, our sites are being  
brought forward independently. The proposals align closely  
with the shared objectives of the masterplan delivering new  
homes, public spaces, jobs, and improved connections  
while ensuring each site contributes its own distinct  
character and community benefit within the overall vision  
for Regis Road.

Building upon the brilliant work done by Camden and local  
stakeholders, we believe there is a strong opportunity  
to bring forward a 6 acre development shaped by the  
guidance of the SPD.

Our approach is to achieve this through the development  
of three key neighbourhoods and extensive public realm.







## Makers Lane

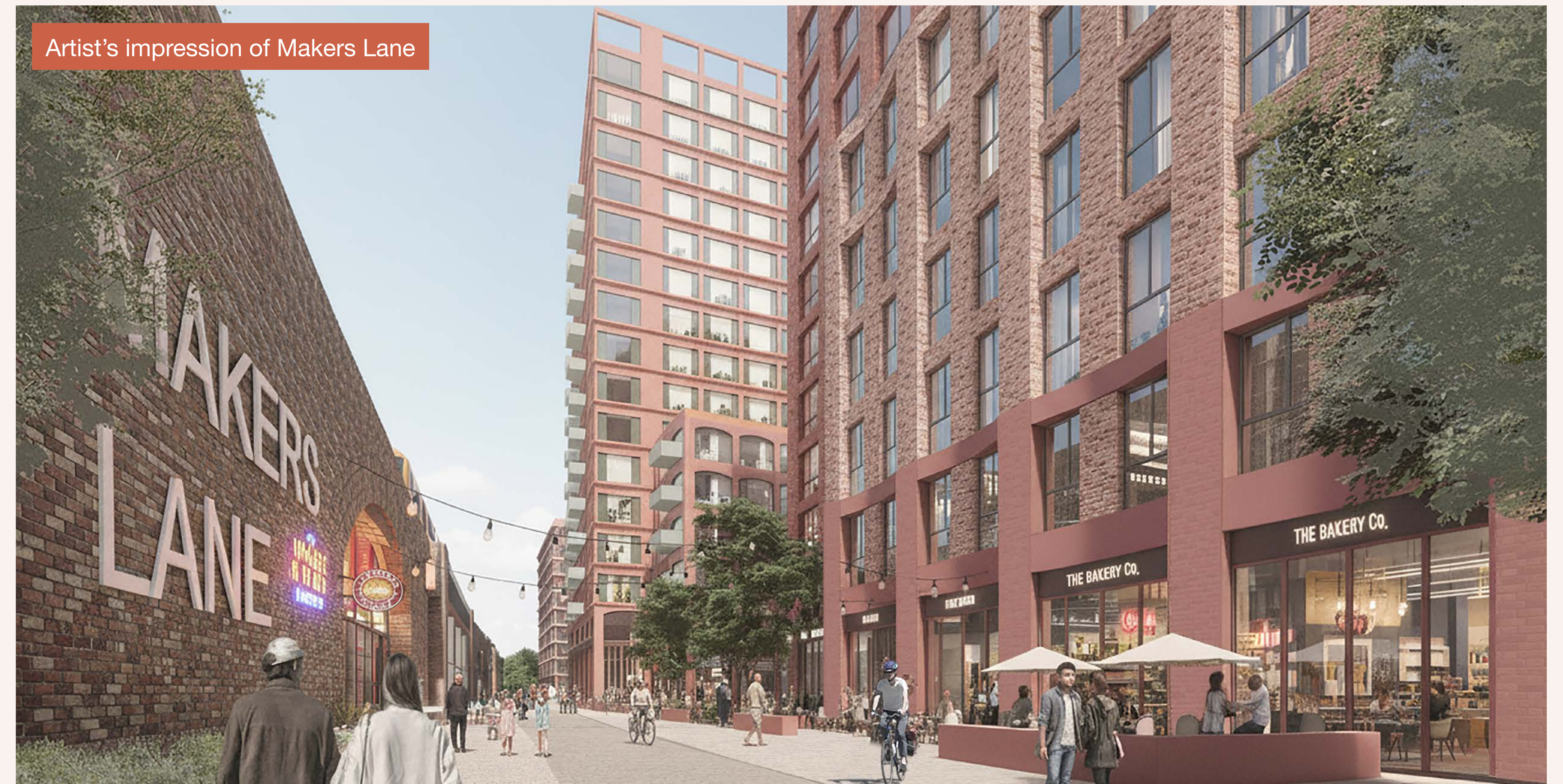
**Our ambition is to create a new route that unlocks areas of Kentish Town's industrial past in line with The Kentish Town Planning Framework. This route would support light industrial, maker space, and creative uses to create a hub of activity.**

We've embraced Camden's vision and have committed to creating a home and hub for local makers and creatives. We're designing the units to reflect the needs of makers: small enough to be affordable, but large enough to be functional for production. In addition to design, we're looking to curate this street under viable rental structures to ensure that it promotes local business in Kentish Town. This would involve offering tenants a significantly reduced year one rent with incremental year on year increases to help businesses establish themselves and thrive in this location.

Makers Lane will be curated around tenants who make in public, businesses whose activity creates visible energy and contributes to the identity of the street. The priority is to secure a balanced mix of anchors, specialists, and flexible users who share the ethos of making, creativity, and community value.



Artist's impression of Makers Lane

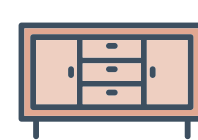


## Who we'll attract

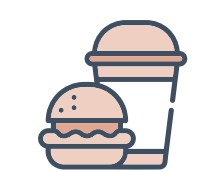
The examples listed below illustrate the types of tenants that we believe these spaces will attract.



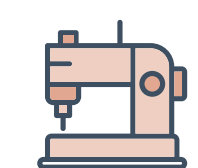
**Anchor Tenants** (long-term stability):



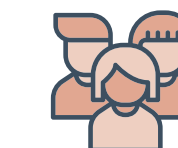
**Furniture & Interior Makers:** Business focussed adding visible craft activity to the street.



**Specialist Food & Drink Producers:** low reliance on retail, potential supply links to cafés/restaurants onsite.



**Fashion & Textiles Production:** strong link to London's design culture, creating potential synergies with Camden's Higher Education Institutions.



**Secondary Tenants** (specialist enrichment):



**Ceramics, Glass & Metal Workshops:** draws in commissions and occasional open-studio sales/events.



**Prop, Set & Costume Makers:** strong creative economy alignment, not reliant on casual visitors.



**Music & Instrument Fabricators:** reinforces Camden's music heritage, specialist audience.





# Spring\_Place

## Camden's housing crisis is real — and getting worse.

Right now, nearly 8,000 households are stuck on Camden's waiting list. Families needing a 3- or 4-bedroom council home can wait 6–8 years. Rents have jumped nearly 9% in the last year, and many long-term residents are being priced out of the neighbourhood. We are aiming to deliver high quality homes, including affordable housing to support families, young people, and residents who want to stay in Camden.

Good building design, safety, and placemaking are essential, from welcoming streets to play spaces for children, helping create a neighbourhood where people want to live for the long term.

Spring\_Place aims to create a mixed and balanced community, whilst connecting the Camden Film Quarter to the wider Kentish Town community through opening up a new pedestrian and cycle only entrance to Arctic Street.



## Breathe

We care about the quality of the homes we build and environment we live in. That's why we're committed to meeting the UK Net Zero Carbon Buildings Standard across the development. In addition, we take great pride in ensuring the internal air quality of all of our buildings meets the highest standards. This is done through specifying non or low-VOC products in our developments and including air filtration systems in all our homes. We have proved that this approach works and on our most recent developments, testing following completion of projects has seen us awarded an A in Air Quality Rating.



## By delivering a mix of residential tenures alongside communal and green spaces, the development will:

- Help keep young people in Camden through purpose built shared living homes.
- Provide flexible, well-designed, multi-generational accommodation for different household types.
- Provide much needed affordable housing.
- Deliver public open space designed to bring residents and the wider community together.
- This area will form the neighbourhood's softer edge, knitting the new development into the existing Kentish Town community.



## We aim to deliver:



**195 private one, two, and three bed homes.**



**176 affordable homes** of which at least 60% will be social rent. The majority of these will be larger 3 and 4 bed family homes to meet Camden's most acute need.



**525 co-living apartments** (equiv to 277 homes) to provide another housing choice for people looking to live in Camden and create a synergy with the Knowledge Village and the employment opportunities available on site.







## Knowledge Village

**There is a well-documented shortage of purpose-built student accommodation (PBSA) in London.**

Without it, students must compete for private rented housing, placing pressure on local homes needed by families.

This project delivers dedicated student homes and community-focussed education and cultural spaces — helping create a mixed and balanced neighbourhood.

### Supporting Camden's Priorities

We've taken Camden's four key priorities to heart and have sought to create a mixed-use neighbourhood that enables young people and the wider community to learn, grow and thrive.

- **Young People:** Better access to education, skills and safe accommodation.
- **Estates & Neighbourhoods:** A sustainable, mixed-use environment that encourages creativity.
- **Diversity:** Opening routes into creative and knowledge industries for under-represented groups.
- **Food:** Community garden + teaching kitchen supporting healthy, sustainable eating.



**We are creating a neighbourhood that is inclusive, creative and supportive of opportunity.**



It brings students, residents, charities and education partners together in a place designed for collaboration, learning and community life.

This is achieved through the delivery of a purpose built student accommodation providing 600 homes and linked with one of Camden's higher education uses. 35% of the student homes will be affordable and available to those that would otherwise be priced out of the borough.



**At ground level we're collaborating with:**

**CREATORS HOUSE**

**Creators House**, a youth-led creative hub offering free access to studio space, podcast facilities, and a supportive environment for young people in Kentish Town.

**FEAST**  
— With Us —

**FEAST With Us**, supported by The London Community Kitchen, will deliver a permanent community teaching kitchen, an educational food-growing garden, and an adaptable communal space.





# Spring\_Gardens

We have set ourselves 5 core principles that we believe will deliver an outstanding public realm to be used by families, workers, students, and the wider Kentish Town Community:



### A Place to Create

Celebrating local makers and Camden's heritage and culture.



### A Place to Gather

Lively squares and garden spaces at the heart of community life.



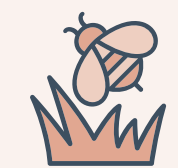
### A Place to Connect

Welcoming streets prioritising walking, cycling, and everyday activity.



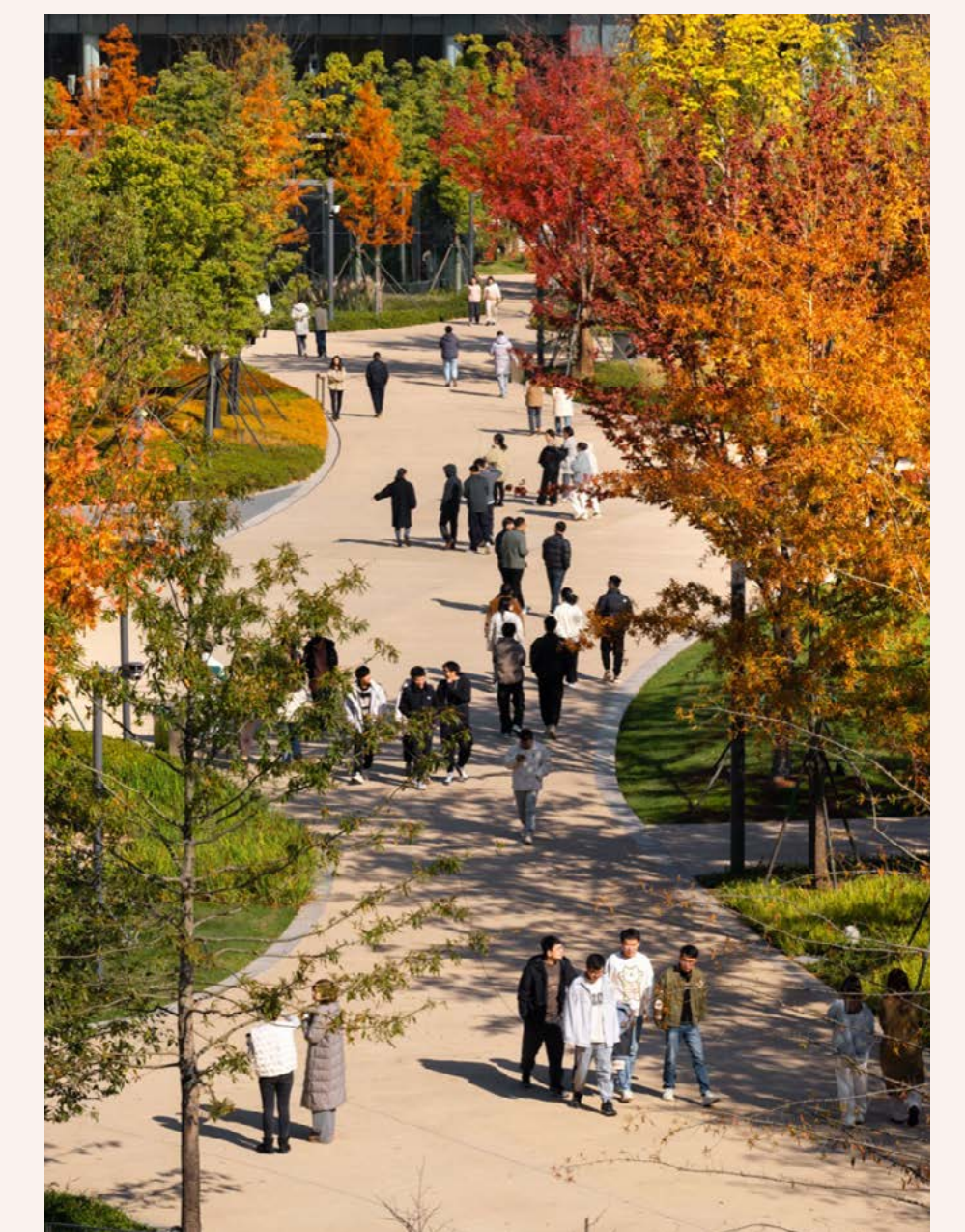
### A Place to Play

Imaginative, inclusive play woven through the landscape.



### A Place of Urban Nature

Connected, biodiverse, resilient green spaces, legacy trees and rain gardens.



## Spring Gardens

Spring\_Gardens aims to be the green heart of the development. A stopping off point on the new pedestrian and cycle routes from Kentish Town High Street to Arctic Street and the new bridge connection linking the site to Murphy's Yard and the Heath.

We've taken inspiration from the hidden River Fleet that sits beneath the site by creating a "dry river" linear space for seating, socialising and play.

Planting is inspired by Hampstead Heath with a key aspiration to link biodiversity directly with the Heath in line with the Camden Nature Corridor Design Code.





# Spring\_Square

For too long, this industrial part of Kentish Town has been cut off from the wider community. A key ambition of the Kentish Town Planning Framework was to reconnect communities prioritising pedestrian and cycle connections to surrounding transport hubs, communities, and existing cycle routes.

We believe these connections should be celebrated through the introduction of generous public spaces that allow people to stop for a coffee or explore the new neighbourhood.

Large enough for community events, interspersed with play and activated with shops, cafes, and the entrances to the homes above, this is the vibrant heart of the development. Access through to Arctic Street and West Kentish Town brings the communities together. Native trees to reflect the rich biodiversity of Hampstead Heath will provide shade on a summer afternoon and connect to the green spine running to Kentish Town Station.



Spring\_Square Ground Floor Plan







## Living here

**At Spring\_Kentish Town, life is built around the people who call it home. We're creating a place where residents can Live Well® every day: beautifully designed, sustainable homes with exceptional air quality, generous doorstep amenities, and a neighbourhood that feels complete and connected.**

### Our homes

Families, students, and young professionals all have a place here. Spring\_Kentish Town offers a truly inter-generational mix of homes, giving Camden residents, too often priced out of their own borough, real, high-quality and affordable options again.

For 17 years, Joseph Homes has delivered some of London's best homes. The same principles guide us here: high-quality materials, net-zero performance and outstanding air quality across every type of accommodation. No compromises. No "second-tier" homes. Equality of quality is paramount.

### Our neighbourhood

As a natural extension of Kentish Town, our aim is to protect the character of the area while responding directly to what the neighbourhood needs. Kentish Town has long faced a shortage of green space, play areas and places for people to breathe. That's why half of our entire site will become public realm, generous greenery, safe play spaces, and welcoming spots to sit, meet and unwind, open to both residents and the wider community.



### Spring\_Kentish Town

Spring\_Kentish Town will also bring an ecosystem that feels unmistakably local. Makers Lane will host artisans and creative makers; Spring Place will offer cafés and independent food spaces; and a carefully curated mix of everyday amenities and doorstep play will ensure the development is genuinely self-sufficient, supporting residents while complementing, not pressuring, existing services.

We're also stitching the area back together. The current site has been disconnected for decades, but new pedestrian routes through Arctic Place, Spring Place and Holmes Road, along with the ambition to create a clear connection from Kentish Town High Road to Hampstead Heath, mean Spring\_Kentish Town becomes a catalyst for reconnecting the wider neighbourhood.

This is a place designed to feel exceptional, to feel rooted in Kentish Town, and to feel like home from day one.





## Working here

### Supporting Camden's Creative Future

Spring\_Kentish Town isn't about big offices or chain shops. It's about creating space for local talent – the makers, creatives, and start-ups that define Camden's identity. With over 3,300m<sup>2</sup> of curated employment space, this development will offer affordable, flexible workspaces for early-stage businesses in design, food, music, sustainability and media – those trying to do good, not just turn a profit.

Why now? Because affordable creative space is disappearing fast. London has lost nearly 1 in 5 artist studios in just three years, and rising rents mean many Camden creatives are being priced out. Yet Camden's creative industries power nearly 1 in 5 jobs in the borough – far above the UK average. If we don't make room for this sector, we risk losing it altogether.

This isn't about duplicating Kentish Town High Street. It's about creating a working neighbourhood behind it – one that supports local ideas and local ambition. Think of small workshops, youth-led studios, shared kitchens and co-working hubs – not storefronts, but backbones of a vibrant community.

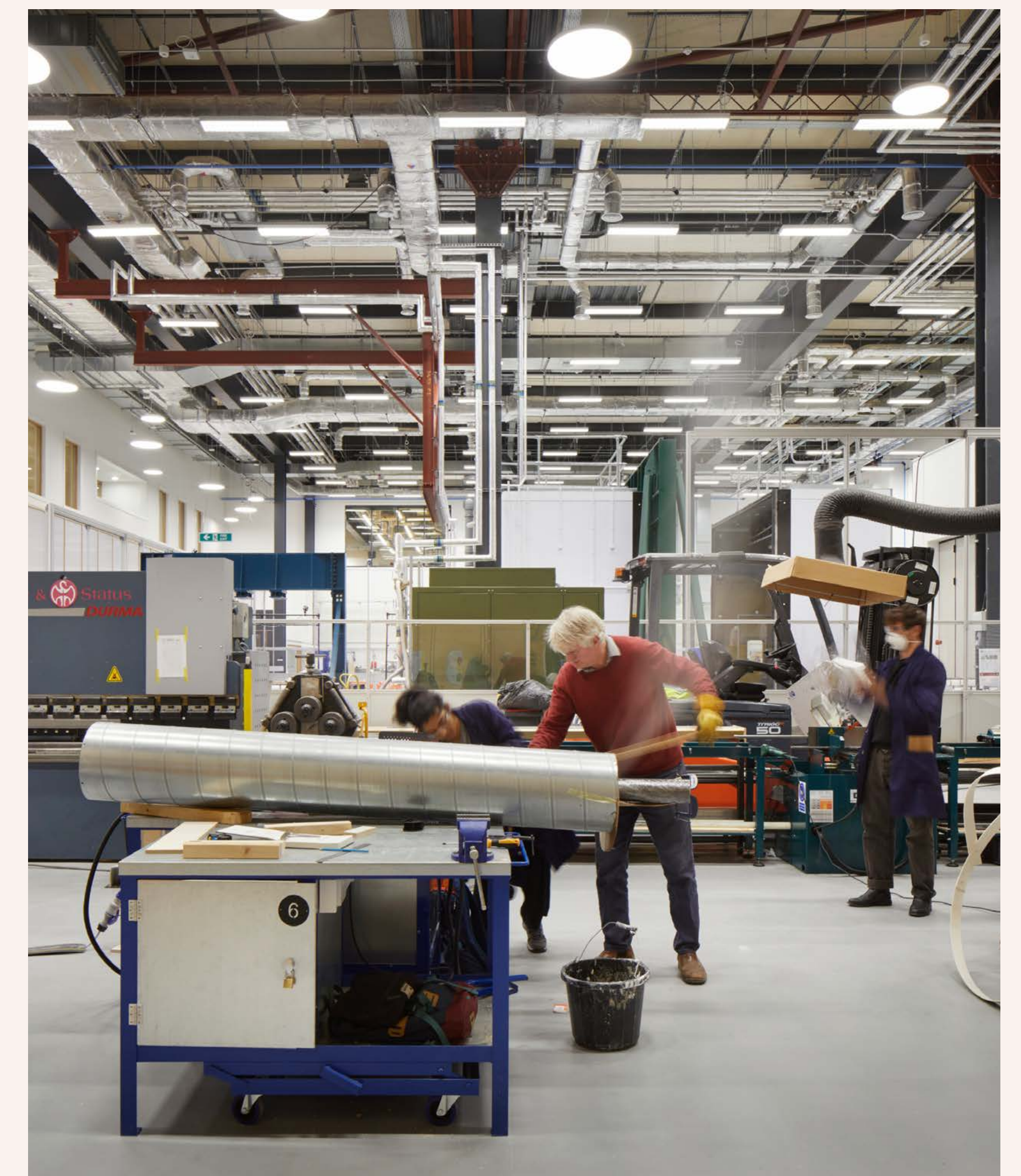
More than 300 jobs will be created across the site, with a strong focus on training and opportunity for local residents – especially young people and under-represented groups. Through apprenticeships, mentoring and targeted skills programmes, we want to make sure Camden's next generation can access meaningful, creative careers close to home.

Spring\_Kentish Town is designed to keep Camden's talent in Camden. By supporting local enterprise, offering real career paths, and investing in community-first business, this project creates more than jobs – it creates belonging.



### Why this matters

- 17% of London's artist studios have been lost since 2014.
- 18.8% of Camden's economy comes from creative industries.
- Affordable workspaces are proven to support high streets and strengthen local economies.
- Creative start-ups are among the UK's fastest-growing job creators.
- Let's make sure Kentish Town continues to be a place where people don't just live - they work, build and thrive together.







## Playing here

**Our approach to the public open space is one of more is more, with a diversity of play being the priority. There is a real need in Kentish Town for more open space where children can play safely, and adults can relax and unwind in nature. Spring\_Kentish Town aims to be part of that solution.**

This is why we have dedicated 50% of our site area to public realm.



## Spring\_Gardens

The beating heart of the scheme is our large central garden, connecting Knowledge Village to Spring Place. Spring Gardens will offer places to relax, play, and socialise, with landscaped lawns, trees, seating areas, and natural play features. It will form the centrepiece of the development, linking new homes, workspaces, and community uses, while creating a welcoming and accessible route through the site.

Designed to support biodiversity and wellbeing, the gardens will be a green meeting point that connects Kentish Town with the wider network of open spaces stretching towards Gospel Oak and Hampstead Heath.



## Spring\_Square

Within Spring\_Place, and connecting Regis Road to Arctic Street and the wider community, Spring\_Square will provide a significant public realm to dwell, rest and play. With both hard landscaping, play on the way, trees, seating areas surrounded by active commercial and residential frontage, this area aims to be the hub for local residents as well as a critical access route from the wider Kentish Town neighbourhood through the centre of the masterplan to the wider Regis Road Area.

With an under-supply of safe and welcoming play areas to serve the residents of Kentish Town, it is critical that all major developments play their part in being part of the solution.

With over 30,000 sq ft or 14 tennis courts worth of children's play area we are committed to doing our part.





# FEAST

— With Us —

## Teaching Kitchen, Educational Garden and Community Café

FEAST With Us combines hands-on learning with social connection. We know that food can change lives not only by easing hunger but by rebuilding confidence, connection, wellbeing and community.

Our classes are led by qualified nutritionists and trained volunteers, teaching practical skills in healthy, affordable cooking.

Our Healthy Eating on a Budget programme has shown that confidence and capability grow fastest when people learn by doing. Participants report improved physical health, mental wellbeing and social connection, outcomes recognised by Camden's Public Health Strategy and the We Make Camden framework for community health and resilience.

## A new approach in Kentish Town

The Regis Road space will be the first of its kind in Kentish Town, combining a professional teaching kitchen, educational food garden and inclusive café.



### Teaching Kitchen:

Practical courses on nutrition, budgeting and cooking for health, alongside advanced classes for the more adventurous.



### Food Garden:

A place to learn how food grows, with workshops on growing and sustainability.



### Community Café:

Serving healthy, low-cost meals for all.



## Nurturing nutritious eating, community and sustainability

Using food education and shared meals to tackle inequality and build community.



Many households in Kentish Town struggle to eat well, limited by the high cost of healthy food, a lack of cooking skills and confidence, and the pressures of everyday life.



There are very few places locally where people can learn about food, nutrition, ingredients and cook together. People need the skills, knowledge and confidence to make healthy eating achievable and enjoyable.



The teaching kitchen, garden and café will be more than a place to cook and eat. It will be a space where food brings people together, bridging backgrounds, generations and cultures.





## CREATORS HOUSE

**Empowering young creatives from under-represented backgrounds to break barriers and thrive in the creative industries.**

Young people in Kentish Town, especially from Black, Asian and working-class backgrounds, face real barriers to creative careers; from unaffordable studio space to long waits for mental health support.

Creators House aligns directly with Camden's Youth Mission under We Make Camden, and supports the borough's Young Talent Guarantee by providing creative-industry routes for under-represented young people.

Creators House blends creativity and care: free access to high-quality studios alongside culturally-matched therapy and mentoring. Improving wellbeing and opening pathways into work. It's youth-designed, trauma-informed and proven.

Day-to-day, young people book studio sessions, receive mentoring and take part in workshops and individual therapy.

### Our audacious goal:

**Own a high-end creative facility in Camden... and creative studios across UK and Europe.**

**“This is a great space for young people to be creative, it's very rare to find free opportunities like this in London. It definitely will be life-changing for many people.”**

Creators House user



Podcasting



Digital creation



Photography



Community



Dance



DJ Hub



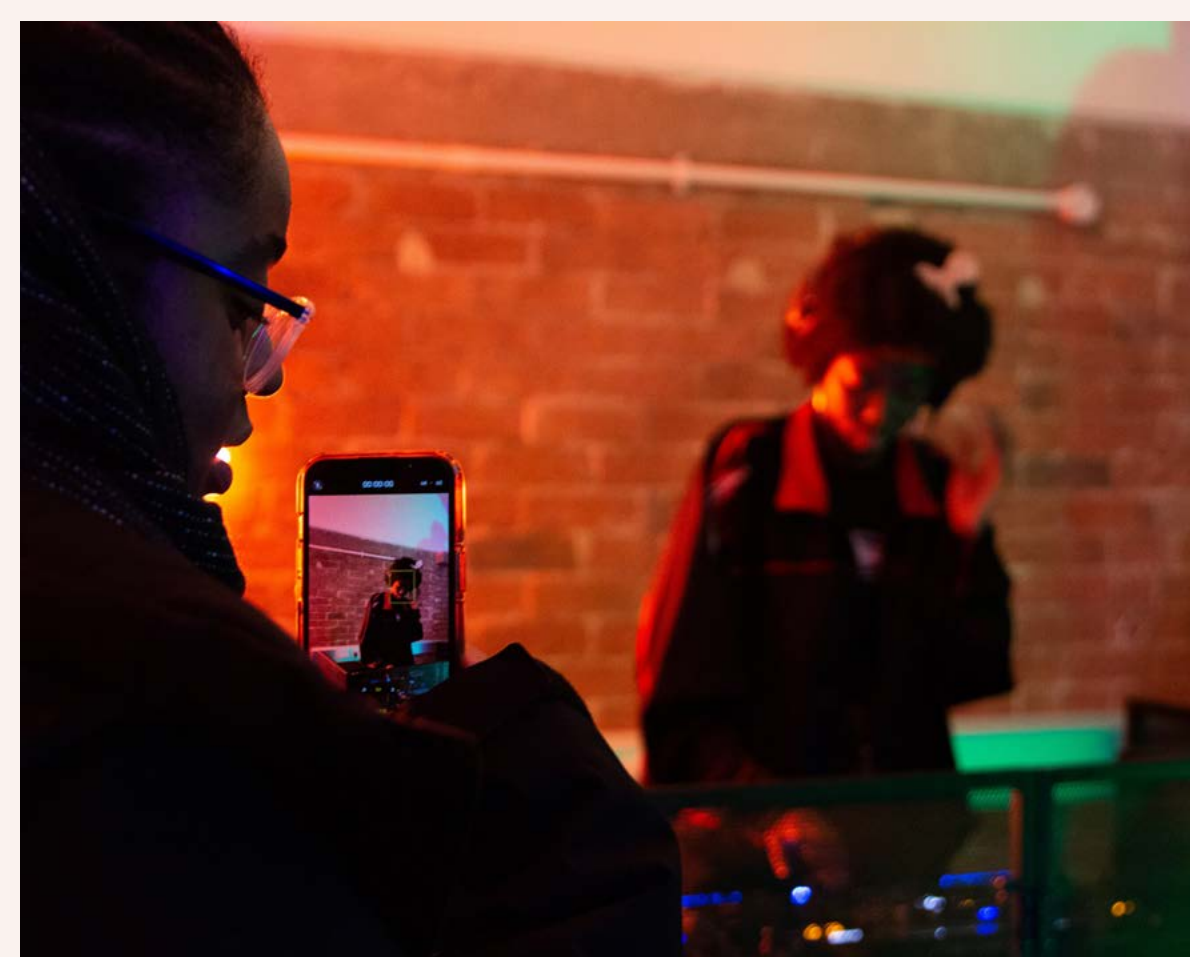
Workspace



Mental health



Mentoring



### A real community hub that reflects Camden's creative energy and pride

Local residents will experience Creators House as a vibrant, welcoming space that celebrates young talent and creativity in Kentish Town. Benefiting young people seeking belonging, expression and career pathways, while enriching the area's cultural life.





# The GEM Cinema

## 50 years since Kentish Town had its own cinema.

Since the Gem opened in 1910, its first cinema, Kentish Town, has seen a total of 7 cinemas come and go. The famous Forum venue even started life as a huge 2000-seat Cinema in 1935 until it closed in 1970. The last cinema in the area was The Venus, which closed in 1975.

Kentish Town remains one of London's most creative areas but has no shared space to watch films, host cultural events or connect through the arts. An independent cinema created with the community can become a vibrant local hub: a place to meet, learn and share culture close to home.

## More than just an affordable cinema.

A new space for film, creativity and community life.



### A shared local space

Community cinemas are about more than great films. They're welcoming, social and creative places that bring people together to watch, learn and connect.



### Something for everyone

- Independent films and new releases.
- Festivals, school events and senior screenings.
- Talks, Q&As and film workshops.



### An all-day, multi-use venue

Alongside the screens, The Gem will include a café, bar and a flexible-use space. A place for workshops, exhibitions, small screenings, parties and community events: whatever Kentish Town needs it to be.



## A day in the life of the community cinema

### Morning

The café opens early, welcoming parents, freelancers and neighbours. In the studio, a local school takes part in a film workshop with Creator's House, discovering how stories come to life.

### Afternoon

A relaxed matinee offers calm for older residents and carers, while a short film by young people from Kentish Town plays in the smaller screen. The cinema hums with workshops, screenings and community events.

### Evening

As lights glow across the building, the café turns into a bar and the cinema fills with energy. Families and friends gather for films, talks and comedy nights.



## Learning from London's community cinemas

Kentish Town's cinema builds on a proud London tradition of local, independent venues that bring people together through film. From the Lexi in Kensal Rise and the Rio in Dalston to ActOne, the Regent Street Cinema and the Phoenix in East Finchley, these places show how cinemas can be social, creative and community-led.







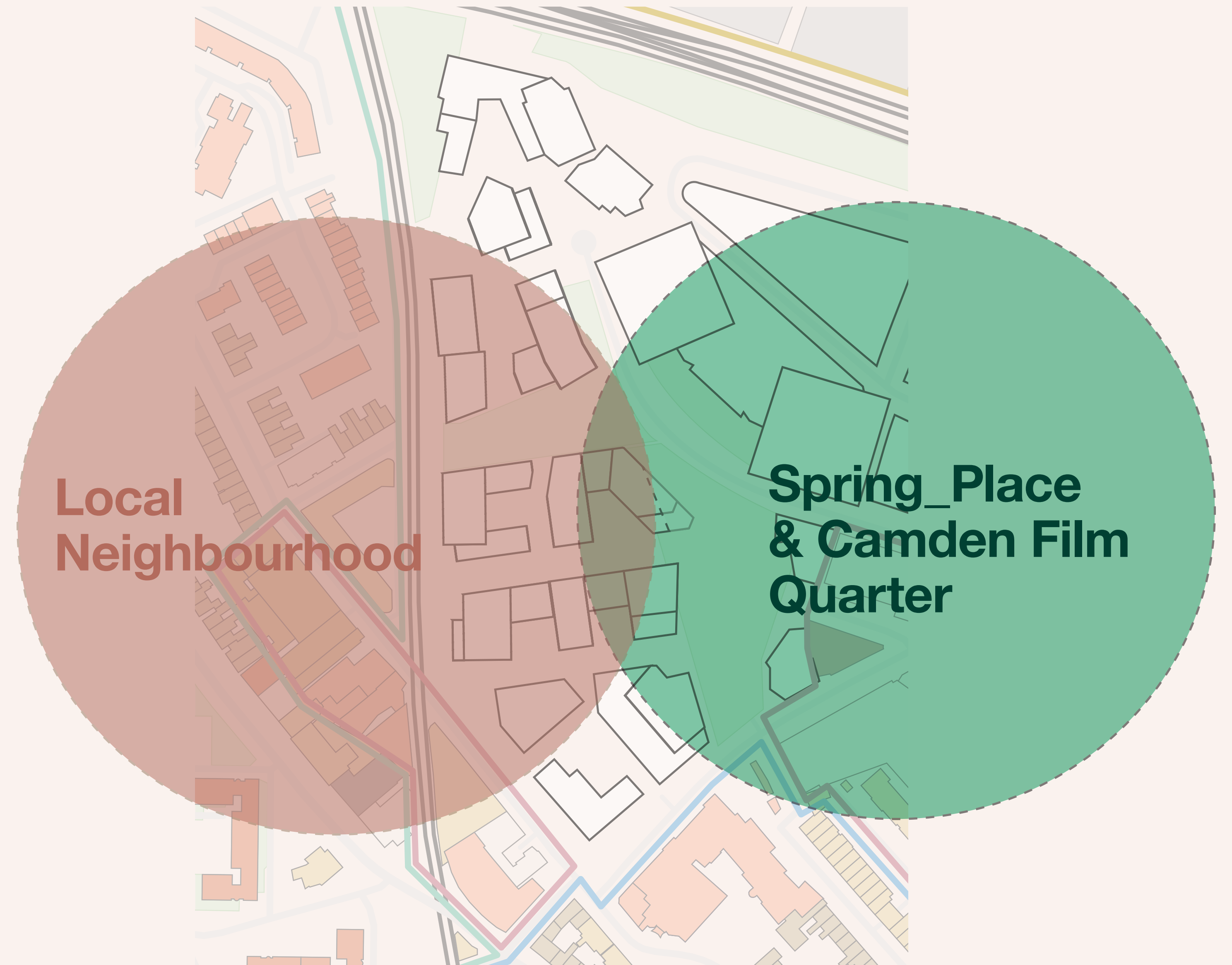
## A step change

**There is no doubt that the words of the Regis Road Area Guidance have rung true in our proposals. Taking on the responsibility of “A step change” to the local area is something we take very seriously.**

The scale and shape of the proposals have been carefully developed in response to the Kentish Town Planning Framework and Regis Road Area Guidance following all the consultation to date. Working from the ground up, we have focussed on providing active frontages, architectural variety, and generous well thought out public realm to create a place that supports the building heights identified in policy.

The design takes a comprehensive approach that balances the delivery of new homes, workspaces and public space with sensitivity to the surrounding context. Building heights and massing are arranged to create a varied and characterful skyline, with taller buildings focussed around the central junction of the new east-west and north-south routes, marking a focal point for the new neighbourhood.

From here, heights gradually step down towards the site boundaries to acknowledge nearby residential areas and to ensure a transition in scale.



Artist's impression groundfloor



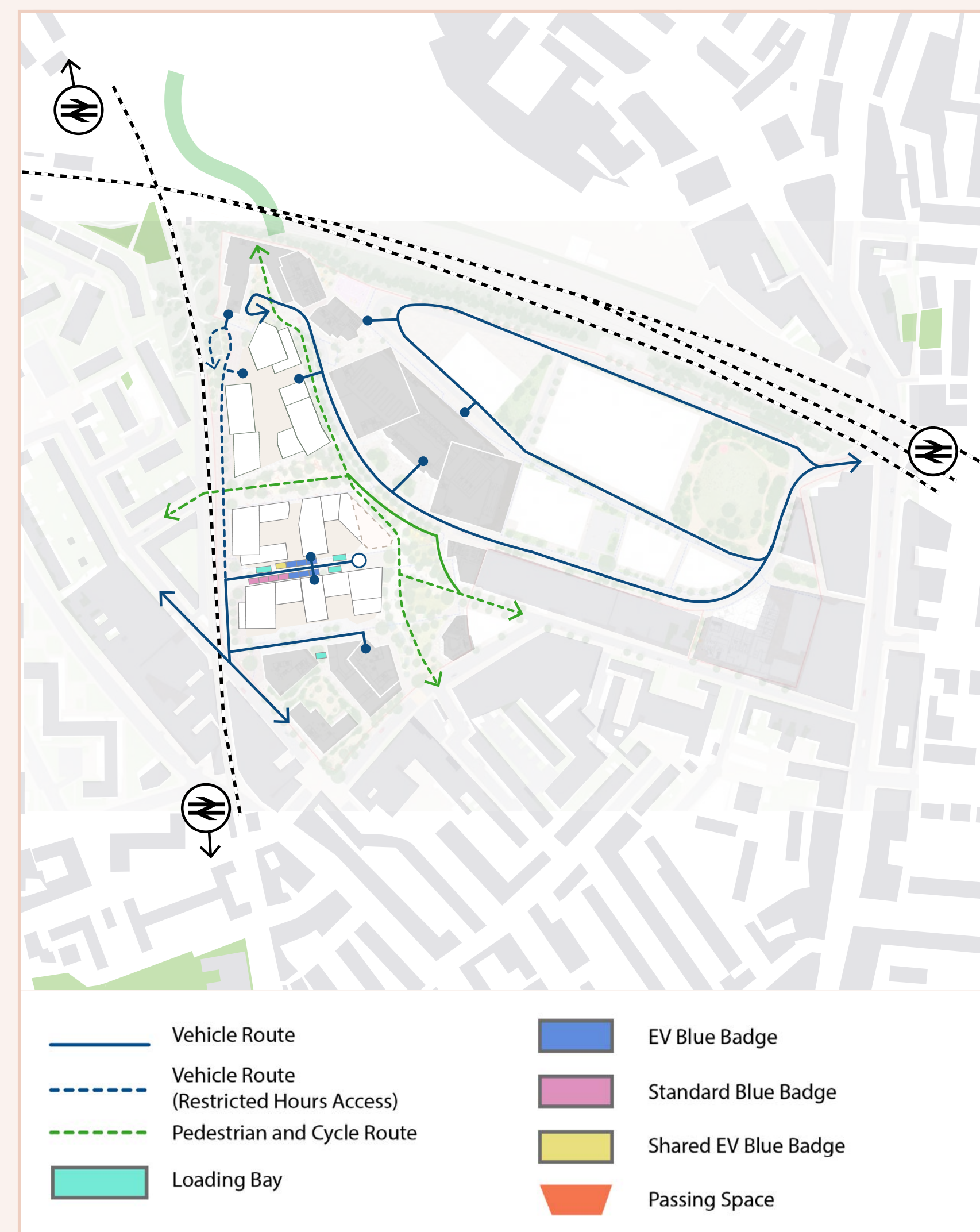




## Reconnecting Kentish Town

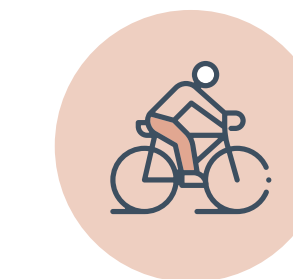
The current Regis Road industrial area is inaccessible, car-dominated, and disconnected from surrounding neighbourhoods. Our proposals will reverse this, creating a permeable and people-friendly place that promotes walking, cycling and access for all.

This development will help open up the site, linking Kentish Town, Gospel Oak, and the wider green corridor, creating a vital new connection within Camden's growth strategy.



### 700 metres of new active travel routes

- Safe, direct and attractive new paths for **walking and cycling**.
- Designed to be car-free, accessible and well-lit.
- Prioritising pedestrian experience and local journeys.



### Cycle-friendly neighbourhood

- Cycle routes through the site connect to local cycle networks and quietways.
- High-quality cycle parking and facilities for residents, workers and visitors.
- Supporting Camden's active travel targets.



### New east-west and north-south links

- East-West routes will connect **Kentish Town High Street** to **Gospel Oak** and **Parliament Hill**.
- A new North-South route over the railway will link to **Murphy's Yard** and the **Camden Film Quarter**.
- Integrates into wider ambitions for a **Green Corridor** from Kentish Town to Hampstead Heath.



### Car-free living

- The scheme is designed as a **car-free development**.
- Parking will be provided only for **disabled users and essential servicing**.
- Prioritising cleaner air, quieter streets, and reduced traffic in line with Camden policy.



### Proximity to excellent public transport

- **3 minutes' walk to Kentish Town Station** (Underground & Thameslink).
- Short walk to **Gospel Oak Overground** and key bus routes.
- No need for private cars, ideal for sustainable city living.





## Net zero

**We are in a climate emergency and so it is the responsibility for every business to lead the way in improving their carbon footprint, especially with development at scale.**

This is even more imperative for us as the UK's first B-Corp developer. We take our carbon footprint seriously and so we are targeting an operationally carbon net zero neighbourhood with significant biodiversity gain.

### A biodiverse neighbourhood



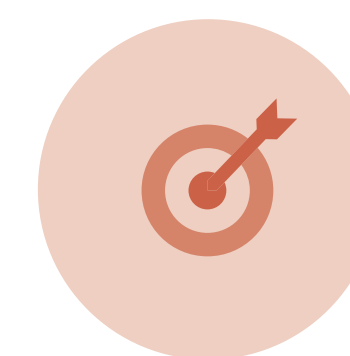
We have engaged with the Camden Nature Corridor, a community-led campaign to improve and extend nature-rich green spaces from Hampstead Heath southward into Camden. This is achieved through linking the green spaces to the SINC (Site of Importance for Nature Conservation) and upwards to the Heath. Through planting of native species, introduction of water in our SuDS strategy, and adopting planting similar to Hampstead Heath we will create a biodiverse neighbourhood that encourages wildlife to flourish.

### A net zero neighbourhood

We design all of our buildings using fabric-first principles, with very high thermal performance and air tightness contributing to a significant reduction in energy usage. Further reductions in emissions will come from using low carbon, all-electric energy sources such as air source heat pumps.

We have committed to achieving a minimum BREEAM of "Excellent" and "Outstanding" on our co-living and student buildings.

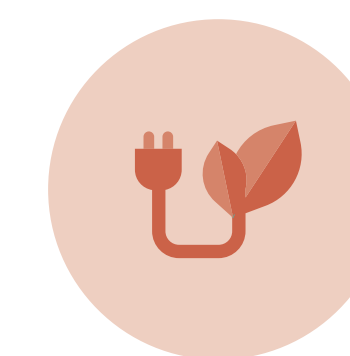
We have also committed to meeting the UK Net Zero Carbon Building Standard across all of our buildings.



**Biodiversity net gain  
beyond LPG targets**



**BREEAM 'Excellent'**



**Low carbon design**



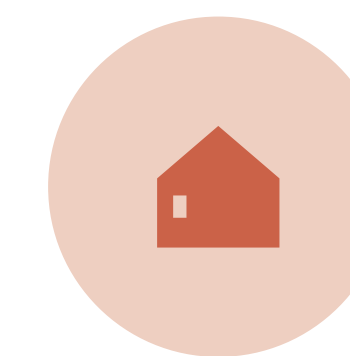
**Fossil fuel free**



**Minimum 35% reduction  
on Part L**



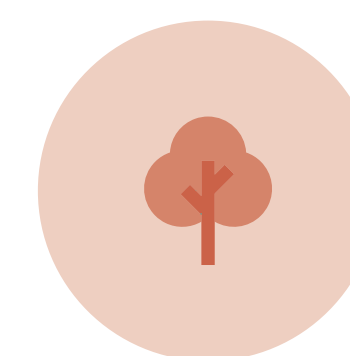
**Wiredscore  
accredited**



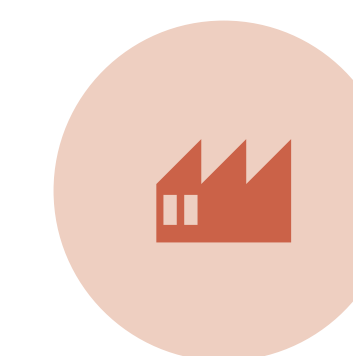
**Integrating Passivhaus  
design principles**



**95% waste diverted  
from landfill**



**Design for future  
adaptability**



**Upfront embodied carbon PBSA and  
co-living <550kgCO<sub>2</sub>e/m<sup>2</sup>, residential  
homes <525kgCO<sub>2</sub>e/m<sup>2</sup>**



**UK net  
zero carbon buildings  
standard alignment**





## In short

**SPRING\_Kentish Town, alongside its neighbour, the Camden Film Quarter, presents a once in a generation opportunity to create a new and vibrant neighbourhood that is accessible to all. A place to come together, a place reborn.**

### Benefits

- **A social value led development focusing on youth, family, and the creative arts.**
- **342 homes in total**, of which 176 are affordable.
- **525 co-living studios** offering an affordable rented home to workers in Camden.
- **600 student homes** of which 35% will be offered at affordable rents to those studying at a Camden Higher Education Institution.
- **Over 50% of the site given over to public open space** including a new park, community square, children's play areas and landscaped green routes.
- **Over 35,000 sq ft of flexible commercial space** catering to the needs of local creatives, makers, and small business.
- **Better connections linking Kentish Town High Street** to Gospel Oak and West Kentish Town via new connections to Arctic Street and Spring Place.
- **An operationally Net Zero development** that meets the UK Net Zero Carbon Buildings Standard.
- **A biodiverse environment linking green spaces to the Heath.**







## We need to talk

**At SPRING\_RE we do more than consult, we collaborate. One of our key tenets as a business is to improve the lives for all those we affect.**

To do this we need to understand your views and do everything we can to find the right balance. Because that's what we're about.

So, let's talk, let us know what you like and don't like and how we can improve. Tell us what we have missed and what we've got wrong. Tell us what your needs are and how they are not being met.

This is your neighbourhood. Have your say.

### What happens next?

#### November/December 2025

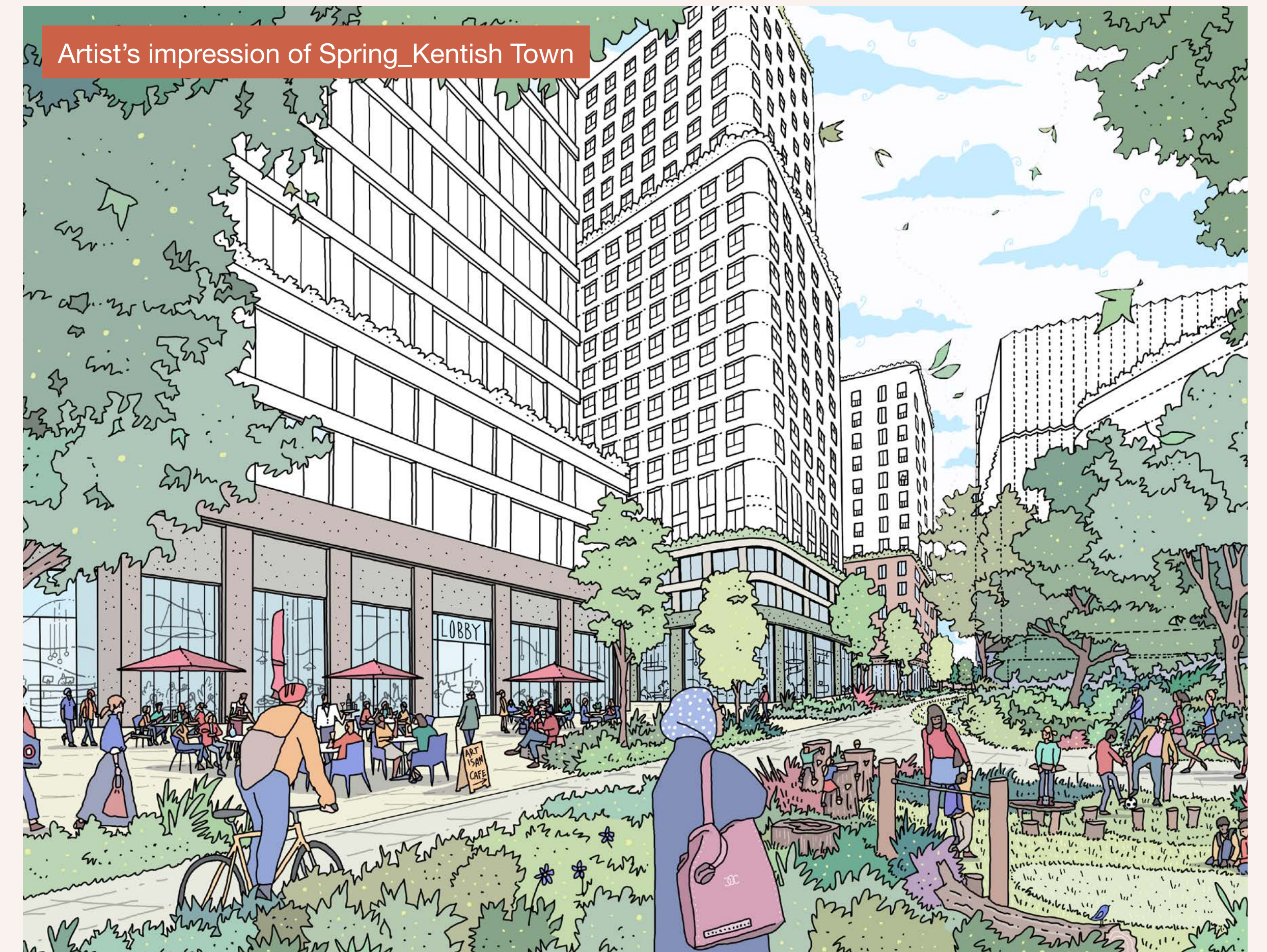
- Gather feedback from local residents, businesses and stakeholders.
- Continue engagement with community groups and Camden Council.
- Refine the proposals based on your comments.

#### Early 2026

- Second and third stages of public consultation with updated proposals.
- Share more detailed designs and planning documents.

#### Mid 2026

- Submit a planning application to Camden Council.
- Ongoing communication with the local community throughout the process.



### How you can have your say

We want to hear from you. Your thoughts and ideas will help shape a better neighbourhood for Kentish Town.

#### Ways to share your feedback today:

hello@springkentishtown.co.uk

0808 143 4782 (freephone)

www.springkentishtown.co.uk

Freepost MEETING PLACE CONSULTATION  
(no stamp required)

