



Development

IV. Development

Indicator

Considering the range of work that could take place in Camley Street, which of these groups (light industrial, shops, offices, others) do you feel is most appropriate?

Finding

The selected choices regarding the kind of work that could take place in Camley Street were 251; light industrial is the most mentioned answer and make up 37.8%, while shops and offices make up 34.7% and 23.5%, respectively.

Moreover, 110 people either expressed a preference among the different options or selected just one option; in this case, almost half of the respondents highlight 'light industrial' as their favourite range of work that could take place in Camley Street, while 39.1% choose shops and 23.5% express a preference for office spaces.

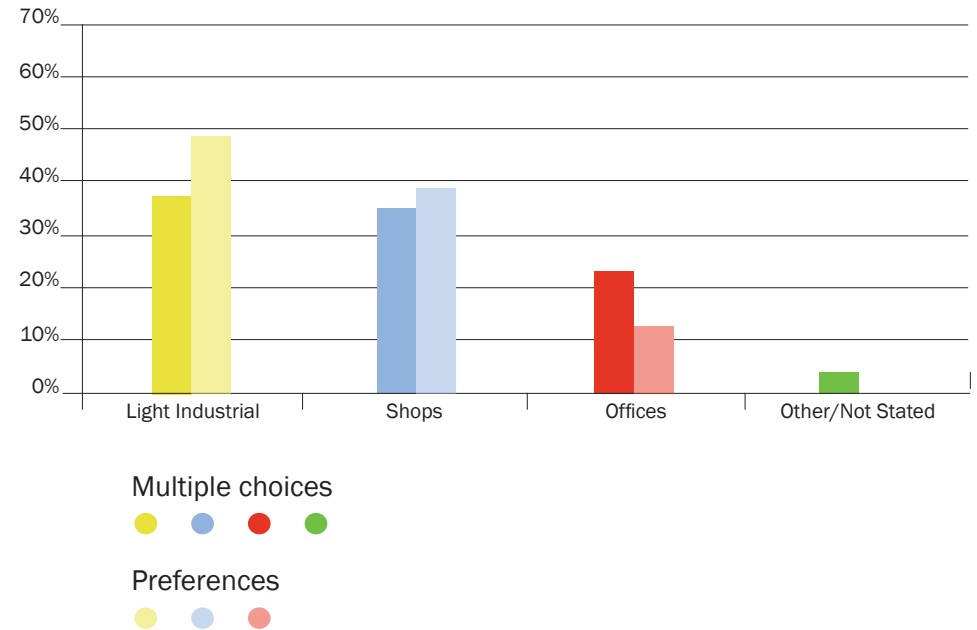
Theoretical assumption

This indicator highlights community priorities regarding the future developments that could take place in Camley Street.

Source

Street Survey, hard-copy and online questionnaires (September 2015); residents responses.

Considering the range of work that could take place in Camley Street, which of these groups do you feel is most appropriate (251 multiple choices, 110 preferences)



IV. Development

Indicator

Do you agree: 'Camley Street's role as a place of employment is valuable, and it's important that this forms key component of any future vision'

Finding

Among the 311 people who responded to this question (counting for 219 after the weighting process), the vast majority either agree or strongly agree with this statement, recognising the importance of Camley Street as a place of employment; this make up almost 70.0% of the total answers.

It's worth noting than there are way more people who either don't have an opinion about or didn't answer to the question (23.4%), in comparison with people who generally disagree with this statement (7.3%).

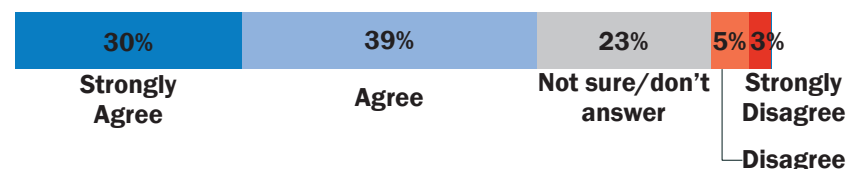
Theoretical assumption

This indicator illustrates the local residents' and workers' opinions about the importance of employment and workplaces in the area; this may inform any future vision regarding the development of Camley Street and Elm Village area.

Source

Street Survey, hard-copy and online questionnaires (September 2015); residents, business owners and workers (weighted) responses.

Camley Street's role as a place of employment is valuable and it's important that this forms key component of any future vision (219 responses)



IV. Development

Indicator

Soft target development opportunities

Finding

There are a number of large light industrial spaces that incorporate large car-parks. These spaces within the neighbourhood represent a combined area of approximately 4ha

Site 1 includes the area currently occupied by the Camden Garden Centre. The space has a number of large forecourts and outdoor spaces attributed to light industrial uses. The space represents approximately 0.3ha

Site 2 represents a linear stretch of mainly large forecourts used for car parking and also light industrial uses. The strip is located towards the rear of the Garden Centre and runs to east to Camley Street. The space represents approximately 0.5ha

Site 3 and 4 are two large car parking areas belonging to the flats of 120 - 142 Barker Drive. The space represents approximately 0.2ha

Site 5 defines the area referred to as the industrial quarter of the neighbourhood, encompassing much of Cedar Way and vehicle repair businesses to the north of the neighbourhood. The combined area of the industrial space represents approximately 3ha

Sites 6 and 7 represent areas of Camley Street (101 and 102) which have already been approved for development.

Theoretical Assumption

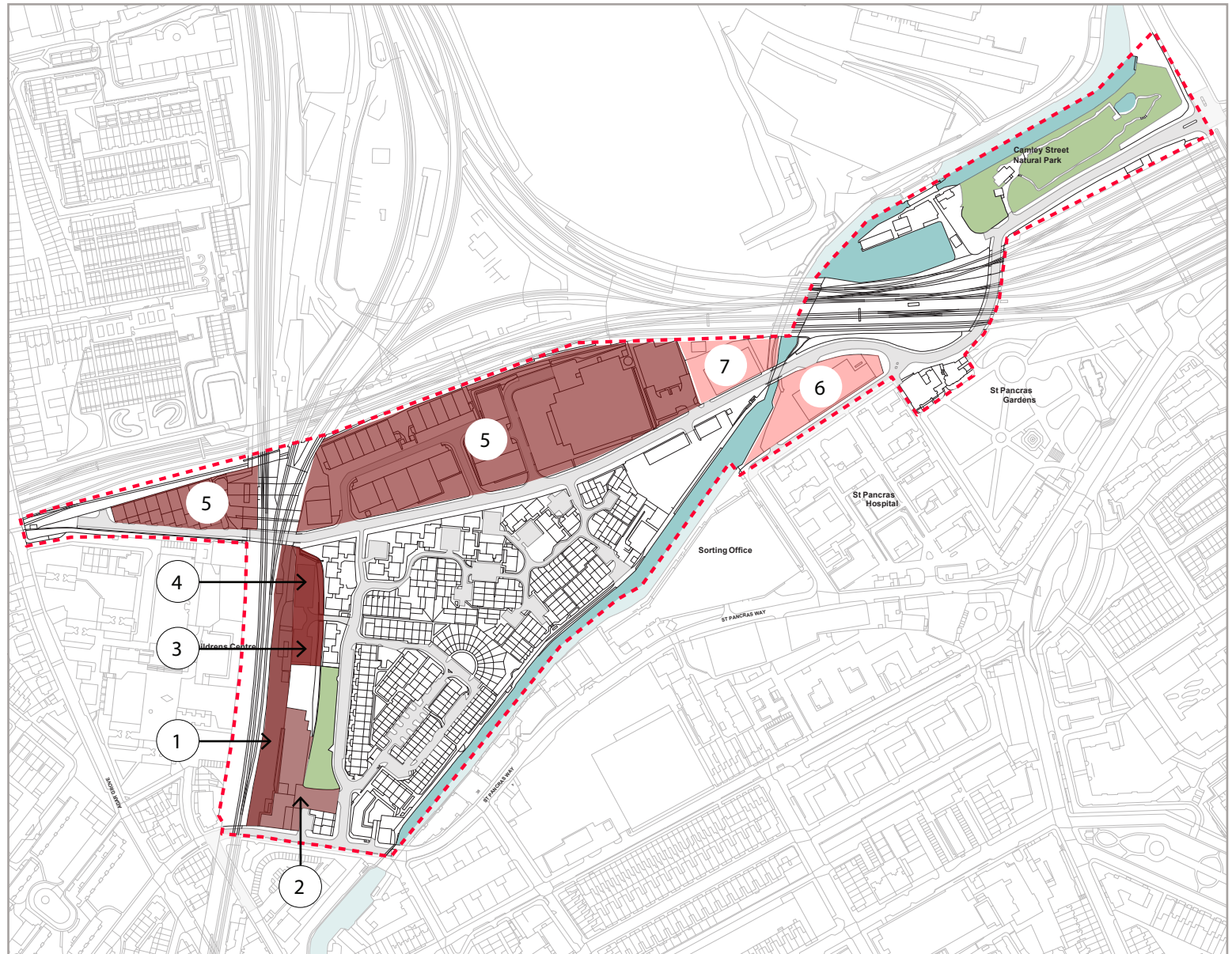
This mapping layer gives an indication to parts of the neighbourhood which may be susceptible to development in the future.



IV. Development

Key

-  Potential Development Opportunities
-  Approved Development Sites



IV. Development

Indicator

What do you think should have the greatest priority (housing, employment, shops, commercial leisure) in the development of the Camley Street neighbourhood area?

Finding

The overall multiple choices regarding the priorities for the future development of the Camley Street neighbourhood area were 293 were; 'housing' is the most mentioned, making up 32.1% of the overall answers, while 'employment', 'shops' and 'commercial leisure' make up 25.9%, 20.5% and 20.1%, respectively.

Moreover, 119 people either expressed a preference or selected just one option; among these, 'housing' is again the preferred option, counting for 42.0% of the total answers.

The second most selected preference is 'commercial leisure', that makes up 21.8% of the total preferences; it's worth noting that 'commercial leisure' was the 4th options in terms of multiple choices.

Finally, 'employment' and 'shops' make up 21.0% and 15.0% of the total preferences.

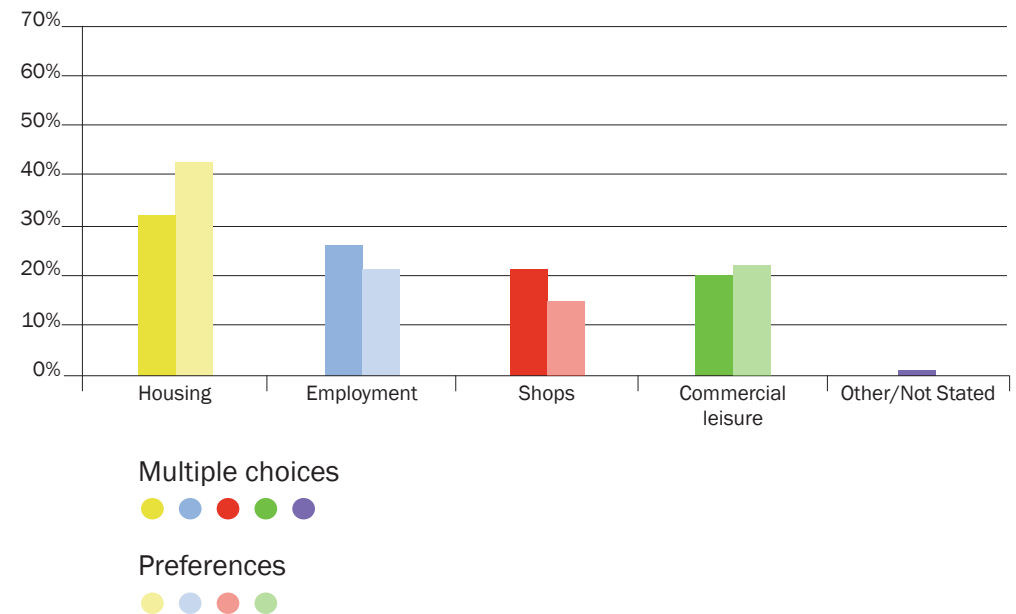
Theoretical assumption

This indicator looks at which are the local residents' priorities regarding the future development of the Camley Street neighbourhood area; this may inform the future policies proposals for the area.

Source

Street Survey, hard-copy and online questionnaires (September 2015); residents responses.

What do you think should have the greatest priority in the development of Camley Street neighbourhood area (293 multiple choices, 119 preferences)



IV. Development

Indicator

Do you agree: 'I am satisfied with the range of goods and services available in Camley Street'

Finding

The slight majority of the 311 people who responded to this question (219 after weighting the workers' questionnaires) either strongly agree or agree with this statement, meaning that they are satisfied by the range of goods and services available in their area; they make up 39.5% of the total answers.

On the other hand, 38.4% of the respondents are generally not satisfied by the range of goods and services available, while a quite consistent proportion of respondents (22.2%) either don't have an opinion about or didn't answer the question.

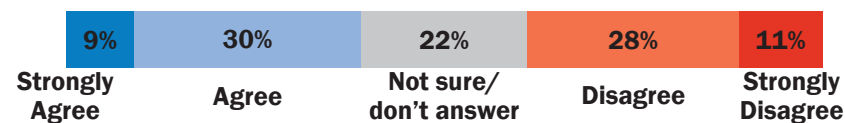
Theoretical assumption

This indicator illustrates local residents' and workers' opinions about the available services and goods in the area; this gives indications as to future developments' policies for the Camley Street neighbourhood area.

Source

Street Survey, hard-copy and online questionnaires (September 2015); residents, business owners and workers (weighted) responses.

I am satisfied with the range of goods and services available in Camley Street (219 responses)



IV. Development

Indicator

Do you have any comments you'd like to make about redevelopment?

Finding

83 people respond to this open question and, on the right, you can see the outcomes of a keyword analysis.

There is a widespread awareness that any additional housing needs to be accompanied by more infrastructure and services to support it. Essentially, people are looking for a balance that addresses the perceived short-comings in key services. For most people, the co-op is a boon, but they'd like to see more shops, perhaps selling fresh produce together with places for social gatherings such as restaurants, cafes and a gym facility. Others, however, feel there are enough shops and cafes in Camden and any new ones in Camley Street would threaten is tranquillity and uniqueness. Lastly, it is felt that any additional employment space should provide jobs for people living in the neighbourhood.

Theoretical assumption

This indicator is useful to understand community's impressions and concerns about future developments opportunities that can take place in the neighbourhood.

Source

Street Survey, hard-copy and online questionnaires (September 2015); residents responses.

Development - Keyword analysis (83 responses)

