

Forum Application

Application for designation of “Drummond Street Neighbourhood Forum” as a neighbourhood forum as described in the Neighbourhood Planning (General) Regulations 2012.

1 Justification for the Forum	2
1.1 It has natural boundaries	2
1.2 It is an area of mixed use	2
1.3 It has a history of residents and businesses being actively involved	3
1.4 It faces significant change	3
1.5 It offers opportunities	3
1.6 It has mixed transport and traffic management arrangements	4
1.7 It is part of the Euston Area Plan	4
1.8 It is an area of opportunity but also of deprivation	4
2 Status of the Forum	5
2.1 Purpose	5
2.2 Constitution	6
2.3 Geographic area	6
2.4 Members and supporters	6
2.5 Organisation	7
2.6 Contact details	7
2.7 Engaging with the local community	7
2.8 Formulating the neighbourhood plan	8
3 The Drummond Street Neighbourhood Plan	9
3.1 Economic development and growth	9
3.2 Conservation	9
3.3 Environment and biodiversity	9
3.4 Amenity Management	10
3.5 Traffic and transport management	10
3.6 Accommodation balance	10
3.7 Safety and security	10

1 Justification for the Forum

We believe the Drummond Street Area has characteristics that make it suitable for having a neighbourhood forum. In particular:

1.1 It has natural boundaries

The boundary is defined entirely by major or significant roads and by the 2017 western side of Euston Station and tracks. That 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, something of an island.

1.2 It is an area of mixed use

- Residential – St George's Mews and Starcross Street are almost entirely residential with a mix of owner occupied houses and apartments, private rented, social housing and sheltered accommodation. Starcross Street has the Exmouth Arms at the eastern end. Cobourg Street, North Gower Street are also primarily residential with some offices and retail, including Bengal Canteen, Piccolo Cafe and Speedy's Cafe, known for the filming of the Sherlock Holmes television series. Tolmer's Square is primarily residential with some retail including the Square Tavern, Oakford Estates, Hair Studio David John and Euston Food and Wine.
- Mixed business and residential - Euston Street and Drummond Street are mainly business premises at ground level with small restaurants and shops, interspersed with houses and flats. The floors above the ground floor are mainly residential. There are mainly small businesses, particularly curry houses and specialist shops, including Ambala, Diwana, Ravi Shankar, the Indian Spice Shop, African Kitchen, Gupta Indian Sweets, Lavender & Rosemary Clinic, I-Optix, DMT Barber, Yamato, the Ashtanga Yoga Centre, Simply Chicken, Cafe Nora, Brizzi's caffè ristorante Italiano, Raavi Kebab, and the Crown and Anchor at the corner of North Gower Street and Drummond Street. West of North Gower Street are Masala Hut, Shah Tandoori, A Taste of India, Looking Good Hair Salon, Crescent Dry Cleaners, Amin Food Store, Costcutter, Falafel Cafe, Sizzling Bombay, Bio Organix Health Store, the Log Nail Spa and Chutneys restaurant.
- Business – Stephenson Way, Melton Street and Cardington Street are primarily business premises with a few halls of residence. They include the Magic Circle, the RGCP and the Royal Asiatic Society, the Royal College of Ophthalmologists and GMB@work. On the corner of Hampstead Road sits UCLH.
- Institutions and places of social amenity – the Starcross Street Mosque and the UK Islamic Mission; Maria Fidelis School, scheduled to relocate in 2018 or 19. Camden People's Theatre is at the corner of Hampstead Road and Drummond Street. St James's Gardens are being lost for the new HS2 station but the Euston Area Plan provides that replacement green space will be provided for our community.

The area has various hotels including the Wesley Hotel and the Euston Square Hotel; some of the others are being lost for the new HS2 station.

Along the Hampstead Road can also be found the Hopscotch Asian Women's Centre, the Camden People's Theatre and the Green Light Pharmacy at Laurence Corner.

Drummond Street used to be much longer, extending through to Doric Way to the east of Eversholt Street. The eastern part was lost when Euston Station was rebuilt in 1961. Over the last 50 years, Drummond Street has developed as a unique area in Camden with a number of curry houses, shops and businesses, well-known across London and beyond.

The area includes the formal burial ground of St James's Gardens, the former site of the National Temperance Hospital and the former site of the BHS warehouse and UCL Bartlett premises.

1.3 It has a history of residents and businesses being actively involved

The Drummond Street Tenants and Residents Association (DSTRA) has been continuously active since 23rd May 2012. It has and regular contact with Camden council officials and currently has over 20 members. It petitioned the House of Commons and the House of Lords in relation to the impacts of HS2.

The Drummond Street Residents' Association, a separate organization, has been continuously active for over 15 years. It currently has 8 members, primarily freeholders who are not eligible to join DSTRA under the terms of Camden's support for DSTRA.

There are two highly active business associations, the Drummond Street Traders' Association and the Stephenson Way Group. Both have done extensive work to address the impact of HS2 on the area.

The Drummond Street Neighbourhood Forum has an active website, drummondstreet.org, and Twitter account, twitter.com/Drummond_Street.

1.4 It faces significant change

The work on the new HS2 station is just starting. The new station will radically change the pressures on and opportunities for the area.

1.5 It offers opportunities

If designed appropriately, the development above the new station offers a potential source of growth for the small businesses in the area, so long as they can survive the trauma of the construction period. The new station will also bring new businesses, residents and commuters. The neighbourhood plan cannot influence the station, although it may be able to have an influence on the façades of the development above the station and upon other

buildings in streets adjacent to the station, which will have an affect how people in the station view and move through our area.

For this to happen there will need to be co-ordinated planning and funding (of routes, crossings, signage and transport) together with more effective collaboration of resident and business groups. Investments in improvements will be much more effective if the energy and enthusiasm of individual residents and owners can be harnessed to develop a shared plan.

1.6 It has mixed transport and traffic management arrangements

Sustained and coordinated effort is needed to ensure that traffic management arrangements meet the requirements of all users, including local residents, pedestrians, cyclists, businesses, visitors and commuters.

1.7 It is part of the Euston Area Plan

Prior and ongoing work by the London Borough of Camden has given us a useful framework. Much of our neighbourhood plan may be written by adding finer details to the relevant sections of the Euston Area Plan (adopted January 2015) after consultation with residents and businesses. The GLA and Transport for London are also involved in the Euston Area Plan.

We understand that the London Borough of Camden is continuing work on drafting a Euston Station Area Planning Brief.

1.8 It is an area of opportunity but also of deprivation

The area is well-known for its curry houses and specialist shops. It is vital that the disruption from the construction of the new HS2 station does not disrupt those businesses.

The area has very mixed demographics. The LSOA was 46.8% white, 33.9% Asian or Asian British, 10.6% Black or Black British, and 8.6% mixed, multiple or other ethnic groups according to the most recent census data. 20.9% of households in the LSOA had no-one in the household with English as their main language. 42.4% of households were in social rented housing and 39.3% were in private rented accommodation.

Many residents have very limited means and it is also crucial to protect them while the new HS2 station is being constructed. In terms of income deprivation affecting older people, it is in the 3.1% most deprived LSOAs in England, and in the 5.2% most deprived LSOAs for living environment, according to Census data:

Indices of Deprivation 2015

Domain	LSOA Rank in England (/32,844)	% Most Deprived LSOA in England
Index of Multiple Deprivation (IMD)	9,047	27.5%
Income	10,773	32.8%
Employment	15,855	48.3%
Health Deprivation & Disability	5,434	16.5%
Education, Skills & Training	17,917	54.6%
Barriers to Housing & Services	6,500	19.8%
Crime & Disorder	10,166	31.0%
Living Environment	1,706	5.2%
Income Deprivation Affecting Children	7,628	23.2%
Income Deprivation Affecting Older People	1,002	3.1%

Source: English Indices of Deprivation 2015, © DCLG, 2015

An aim of the Forum is to improve opportunities. Of the current 74 members, at least 20 are female; at least 12 are of Bengali ethnicity; at least 6 are LGBT; at least 13 are of Muslim faith; at least two are of Indian ethnicity; and at there is at least one of each of Pakistani ethnicity, of Hispanic ethnicity, of African ethnicity, of other Asian ethnicity, and of eastern European ethnicity. At least 3 are under 30 and at least 4 are over the age of 65.

2 Status of the Forum

2.1 Purpose

We are forming an organisation that is a 'relevant body' for the purposes of section 61G(2) of the Town and Country Planning Act 1990 in that it is capable of being designated as a neighbourhood forum.

The purpose of this forum is to promote and improve the social, economic, and environmental well-being of the Drummond Street area.

2.2 Constitution

The forum's constitution is defined in the document "Drummond Street Neighbourhood Forum Constitution" and specifies a purpose and membership that conform with section 61F(5) of the Town and Country Planning Act 1990. At this stage do not wish to constrain the purpose of the Neighbourhood Forum in ways beyond those in the Localism Act of 2011.

2.3 Geographic area

The area of the Forum is defined in the document "Drummond Street Neighbourhood Forum Area", as set out in the attached map.

2.4 Members and supporters

We have attracted a range of residents, community organisations and businesses to support us many of whom are already involved with significant community and/or business activities. A full list of members with names and postcode is provided in the confidential Appendix.

We also have the support of Camden Councillors Heather Johnson, Nadia Shah and Nasim Ali, who are all members of the Forum.

Forum membership will continue to be open to all residents, employees and businesses in the area and we welcome as many members as possible.

On 15th March 2018 the Drummond Street Traders agreed that all members would automatically be members of the Forum unless they chose to opt out. On 18th March 2018 the Drummond Street Tenants' and Residents' Association agreed that all members would automatically be members of the Forum unless they chose to opt out. On 27th April 2018 the Drummond Street Residents' Association agreed that all members would automatically be members of the Forum unless they chose to opt out.

The Constitution of the Forum sets out four different types of membership:

- a. Resident membership is open to all individuals who live in the Area. Each resident member has one vote and may stand for office.
- b. Enterprise membership is open to all individuals and formally constituted organisations who work in the Area. Each enterprise member has one vote and may stand for office.
- c. Councillor membership is open to elected members of the London Borough of Camden for Wards overlapping the Area. Each councillor member has one vote but cannot stand for office.
- d. Associate membership is open to all. Associate members cannot vote or stand for office.

2.5 Organisation

The Chair, Secretary and Treasurer of the Forum are:

- Mohammed Salique of Diwana Restaurant, Chair (enterprise member)
- Richard Brace, Vice Chair (resident member)
- John Myers, Secretary (resident member)
- Jayesh Kunwardia of Hodge Jones & Allen, Treasurer (enterprise member)

2.6 Contact details

Requests for contact should be directed to John Myers, Secretary of the Drummond Street Neighbourhood Forum, who can be contacted via email at: dsnf@aughtongroup.com.

2.7 Engaging with the local community

Our engagement activities are targeted at the individuals who live and work in the Forum Area and the businesses and community organisations that represent them.

During 2017 and 2018 we held a number of events aimed at increasing our visibility and membership amongst residents and businesses within the forum area including:

- August 2017 – Invited all residents and businesses to a neighbourhood meeting to hear about the proposed neighbourhood forum and to help set it up.
- February 8th 2018 – public meeting open to all residents, employees and businesses to explain the progress so far and ask for input
- February 12th 2018 – public meeting open to all residents, employees and businesses to explain the progress so far and ask for input.
- May 14th 2018 – formal launch meeting of the Forum, with 26 people attending and apologies from a further 14 people.

The public meetings were advertised with posters placed on noticeboards and in windows around the area. The formal launch meeting was also advertised with leaflets delivered to every address within the proposed Neighbourhood Area.

In addition we have engaged with the the local Mosque, whose leader is a member of the Forum, and the Vicar of St Pancras Church agreed to promote the Forum with the congregation, to encourage the participation of followers of different religions.

Gous Khan, the Chair of the DSTRA, has individually visited members of the Bengali community in the area who might not have been reached by other methods to engage with them about the Forum. We also asked our members to contact their neighbours to ensure a representative membership across age, gender and ethnicity. We currently have members of many different ethnicities and ages across the area. The posters have also been visible to all members of the Community across a range of demographic segments.

These outreach efforts have helped to expand our membership from nil in mid-2017 to over 70 now and we plan more events in future. All three ward councillors are members.

News, updates, activities information and notes of previous meetings are publicised on our website at <http://www.drummondstreet.org>. We also have an email distribution system to broadcast news promptly and have at least twice delivered leaflets to every address within the forum area.

Future community engagement activities aimed at increasing membership and involvement will include:

- Organising email and letterbox surveys to see what people would like.
- Holding 'virtual' meetings online to encourage those who are uncomfortable in formal meetings to join in.
- Adding a social dimension to meetings to encourage attendance.
- Identifying 'quick win' projects that will help sustain interest, such as helping to coordinate input to the London Borough of Camden's engagement about the proposed meanwhile uses of the Maria Fidelis site on Starcross Street – a matter upon which many members of the community have strong views.

The physical size of the Drummond Street Neighbourhood Forum Area means it is feasible to consider delivering leaflets to every resident and business whenever this is justified. Our aim is to reach out to all those who live and work in the forum area and involve them in the creation of the neighbourhood plan, ideally by their direct participation in the plan creation process. At the very least we will aim to make sure that everybody is aware of what is being done, their voice is being heard and their views are being included within the construction of the plan, by the various outreach efforts described above. We will ensure that every address in the area is leafleted with details of the meetings at which we will start work on the construction of the plan, and that members who may not be able to read English are visited or receive a leaflet in their own language. We will also continue to put up posters and distribute notices by email and by post or by hand to those who do not have or do not wish to provide email addresses.

2.8 Formulating the neighbourhood plan

Residents and businesses have formed the Forum to tackle local issues and will be establishing processes for resident and business engagement which will enable the production of an agreed plan for this neighbourhood in accordance with the new legal requirements.

We are virtually next-door neighbours to UCL, and UCL Bartlett. We hope to seek help and advice from members of the planning department at UCL when we are able to start work on the construction of the plan.

We will work closely with nearby neighbourhood forums and other organisations on matters of mutual interest. In the immediate vicinity we border Somers Town Neighbourhood Forum, Fitzrovia East Neighbourhood Forum, and the proposed Bloomsbury Neighbourhood Forum. The only existing Neighbourhood Forum that is adjacent is the Somers Town Neighbourhood Forum, with which we have had repeated conversations since the start of the project. The

proposed Bloomsbury Neighbourhood Forum has not responded to our attempts to contact it. The current Chairs of the Somers Town Neighbourhood Forum and of the Camden Town DMC are associate members of our Forum in their personal capacities.

3 The Drummond Street Neighbourhood Plan

Our Forum has as its main goal the development of a Neighbourhood Plan for public consultation and referendum. We are lucky to have the detailed work by the London Borough of Camden and the Greater London Authority in the Euston Area Plan.

Though we regard it as premature to put forward detailed expectations for the plan, we envisage that our plan will focus on the fine-grain detail within the framework of the Euston Area Plan.

3.1 Economic development and growth

We recognise the need for strong economic development and growth to underpin all work and that this must happen in a way that supports and encourages the healthy lives of the individuals who live and work in the Drummond Street Area.

The neighbourhood plan will seek to promote ways in which the existing economic base of small local businesses, medium- sized enterprises and large corporations can be encouraged to stay and grow; start- ups generated by local graduates can be offered affordable workspace; social, community and employer- owned enterprises can be strengthened; and larger businesses can be encouraged to play an active role in training and recruitment from the boroughs economically less active groups.

3.2 Conservation

It is essential we preserve and enhance high quality buildings and features from the Forum Area's heritage past – the surviving small portion of St James's Gardens and the surviving Georgian, Regency and Victorian buildings – and present these in a sympathetic modern context. There is ample evidence of the economic benefits of doing so over and above the contribution to enhancing the aesthetic environment.

3.3 Environment and biodiversity

Saint James's Gardens have been a precious resource with many mature trees, now being lost to HS2. The Euston Area Plan provides at page 82 that a key priority will be the replacement of St James's Gardens as open space as close to its original location as possible in the Drummond Street/ Hampstead Road sub area.

Green spaces are important for species diversity, beauty and shading, and general environmental well- being.

The London area currently breaches the air quality targets required by the World Health Organisation and EU and trees have especial value in helping to address this: they catch

pollutant particles from traffic fumes and atmospheric dust, provide oxygen and absorb carbon dioxide. Our area is particularly affected by vehicular pollution from the Euston Road and Hampstead Road. We understand that the London Borough of Camden intends to replace as many trees felled by HS2 as close to the locations in our area where they are felled as possible, using funding provided by HS2.

3.4 Amenity Management

Apart from the various public houses, the Camden People's Theatre is the only space within our area that is suitable for meetings or other community gatherings. The Plan will be developed as a joint effort by the community and we hope to address aspects of amenity management in that.

3.5 Traffic and transport management

The proposed forum area includes land designated for use by HS2, some temporarily during construction and some permanently to accommodate the new HS2 station. In addition, for the duration of the HS2 construction project, there will be significant increases to the traffic on Hampstead Road and possibly other roads. Cardington Street and part of Drummond Street are being closed to make space for the new HS2 station.

Although HS2 is part of the national transport strategy and therefore outwith the remit of this forum and Neighbourhood Planning the duration and magnitude of the construction project means that consideration of its short and long term effects, including the permanent changes resulting from the new station and oversite development, will be unavoidable.

The Drummond Street Area should be a place where people want to walk. Encouraging this involves continuing to make the streets more attractive, including greening to replace the trees lost to HS2.

Closure of Cardington Street means that cyclists lose of a safer north-south route unless that route is replaced. Measures may also need to be taken to address increased traffic on North Gower Street as a result of the closure of Cardington Street and the prohibited left turn from the Hampstead Road onto Euston Road.

3.6 Accommodation balance – affordable housing

Increasing the quantity and quality of affordable housing in the Borough is still a priority for Camden and the plan will take this into account.

3.7 Safety and security

The Drummond Street Area should be a place where people feel that their person and property is safe and secure at all times – in their homes, their workplaces and all shared spaces. Improving this sense of safety and security will be an important objective of our plan.