

Camden Town Vision

Draft Evidence Base
August 2025



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**An Evidence Base document to support
the developing Camden Town Vision**

Produced by Camden Design and Place

Published August 2025

01 Introduction

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- Camden Town Vision
- Approach
- What You've Told Us
- Policies & Strategies
- Projects & Development
- Character Areas
- Land Use

Introduction

Camden Town Vision

This document is an evidence base. We have brought together all the relevant information and data into one place. Its aim is to help us and those interested in Camden Town understand it better. As a public document, it is one of the supporting documents that will inform the development of the Vision.

Why are we developing a Vision for Camden Town?

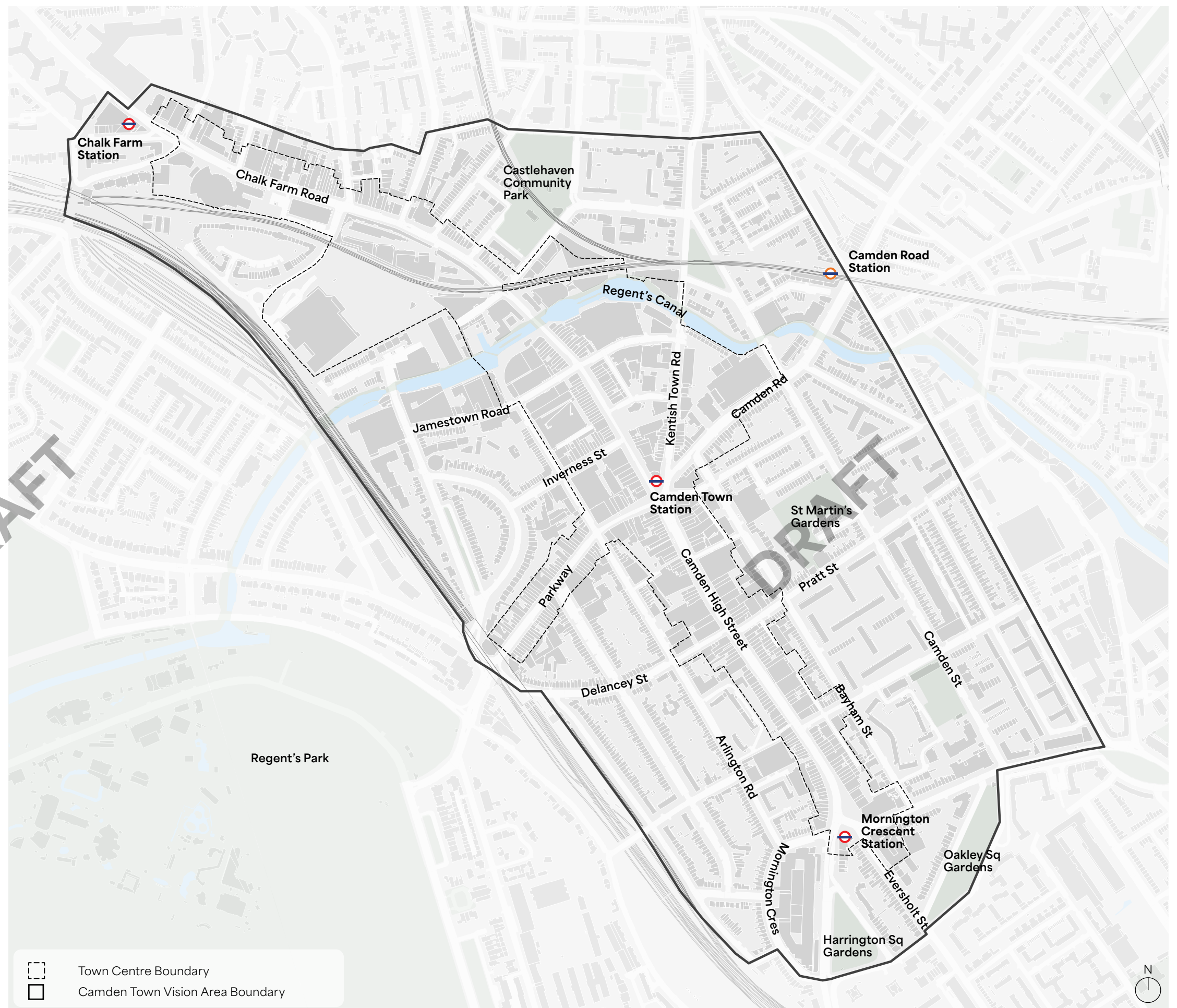
There is a lot going on in Camden Town and we think that it is the right time to look at Camden Town as a whole. We aim to develop a framework that will guide investment to build on Camden Town's strengths, that retains its uniqueness and is vibrant, safe, welcoming and sustainable.

Camden Town has a rich history, an enduring cultural legacy, and an eclectic character. It is a town centre that provides a range of local functions, but is also dominated by shops, restaurants, cafés and pubs aimed at visitors and tourists.

It is a complex and unique area, with a national and international reputation as a place of alternative fashion, music and culture that has led to Camden Market as one of the top tourist destinations in the UK.

Camden Town has a large office and workspace offer but with persistently high rent levels, these have impacted on the centre's cultural economy. This has led to existing and potential cultural industries choosing other London locations and more affordable retail clusters.

The town centre has a history of crime and anti-social behaviour, impacting on the reputation of Camden Town as a safe place to visit. With a significant lack of greening and a degraded public realm, the balance between edgy and unique and unwelcoming is out of kilter.



Introduction

Approach

What do we know about Camden Town?

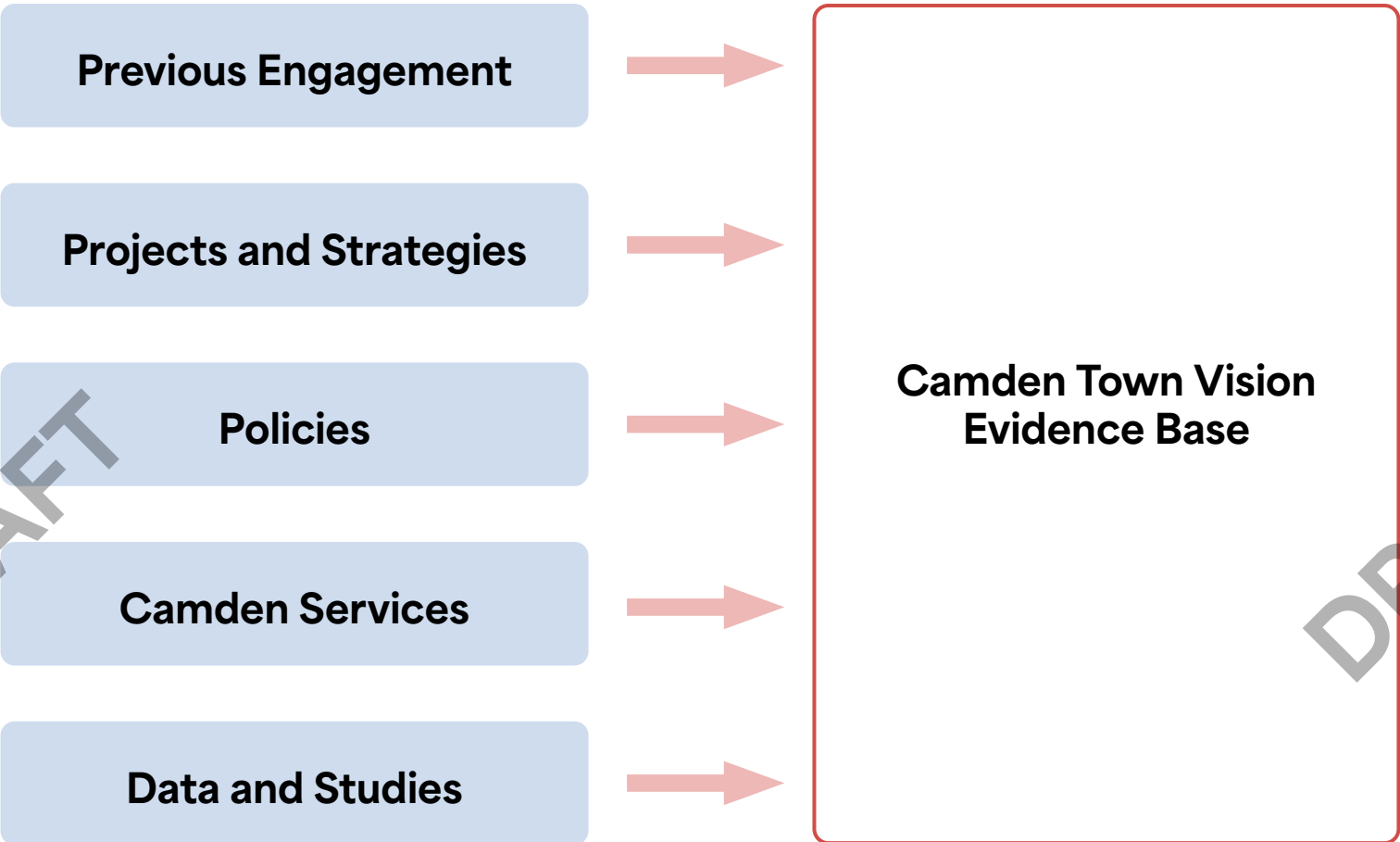
To help us understand the Camden Town of today, we gathered together data and information in an evidence base. This gives us a picture of Camden Town and helps us understand what the issues and opportunities might be.

The Evidence Base

This evidence base has helped understand the Camden Town of today. It gives us a picture of Camden Town and helps us highlight what the issues and opportunities might be.

What will we do with this evidence base?

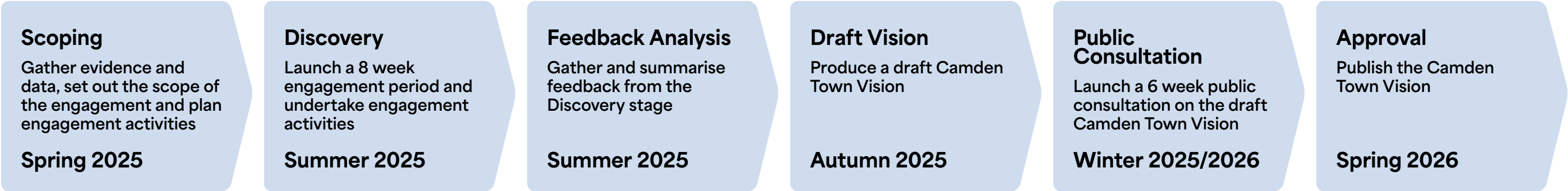
By sharing this evidence base, we hope that it will help us develop the Camden Town Vision. It is structured around the themes that have emerged through the data and evidence gathering.



One of the key studies that has informed this evidence base is the Avison Young Economic, Commercial and Demographic Study (2025). It was commissioned by Camden to help develop the Camden Town Vision. The study area differs slightly to that used in this evidence base and for public engagement, as it includes a section of Camden between Royal College Street and St Pancras Way.

What are the next steps?

Once the public engagement has concluded, we will review, collate and analyse the feedback. We will then draft a Camden Town Vision over the Autumn and carry out a second stage of consultation on this in Winter 2025. Following this, we anticipate publishing the Camden Town Vision in Spring 2026.



Introduction

What You've Told Us

What about previous engagement?

Camden Town has been the focus of considerable engagement and consultation in recent years. We have looked at and reviewed what you have told us.

Here is a list of previous engagement that we looked at when developing this evidence base:

- Camden High Street Pedestrianisation Engagement (2024)
- Camden Local CIL Consultation (2022)
- Camden Evening and Night-Time Strategy Workshops (2022)
- Camden Biodiversity Map (2022)
- Camden Green Loop Common Plan Workshops (2022)
- Night Surgery Camden (2022)
- Camden's Strategy for Diversity in the Public Realm 2023 to 2028 (2022)
- Camden High Street Perception Survey (2020)
- Camden Future High Streets Ideas Map (2020)
- Camden Markets Vision and Recommendations (2019)
- Camden Goods Yard Planning Framework (2016 - 2017)

Themes

We have brought together previous engagement and consultation findings, information and data and council policy and strategies. This has helped us think about all the variety of different functions that Camden Town has.

By doing so, eight themes have emerged and we have highlighted key information and our findings.

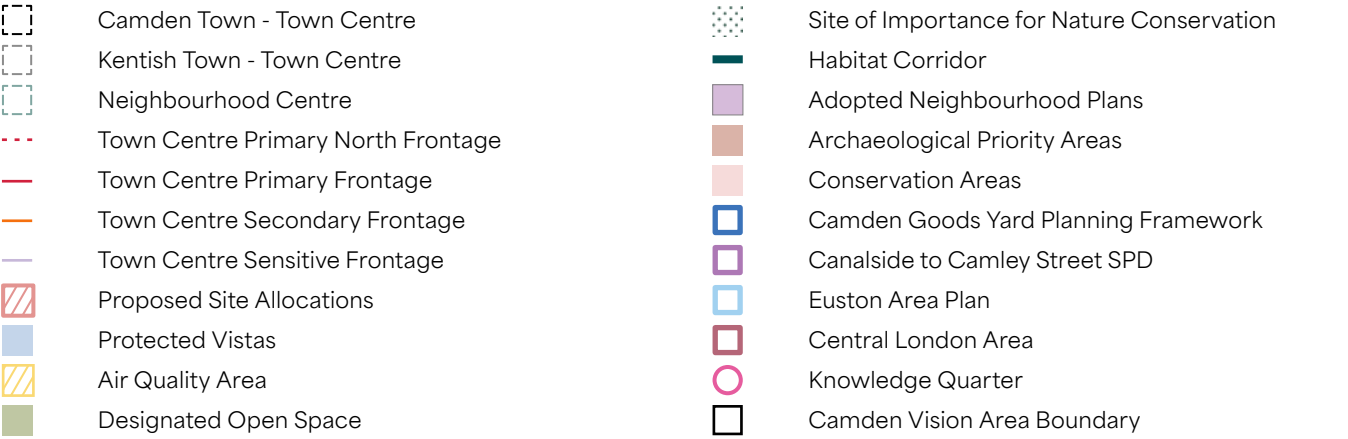
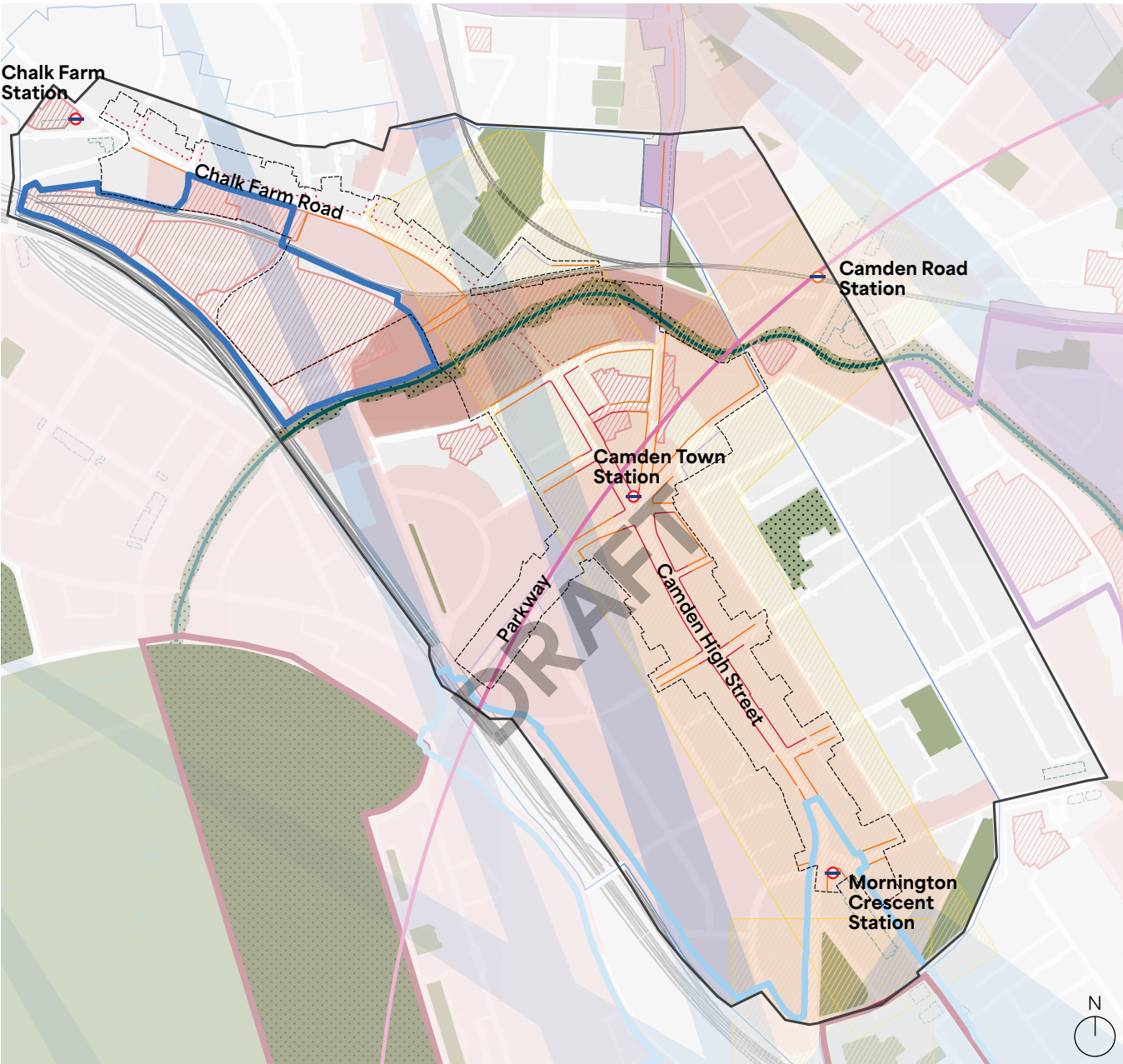


Engagement pop-up event in Camden Town to inform the pedestrianisation trial of Camden High Street
Image Credit: Urban Symbiotics



Introduction

Policy & Strategies



Camden Town is the borough's biggest town centre with the largest range of shops and services, and is designated as a Major Centre in the London Plan. Camden's adopted Local Plan (2017) identifies Camden Town as a location where growth is expected to be delivered.

Camden is currently reviewing its local plan and has published the Camden Local Plan Proposed Submission Draft. In this, the majority of the Camden Town Vision area falls within the 'Central Camden' area of the draft new Local Plan. There are 11 proposed site allocations within the vision boundary, with a key area of redevelopment highlighted to the north east, around Camden Goods Yard. Policy C1 Central Camden highlights the importance of new homes, employment and the economy, retail and town centres, and infrastructure.

Due to the importance of Camden Town economically, Camden's Evening and Night-Time and Affordable Workspace Strategies are especially relevant to the area. A large portion of the vision area is covered by conservation areas, the most prominent being the Camden Town and Regent's Canal Conservation Areas. Most of the town centre sits within the Camden High Street Air Quality Focus Area, detailed in the Camden Clean Air Action Plan.

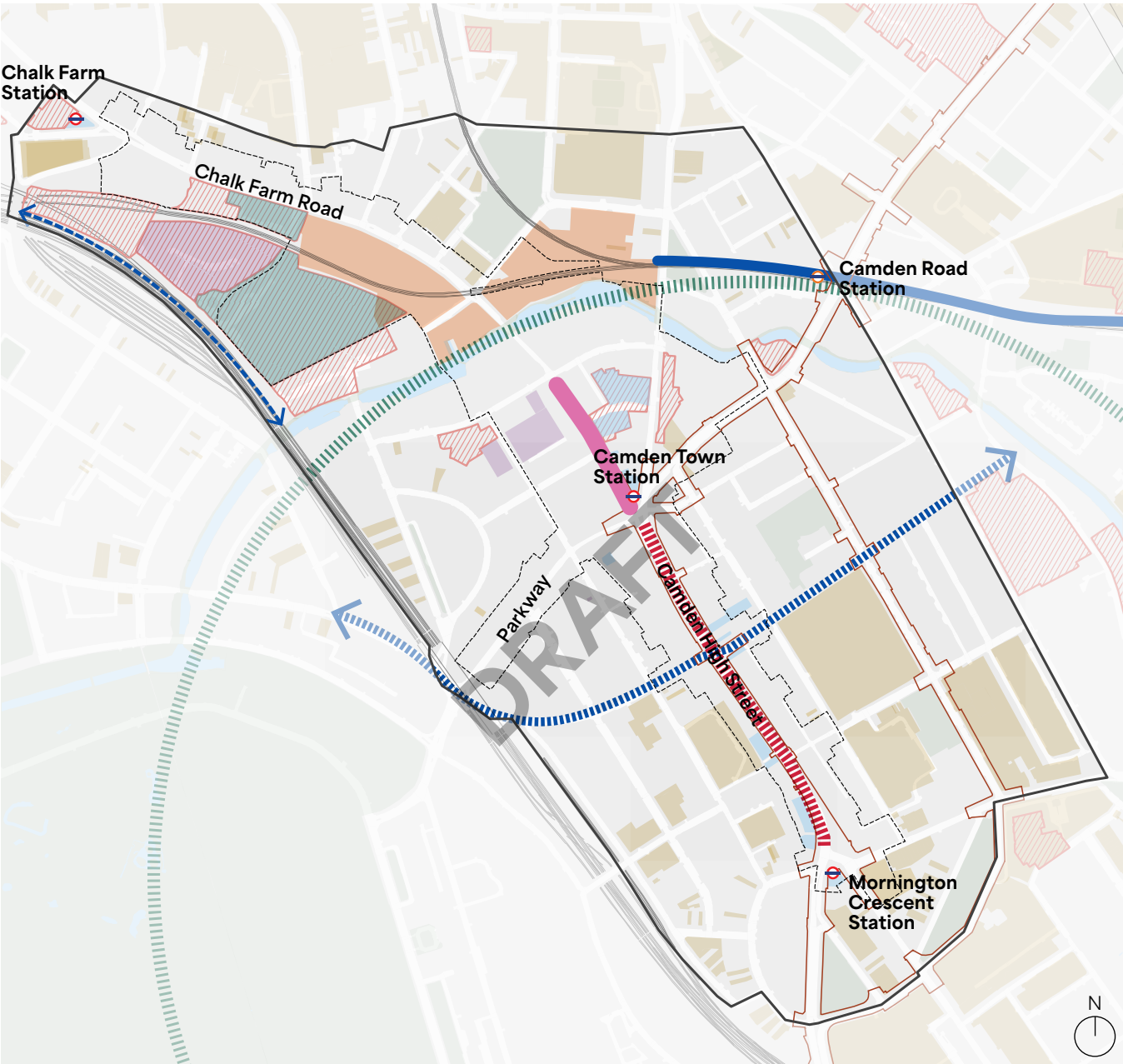
Key policies, strategies and guidance for the area:

- Camden Local Plan 2017 and the draft new Local Plan
- Camden Draft Cultural Strategy 2026-2031
- Camden Evening and Night-Time Strategy 2024
- Camden Affordable Workspace Strategy 2023
- Camden Strategy for Diversity in the Public Realm 2023-2028

- Camden Transport Strategy 2019, including the Cycling Action Plan, Walking and Accessibility Action Plan, and Delivery Plan 2025-2028
- Camden Future High Streets Prospectus 2021
- Camden Statement of Licensing Policy 2025-2030
- Camden Climate Action Plan 2020-2025
- Camden Biodiversity Strategy 2021 and Biodiversity Action Plan (ongoing)
- Camden emerging Nature Recovery Strategy
- Parks for Public Health Strategy 2022-2030
- Camden Clean Air Strategy 2019-2034 and Camden Clean Air Action Plan 2023-2026
- Camden Goods Yard Framework 2017
- Euston Area Plan 2015 and emerging Euston Area Plan Update
- KQ2025 Strategy 2019
- Somers Town Area Based Strategy 2023-2030
- Camden Town Conservation Area Appraisal and Management Plan 2007
- Regent's Canal Conservation Area Appraisal and Management Strategy 2018
- Camden Community Safety Partnership Delivery Plan 2024-2027
- Camden Planning Guidance Town Centres and Retail 2021
- Camden Town Unlimited Camden Green Loop Common Plan 2022
- Mayor of London and London Council London Growth Plan 2025

Introduction

Projects & Development



- | | | | |
|--|--|--|--|
| | Camden High Street Pedestrianisation Trial | | Land owned by Camden Council |
| | Camden High Street South TfL Improvements (being considered) | | Land owned by LabTech (Camden Markets) |
| | Cross Camden Cycleway (proposed) | | Land owned by Places for London (PfL) |
| | Stephenson Walk (proposed) | | Land owned by OneHousing |
| | Camden Highline (initial phase approved) | | Land owned by Morrisons |
| | Camden Green Loop (ongoing) | | Transport for London (TfL) Red Route |
| | Proposed Site Allocations | | Camden Town Centre |
| | | | Camden Vision Area Boundary |

Camden Town has 11 proposed site allocations in the draft new Local Plan. All of these sites are located to the northern half of the vision area. The Camden Goods Yard Planning Framework, adopted in 2017, covers an area that includes 6 of these sites.

Construction is currently underway on the Morrisons supermarket site (allocation C7) to deliver 644 homes alongside offices, affordable workspace and retail. This scheme is being brought forward by Morrisons (Safeway Stores) with St George as the development partner.

Permission has also been granted on 100 Chalk Farm Road (allocation C9) for 30 homes and 264 student rooms. Following a successful ballot of residents, a planning application has been submitted to Camden for the regeneration of Juniper Estate (allocation C10). This is being brought forward by One Housing Group (The Riverside Group).

Another key site that is more centrally located is the Camden Town over station development (allocation C17). Part of the site is currently occupied by Bopark, leased from Places for London (PfL), and is being safeguarded for construction work associated with the Camden Town Station capacity project.

LabTech is a key landowner in the area, with 18 acres of real estate, including Camden Stables Market, Lock Market and Hawley Wharf. Hawley Wharf was developed in 2020 and has provided 200 homes, a primary school, office space, workshops, retail and market space.

Despite a number of large scale schemes, most of the landownership in Camden Town is small and fragmented, with over 520 buildings and nearly 300 owners across the town centre.



Camden Goods Yard Planning Framework 2017
London Borough of Camden

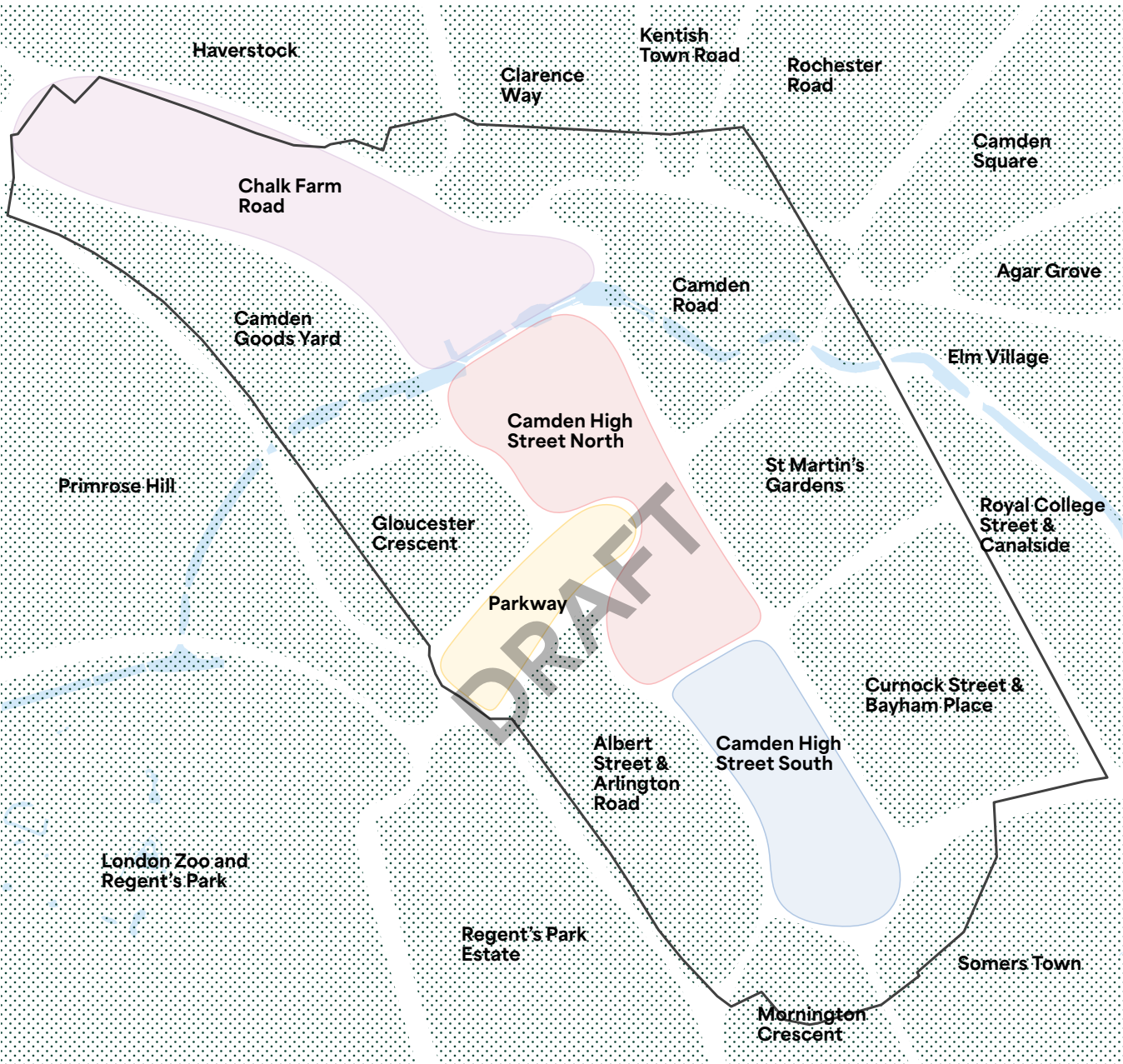
There are also a number of transport projects happening in the Camden Town area. The most notable is the trial pedestrianisation of Camden High Street. Running up to 18 months, the trial involves the pedestrianisation of the high street between Britannia Junction and Hawley Crescent. Pending the outcome of the trial, Phase 2 could involve the extension of the pedestrianised area up to Chalk Farm Road.

Cycleway improvements are currently taking place and planned in the area through projects like the Cross Camden Cycleway, subject to consultation. Also, Transport for London (TfL) are considering improvements along the TfL-owned section of Camden High Street, running between Britannia Junction and Mornington Crescent.

Some other key projects planned in the area include the Camden Highline, a linear park along a disused railway line connecting Camden Town to Kings Cross. The Camden Green Loop is an on-going process aiming to join up Camden Town, Euston and Kings Cross via existing destinations and assets, and by identifying opportunities for enhanced public realm. The Stephenson Walk is a pedestrian and cycle route proposed to connect Oval Road and the Regent's Canal towpath to Regent's Park Road bridge.

Introduction

Character Areas



Camden Town is made up of different characters, with areas that have seen different development historically. Given the variety of Camden Town's building typology and functions, the town centre can be seen as having four sub areas.

Outside of the main four sub areas, the vision area includes a wide variety of typologies and uses. The map above indicates parts of the wider vision area which share similar built forms and uses.

Areas to the south tend to have a more residential and community character, while areas like Camden Road and Kentish Town Road have a more mixed and commercial character.

Chalk Farm Road

This area runs along Chalk Farm Road, from Chalk Farm Station to Regent's Canal. The south side of the road has a **historic industrial character** while the north side forms a more **traditional high street**. It includes Hawley Wharf, Camden Lock and Stables Markets.



Camden High Street North

This area runs between Regent's Canal and Pratt Street. It includes Camden Town Station, Inverness Street Market and Box Park. The area has a **strong and colourful commercial character**.



Camden High Street South

This area runs from Pratt Street down to Mornington Crescent Station. It has more of a traditional high street and **district centre character**, and is home to the iconic KOKO live music venue.



Parkway

The area runs south west from Camden Town Station and is a key route to Regent's Park. It includes a number of restaurants, pubs, grocery shops and music venues. The area has a **vibrant and mixed high street character**.



Introduction

Land Use

This map shows ground floor uses throughout the Camden Town Vision area. Along Camden High Street, Chalk Farm Road and Parkway, the town centre mostly consists of a fine grain of retail and commercial uses. Away from these main streets but still within the town centre, there are more buildings with larger floorplates. These buildings are mostly used as offices or convenience stores, with some music venues and markets.

Outside of the town centre, land use mostly consists of fine grain residential buildings. Larger residential developments, mostly Camden's housing estates, are located to the south of the area. Community amenities, such as buildings used for education and as community centres, are mostly located outside the town centre.

There are also some office uses located outside the town centre, especially to the east of the area. These buildings tend to be of a medium to larger grain. There are also a few small rows of tightly knit commercial and retail uses to the east of the Camden Town area.

There is limited data available on upper floor uses within Camden Town. Within the town centre, buildings generally range from 2 to 4 storeys with commercial or retail uses at ground floor.

Buildings that are solely occupied by non-residential uses are concentrated towards the centre of the area, between Regent's Canal and Plender Street. These include buildings with a single occupier, but also, for example, retail units with office space above. Although residential uses of upper floors are spread out throughout the vision area, they are more widely found near Mornington Crescent, and along Parkway and Chalk Farm Road (north side).



02 Culture

Camden Town has a rich cultural heritage and an internationally renowned cultural brand. It continues to have a strong live music offer but it feels less progressive than other comparable centres in London.

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- Cultural Infrastructure
- Evening & Night-Time Opening Hours
- Evening & Night-Time Uses
- Issues & Potential



Image Credit: Crispian Blaize

Culture

Cultural Infrastructure

Camden Town has an internationally renowned cultural brand, particularly known for its past subcultures like Punk, Goth, New Wave, Brit Pop and Indie.

The area has a strong venue and live music offer. However, a small number of venues, like Shaka Zulu and Proud Club, have closed in recent years. Additionally, the venue and music offer has struggled to evolved more recently, and relies on its historic legacy and heritage venues.

Camden Town also has a small number of deep rooted theatres and performances spaces, such as Etcetera Theatre and Theatro Technis.

However, the museum, gallery and cinema offer in Camden Town is limited for such a culturally iconic location.

Key Messages

- Despite a few closures, Camden Town still has a strong live music venue offer.
- Most cultural uses are located between Britannia Junction and Chalk Farm Station, but the cluster is strongest to the north, around Chalk Farm Road.
- The Roundhouse and KOKO provide important anchor institutions at the north and south of the area.

Camden Town Cultural Events 2025

- Feb: Inverness Street Night Market
- Feb: LGBTQ+ History Month
- June: The Herds: Wildebeest in Camden
- July: Camden at 60: Summer Sounds
- July: Pride
- Aug: Inverness Street Bloc Party
- Sept: Camden Inspire Festival
- Sept: Camden Fashion Show
- Oct - Nov: Camden as a Canvas

Camden Market Events

- Feb: Chinese New Year
- March: St. Patrick's Festival
- April: Easter & Spring Festival
- July - Sept: Summer Cultural Programme
- July: South Asian Heritage Month
- Oct: Black History Season
- Nov: Dia de los Muertos
- Dec: Christmas

Wider Trends

- Some London areas are reinventing themselves as cultural districts, like Nine Elms and Wembley Park.
- The Mayor's 24-Hour London initiative and the London Night Czar are promoting the importance of a strong night-time economy.
- Vauxhall, Woolwich, Bromley and Walthamstow are among the first Night Time Enterprise Zones.



Roundhouse, performing arts & concert venue near Chalk Farm Station



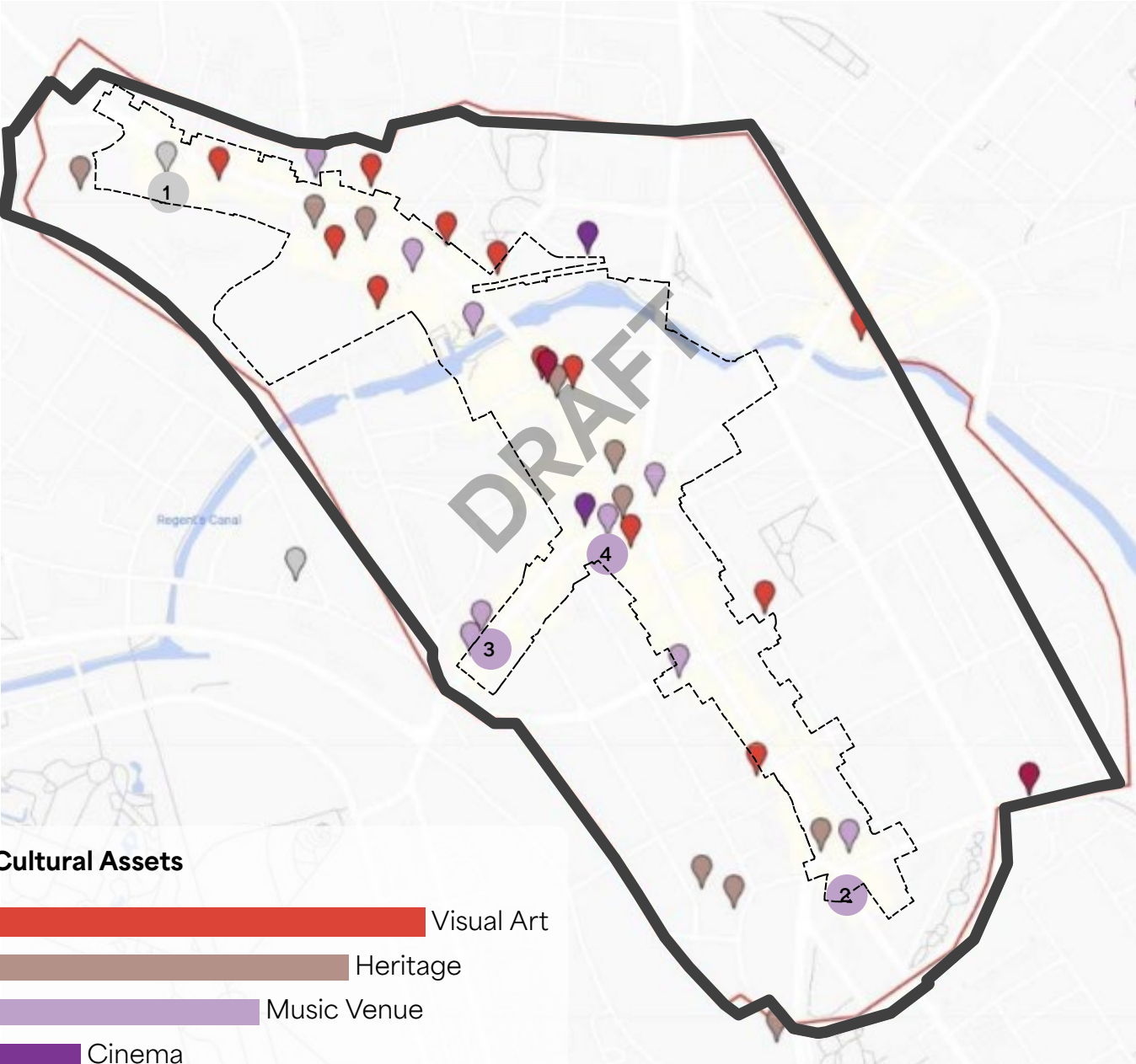
KOKO, concert venue and former theatre near Mornington Crescent



The Dublin Castle, pub and live music venue on Parkway



Jazz Cafe, live music venue on Parkway in a former bank



Cultural Assets

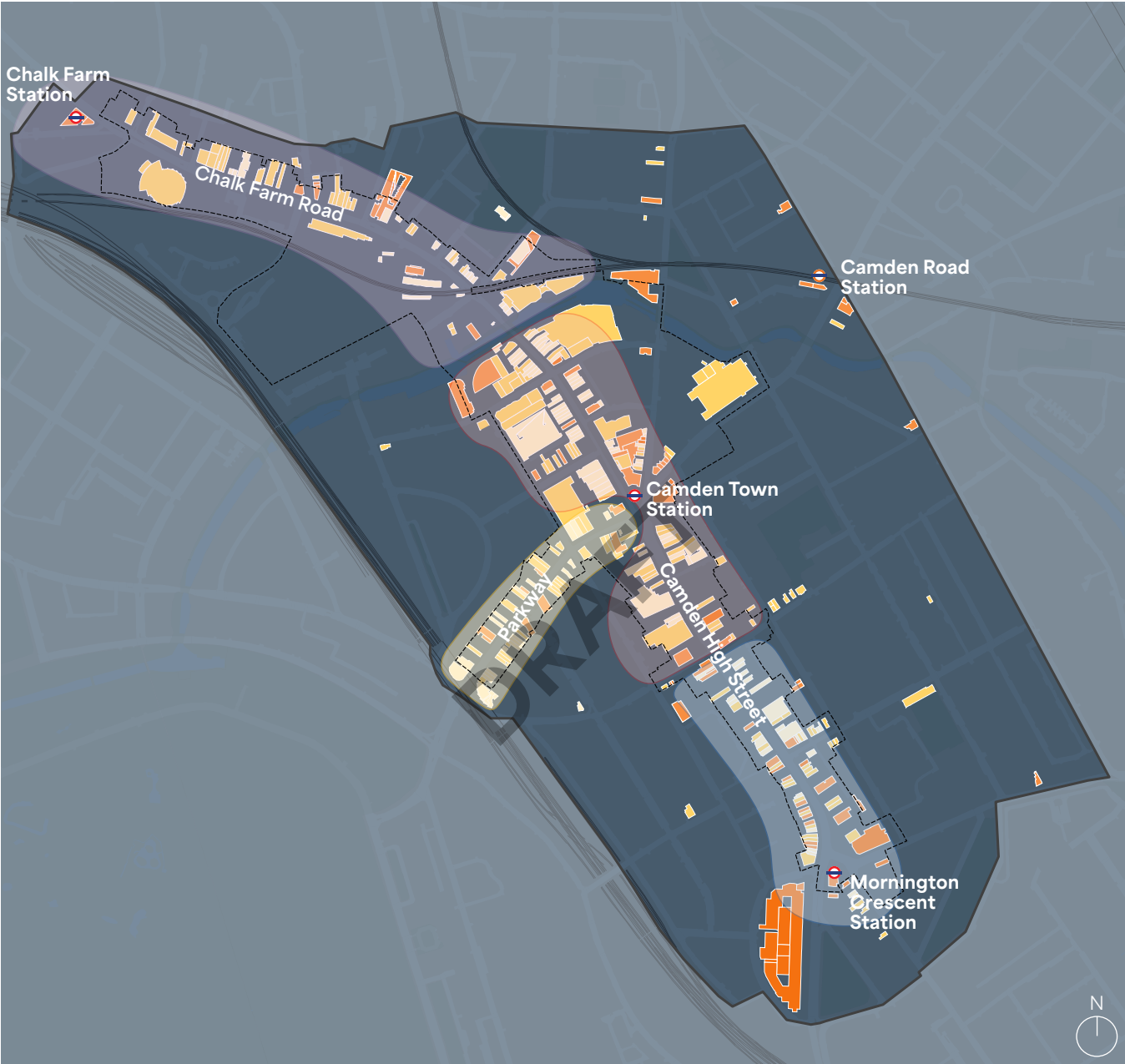
- Visual Art
- Heritage
- Music Venue
- Cinema
- Mixed Use
- Theatre

- Camden Town Centre
- Camden Vision Area Boundary

Map: Camden Town Economic, Commercial and Demographic Study Avison Young 2025

Culture

Evening & Night-Time Opening Hours



- 6pm - 9pm
- 9pm - 12am
- 12am - 3am
- 3am and later
- Chalk Farm Road Area
- Camden High Street North Area
- Camden High Street South Area
- Parkway Area
- Town Centre Boundary
- Camden Vision Area Boundary

Camden Town's late night uses are mostly clustered centrally, around Camden Town Station. This area receives the highest footfall between 6pm and 9pm. There is also a cluster to the south, near Mornington Crescent Station. However, this receives less footfall comparatively.

Some stretches of Chalk Farm Road and Camden High Street have few businesses operating later into the night, most notably between Hawley Crescent and Hartland Road.

Chalk Farm Road

28% Approx. 28% of traditional evening & night-time uses* stay open until or after 12am

Most other uses close at 7pm and most market stalls close at 6pm

6.00 - 7pm

Camden High Street North

50% Approx. 50% of traditional evening & night-time uses stay open until or after 12am

Most other uses close between 6.30pm and 7pm

6.30 - 7pm

Camden High Street South

54% Approx. 54% of traditional evening & night-time uses stay open until or after 12am

Most other uses close by 6pm

6pm

Parkway

24% Approx. 24% of traditional evening & night-time uses stay open until or after 12am

Most other uses close by 7pm

7pm

Camden Town Economic, Commercial and Demographic Study Avison Young 2025

Camden Town is served by the Northern line Night Tube, which provides a 24-hour service on Friday and Saturday nights at Chalk Farm, Camden Town and Mornington Crescent Stations.

In the whole of the borough, Chalk Farm Station has the highest proportion of evening and late usage, making up 24.7% of total use. Mornington Crescent Station ranks third, with 22.3% of total use being evening and late use, indicating the evening and night-time popularity of these areas.

Chalk Farm Station

Evening 15.0% of all trips
Late 9.7% of all trips

Mornington Crescent Station

Evening 13.7% of all trips
Late 8.6% of all trips

Camden Evening & Night-Time Strategy 2024-2029 (Evening (7-10pm) & late (10pm-5am) London Underground station entries and exits across an average week, 2022)



The Elephants Head public house at the junction of Camden High Street and Hawley Crescent, internally illuminated and busy in evening, beside shuttered shops



Shops along Camden High Street open into the evening, activating the street with lighting and displaying goods

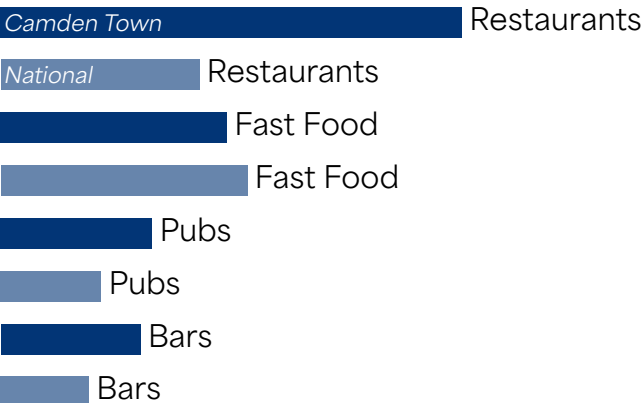
* Traditional evening & night-time uses like restaurants, bars and live music venues.

Culture

Evening & Night-Time Uses



National Comparison



Camden Town Economic, Commercial and Demographic Study Avison Young 2025

Chalk Farm Road has a strong provision of restaurants, music venues, bars and pubs. There are 22 restaurants in the area, which are the most common evening and night-time use. In terms of non-traditional evening uses, there is a diverse mix of fashion shops, cafés, health and beauty services, and a good range of supermarkets.

Camden High Street North has a mix of evening and night-time uses on and off the high street, with most located to the north of the area. The most common uses are restaurants and fast food, of which there are 38. Fashion and gift shops are the most common non-traditional evening uses, and there are some convenience stores located in the south of the area.

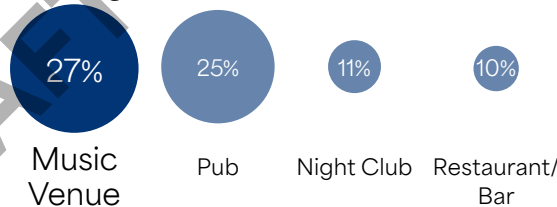
Camden High Street South has a number of evening and night-time uses around the high street. The most common are restaurants and fast food (21), with a strong cluster of takeaways. However, there are only 2 pubs located near KOKO, the only concert venue in this area. There is a good mix of non-traditional evening uses, such as cafés, and health and beauty services. However, most of these close early, as do retail businesses.

Parkway has a number of evening and night-time uses, the most common of which are also restaurants (13). It has a cinema and the Jazz Cafe, but a lack of bars in the area. There is a reasonable mix of non-traditional evening and night-time uses, especially cafés and property services, but limited retail.

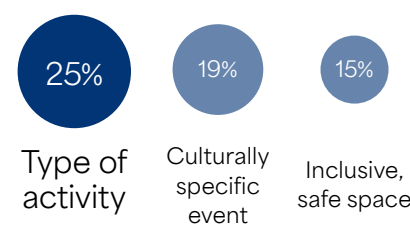
Key Messages

- Camden Town has a lower proportion of traditional night-time uses than expected.
- There is a high representation of music venues and restaurants, but night clubs, theatres, cinemas and amusements are similar to the average town centre.
- Across all areas, uses like libraries and cafés tend to close early, reducing the offer and impacting on early evening use.
- Evening and night-time uses are spread across all areas, however their offer is distinct.

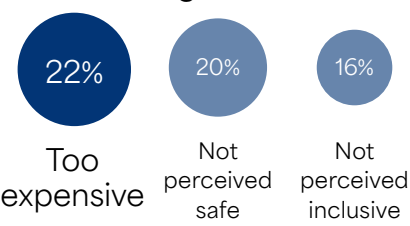
Where would you usually go when you are on a night out in Camden Town?



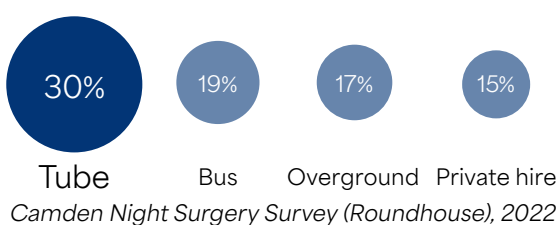
How do you choose where to go out in Camden Town?



What would put you off or prevent you from visiting a venue in Camden Town?



How do you normally travel home from nights out?



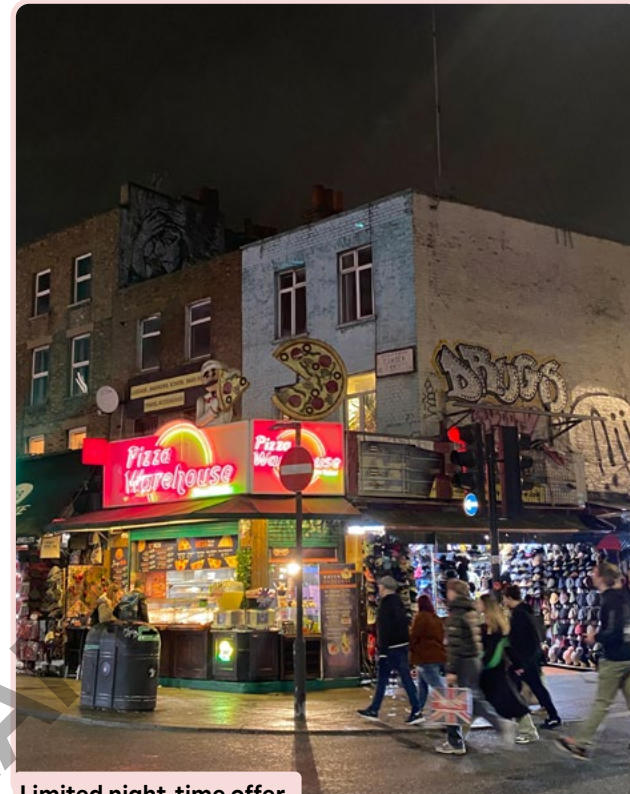
Camden Night Surgery Survey (Roundhouse), 2022

Culture

What are the issues?

Evening & Night-Time Economy

- Limited & stagnant offer propped up by 'heritage' venues
- Some venues and events do not cater for the access needs of their customers
- Lower amount of traditional uses than expected
- Early closing hours impacting night-time activation and inclusivity
- Tensions between some resident and community groups and night-time operators
- Crime and cleanliness issues deterring people from visits
- Perception of safety on a night out is different for different groups
- People are spending less time and money in the evening & night-time than they used to



Limited night-time offer



Queues for venues



Electric Ballroom

Music & Licensed Premises

- Closing & struggling music venues
- More limited music offer than other parts of London

Cultural facilities

- Reduction of cultural facilities and a lack of those focussing on Camden Town's history
- Reduced focus on creative and cultural activity

What is the potential?

A Camden Town that builds on its rich cultural fabric, with a vibrant & safe offer for all during the evening & night-time

Ideas

- Promote new evening & night-time uses within the town centre
- Ensure evening & night-time uses are inclusive and vibrant but also considerate
- More diverse uses, like alcohol-free, cheaper and family-friendly activities
- Extend the opening hours of non-traditional evening & night-time uses like cafés and libraries
- Support Camden Town's queer and alternative venues
- Work with partners to make Camden Town a best practice example of accessibility to venues and events
- Bid for Night Time Enterprise Zone Status
- Support a coordinated focus on issues through Purple Flag and Best Bar None schemes
- Work with businesses to implement Ask for Angela
- Create night-time safety and pick up points, and provide safety amenities like phone charging points
- Support an evening restaurant culture
- Licensed busking
- Support the use of public, vacant, and 'in-between' spaces for cultural innovation
- Renewed focus and innovative investment in live music and new cultural facilities

- Development sites could provide space for arts, culture & creativity
- Promote local artists and organisations through social media campaigns
- Links and signposting between existing cultural institutions

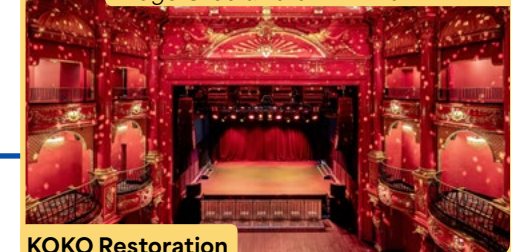
What is already happening?



Camden High Street Cultural Programme: DJ AG performs on Camden High Street.

The Camden High Street Cultural Programme is a year-long series of events running from May 2025 to April 2026, coinciding with the trial pedestrianisation of Camden High Street. This programme aims to celebrate Camden's rich cultural heritage and diverse communities through a variety of events, including music, art, fashion, and more.
Image Credit: Crispian Blaize

The redevelopment of KOKO was a project to restore one of London's last independent music venues, preserving its heritage and equipping it for a new future.
Image Credit: Taran Wilkhu



KOKO Restoration



Camden High Street Cultural Programme: Celebrating Camden at 60
Image Credit: Crispian Blaize

03 Safety

Camden Town has a reputation for crime and antisocial behaviour (ASB), which can deter some people from visiting.

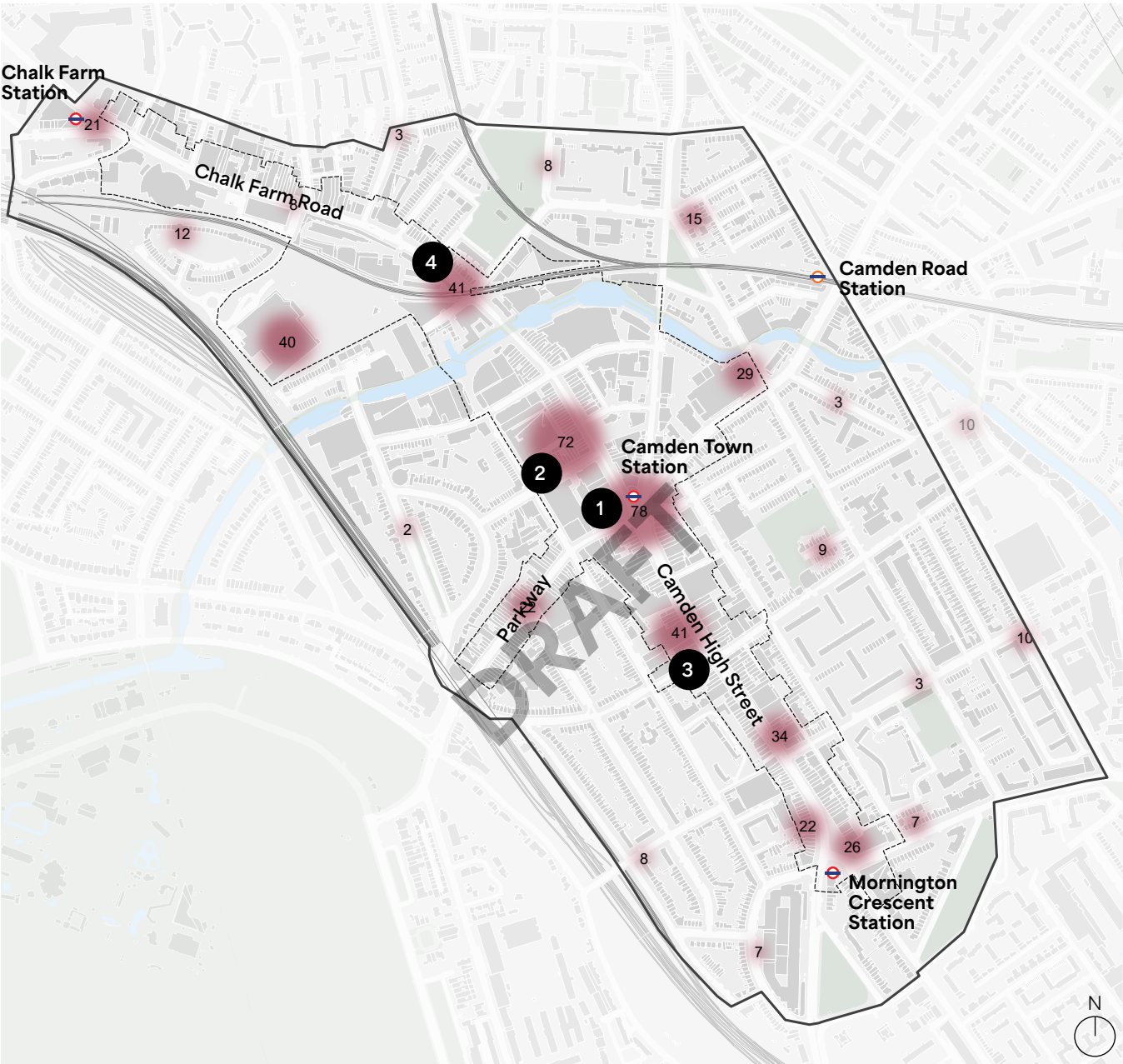
DRAFT

- Crime
- Inclusivity & Diversity
- Issues & Potential



Safety

Crime



Camden Town Crime Map
Data: Metropolitan Police, crime levels during April 2025

Camden Town has a reputation for crime and higher crime rates than some other parts of the borough. A number of crime hot spots are clustered along Camden High Street, with the biggest located near Camden Town Station and Inverness Street. The most common crime types are theft from a person, and violence and sexual offences.



Data: Metropolitan Police, crime levels during April 2025

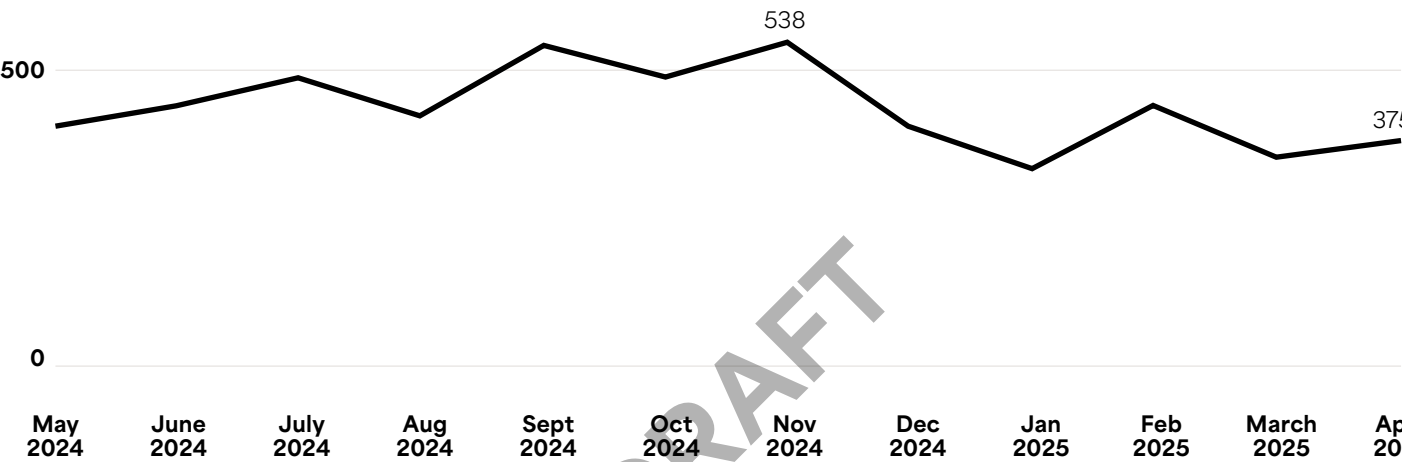


1 Camden Town Station, where theft from a person is the most reported crime

2 Inverness Street, where anti-social behaviour is the most reported crime

3 Camden High Street & Shops, where other theft (such as the sale of stolen goods) is the most reported crime

4 Camden High Street & Lock Market, where theft from a person is the most reported crime



Crime Levels per Month, Camden Town Ward

Date: Metropolitan Police, 2025

In terms of crime, the majority of Camden Town falls within the 10% most deprived LSOAs in England. This data combines the rate of violence, burglary, theft and criminal damage into a single indices.

The Metropolitan Police crime data for Camden Town Ward shows that over the last year, there have been approximately 430 crimes committed per month. This number peaked above 500 in September and November 2024, but has decreased in recent months to 375.

Crime is an important issue in Camden Town. There is a dedicated town centre team with 25 officers. Camden Council's Community Presence Officers and Community Camden Town Unlimited's (CTU) security wardens also patrol the area. Camden Markets and Box Park also have their own security teams.

Key Messages

- There are high levels of certain crime types including theft, and violence and sexual offences, especially to the centre and north of the area.
- Camden Town also has a strong reputation for drug activity, especially dealing, and retail crime.
- There is established strong partnership working between the Met Police, Camden Council, Camden Town Unlimited (CTU), and LabTech, that are making improvements.

Safety

Inclusivity & Diversity



Mecca Bingo building on the corner of Inverness Street and Arlington Road, forming a mostly blank facade



Regent's Canal towpath under Kentish Town bridge, with graffiti along walls and a limited overlooking



Underhill Passage, a key pedestrian alleyway with poor sight-lines between Arlington Road to Camden High Street



Shuttered shops along Eversholt Street, reducing street level activation and the attractiveness of the streetscape



Shuttered shops in the evening on Camden High Street, resulting in limited activation, overlooking and lighting



Public realm outside of KOKO, with street trees and seating, which also acts as a gathering space ahead of and following live music events

Key Messages

- Crime and antisocial behaviour are impacting on who and how people use Camden Town.
- Camden Town has specific areas with limited overlooking and activation, such as alleyways, and parts of Arlington Road and Camden High Street South.
- Although the area has high levels of footfall, this is inconsistent across the whole, with some areas lacking passive surveillance.
- In the public realm, seating and planters can attract antisocial behaviour.
- Most shops and cafés in Camden Town close by 7pm and use opaque shutters, limiting the amount of light and activity along the high street in the evening & night-time.
- Physical measures, like lighting, are important and need to work with capable guardians, such as wardens.
- Partnership working is an important way of addressing the issues but requires resourcing.

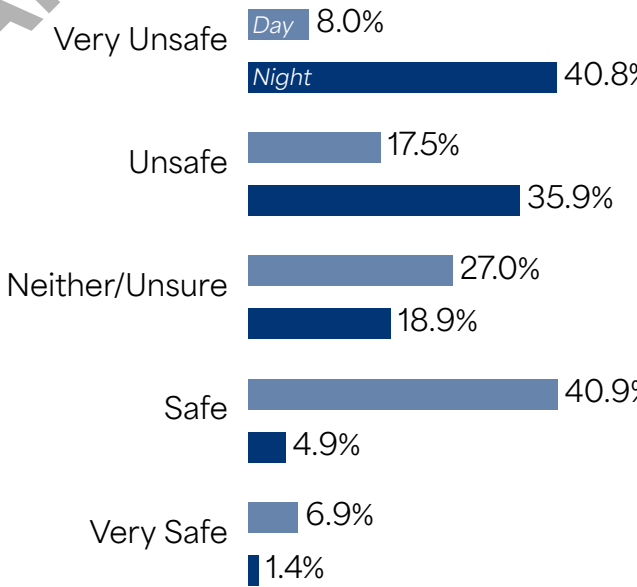
In the borough-wide Women's Safety Survey (2022), over 75% of women who responded don't feel safe walking in Camden at night. A similar proportion reported experiencing street harassment or abuse.

Levels of hate crime in Camden Town are above the borough average. This is most notable for Antisemitic and Faith Crime.

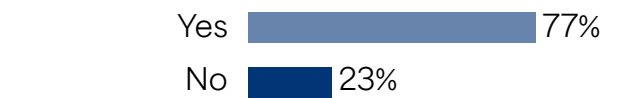


Inverness Street Night Market, a pilot night market in Camden Town which activated the area with food stalls, music and community activities

How safe do you feel walking/travelling in Camden?



Have you experienced street harassment or abuse in Camden?



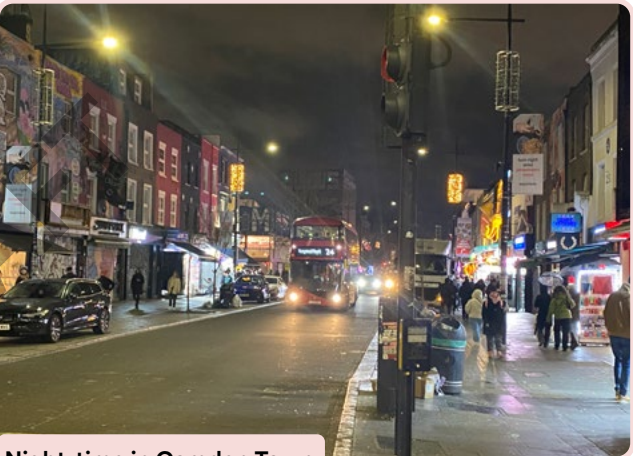
Camden Women's Safety Survey results, 2022

Safety

What are the issues?

Security

- Enduring high levels of certain types of crime and ASB, including visible street-based ASB like drug dealing and street drinking
- Poor reputation for crime
- Counterfeit goods, business encroachment and commercial waste, with significant resources require to enforce
- Certain areas feel less safe than others at different times of the day and night
- Queuing for and leaving events can feel unsafe
- Areas with poor lighting, inactive frontages and little overlooking



Diversity & Inclusion

- Groups with different experiences of safety like women, ethnic minority and LGBTQ+ people,

Partnership Working

- Lack of stewardship of certain areas, like the canal tow path

What is the potential?

A Camden Town that prioritises safety and feels inclusive to all, during the day, evening and night-time

Ideas

- Work in partnership to provide a greater presence of capable guardians
- Building on the successful impact of taking regular enforcement to keep on top of minor issues
- Make better use of CCTV in the area
- Consider increasing density through development to improve overlooking and the perception of safety
- Ensure new developments allows natural surveillance of streets and spaces
- Lighting improvements guided by a Lighting Strategy
- Work with groups with different experiences to address key safety concerns
- Support partnership working to improve the stewardship of certain areas, like the canal tow path
- Encourage temporary uses for vacant sites in advance of longer term development
- Encourage removal of roller shutters where possible to create a safer feel after businesses close

What is already happening?



Camden Safety Bus
The Camden Safety Hub and bus are part of a programme of ongoing work by the Council to improve safety at night, with a particular focus on making the borough as safe as possible for women and girls.

Camden Hotspot Project: There is an aim of reducing the number of rough sleepers in Camden, by helping them establish lives away from the streets.

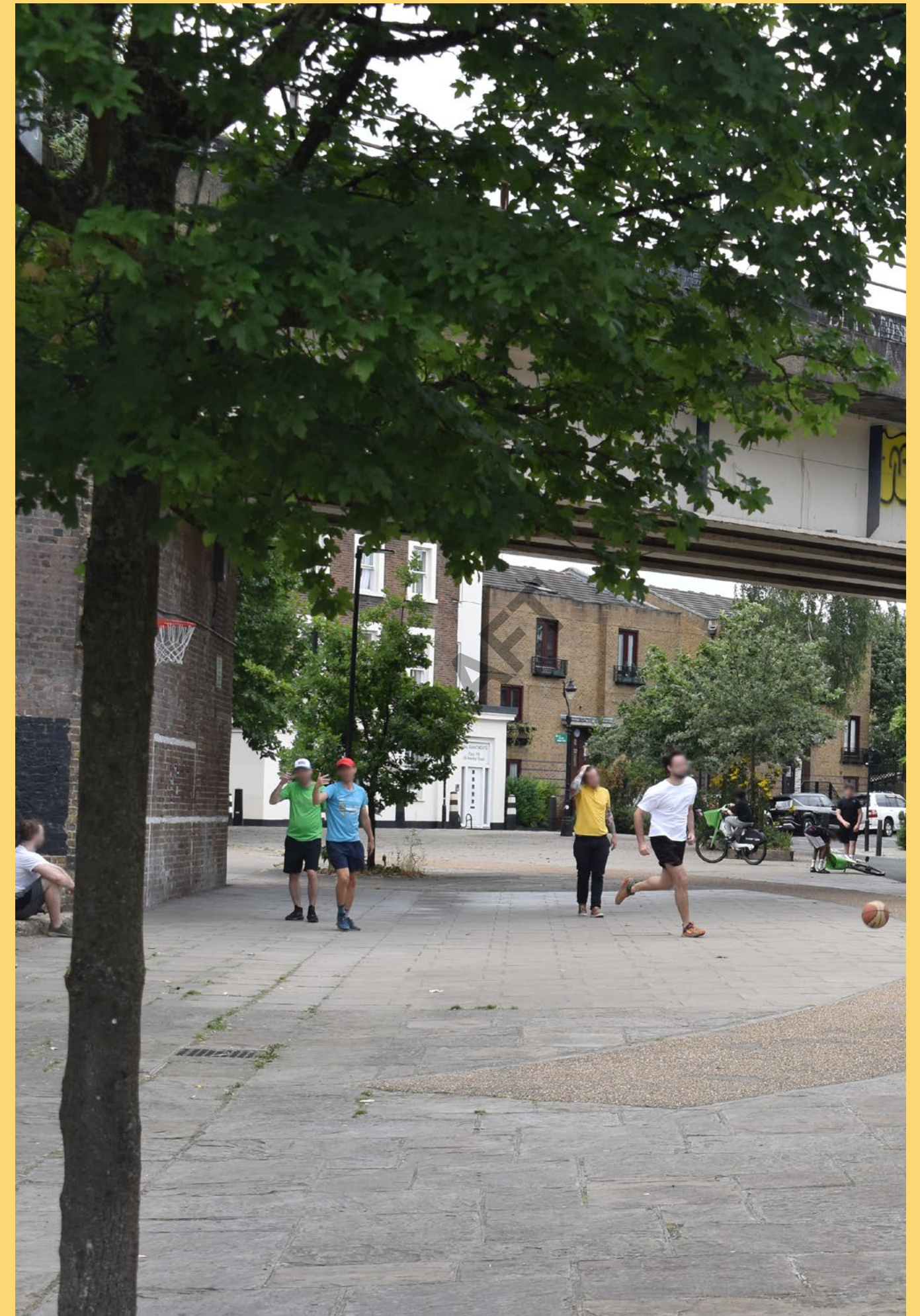
Women's Night Safety Charter: The charter is part of the Mayor's Tackling Violence Against Women and Girls Strategy and London's commitment to the UN Women Safe Cities and Safe Public Spaces global initiative.

04 Community

Camden Town has a strong and diverse residential community. Although housing costs are very high, Camden Town still attracts many younger people who choose to live here.

DRAFT

- Demographics
- Wellbeing
- Homes
- Social Infrastructure
- Issues & Potential



Community Demographics

The wider Camden Town catchment area (within a 20 minute-walking distance from Camden Town) has a population of 87,583. However, Camden Town has a lower population density (12,000 people per sq km) than the surrounding areas, especially to the west.

In age profile, Camden Town's catchment area broadly mirrors that of the borough. However, there is a higher proportion of working age people between the ages of 20 and 35.

Camden Town's Population History

Camden Town has benefited from the communities that have lived here, making Camden Town what it is today.

- **1940s - 1960s:** Large post-war migration of Irish communities, contributing to construction and public services. Jewish communities, once thriving, began to decline as families moved to the suburbs.
- **1970s - 1980s:** Caribbean communities have had a significant cultural influence on music, food and local life. Indian, Pakistani and Bangladeshi communities established businesses, particularly in Camden's markets and shops.
- **1990s - present:** There are growing Somali, Kurdish, Turkish and Iranian communities which are adding to the diversity of food and local businesses. Nigerian and Ghanaian communities have contributed to Camden Town's food, music and religion. Polish, Romanian and Lithuanian communities have increased since the 2000s, contributing to the local labour force and commerce.

Population density map



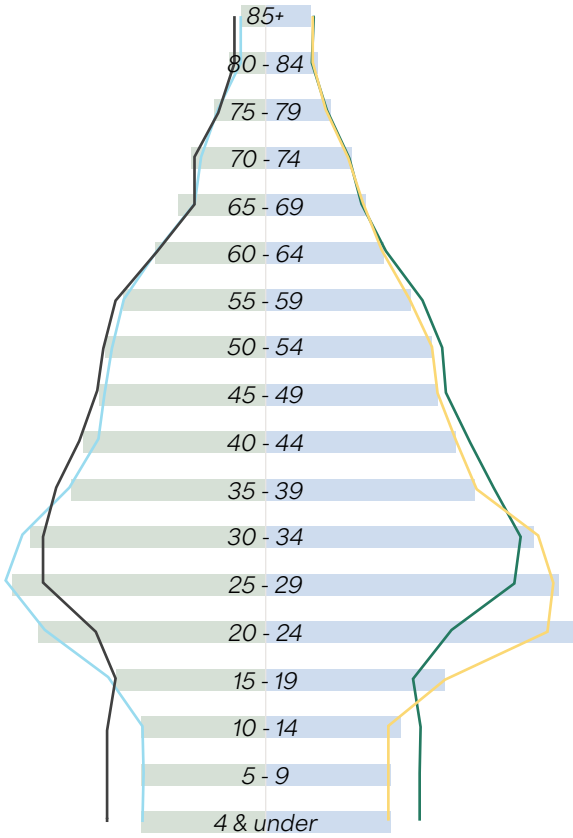
People aged 14 years or younger



There is a higher proportion of women than the London average, but similar to Camden as a whole. However, there is a notably larger proportion of women aged 20 to 24.

The area has a lower than borough average of people aged 14 years and under, especially to the south west. This has continued to decrease in most of the area, especially to the east.

Since 2011, the number of people living within the catchment area has decreased by 3%. However, projections for the borough indicate that the population will increase by 11% over the next 20 years. The biggest increases are expected in groups aged 65+, 50 to 64, and 16 to 24.



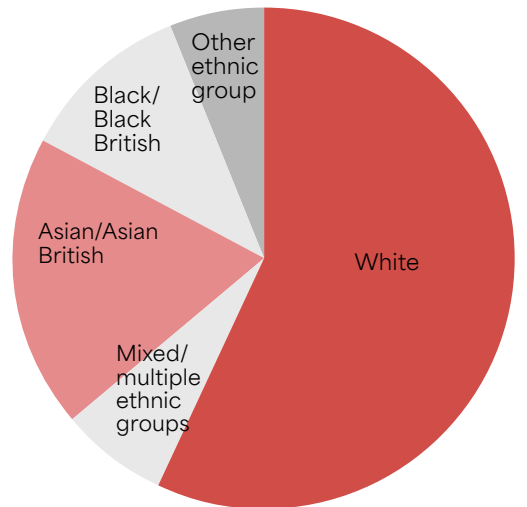
Age Profile



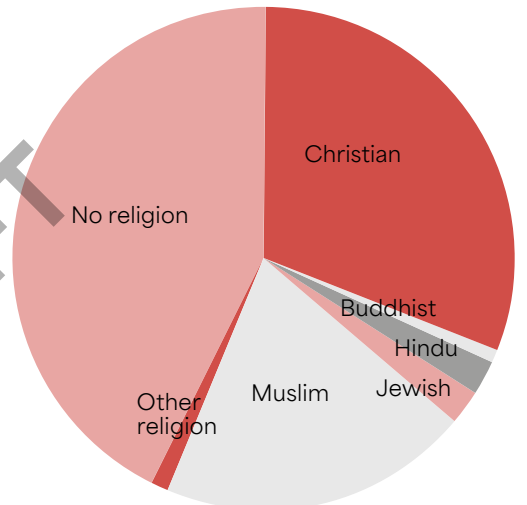
Key Messages

- Approximately 88,000 people live within the local catchment area.
- There is a higher proportion of people aged 20 to 35, especially women aged 20 to 24.
- The population density within Camden Town is not as high as surrounding areas.
- Families with young children have been leaving the area.
- Camden Town has a slightly more diverse population than the borough average, and it is getting more diverse.

Ethnicity



Religion



Maps: Office for National Statistics, Census 2021

Data: Camden Town Economic, Commercial and Demographic Study Avison Young 2025

The ethnicity of the catchment area is similar to the borough average but slightly more diverse, with notably higher proportions of Asian/Asian British and Black/Black British populations. There is also a growth in Camden Town's Muslim population.

Camden Town has become more diverse since the last census and less religious.

Community Wellbeing

The central, north west, and south east areas of Camden Town fall within the 20% most deprived Lower Layer Super Output Areas (LSOAs) in England. The most deprived LSOA in the Camden Town area is the 9th most deprived LSOA in Camden and falls within the 15.2% most deprived LSOAs in England.

There are high rates of the working-age population involuntarily excluded from the labour market in the north west of the area and towards the east of Camden High Street South.

Key Messages

- There are higher levels of deprivation to the centre, north west and south east of the area.
- The highest levels of deprivation are within the Crime Domain.
- 57% of Camden Town's households fall within the 'City Prosperity' category (people with high paying jobs and expensive homes) and 38% are within the 'Municipal Tenants' category (people living in social rent homes in the long term).

Overall indices of deprivation



Crime



Employment

Maps: Geographic Data Service Indices of Deprivation 2019



Census Demographic Classification

- A1: Established Homeowners with Children
- A2: Inner London Working Professionals
- A3: European Enclaves
- B1: Social Rented Sector Professional Support Workers
- D1: City Support Workers
- D3: Senior Professionals
- E1: Challenged Inner London Communities
- E2: Social Rented Sector Pockets
- F2: Social Rental Sector and Diverse Origins

Map: Greater London Authority High Streets Data Service 2025 (Contains OS data © Crown copyright and database rights 2025)

The largest demographic classification groups in Camden Town are 'City Support Workers', 'Challenged Inner London Communities', and 'Social Rented Professional Support Workers'. This reflects Camden Town's diverse and mixed population.

There is increased health deprivation to the centre and south east of the area, while the health deprivation is low towards the west.

Deprivation affecting children is highest to the north west and south east of the area. Deprivation affecting older people is similarly higher in these areas but more widespread, with high concentrations also around the centre of Camden Town.

Health

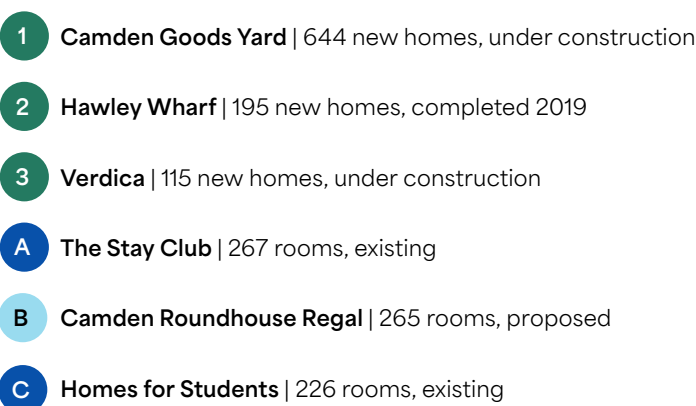
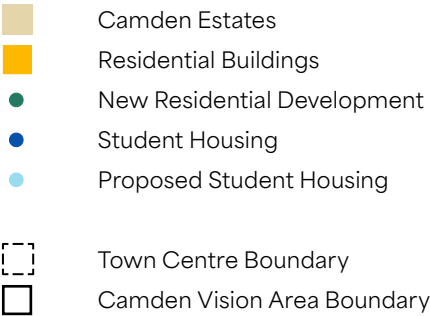
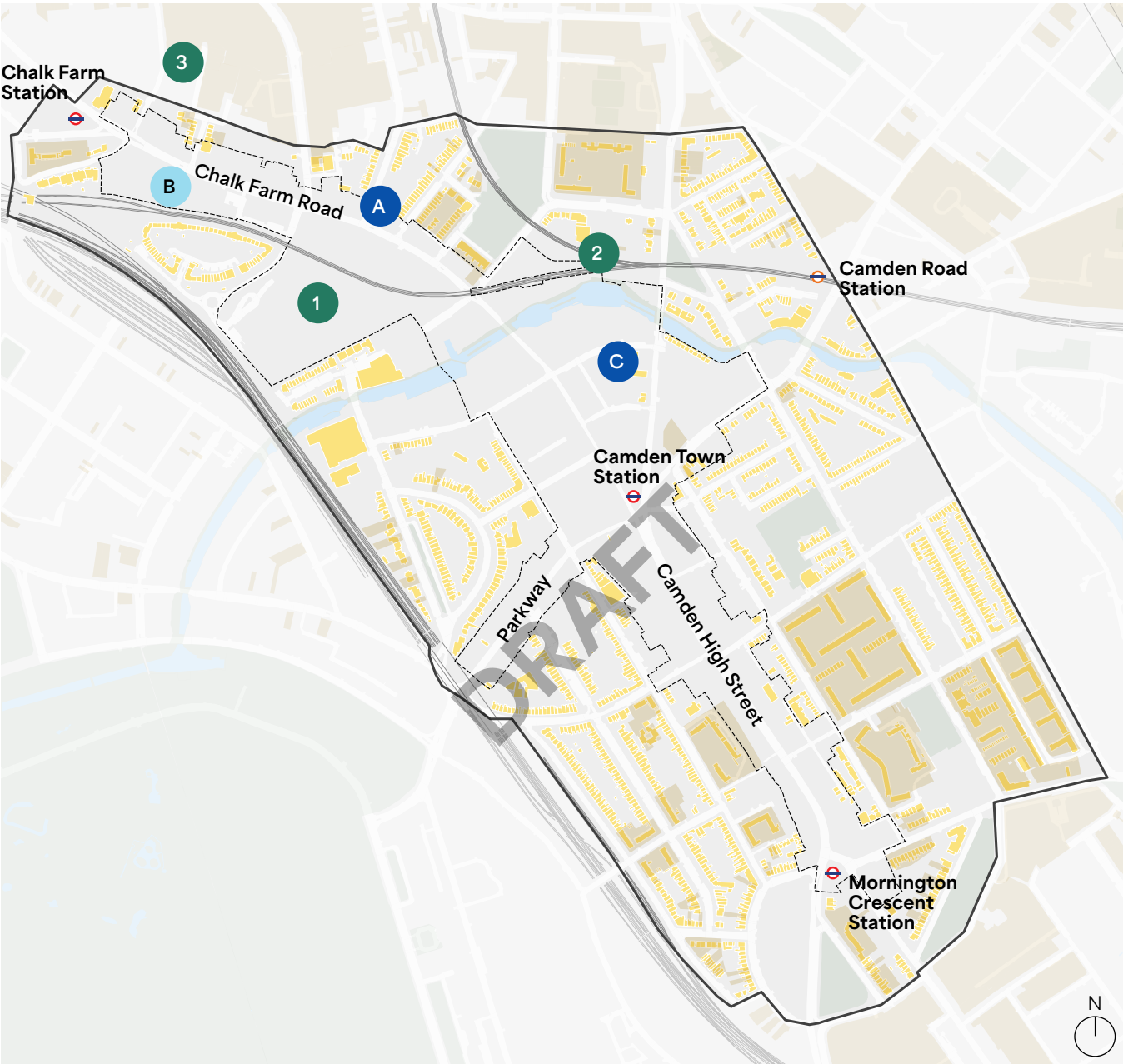


Income Deprivation Affecting Children Index



Income Deprivation Affecting Older People Index

Community Homes



Key Messages

- Camden Town has a higher proportion of flats compared to the inner London average.
- There is a higher proportion of socially and privately rented homes than the London average.
- The average house sells for £1.4m with an average of £3,900 for private renting.
- There are a number of existing student housing schemes within the area and more coming forward.



Camden Goods Yard, a mixed use development providing 573 new homes that is currently under construction



The Stay Club, purpose built student accommodation, providing 267 rooms

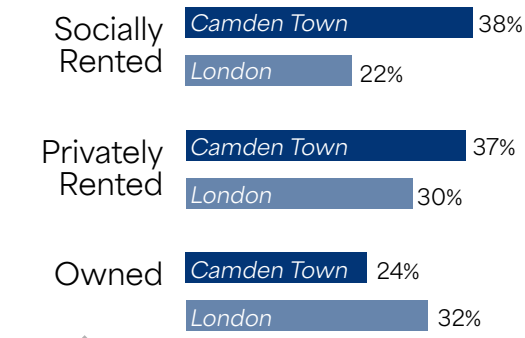
Proportion of Flats



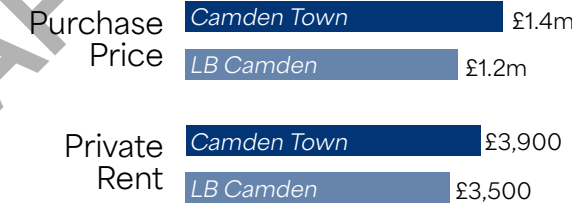
% of Homes with Insufficient Rooms



Tenure Mix



Housing Costs



Camden Town Economic, Commercial and Demographic Study Avison Young 2025; Trust for London 2023/24; Greater London Authority 2025

While house prices in Camden Town are above the borough average, over the last 5 years they have only increased by 17%, below the national average increase of 31%, reflecting that they were already notably high. However, private rents have increased in line with the national average.

Most housing estates in Camden Town are located to the north and south of the area and were built between 1960 and 1979. The largest estates in the area are Curnock Street, College Place, Camden High Street, and Clarence Way Estates.

There are two hostels for homeless single people with support needs located in the area, providing 133 rooms.

Community Social Infrastructure

Key Messages

- Community and social infrastructure is mostly located to the south of the area, with a cluster to the north around Castlehaven Road.
- A high number of Voluntary and Community Sector Organisations (VCSOs) are located within the area, with most in the centre and the south east.

There are 3 key community centres in the Camden Town Area. Castlehaven Community Association is located to the north of the area and provides a range of programmes that cater to the local community, such as free after school and weekend activities for young people, a membership programme for over 60s, and environmental and horticulture sessions.

The Pirate Castle is a boating and outdoor activities charity based on the Regent's Canal, offering services to young people, adults, older people, SEND groups, and the LGBTQ+ community. The Saint Pancras Community Association is located to the south of the area and provides activities for older people, wellbeing activities, a community kitchen and warm space, and a free clothing boutique.

There are approximately 55 VCSOs located in the area, with the largest supported group being children and young people.

The Black Cap is the only Asset of Community Value located within the Camden Town area. It is an 18th century public house that emerged as a prominent drag and cabaret venue in the 1960s. Planning policies have sought to protect the Black Cap from redevelopment, highlighting its importance as an LGBTQ+ venue.



Community

What are the issues?

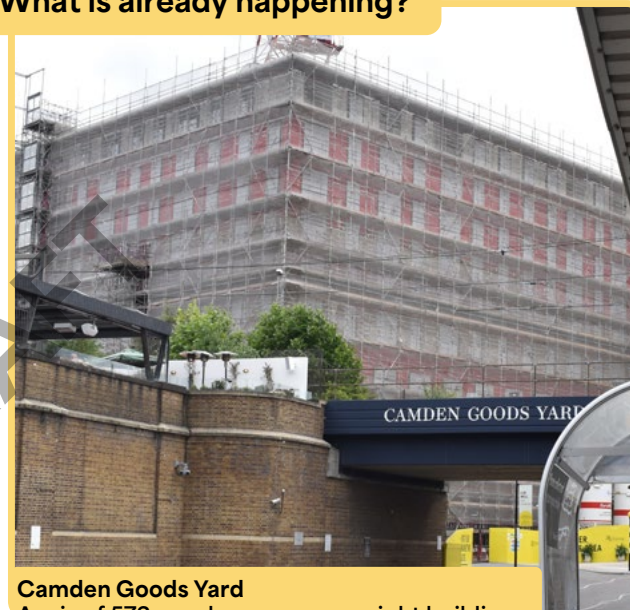
Residents

- Very high housing costs are leading to a more polarised community
- There is a need for new and affordable housing
- Low population density
- Housing costs a barrier to creative people
- Families moving out of Camden Town
- Loss of community character of the markets, especially Inverness Street
- Severe deprivation in some areas
- Health inequalities in the area, especially to centre and east
- High levels of homelessness in parts of the area

Homelessness

- High levels of homelessness in parts of the area

What is already happening?



Camden Goods Yard
A mix of 573 new homes across eight buildings with a supermarket, office space and retail space and an urban farm on the roof

Hawley Wharf



Eight new buildings provide a mix of 195 affordable and private homes an open market building, a primary school for 210 pupils with a 26 place nursery, workshops, local retail opportunities

What is the potential?

A Camden Town that supports and connects its local community

Ideas

- Ensure development sites maximise opportunities for housing, particularly affordable housing
- Encourage higher density residential developments around the town centre, and balance residential uses within the town centre with others
- Connect and signpost communities to local initiatives & cultural organisations
- Ensure that Camden High Street South meets the needs of local residents
- Activities & events specific to the local population, like young people
- Support & connect voluntary & community sector organisations in the area
- Look for opportunities for voluntary & community sector organisations to expand their work into the area
- Joined-up and partnership working to support people experiencing homelessness, in line with Camden's emerging Homelessness and Rough Sleeping Strategy
- A Camden Town that can grow to better support and connect its local community



Castlehaven Community Association Programme
Image Credit: Castlehaven Community Association



Castlehaven Community Association programme
Their projects include a membership programme for over 60's, free after school & weekend activities for young people, health & well-being sessions, environmental and horticulture sessions, an emergency food bank and much more
Image Credit: Castlehaven Community Association

05 Visitors

Camden Town's national and international reputation has led to it being one of the top tourist locations in the UK, with 180m visitors from May 2022 to September 2024.

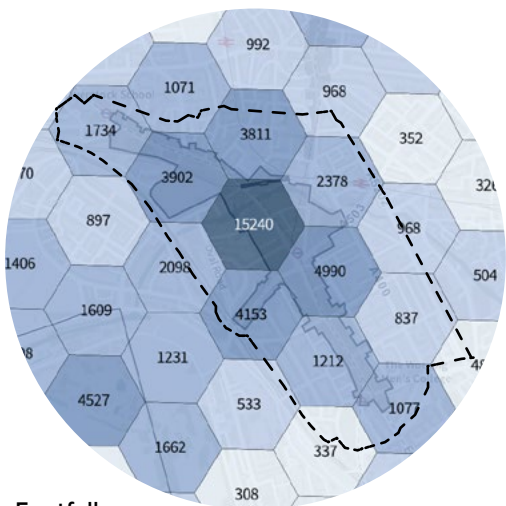
DRAFT

- Visitor Footfall & Spend
- Visitor Accommodation
- Leisure
- Issues & Potential

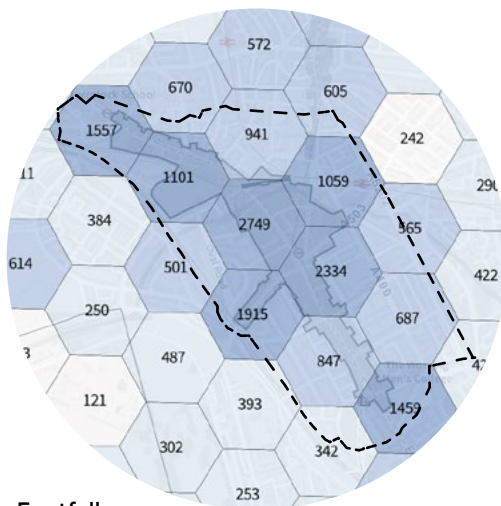


Visitors

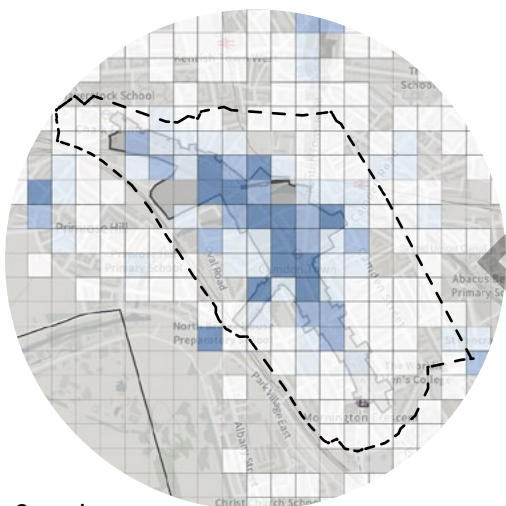
Visitor Footfall & Spend



Visitor Footfall
Saturday 12 - 3pm



Visitor Footfall
Wednesday 6 - 9pm



Visitor Spend
Saturday 12 - 3pm



Camden Town attracts a wide range of visitors, from international tourists to London-based visitors.

During the day, there is higher visitor footfall and spend towards the centre of the area, between the Stables Market and Pratt Street. However, visitors don't stay long, under an hour at peak times.

During the evening and night, visitor footfall and spend is more dispersed throughout the area and notably increases around



Visitor Spend
Wednesday 6 - 9pm

Maps: Greater London Authority High Streets Data Service 2025 (Contains OS data © Crown copyright and database rights 2025)

Chalk Farm and the Roundhouse. Dwell time increases (to two hours) as does spend per person.

This suggests that day-time visitors are focussed around Camden Markets and Camden High Street North. However, evening visitors may be attending specific events at Camden Town's live music venues.

At Camden Markets, 70-80% of all visits are made by tourists, with the majority being from Europe and America.



Inverness Street Market, with an international tourist-focussed offer



Boxpark, a market of recycled shipping containers, with cafés, shops and bars



Camden Lock and Stables Markets, key visitor attractions within Camden Town



The Roundhouse, a performing arts venue that hosts a range of events

Key Messages

- During the day, visitor footfall is most concentrated in the centre of the area and they don't stay long.
- During the evening and night, footfall and spend increases to the north and south, especially around Chalk Farm and the Roundhouse, as does dwell time.
- Camden Town Station is used much more than Chalk Farm, Mornington Crescent, and Camden Road Stations.



Camden Lock Market and Dingwalls, attracting a range of visitors with busy outdoor seating areas and footways

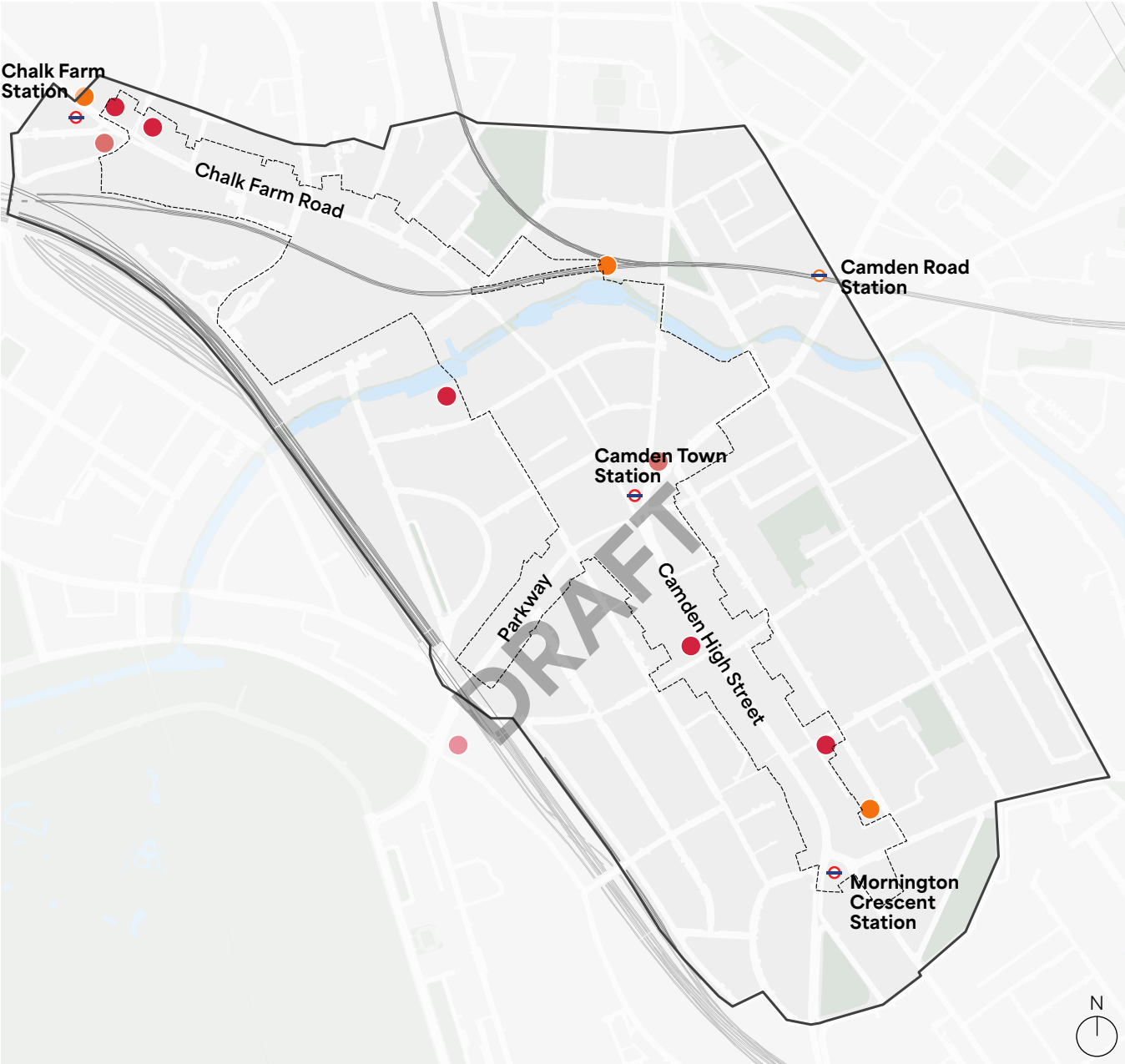
Station Entries and Exits, Typical Saturday

Mornington Crescent	Entries	7,090
	Exits	3,932
Chalk Farm	Entries	10,233
	Exits	7,582
Camden Road	Entries	6,479
	Exits	6,899
Camden Town	Entries	33,131
	Exits	42,368

Transport for London (TfL) Network demand data, Station Footfall 2023

Visitors

Visitor Accommodation

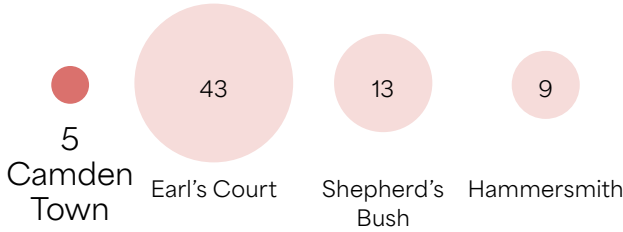


- Existing Hotels
- Proposed Hotels
- Serviced Apartments
- Town Centre Boundary
- Camden Town Vision Area Boundary

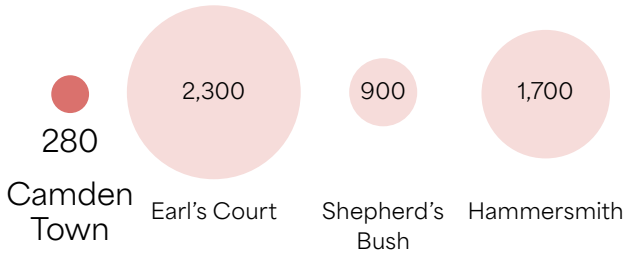
There 5 hotels with approximately 280 rooms in the Camden Town area, which is quite a bit lower than other London comparator areas. The hotels are spread out across the town centre, with no clear clustering.

Camden Town has a mid-market hotel offer, with two hotels that are 3 Star and three hotels that are 4 Star.

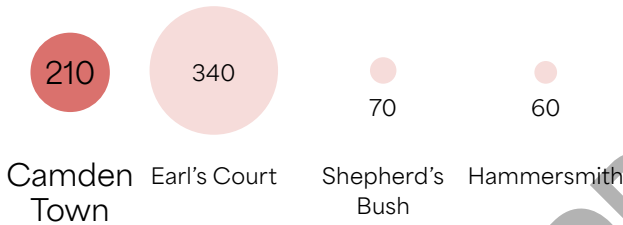
Number of Hotels



Number of Hotel Rooms



Number of Serviced Apartments



Camden Town Economic, Commercial and Demographic Study Avison Young 2025

Hotels in Camden Town are well-occupied, between 60 and 90% over the last year, which is a similar rate to its comparator areas and close to pre-pandemic figures. Revenue Available Per Room is also reasonably strong, at £115 per room, which falls in the middle of its comparators.

There are approximately 213 serviced apartments in the area, which is higher than all but one of the comparators. These received high daily rates of £211 per room in 2023. These are similarly spread across the area rather than clustered.

Agent commentary noted that operators at the 'budget' and 'value' end of spectrum are most likely to be attracted to the area, as these hotels would cater to young visitors. It was also noted that there may be interest from more boutique hotels offering creative and alternative experiences.

Key Messages

- There are only 5 hotels in the area despite good occupation.
- There is likely interest from budget and boutique hotels.
- Camden Town has a comparatively stronger number of serviced apartments than hotel rooms.



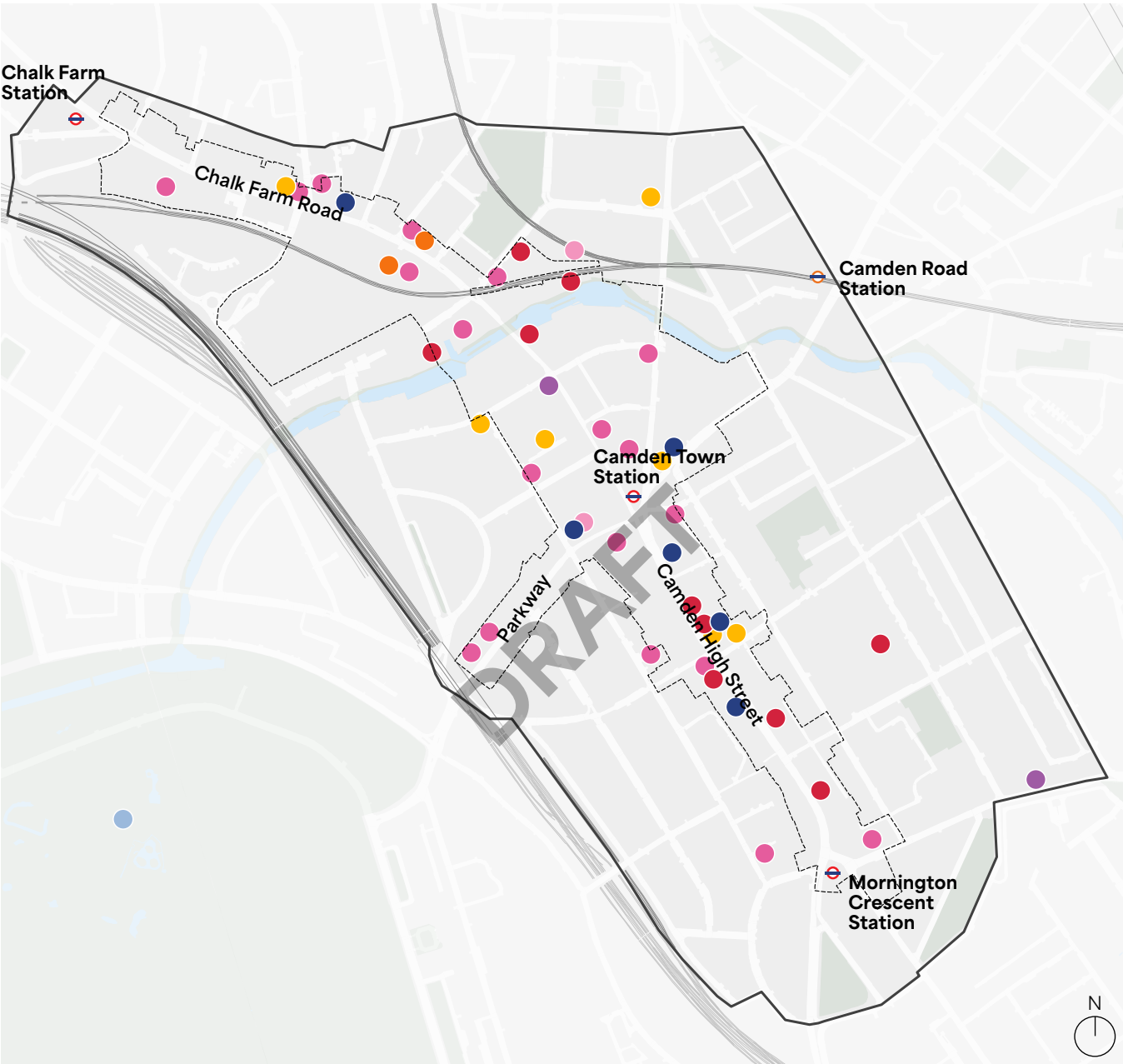
The Hub - Premier Inn, located on Camden High Street, opened in 2023 and providing 80 rooms



Holiday Inn, Camden Lock, located on Regent's Canal, opposite Camden Lock Market, opened in 2003 and providing 130 rooms

Visitors

Leisure



- Live Music
- Theatre
- Cinema
- Comedy Club
- Bingo & Amusements
- Casino & Betting
- Immersive Experiences
- London Zoo
- Town Centre Boundary
- Camden Town Vision Area Boundary

Leisure activities in Camden Town are mostly located within the town centre boundary, and are generally more concentrated centrally in the area.

The most common types are live music, followed by bingo and amusements. This category includes arcades, bowling and other types of competitive socialising, which are mostly clustered around Camden Lock Market and Hawley Wharf, and to the south of Camden Town Station.



Curzon Cinema, a new cinema that opened in 2021 at Hawley Wharf, with 5 screens that have 30 seats each



Lane 7, a bowling and games bar in Hawley Wharf with competitive socialising activities that include pool, darts and shuffleboard



180 Darts Club, a darts bar with classic darts and interactive booths based within Camden Lock Market

Key Messages

- There has been some increase in leisure uses at Stables Market, Hawley Wharf and Boxpark, in line with wider leisure trends.
- Licensed amusement arcades are clustered around the canal and along Camden High Street.

The Hawley Wharf development has introduced a number of additional leisure uses to the area, such as a cinema, indoor theme park, and competitive socialising activities such as Lane 7.

There has been some growth in immersive experiences in the area, with Camden Stables Market introducing Live Odyssey, an immersive musical experience, and previously showing Peaky Blinders: The Rise.

Camden Town also has a number of comedy clubs, which are mostly located to the centre and north of the area. Most casinos and betting shops are located towards the centre and south.

Boxpark hosts regular events such as a weekly quiz, streaming sports fixtures, dance classes, comedy nights, live music and hosting a resident DJ.

Wider Trends

- The leisure sector is undergoing significant change with a growth in demand for more experience-based opportunities.
- There is a shift from drinking in pubs or bars to competitive socialising, experiences and shared activities, including more inclusive activities.

Visitors

What are the issues?

Visitor Accommodation

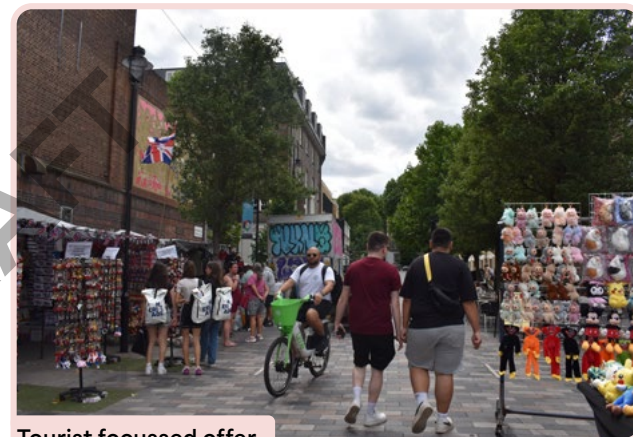
- Lack of hotels and hotel rooms
- Lack of hotels impacts on overnight and major venue visits
- Short stay let developments impacting the character of surrounding areas



Overcrowding

Visitors

- A tourist focussed offer that has limited appeal to locals and London-based visitors
- Single-visit nature tourism provides little incentive for tourist-focussed businesses to improve low quality offer
- Most tourists only visit the central area and markets
- Transport capacity issues, congestion and overcrowding
- Reduced focus on creative and cultural activity due to tourism
- Lack of data on where visitors come from



Tourist focussed offer

Leisure

- Limited activities beyond spending money on goods and services
- Reduction in range of leisure offer to compete with other parts of London
- Short life spans & high turnover

What is the potential?

A Camden Town where the local community and visitors have a reciprocal relationship and visitors return again and again.

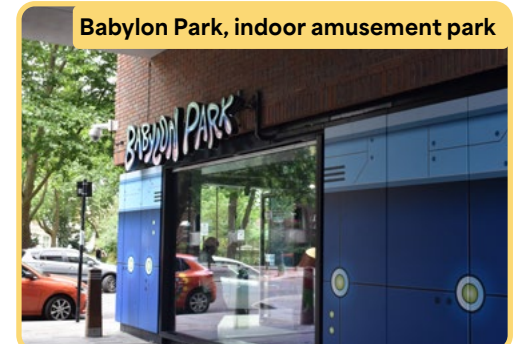
Ideas

- Support hotel provision within the town centre boundary that provides workspace & creative space at ground floor
- Work with major landowners to ensure their offer provides for different types of visitor, as well as the local economy
- Develop policy and guidance to focus visitor destination around the markets
- Work with TfL and other landowners to bring forward the upgrade of Camden Town Station, and encourage visitors to use different stations and routes in the short term
- Support the shift towards experiential and leisure uses by working with landowners and developers to encourage leisure uses in new development
- Work with landowners and local organisations to provide more diverse and accessible leisure activities
- Secure more local benefits from tourism, like employment and revenue for local investment

What is already happening?



Premier Inn Hub: 115-119 Camden High Street
The 80-bedroom hotel is built on the site of the corner of Camden High Street and Delancey Street



Babylon Park, indoor amusement park



Boxpark

06 Heritage & Character

Camden Town has a remarkable built environment and cultural history reflected in its buildings and communities.

DRAFT

- History
- Conservation
- Cultural History
- Issues & Potential



Heritage & Character History

Camden Town was formerly known as Halfway Houses and consisted of an area of London countryside with a junction of roads linking London to Hampstead and Highgate. As a convenient stopping place along these routes, Camden Town, named in 1791, had two pubs and a few houses.

In the late 18th century, the expansion of London reached Camden Town, and it emerged as a residential and transport hub, providing affordable housing for working class families. The Regent's Canal came into operation in the 1820s with railways arriving in the 1830s, leading to an increase in speculative development and rapid change.

Artisans and shopkeepers moved into the area to serve the new working class who made a living from the railways and canal, and shops were built on the front gardens of terraces along Camden High Street. The area attracted transient residents, providing cheap lodgings, work and entertainment. Family homes for professionals were developed in the western part of Camden Town, transitioning from the grand properties near Regent's Park to the industrial and commercial areas to the east.

Towards the end of the 19th century, the area around Britannia Junction was redeveloped, with larger shops, taller buildings and more ornate front elevations.

Artists and writers were attracted to Camden Town's Bohemian atmosphere and affordable housing, with a notable resident being Charles Dickens. In the second half of the 20th century, Camden Town transitioned into a cultural and creative centre. The area attracted designers and architects who were interested in Camden Town's robust industrial architecture, while the centre of Camden Town became a focus for alternative culture, with lively shops, markets, and music venues.



Middlesex Sheet XVII, Surveyed: **1868 to 1873**, Published 1880 to 1992
Map Credit: National Library of Scotland

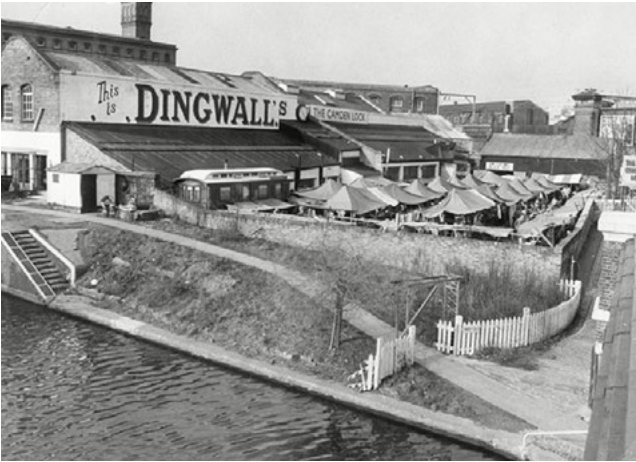


London Sheet K, Revised: **1938**, Published: ca. 1946
Map Credit: National Library of Scotland



1940 Key Land Uses

- Industrial Uses
- Music Venues and Theatres
- Public Houses
- Camden Town Vision Area Boundary



Dingwalls, formerly occupied by a packing case company and opened as Dingwall's Dance Hall in 1973
Image Credit: LabTech



The Roundhouse was originally built to house locomotives and later used for storage, including as a gin warehouse, was converted into an arts and music venue in 1966



KOKO, originally the Camden Theatre when opened in 1900, is a live music venue and former theatre. The building was used as a BBC radio and recording studio in the mid 20th century and re-opened as a live music venue in 1977.

Key Messages

- Camden Town has a strong industrial and trade history due to Regent's Canal and the railway infrastructure which both arrived in the first half of the 19th century.
- Industrial uses left Camden Town from the mid 20th century onwards.
- Creatives were attracted to Camden Town for its atmosphere and affordable housing and workspace, and it emerged as a cultural centre in the second half of the 20th century.

Camden Town saw a loss of industrial uses and land from the mid 20th century onwards, partly due to the Clean Air Act of 1965. Regent's Canal ceased to be used commercially and the wharf to the north side of Camden Lock was vacated by Dingwall's, a packing case company, in 1971.

In the 1970s, the Camden Lock area was blighted by the possible development of the Motorway Box, a 6 lane highway proposed through Camden Town. As a temporary measure, existing buildings were converted into workshops, and restaurants, bars and Dingwall's Dance Hall were added. In the mid 70s, a market began, based on antiques and craft goods. The motorway scheme was abandoned in 1976 and by this time, the Lock was established as major attraction for tourists and young people.

In the 1990s, some remaining areas of railway and associated industrial infrastructure were redeveloped. This included the construction of a supermarket, Juniper Crescent and Gilbeys Yard, which are located on the site of the former Camden Goods Yard.

Heritage & Character Conservation



- Listed Building or Structure
- Locally Listed Building or Structure
- Camden Town Conservation Area
- Regent's Canal Conservation Area
- Primrose Hill Conservation Area
- Regent's Park Conservation Area
- Kings Cross and St Pancras Conservation Area
- Harmond Street Conservation Area
- Jeffrey's Street Conservation Area
- Rochester Conservation Area
- Camden Broadway Conservation Area
- Camden Square Conservation Area

- Town Centre Boundary
- Camden Town Vision Area Boundary

A number of conservation areas overlap with the Camden Town Vision area. Most notably, Camden Town and Regent's Canal, but also Harmond Street, Primrose Hill, Jeffrey's Street, and Camden Broadway Conservation Areas.

Collectively, these conservation areas cover the majority of the area, excluding parts of the south east, centre and north west.

Key Messages

- The southern part of Camden Town is mostly within the Camden Town Conservation Area. Regent's Canal Conservation Area follows the canal but extends north and includes the Roundhouse.
- Listed and locally listed buildings are mostly set away from Camden High Street.
- The section of Camden High Street below Regent's Canal has a vibrant commercial character and is not included in conservation areas.

The Camden Town Conservation Area, covering the south west of Camden Town, is characterised by two typologies: the commercial sub area which includes the busy retail areas of Camden High Street and Parkway, and the residential sub area, encompassing the more formal residential development to the south and west.

The area has a high proportion of 19th century buildings throughout. The majority of listed buildings are located to the residential sub area, while most of the buildings that have a negative contribution to the conservation area sit along the high street, illustrating the greater pressure for redevelopment within the town centre since the late 19th century.

The character of the Regent's Canal Conservation Area is attributed to its concentration of industrial archaeology, alongside the high quality of its associated railway features. The canal is largely hidden from the surrounding townscape, giving it a tranquil quality. As commercial activities along the canal have declined, it has become a key resource for leisure activities and ecology.

There are also a number of locally listed structures in the area, especially to east. Two key open spaces are locally listed as well: St Martin's Garden and Oakley Square Gardens.



Camden High Street, this colourful commercial part of the high street is not included within any conservation areas.



Arlington House is a grade II listed imposing building outside of conservation areas. Since opening in 1905, it has provided accommodation to single men.



Hampstead Road Lock is made up of a pair of canal locks from the early 19th century and is grade II listed.



The Working Men's College was founded in 1854 and is one of the first adult education institutions in the UK. It moved to this grade II building on Crowndale Road upon its completion in 1906.

Heritage & Character

Cultural History

Camden Town’s heritage and character has been heavily influenced by its cultural legacy. It emerged as a creative space during the 1940s and 50s, attracting writers and artists seeking affordable living conditions.

The 1960s saw the opening of music venues and the birth of counter culture. Dingwall’s and Electric Ballroom opened in the 1970s, which were central to the UK punk movement.

In the 1980s, Camden Town’s nightlife scene expanded with the rise of electronic music and DJ culture. The markets continued to be a central space for alternative culture and fashion.

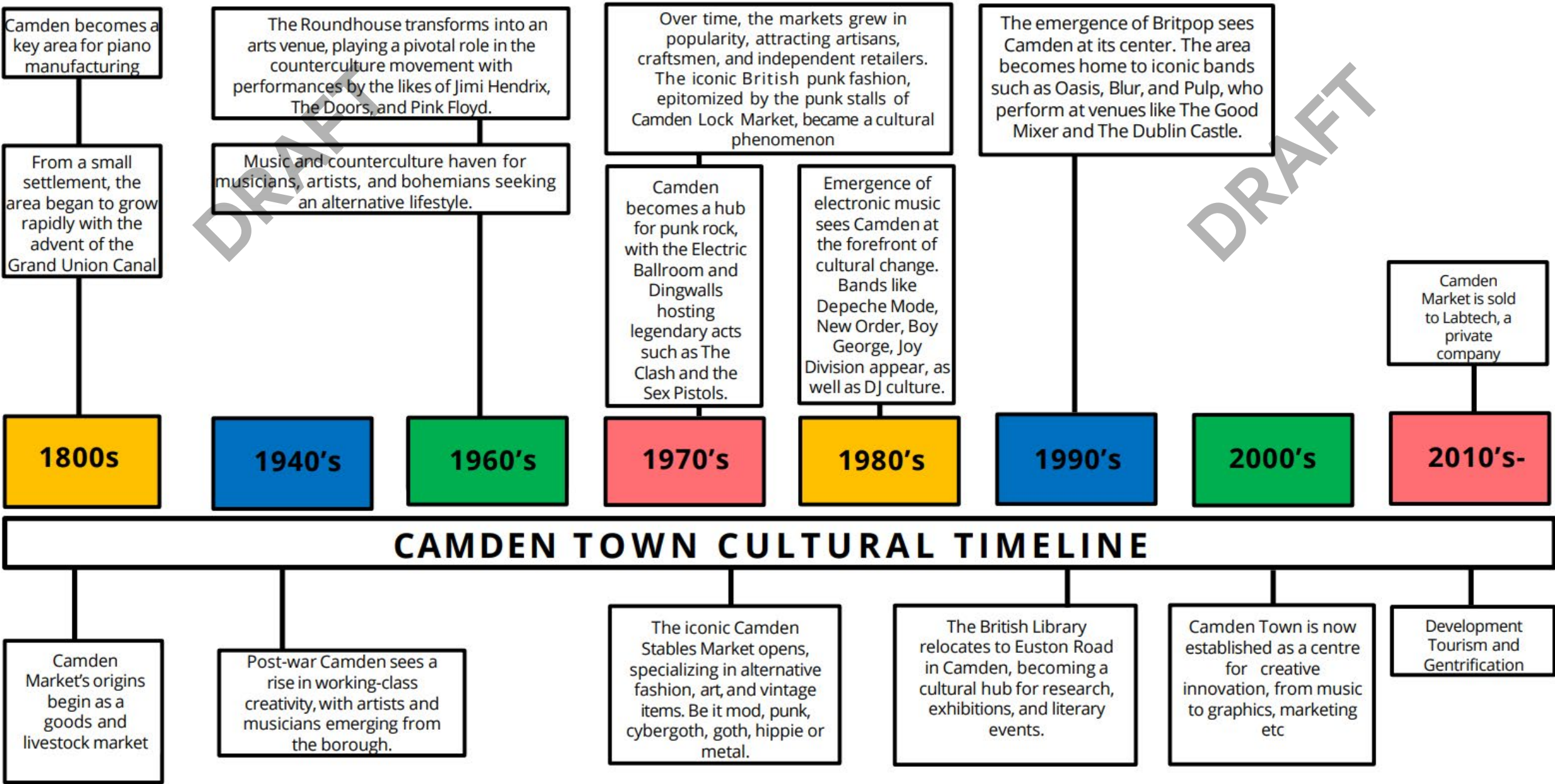
Camden Town was at the heart of the Britpop movement in the 90s, and entered its mainstream era in the 2000s. It has had a continued music prominence, but rapid commercialisation has resulted in a loss of independent music and record stores.



The Clash outside their Camden Market rehearsal studio in 1977, used as the front cover of their debut album
Image Credit: LabTech

Key Messages

- There is a rich cultural and creative heritage of iconic music venues, counter culture, and a market that was a centre for alternative culture and fashion.
- Camden Town has seen a loss of creative and cultural production over the last 20 years.



Timeline from Camden Town Economic, Commercial and Demographic Study Avison Young 2025

Heritage & Character

What are the issues?

Conservation

- Hidden heritage
- Growth and development can bring significant benefits but impact on character

Cultural History & Identity

- Hidden cultural history and muddled identity
- Commercialisation has dimmed Camden Town's creative identity
- No longer at the forefront of shaping cultural trends
- The area around Buck Street is uninviting due to uncertainty of the Camden Town Station upgrade



Camden Town Conservation Area



Regent's Canal Conservation Area



Iconic landmark in Camden

What is the potential?

A Camden Town that celebrates its heritage and builds on its unique character.

Ideas

- Review Conservation Area Appraisals and how they capture cultural history, identity & encourage high quality development
- Ensure new buildings reflect the pioneering, creative & adaptable qualities of Camden Town's historic buildings
- Support appropriate development opportunities that can enhance the character of Camden Town, like along the west side of Camden High Street south
- Celebrate Camden Town's rich heritage & cultural history, including its queer and alternative heritage, through events & activities to foreshadow investment into the creative and cultural sector
- Reflect its communities in its character by involving local artists, children & young people in making public art and signage
- Make the most of Camden Town's internationally renowned cultural brand by showcasing its history
- Support the re-branding of Camden Town as a creative & cultural quarter
- Produce design guidance that responds to the different character areas of Camden Town
- Work with Transport for London and Places for London to bring forward the Underground Station improvements alongside new development at Buck Street

What is already happening?



Mural on Camden High Street by Miguel H. Cuar
This piece was created in partnership with Camden Open Air Gallery as part of the Camden High Street pedestrianisation trial
Image Credit: Crispian Blaize

Music Walk of Fame



Roundhouse transport heritage plaque

07 Economy, Business & Retail

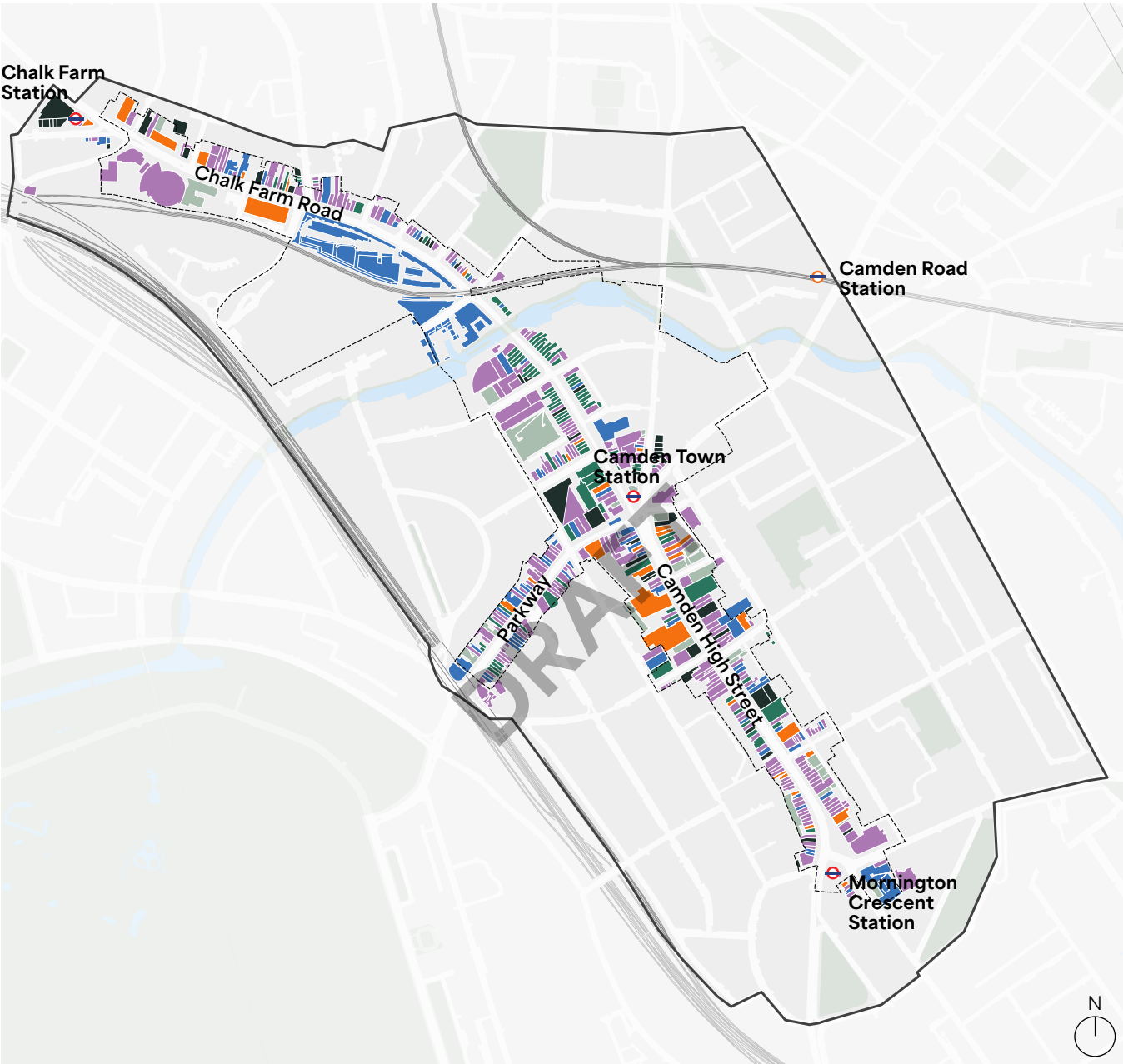
Camden Town contributes significantly to the borough economy but has remained fairly static in recent years.

- High Street
- Markets
- Offer
- Footfall & Spend
- Employment
- Sectors
- Creative & Cultural Economy
- Workspace
- Issues & Potential



Economy, Business & Retail

High Street



- Leisure Services
- Comparison Retail (higher value purchase items)
- Convenience Retail (everyday goods)
- Retail Services
- Vacant & Under Alteration
- Financial & Business Services
- Town Centre Boundary
- Camden Town Vision Area Boundary

Based on data from the Camden Town Economic, Commercial and Demographic Study Avison Young 2025

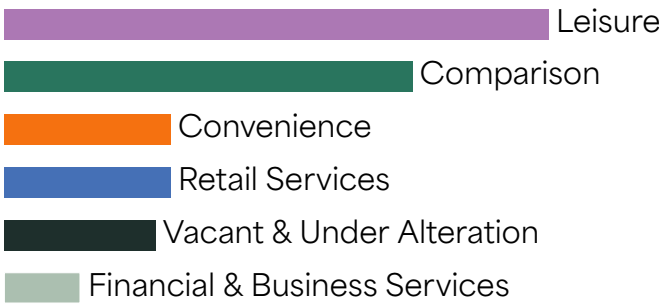
Key Messages

- Camden Town's retail mix is dominated by restaurants, cafés, pubs, and bars (leisure services) and shops selling fashion and gifts (comparison goods).
- This mix is destination-oriented, for visiting purposefully rather than stopping by.
- Leisure services, especially restaurants, have increased significantly over time, as have fashion, gift and craft shops.
- There is a more limited day-to-day non-food offer (newsagents, dry cleaners, optician, post offices, etc.).
- The strongest day-to-day offer is beauty services, food stores and supermarkets.
- Camden Town has a low vacancy rate (10.3%) despite high average rents (£55.50 psf) and poor-quality retail stock.

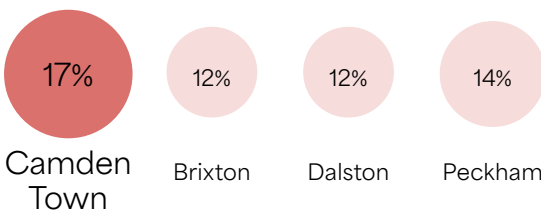
Wider Trends

- The cost-of-living crisis has resulted in consumers being more cost conscious.
- Online shopping amounts to 27% of all sales.
- For in-person shopping, there is a demand for everyday and special one off purchases.
- There is an increased focus on 'fast casual' food and drink.
- There is an 'instagram generation' focus on experience-based restaurants and retail.
- There is increased demand for 'move in ready' white box retail units.

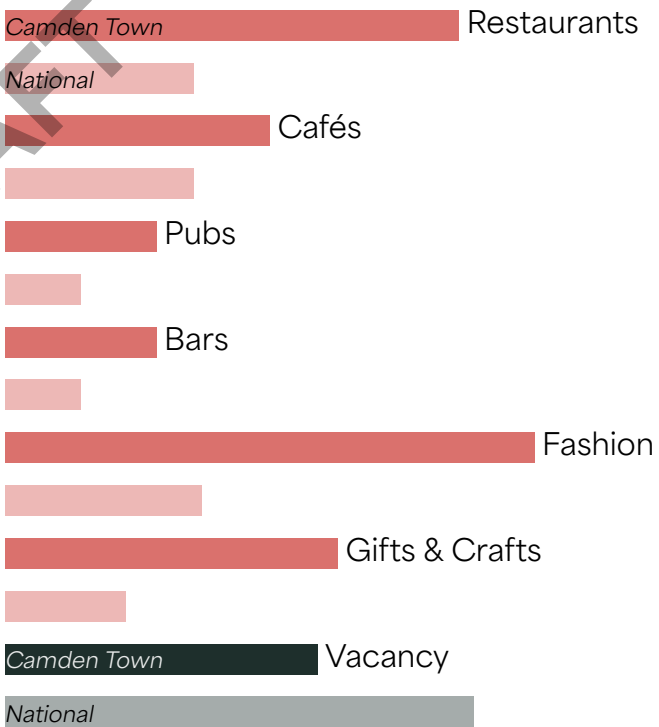
Retail Mix



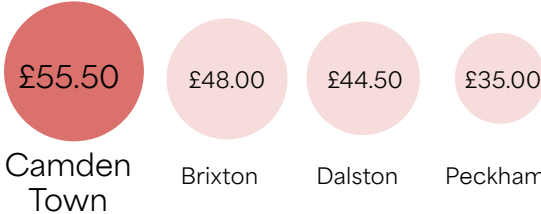
National Multiples



National Comparison

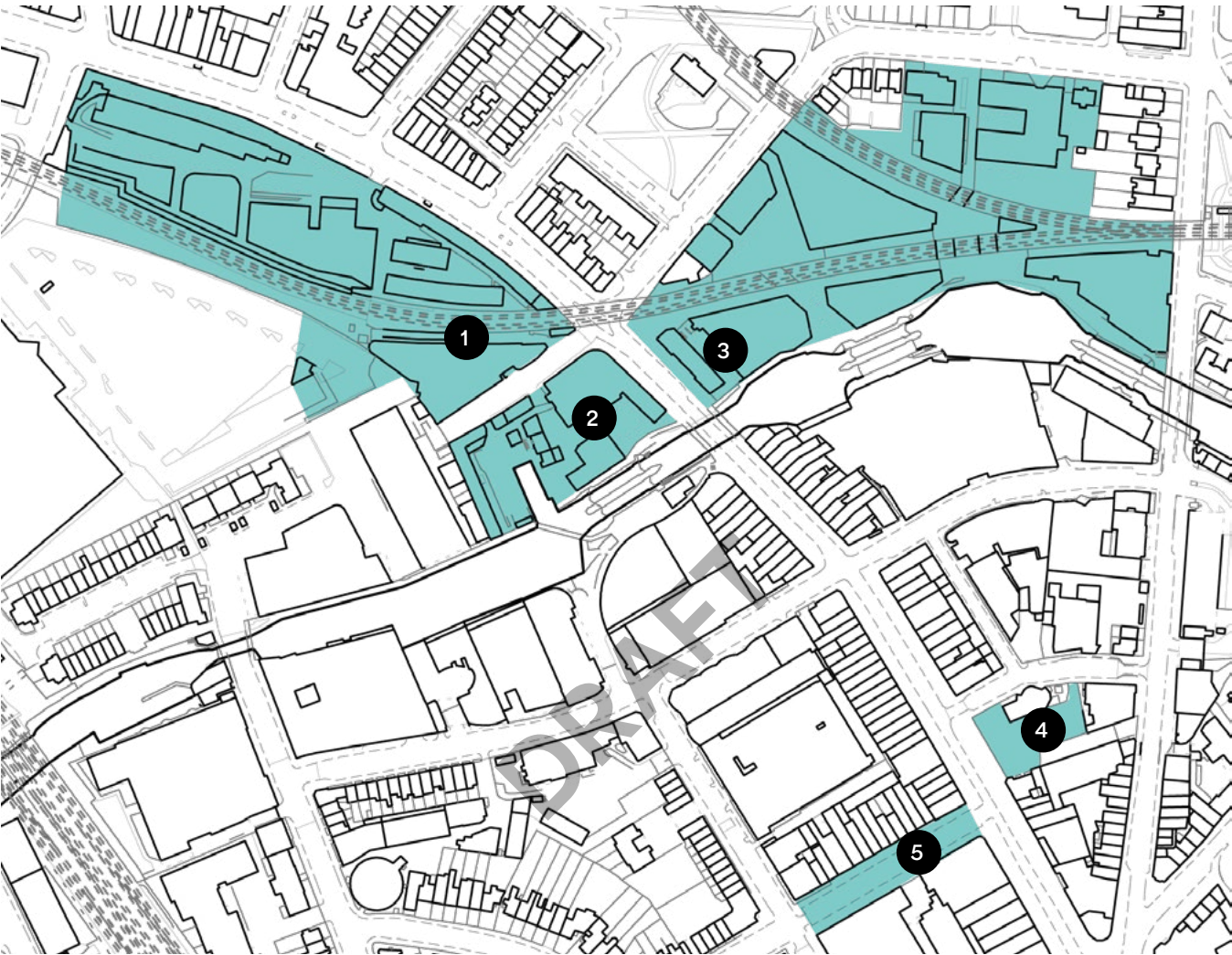


Rent



Camden Town Economic, Commercial and Demographic Study Avison Young 2025

Economy, Business & Retail Markets



Key Messages

- Camden Town's markets have grown over the years, and are a key part of what makes the area famous.
- The markets have over 1,000 stalls and a diverse workforce, supporting over 1,750 jobs.
- They are mostly visitor-focussed in their offer, providing a mix of retail, food & beverage, and events.
- Camden Town has 5 markets, 4 of which are privately owned, including Camden Markets (Stables, Lock and Hawley Wharf) and Boxpark.

Camden Town's Markets

Camden Markets (Lock, Stables and Hawley Wharf) began as a small arts and craft fair in the 1970s and became the centre of an alternative culture of fashion, music and food. It is now one of London's most popular destinations and the largest market in London.

Boxpark is a more recent market that has evolved from selling souvenirs and clothes to a three storey shipping container complex that also hosts regular events.

Inverness Street Market was traditionally a local produce market but has evolved to provide souvenirs, clothes and street food.



Camden Stables Market, one of LabTech's markets within the former Pickfords stables that run along the west side of Chalk Farm Road, with a focus on fashion and food



Camden Lock Market, another LabTech market that faces onto to Hampstead Lock and includes a 3 storey indoor market, with a focus on food and crafts



Hawley Wharf, developed by LabTech and opened in 2021, includes covered food courts, shops and leisure experiences



Boxpark, operated by Boxpark and owned by Places for London (Pfl) is a shipping container complex, with food and retail traders, that hosts regular events



Inverness Street Market is street market that is managed by Camden Council, market stalls mostly sell souvenirs, street food and clothes



Inverness Street Night Market, a pilot night market that was held in February 2025 with a range of food, retail and community stalls, as well as live music

Economy, Business & Retail Offer

Chalk Farm Road

This area has a strong destination offer with a high number of restaurants, cafés, and fashion, gift and craft shops. It has the highest number of vacant units.

Camden High Street North

This area also has a strong destination offer, with a high number of restaurants, fast food establishments, and fashion, gifts and craft shops. It has a lower number of vacant units.

Camden High Street South

This area has a mixed destination and day-to-day role, with a high number of beauty services, fast food restaurants and cafés. It also has a higher vacancy level than Camden High Street North.

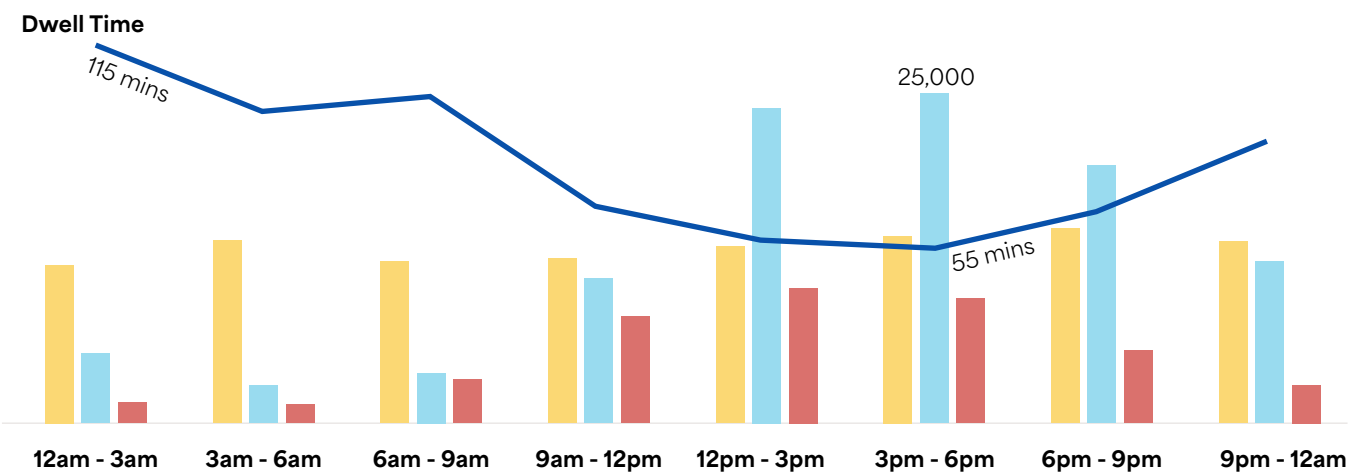
Parkway

This area has a mixed offer with a high number of property services, independent restaurants, and health & beauty services. It has the lowest number of vacant units.



Economy, Business & Retail

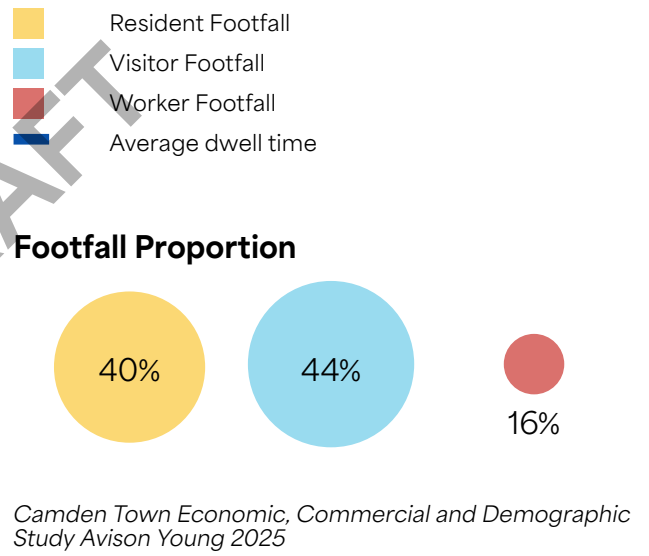
Footfall & Spend



Footfall and Dwell Time

Key Messages

- Visitor footfall is highest between 12 and 9pm, and footfall peaks at 3-6pm, when dwell time is lowest.
- Dwell time drops to between 55-70 mins during peak footfall hours, between 3 and 6pm.
- Visitors and workers make up 60% of total footfall.



Camden Town attracts higher levels of footfall than most other comparator locations in London, like Brixton, Dalston and Hackney Central.

The dwell time for daytime visitors is relatively short, but extends to a fairly long time for those visiting after 9pm.

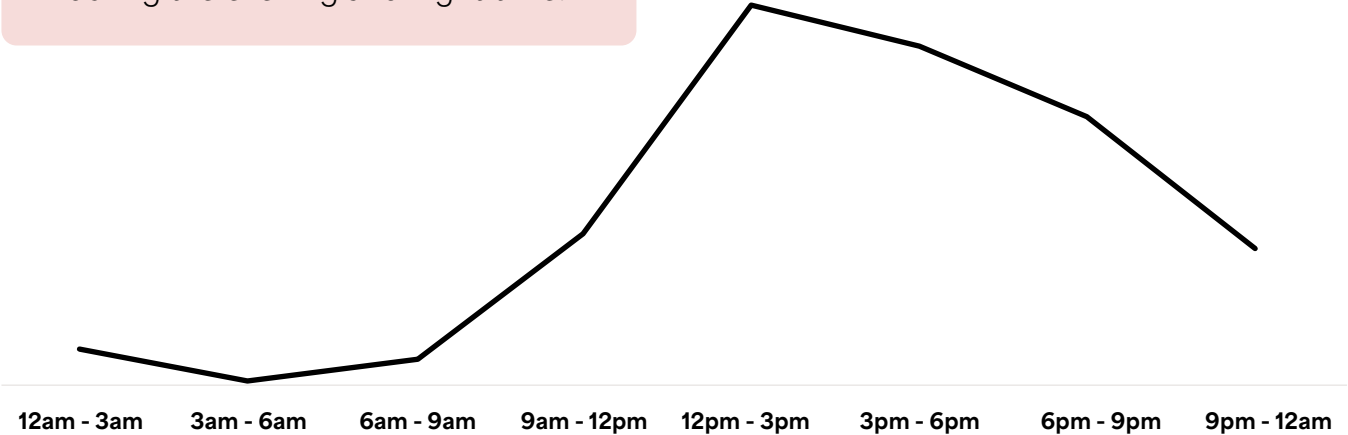
Most people that visit are non-residents, which aligns with trends in Brixton and Hammersmith, but other areas have a more balanced mix of residents, visitors and workers.



Independent shops and restaurants along Chalk Farm Road, opposite the entrance to Camden Stables Market

Stakeholder Commentary

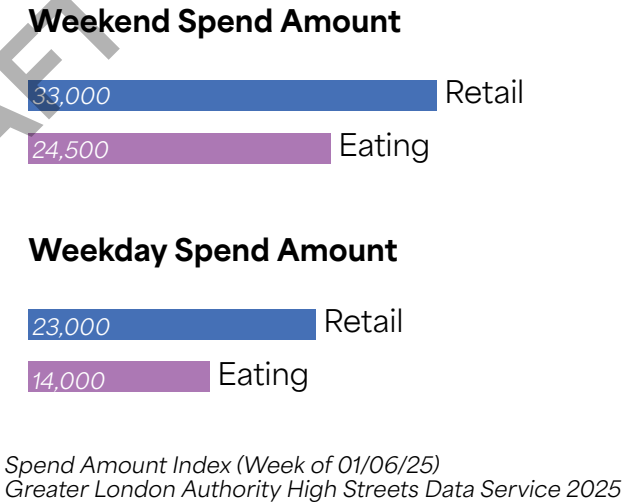
- Despite strong footfall, there is reduced spend per person.
- There is higher spend per person during the evening and night-time.



Retail Spend By Hour

Retail spend in Camden Town generally follows the levels of footfall seen. It peaks just ahead of peak footfall, between 12 and 3pm.

Throughout the week, retail spend is higher than eating spend. However, this gap is proportionately smaller during the weekend. Weekend retail spend has slightly increased over the last 3 years, but during the week it has been steady. However, for eating, spend this has stayed steady during the weekends but slightly decreased during the week.



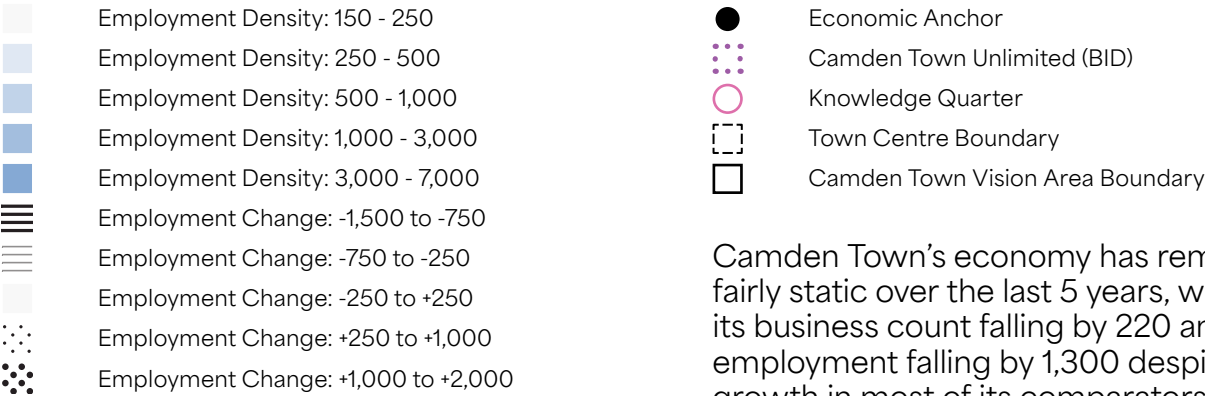
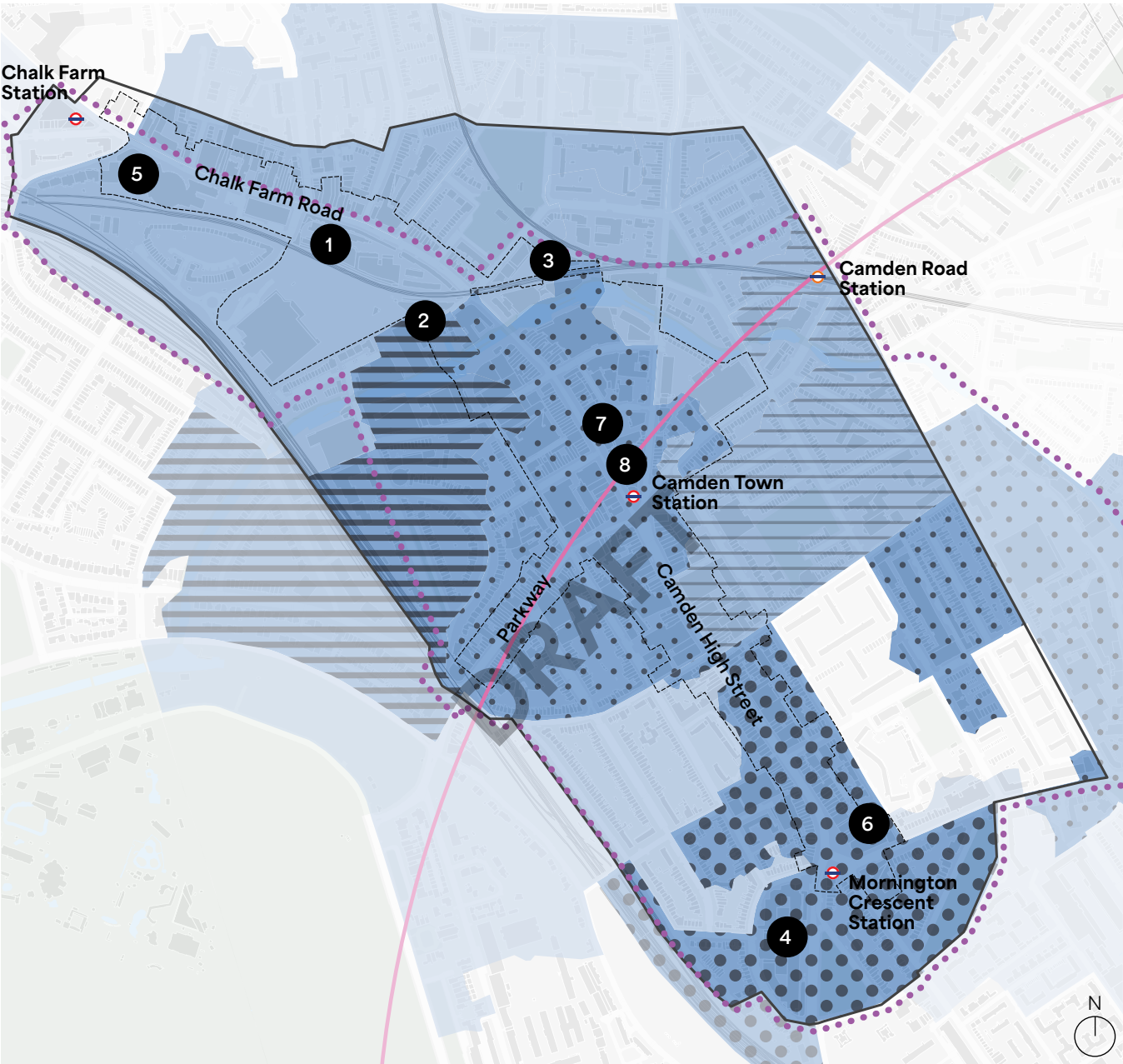
Shops and cafés along Camden High Street, approaching the junction with Inverness Street with high levels of footfall



Camden High Street looking south, with lower levels of footfall and a large vacant unit on the east side of the street

Economy, Business & Retail

Employment



1

Camden Stables Market, offering a variety of global and local stalls

2

Camden Lock Market, a significant tourist attraction

3

Hawley Wharf, offering markets, shops, workspace and entertainment

4

Greater London House providing office space over 8 floors

5

The Roundhouse, a renowned performing arts centre

6

KOKO, an iconic concert venue and former theatre with a capacity of 1,500

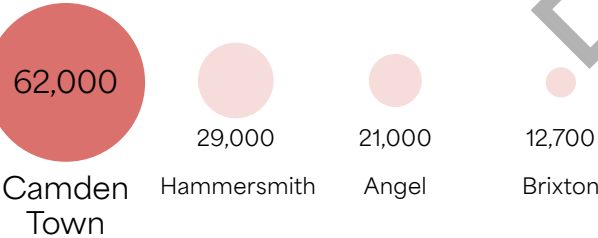
7

Boxpark, food stalls and retail within repurposed shipping containers

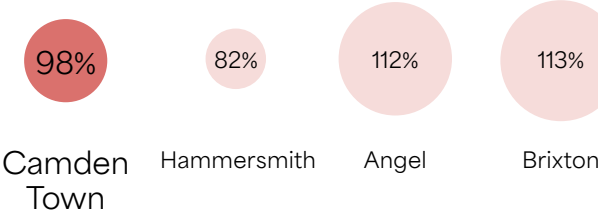
8

Electric Ballroom, a historic live music venue and nightclub

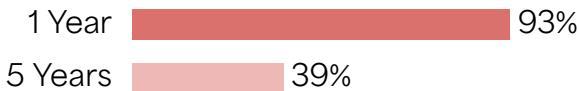
Number of People Employed



Indexed Employment Growth (2017 - 2022)



Business Survival Rates



Key Messages

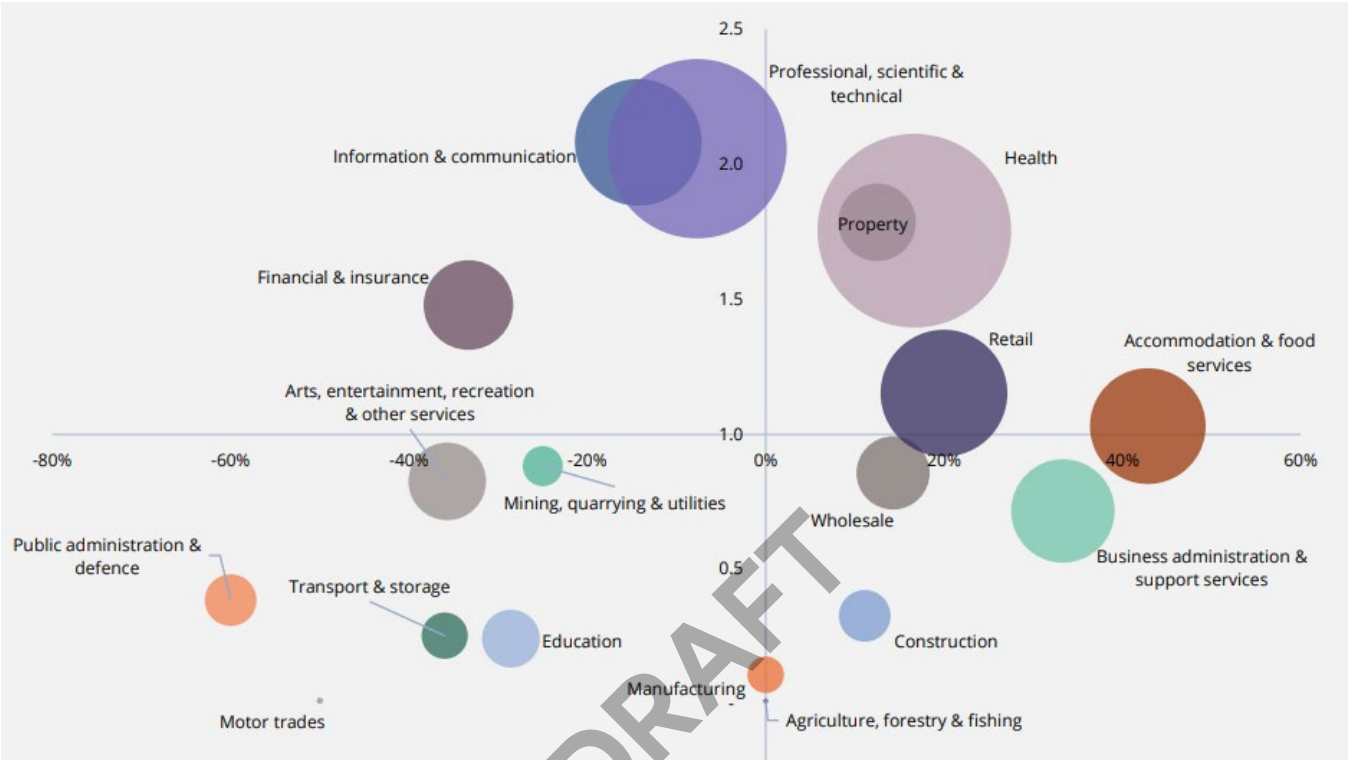
- Camden Town employs 62,000 people and is home to 3,100 businesses.
- The economy has remained fairly static in the last 5 years, with some loss of businesses and employment.
- Employment density is highest towards the centre and south of Camden Town, with strongest employment growth to the south.

A loss of employment space in Jamestown Road, appears to be counterbalanced by growth around Camden High Street South and Mornington Crescent.

Camden Town has a higher proportion of high growth businesses than all of its London comparator areas and a similar business survival rate.

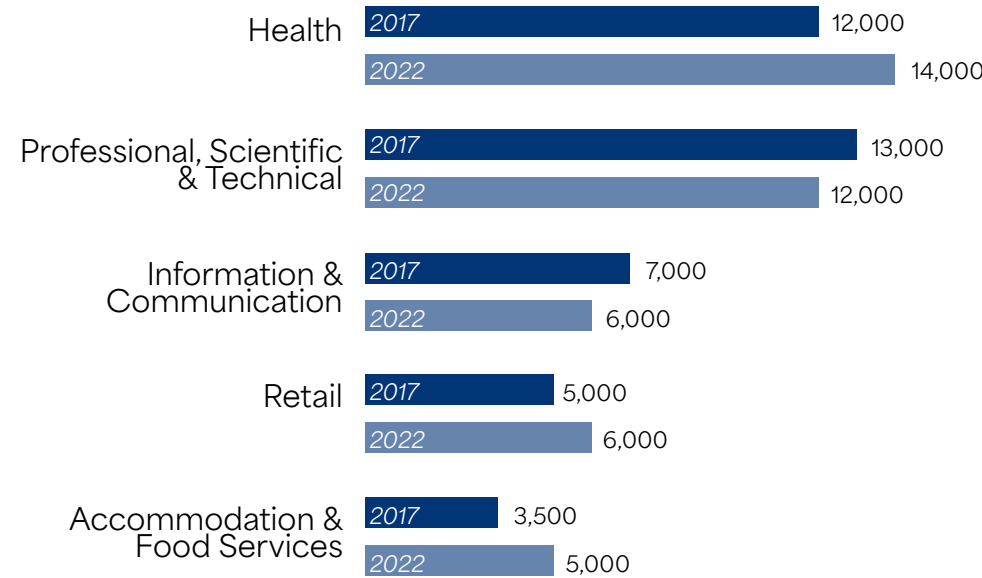
Economy, Business & Retail Sectors

Employment Sector Size, Growth & Specialism (2017 - 2022)



Graph from the Camden Town Economic, Commercial and Demographic Study Avison Young 2025

Top 5 Employment Sectors & Change (2017 - 2022)



Camden Town Economic, Commercial and Demographic Study Avison Young 2025

There is a strong representation of Knowledge Economy sectors in Camden Town, such as Professional, Scientific & Technical Activities (providing 12,000 jobs), Information & Communication (providing 6,000 jobs), and Finance & Insurance (providing 3,000 jobs). All of these sectors are more concentrated within the Camden Town economy than the national average. However, all have also declined over the last 5 years.

High street sectors like retail (providing 6,000 jobs) and accommodation & food services (providing 5,000 jobs) are also prominent in Camden Town. Unlike other town centres nationally, these sectors have grown by 20% and 40% respectively, reflecting Camden Town's evolving role as a destination.

The Life Science sector is small in Camden Town, despite the proximity of the area to the Knowledge Quarter. However, Camden Town seems to be better aligned to creative and cultural industries in terms of economic specialisms.

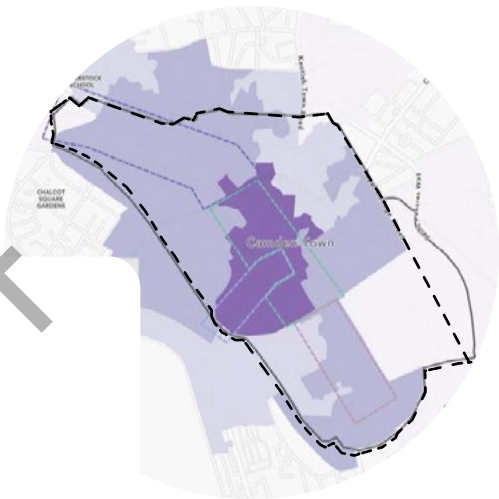
Spatially, the Knowledge Economy sectors are centrally located, with a strong presence near Mornington Crescent. Accommodation and Food Services are clustered more centrally, around Camden Town Station. Supporting sectors, such as Business Administration and Health, are located to the peripheries of the area. Art, Entertainment & Recreation Services are dispersed throughout the area, but are more dense in Chalk Farm, the centre of the area, and Mornington Crescent.

Key Messages

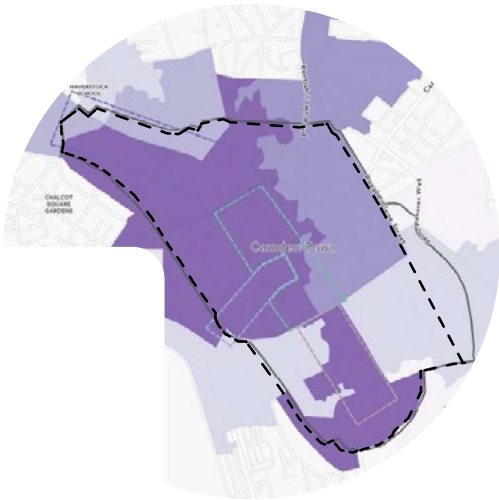
- The biggest employment sectors in Camden Town are the Health and Professional, Scientific & Technical activities.
- The fastest growing sector is Accommodation & Food services, and Retail is the third fastest growing sector.



Professional, Scientific & Technical Activities



Accommodation & Food Services



Arts, Entertainment & Recreation Services

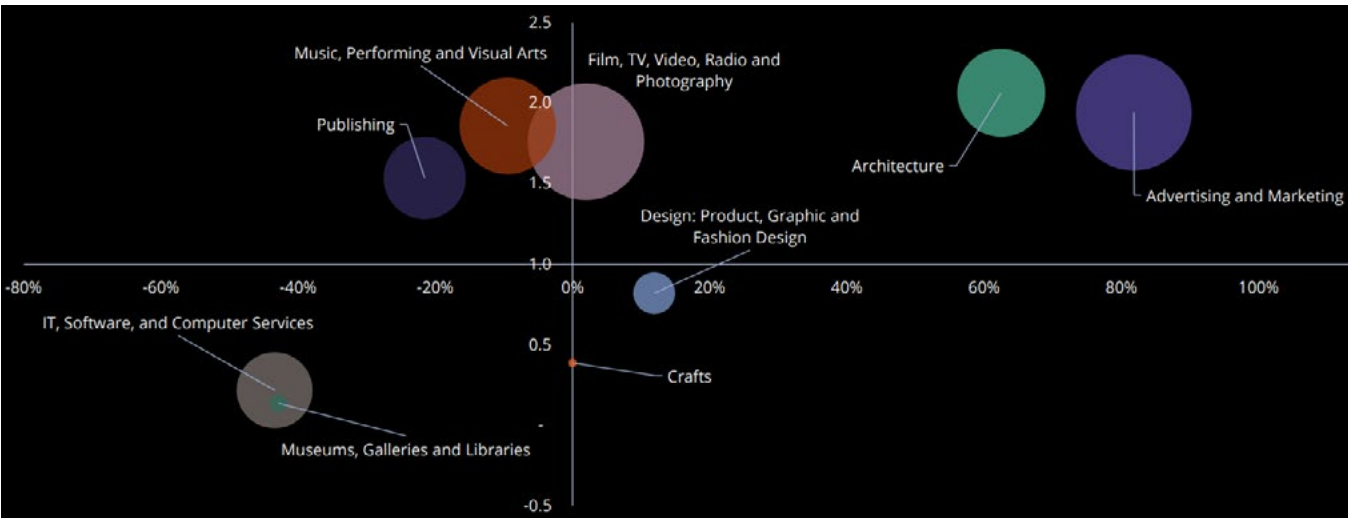
Less activity More activity

Maps: Camden Town Economic, Commercial and Demographic Study Avison Young 2025

Economy, Business & Retail

Creative & Cultural Economy

Creative Sub-Sector Size, Growth & Specialism (2017 - 2022)



Graph from Camden Town Economic, Commercial and Demographic Study Avison Young 2025

Camden Town has some clear sub-sector specialisms, such as Advertising & Marketing, Media, and Performing & Visual Arts. However, historically important sectors like Publishing & Music, and Performing & Visual Arts have shrunk between 2017 and 2022, by 22% and 9% respectively. This is a concern as Camden Town's identity and cultural history is closely tied to music production and live performance.

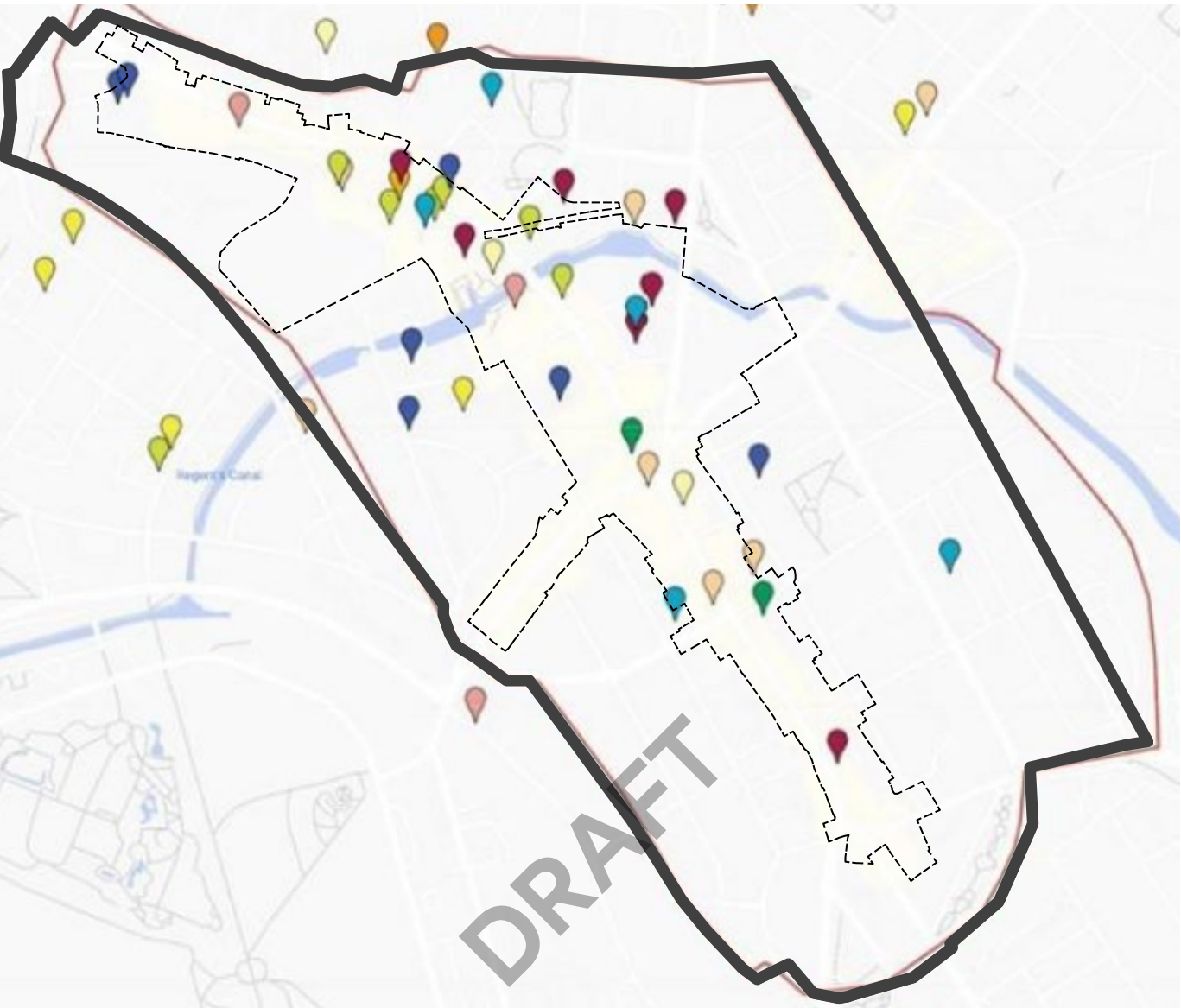
Both the IT, Software & Computer sub-sector and the Museums, Galleries & Libraries sub sector have shrunk by 43%. However, the more professional creative sub-sectors, like Media, Architecture, and Marketing have been more buoyant, with Advertising & Marketing seeing the most growth.

Key Creative & Cultural Assets

- Roundhouse Young Creatives
- Buck Music Group Ltd
- Fitzrovia Postproduction & Voiceover Studios
- Studio Moren
- Arlington Road Studio
- Gideon Hart Photography

Key Messages

- Camden Town's creative industry is made up of 7,880 jobs.
- Cultural production is not as strong as expected and weaker than other areas of London like Soho, Shoreditch, and Hackney Wick.
- Important creative sectors like publishing & music are shrinking.
- Most cultural production is located to the north and centre of the area.

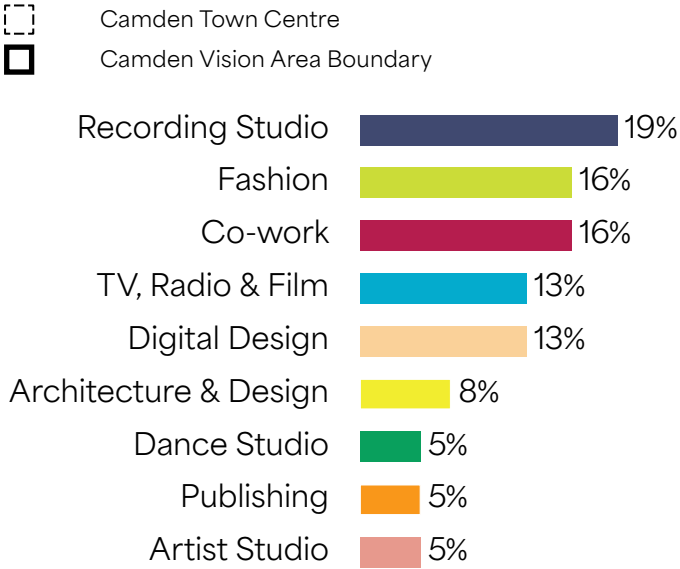


Cultural Production Map

Cultural production is mostly concentrated to the north of the area, in and around Chalk Farm, with little seen along Parkway and towards Mornington Crescent.

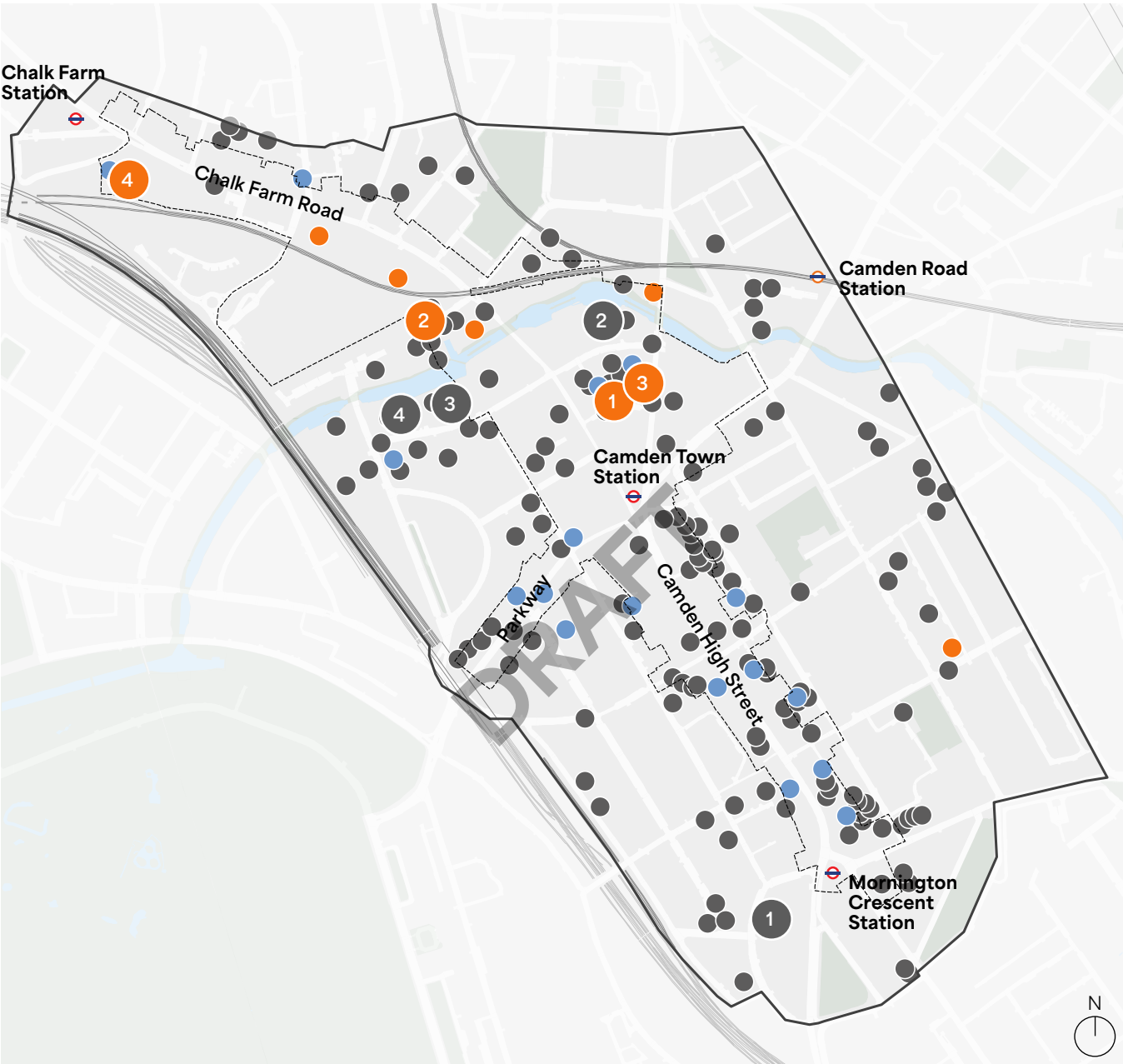
Recording studios are the most frequent type of cultural production in the area, but the provision is not significantly more than other prominent London town centres. There are a handful of locations where TV, Radio and Animation is taking place.

Fashion assets are spread across the north of the area, reflecting Camden Town's long-held reputation for trend setting and making. Co-working spaces and digital design also exist in the area, aligning with trends in the rest of London



Map: Camden Town Economic, Commercial and Demographic Study Avison Young 2025

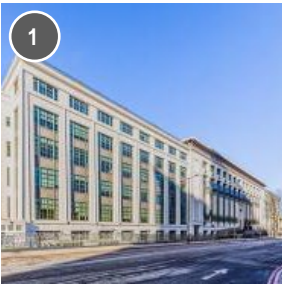
Economy, Business & Retail Workspace



- Office with no space to let
- Office with space to let
- Flexible and affordable workspace
- Town Centre Boundary
- Camden Town Vision Area Boundary

Camden Town has clusters of office space around Camden High Street North and South. Camden Town also has a range of flexible and affordable workspaces, mostly located to the north of the area.

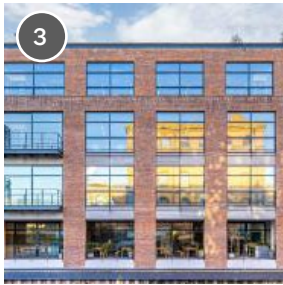
Despite an active market, demand signals show some cooling. Vacancy is low, at 7%, but this has increased over the last 5 years. Similarly, average rents are high, at £46psf, but have fallen year on year since 2019.



Greater London House
Floorspace: 322,000 sq ft



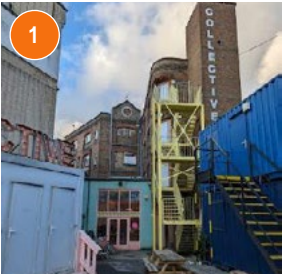
17-29 Hawley Crescent
Floorspace: 162,000 sq ft



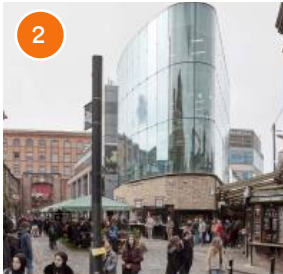
Jamestown Wharf
Floorspace: 66,000 sq ft



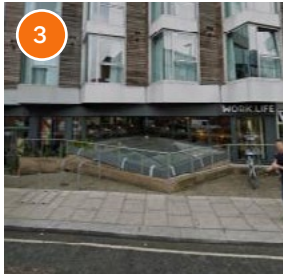
24-28 Oval Road
Floorspace: 52,000 sq ft



Camden Collective
Flexible, co-working & affordable workspace



LABS
Flexible & co-working workspace



Work.Life Camden
Flexible & co-working workspace



Roundhouse Works
Affordable workspace

Images from Camden Town Economic, Commercial and Demographic Study Avison Young 2025

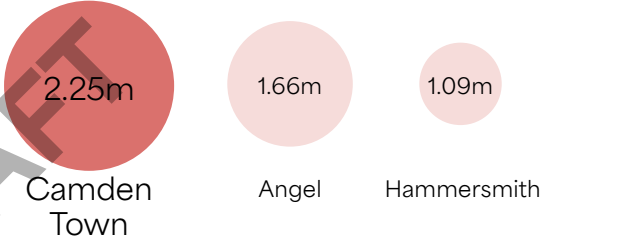
Camden Town has significantly more office space than its London-based comparators. The amount of floorspace has not significantly changed in the last decade, suggesting that the delivery of new space, such as Hawley Wharf, has been balanced by the loss of space elsewhere. Additionally, workspace has been approved as part of the Camden Goods Yard development.

The area has a higher proportion of lower quality office stock (42%) in comparison with Angel (15%) and Hammersmith (18%). With higher rents as well, Camden Town is vulnerable to demand for higher quality office space.

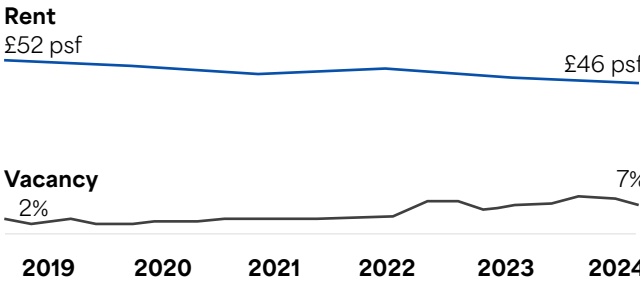
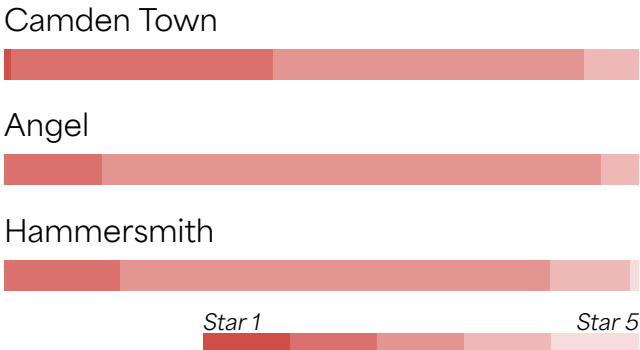
Wider Trends

- Falling demand of secondary office locations, like Camden Town, due to a rise in hybrid working and businesses consolidating into high quality office space in more accessible central locations.
- High quality and best in class floorspace likely to remain in demand in secondary locations moving forward, when available at attractive rents.

Town Centre Office Stock (Sq Ft)



Town Centre Office Quality, 2024



Office Rent & Vacancy

Camden Town Economic, Commercial and Demographic Study Avison Young 2025

Economy, Business & Retail

What are the issues?

High Street

- Rents for high street units are high whilst conditions are poor
- Low quality and limited day-to-day offer
- Vacant units near Chalk Farm and Mornington Crescent
- Souvenir shops and fast food restaurants over represented
- Low spend and dwell time
- Offer has not evolved much over time
- Challenges with counterfeit goods
- Changes in trends from retail to leisure

Markets

- Difficult to change use and scale up
- Large landowners & market providers driving the direction of change
- A feeling that markets aren't for local people
- Layout, operational & safety challenges at Inverness St Market
- Over commercialisation and loss of local character
- Competition from other parts of London

Workspace

- Rent and affordability challenges, especially for creatives
- Innovation and start up space missing
- Building stock complicates office conversion above high street units
- Lots of lower quality office stock, with poor energy efficiency
- Shift in office market away from secondary locations like Camden Town & limited interest from developers
- Data on upper floor uses missing

Employment

- Fairly static and slightly decreasing economy
- Investment into area is lacking
- Production based activity is weak
- Creative sector shrinking and cultural production is weaker than expected
- Threat of commercialisation to production and creative activity
- Competition from East London

Souvenir shops over represented



Chalk Farm vacant units



Camden Collective
Image Credit: Camden Town Unlimited

What is the potential?

A Camden Town with high streets & markets that cater to all and affordable creative & cultural workspace.

Ideas

- Work with major landlords, like TfL and LabTech, to curate their offer
- Develop partnerships with private markets to plan change
- Promote and curate the use of vacant units using grants
- Support businesses that reflect Camden Town's character, diverse communities & rebellious spirit by promoting & showcasing them
- Support a better day-to-day, more affordable & sustainable offer, especially to the south of the area, with a balance between independent & chain stores
- Develop partnership working to continue tackling counterfeit goods
- Build on the success of the Inverness Street Night Market to support more locally-focussed events & offer
- Secure improvements, like installing permanent market infrastructure, to Inverness Street Market through development

- Improve overlooking along Inverness Street by supporting development that prioritises active frontages
- Work with Camden Town Unlimited & LabTech to provide flexible & affordable workspace
- Grow the creative & cultural sector by building on existing institutions and partnering to provide job opportunities & apprenticeships
- Secure affordable & flexible workspace by targeting underused buildings, to encourage creative & cultural start ups & Small and Medium-sized Enterprises
- Encourage cultural production through the provision of affordable creative workspace like recording studios & makerspaces
- Harness developer interest & investment towards creative & cultural industries
- Identify & promote mixed use development sites, and explore if affordable, creative & cultural workspace can be secured from other types of development
- Create better links to the emerging Camden Film Quarter at Kentish Town
- Encourage more businesses to stay open into the early evening
- Support local businesses aligned with circular economy principles

What is already happening?

Inverness St Night Market



On 19 February, Camden Council welcomed hundreds of residents to its first-ever Evening Street Market. Taking place on Inverness Street, the family-friendly trial event offered a vibrant hub of food, culture, and entertainment for residents and visitors. The market is part of Camden Council's plan to test new and exciting evening activities. This trial market will allow the council to gather feedback from residents and businesses, helping to shape the future of evening markets in the area.



Roundhouse Works

08 Public Realm & Transport

There is pressure on Camden Town's limited public realm with vehicles often dominating and a lack of greening, making it feel like a hostile place for people.

- Streets & Open Spaces
- Movement & Amenity
- Public Transport & Cycling
- Road Network
- Activation
- Issues & Potential



Public Realm & Transport

Streets & Open Spaces



- High Street
- Mixed Use Street
- Residential Street
- Alleyways
- Canal Towpath
- Camden Owned Open Space
- Privately Owned Open Space
- TfL Red Route
- Town Centre Boundary
- Camden Town Vision Area Boundary

A number of streets with a high street typology converge centrally within the town centre. Mixed use streets, with mostly retail, office and residential uses, are largely concentrated around the canal. Outside of the town centre, the majority of streets have a quieter and more residential character. Alleyways are mostly located to the south of the area, forming connections around Camden High Street.

The most significant public realm project that is currently underway is the Camden High Street pedestrianisation trial. The trial was launched in May 2025 and will run for a maximum of 18 months. The trial will look at addressing overcrowding, user conflict and poor air quality in the area between Britannia Junction and Hawley Crescent, while delivering creating a safer, healthier and more enjoyable Camden High Street.

A cultural programme, Camden High Street Live, is running alongside the pedestrianisation with a range of events that reflect and celebrate the culture of Camden Town through music, art and fashion.

Key Messages

- Camden Town has a limited number of small to medium sized open spaces, which means that its streets form the majority of the public realm.
- Most high streets run through the centre of Camden Town, and Camden High Street is a key movement corridor.
- Local connections to the high street are often underused along alleyways.
- Green spaces provide an important amenity for local people.



Camden High Street, a busy high street that is a TfL Red Route south of Britannia Junction



Arlington Road, a quieter mostly residential street that runs parallel to Camden High Street



Jamestown Road, a mixed use street that runs from Camden High Street, parallel to the canal



Underhill Passage, an alleyway between Camden High Street and Arlington Road with access to the M&S customer car park

Public Realm & Transport

Movement & Amenity



- High Footfall
- Medium Footfall
- Low Footfall
- Short Cuts
- Future Pedestrian Route
- Hotspots with Clash of Road Users
- ★ Wayfinding Landmarks
- Town Centre Boundary
- Camden Town Vision Area Boundary

Within the Camden Town, barriers to movement include high levels of traffic and insufficient crossings in areas like Camden High Street and Parkway. Pavements are also congested with high numbers of advertising boards, commercial waste, and business encroachment and overspill. Safe and Healthy Streets Schemes that improve pedestrian movement, such as through pavement widening and the installation of new crossings, have taken place on Camden Street, and are planned along Oval Road and Gloucester Crescent.



Bollards along Camden High Street being used as informal seating



Lack of signage along Parkway to indicate the key route to Regent's Park



Public toilets accessed via a staircase at Britannia Junction



Advertising boards creating clutter along Camden High Street



Seating with integrated greening at Hawley Wharf that faces onto the canal



Crowded pavement with a high number of pedestrians as well as some commercial waste along Camden High Street

Key Messages

- Pedestrian movement is concentrated along Camden High Street, especially between Britannia Junction and Camden Market.
- Camden Town has a poor quality public realm, with very limited street furniture and a lack of high quality signage.
- Bollards are often used as informal seating, pavements are cluttered and encroached on by businesses.
- Traffic at Britannia Junction creates a barrier to pedestrian movement south from Camden Town Station.
- There is limited greening and few trees in the town centre making it feel harsh.

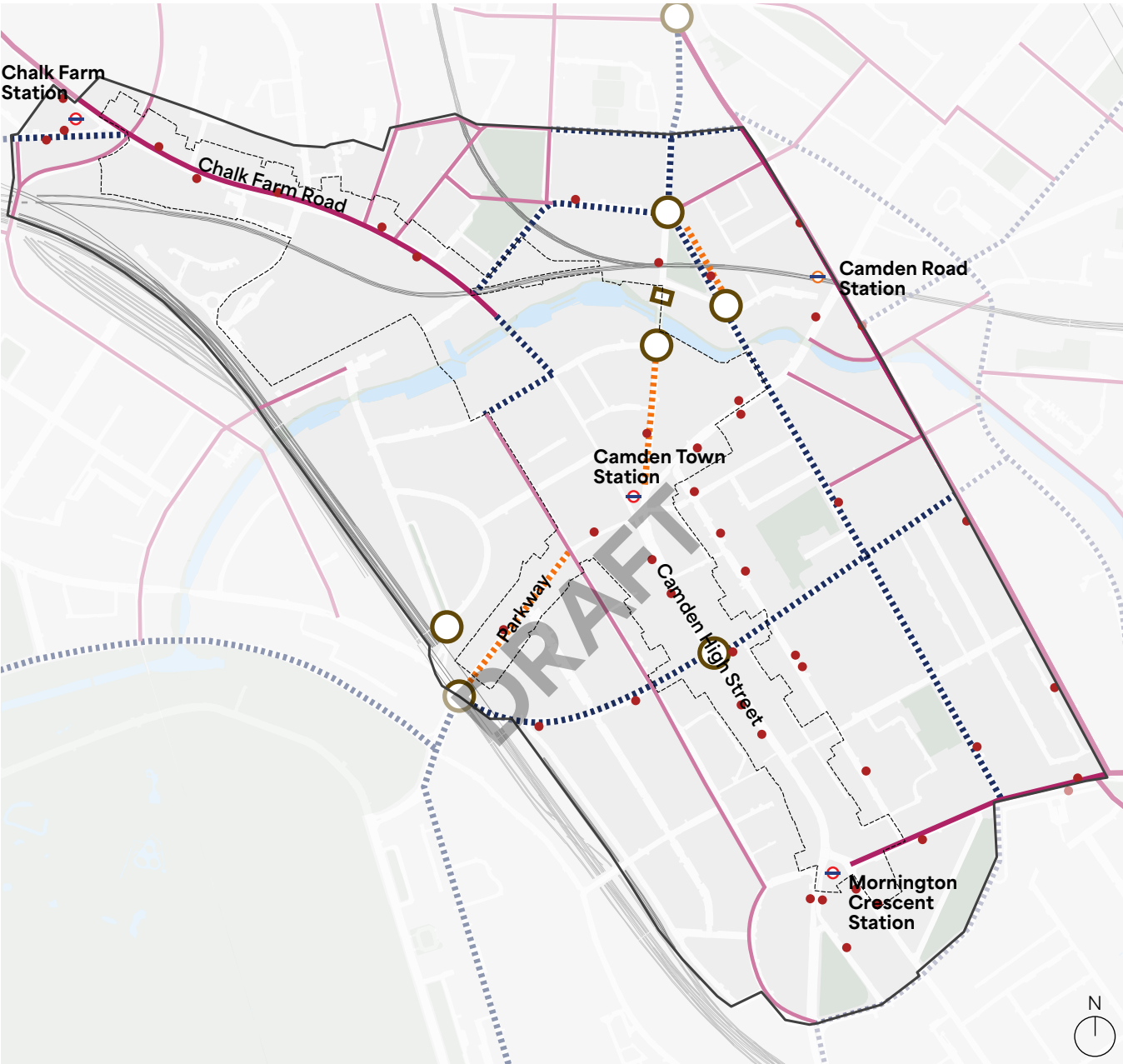
Public seating is limited in the town centre but is generally well used where it is provided, like at Hawley Wharf and outside of KOKO. Along Camden High Street, Chalk Farm Road and near Camden Lock, visitors use bollards, doorsteps, kerbs and walkways for seating.

Camden Market provides high quality and consistent signage, however, elsewhere signage is limited, impacting on wayfinding in the area. This is especially notable for green and open spaces, some of which, like the canal towpath (a key east west route) and Harrington Square Gardens, are very underused.

The 'Square Camden Highstreet' Design competition, commissioned by Camden and run by London Festival of Architecture, will trial seating and greening on the section of high street undergoing trial pedestrianisation.

Public Realm & Transport

Public Transport & Cycling



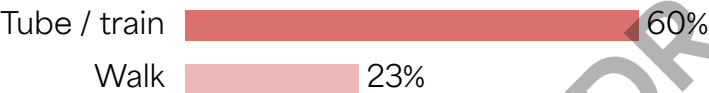
- Primary Cycle Route
- Secondary Cycle Route
- Planned Cycle Route
- Planned Junction Improvement
- Planned Bus Lane Schemes
- Planned Crossing
- Bus Stops
- Town Centre Boundary
- Camden Town Vision Area Boundary

Currently, there is a lack of cycle connectivity in Camden Town, with north/south and east/west routes being severed. Segregated cycle routes run north/south along Chalk Farm Road, east/west along Crowndale Road and north/south along Royal College Street, but do not continue through the Camden Town area. The Cross Camden Cycleway project is a key proposal in the area, which looks to form a new east-west cycle route along Delancey Street and Pratt Street, through Camden Town.

Key Messages

- Camden Town is well connected to wider London, with three tube stations, one overground station and many bus routes through the area.
- Camden Town Station is used by three times the number of people compared to the other stations in the area. It suffers with capacity and access issues, as well as ageing infrastructure, requiring it to be exit only at busy times.
- There are limited formal cycling routes and cycle parking within the area. However, a number of ongoing and planned projects look to address these issues, subject to consultation, like the Cross Camden Cycleway.

Top Transport Modes



Travel survey of pedestrians along Camden High Street, Camden High Street Perception Survey 2020

Camden Town is served by a number of key bus routes that mostly travel north/south through the area, with most bus stops concentrated along Bayham Street and Camden Road. The trail pedestrianisation of Camden High Street has resulted in the diversion of buses along Kentish Town and Hawley Roads. Both Camden and TfL are looking to improve bus journey time reliability in the Camden Town area, with bus lane schemes planned along Parkway, Kentish Town Road, and Camden Street.

Camden Town Station suffers from a number of issues, including overcrowding that results in the station being exit only at peak times. It also has a lack of step-free access, aging infrastructure and limited capacity for expansion. Previous plans to upgrade the station have been stalled and Camden is working with TfL to explore options.



Camden Town Underground Station exit onto Camden High Street, crowded with pedestrians



Chalk Farm Road, a relatively busy cycle route with newly installed segregated cycle lanes, and a key bus route



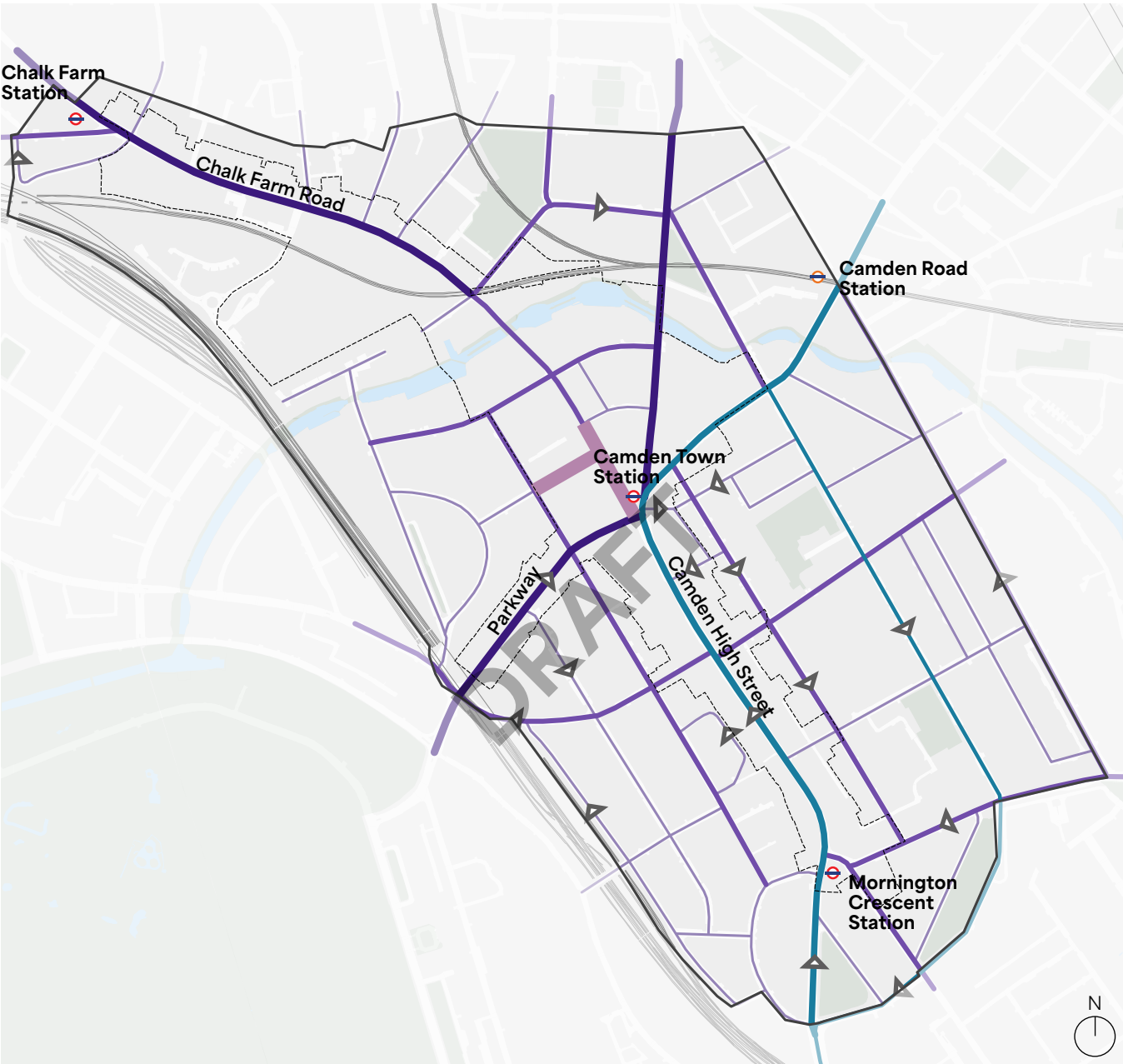
Camden High Street South, a one way street with vehicle flow to the north and a key route for buses



Crowndale Road, with newly upgraded zebra crossings and segregated cycle routes as part of the Somers Town Future Neighbourhoods 2030 programme

Public Realm & Transport

Road Network



- Pedestrianised Street
- TfL Red Route
- Heavy Traffic
- Medium Traffic
- Low Traffic
- Direction of Traffic
- Town Centre Boundary
- Camden Town Vision Area Boundary

Camden Town is a high priority area in the Camden Transport Strategy. There is a one-way system in the town centre, the Camden Town gyratory, which was introduced in the 1970s.

The TfL red route that runs along Camden High Street is one way north bound, 3 and 4 lanes wide, and carries high levels of vehicle movement. TfL is considering the feasibility of improving the southern section of Camden High Street, between Mornington Crescent and Parkway.

Road collisions data show that the biggest cluster of serious road collisions (between 2018 and 2023) is located at Britannia Junction, and roads with higher levels of collisions are Camden High Street, Chalk Farm Road, Crowndale Road and Camden Road.

Many of the local streets off the main roads in the area have measures to reduce through traffic volumes, such as the Arlington Road area, Hartland Road, and Hammond Street.

Car / Van Ownership



Camden Town Ward, Office of National Statistics, Census 2021

Key Messages

- Camden Town's location and one-way system make it a key link between central and north London, with busy roads and footways.
- The southern section of Camden High Street, below Britannia Junction, is a TfL Red Route which carries high levels of traffic.
- Camden High Street South is dominated by one way traffic that acts as a barrier to pedestrians crossing.
- Despite improvements, congestion and user conflict remain in areas.



Camden High Street junction with Pratt Street, a busy and wide vehicle route with movement flowing north



Parkway, a one way road with two lanes of vehicle traffic, parking & loading bays located to both sides of the road

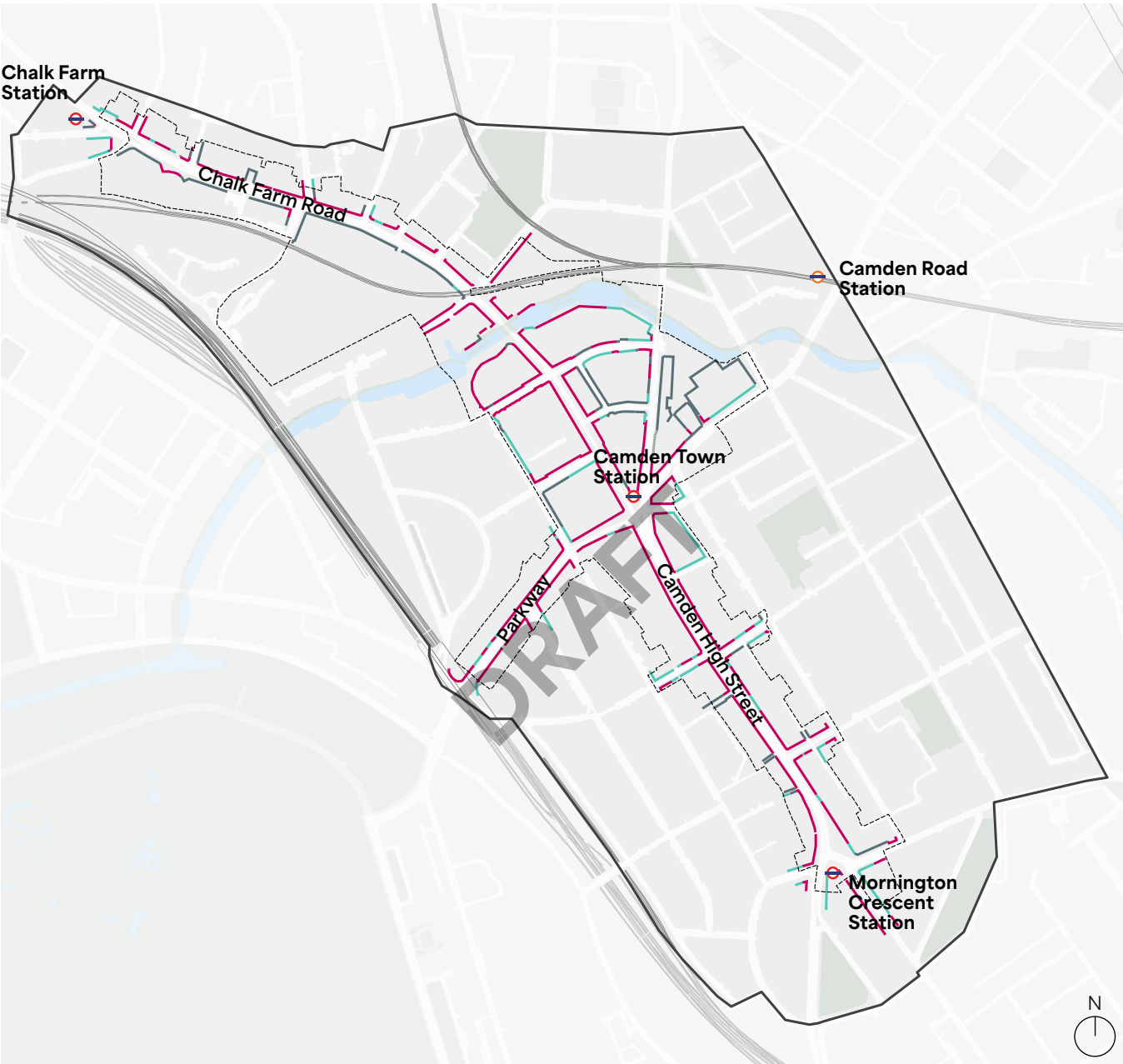


Arlington Road, with vans parked along it used for storage and loading for nearby stalls at Inverness Street Market



Busy junction of Camden High Street, Jamestown Road, Chalk Farm Road and Hawley Crescent, with conflict between pedestrians and vehicles

Public Realm & Transport Activation



- Active frontage
- Passive frontage
- Blank frontage
- Under construction
- Town Centre Boundary
- Camden Town Vision Area Boundary

Key Messages

- There are a number of areas within the town centre that have inactive frontages, most notably around Buck Street, the east side of Kentish Town Road and the corner of Inverness Street and Arlington Road.
- Some areas, like the alleyways between Arlington Road and Camden High Street, that lack overlooking and activation are not used as often, due to safety concerns.
- A significant portion of the west side of Chalk Farm Road is inactive due to the grade II* listed boundary wall of the Stables Market.

Within the town centre, there are generally high levels of activation during the day, especially between Castlehaven Road and Mornington Crescent, and along Parkway. A high number of shops, cafés, pubs and restaurants line the streets, with large windows and some with external seating.

However, there are specific areas within the town centre with little to no activation. One such area is located along Buck Street, which is safeguarded for the future upgrade of Camden Town Station. The former Mecca Bingo building, on the south corner of Inverness Street and Arlington Road has a large floorplate but very few doors and windows.

Additionally, during the evening and night-time, a large proportion of high street businesses close and have opaque shutters, which limit activation and lighting along Camden High Street and Chalk Farm Road.

Outside of the town centre, some of Camden Town's green spaces suffer from limited overlooking and visibility, such as St Martin's Gardens and the Regent's Canal towpath.



Shopfronts with street seating along Chalk Farm Road, activating the area and encouraging people to dwell



Blank façades along Buck Street, along the boundary of the former Hawley Primary School building, now relocated



Inactive and graffitied frontages along Miller Street, which connects Arlington Road to Camden High Street



Closed shops along Camden High Street, using opaque metal shutters that create an inactive streetscape and limit natural surveillance during the evening and night

Public Realm & Transport

What are the issues?

Streets & Highway

- One-way system limits connections
- Traffic and pedestrian congestion, especially between Camden Town Station and Camden Markets (part of this area is undergoing a trial pedestrianisation)
- Conflicting demands for using the streets and public realm
- Three / four lane road through Camden High Street South creating an unpleasant environment for pedestrians
- Limited cycle routes, North South and East West connections & cycle parking
- Limited street greening
- Reliability of key bus route journey times

Movement

- Capacity and safety issues at Camden Town Station, which is exit only at busy times
- Impact of overcrowding
- Connecting alleyways underused due to safety concerns

Accessibility & Inclusivity

- Lack of step-free access at Camden Town Station
- Public realm could be more inclusive for marginalised and excluded groups
- Accessibility challenges, e.g. lack of dropped kerbs
- Lack of seating, shade, and meeting places
- Lack of public toilets

Street management

- Street cleanliness, clutter and encroachment
- Impact of poor public realm on the perception of safety, character and investment



Conflict of users



Street clutter

What is the potential?

A Camden Town that is clean, accessible & visible, that promotes active travel and has space for people to meet.

Ideas

- Improve the overall quality of the public realm through improvement projects & a management plan
- Improve active travel to balance different user needs, such as by widening pavements and through the Cross Camden Cycleway
- Apply learnings from the trial pedestrianisation to other parts of Camden Town, and pending the trial, potentially extend the pedestrianised area to the Chalk Farm & Castlehaven Road junction
- Work with TfL and other landowners to bring forward the upgrade of Camden Town Station and encourage visitors to use other stations & routes in the short term
- Explore the provision of public toilets in the Camden Town Station upgrade

- Use transport projects as an opportunity to improve urban greening
- Improve signage and wayfinding
- Work with TfL to develop and deliver improvements to Camden High Street South, including alleyway improvements
- Work with CTU to make Britannia Junction a more distinctive and safer place
- Improve the accessibility and inclusivity of the public realm by providing seating, meeting spaces, shade & level access improvements
- Introduce more activity and uses within the public realm, like outdoor eating, arts & culture and pop-ups
- Support public access to toilets in line with Camden's emerging Public Toilet Strategy
- Promote the stewardship of public spaces through partnership working
- Improve connections between stations and surrounding areas

What is already happening?



Camden Town Trial Pedestrianisation Scheme. This trial pedestrianisation will aim to create safer, healthier and more enjoyable public places for residents, businesses, and visitors.

'Square' Camden

As part of Camden's trial pedestrianisation of the high street, this competition invited architects, designers, and artists to re-imagine a key public space along the famous road

Image Credit: London Festival of Architecture



Shortlisted teams

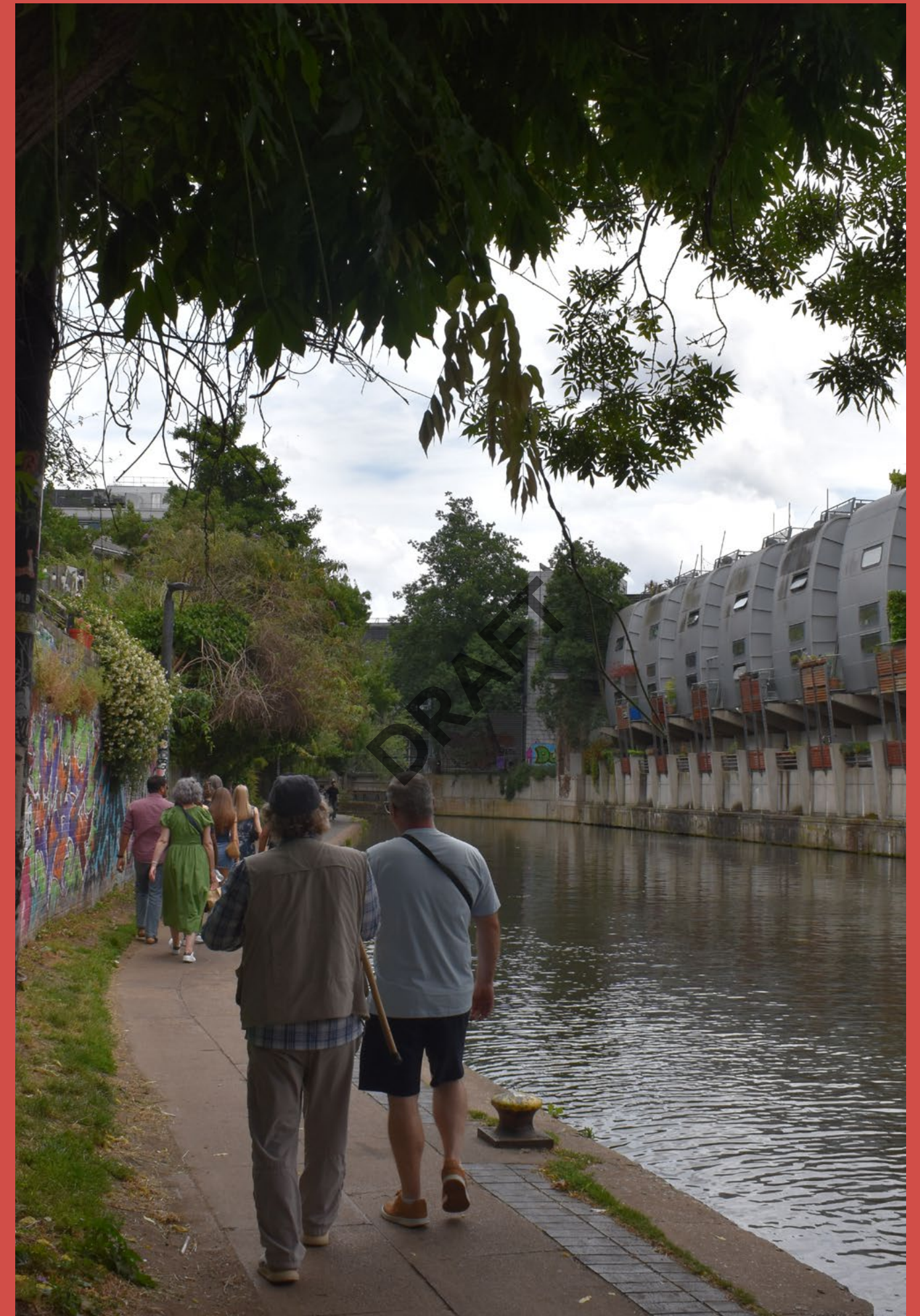


Camden Transport team Safe & Healthy Streets Programme. New measures in South Camden, in consultation, to enhance the street environment, improve accessibility for pedestrians and cyclists and reduce road safety risks.

09 Climate & Greening

Camden Town has a small number of well-loved green spaces, especially to the east of the area, but the town centre has a limited amount of greening and shade.

- Green & Blue Spaces
- Environment
- Energy Performance
- Issues & Potential



Climate & Greening

Green & Blue Spaces



- Designated Open Space
- Site of Importance for Nature Conservation
- Habitat Corridor
- Camden Highline
- Camden Green Loop
- Town Centre Boundary
- Camden Vision Area Boundary

The town centre has very little greening within it, but it is bisected by the Regent's Canal, a key public open space and habitat corridor that runs through the Camden Town area. It is a metropolitan Site of Importance for Nature Conservation (SINC) and a designated open space. The canal is most visible and easily accessed around the Hawley Wharf and Camden Lock areas.

Key Messages

- Camden Town has a limited number of green spaces, set away from the high street, they include St Martin's Garden, Castlehaven Community Park, and Harrington Square and Oakley Square Gardens.
- Regent's Canal is a unique contributor to Camden Town but it is underused and can be seen as unsafe.
- Regent's Park is an accessible local amenity but it is not properly signposted.

The other green spaces in Camden Town are more hidden from view. St Martin's Gardens is located towards the centre of Camden Town, and is also a SINC area and designated open space. It can be accessed on Camden Street and through a small entryway via Pratt Street.

Castlehaven Community Park is located towards the north of the area and is made up of two green areas, divided by a railway viaduct. Castlehaven Community Association is located within the area, as is a sport court. The park is more easily accessible than St Martin's garden, with entryways along Leybourne Street, Castlehaven Road and Clarence Way.

Camden Gardens is another designated open space to the north east of the area, similarly bisected by the railway viaduct. Regent's Park is a significant open space within close proximity to Camden Town and is a designated area of Metropolitan Open Land. The park is a 10 minute walk from Camden Town Station via Parkway. Other green spaces within the area include Camden Street Playground, Harrington Square Gardens and Oakley Square Gardens. All are located to the south of the area and are designated open spaces.

The emerging Camden Nature Recovery Network looks to identify core areas, corridors and stepping stones to connect Camden's SINC's and propose improvement measures.



St Martin's Gardens, a public open space with seating, planting and a children's play area



Castlehaven Community Park, a local open space with sports pitches available for hire



Regent's Canal towpath, with some greening and a graffitied wall to the left, looking east towards Kings Cross



Regent's Park, Gloucester Gate entrance, one of London's Royal Parks with a large wetland area, gardens, children's playgrounds, sports facilities and an open air theatre

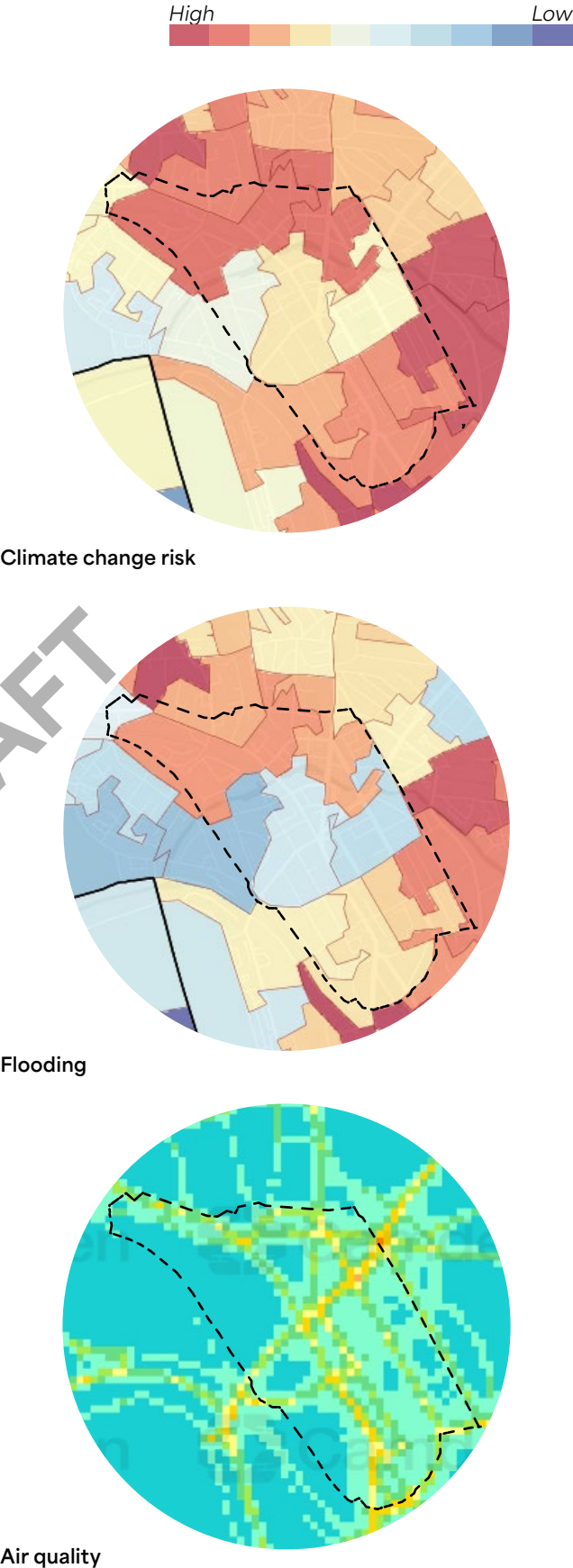
Climate & Greening Environment

13 metrics are used to model climate change risk, including flood risk, heat risk, land temperature, green/blue land cover and air pollution. It shows that the northern parts of Camden Town, around Chalk Farm Road, have the highest levels of risk, with higher levels also towards Eversholt Street and east towards Royal College Street.

Camden Town has a lower risk of flooding than other parts of Camden but the lack of green space and abundance of impermeable surfaces can cause problems. Camden Town is a secondary priority area for flood alleviation projects where there is scope for investment by incorporating green infrastructure, including sustainable urban drainage systems, into regeneration and planned public realm improvement work, and new development.

Most of the town centre sits within the Camden High Street Air Quality Focus Area due to its high levels of pollution and human exposure. Increased concentrations of NO2 are present along main roads. However, air quality in Camden Town is not only affected by vehicles and traffic but also by building uses, particularly commercial kitchens. A specific issue is particulate matter that is present from cooking and, to a lesser extent, transport.

Maps: Greater Climate Change Risk Maps London Authority & Bloomberg Associates; Air Quality and Green Roofs, London Borough of Camden; Tree Canopy Cover, Greater London Authority High Streets Data Service 2025 (Contains OS data © Crown copyright and database rights 2025)



Climate change risk

Flooding

Air quality



Open space deficiency
Red areas > 400m walk to public open space

Tree Canopy Cover

Green Roof Presence
Yes No Unknown

Key Messages

- The north and south east of Camden Town has an increased climate risk, and the north of the area has a higher surface water flood risk.
- Most of the town centre is within an Air Quality Focus Area and exceeds the EU NO2 mean limit.
- The lack of canopy cover, especially along Camden High Street, impacts the use of the high street, as well as comfort along it.

A notable section of Camden Town is deficient in open space, measured as being more than a 400m walk away. This area is mostly to the north and centre west of Camden Town.

Most of Camden Town's town centre has little to no tree canopy cover. There are some street trees along Chalk Farm Road and Parkway, but very few along Camden High Street.

Learnings from the Holborn Liveable Neighbourhood Heat Resilience Study include that south-facing unshaded external spaces experience the highest heat exposure, while spaces which are shaded or overshadowed are much cooler. This highlights the importance of introducing different types of shading, including nature-based shade, in certain areas. Some typologies, such as social housing, public buildings, children's play areas and health infrastructure, are particularly sensitive to heat exposure.

Camden Town has clusters of buildings with green roofs. The largest being along Regent's Canal. There are relatively few buildings with green roofs along Camden High Street, south of Camden Town Station.

Climate & Greening

Energy Performance



Energy Performance Certificate (EPC) Map

- A: More than 92
- B: 81 - 91
- C: 69 - 80
- D: 55 - 68
- E: 39 - 54
- F: 21 - 38
- G: Less than 20
- Not Classified

Camden Town's office buildings range from having Grade B to G EPCs, with none rated Grade A. Camden High Street North has the highest number of office buildings, with 56% of these rated B. Camden High Street South has a large proportion rated Grade C. Chalk Farm Road and Parkway have no Grade A or B office buildings, with 70% of their office buildings rated Grade D.

Map: London Building Stock Model, Greater London Authority & Bartlett Energy Institute (Contains OS data © Crown copyright and database rights 2025)

Chalk Farm Road

70%

70% of **offices** have Grade D EPC rating. There are no Grade A or B offices.

Least energy efficient, with the biggest cluster of Grade G rated **retail** buildings.

G

Camden High Street North

56%

56% of **offices** have a Grade B EPC rating.

Most efficient **retail** buildings, but only 19% meet 2030 standards.

19%

Camden High Street South

42%

42% of **offices** have a Grade C EPC rating.

Lower number of inefficient **retail** buildings, but only 2% meet 2030 standards.

2%

Parkway

70%

70% of **offices** have a Grade D EPC rating. There are no Grade A or B offices.

Highest proportion (44%) of Grade D rated **retail** buildings.

44%

Wider Context

- In 2018, the Government set Minimum Energy Performance Standards (MEES) to optimise energy and carbon efficiency. For non-domestic buildings, the legislation requires commercial properties to hold an EPC Grade of E or above in order to be let or sold.
- By 2030, the MEES will require all non-domestic properties to achieve an EPC Grade of B or higher unless exempt. This will require a large number of properties to improve their energy performance, with building owners having to invest or redevelop their commercial stock.
- Some buildings will only require small changes, such as upgrading lightbulbs, however, some will require much more investment.

The retail buildings in Camden Town also range in their EPC ratings from Grade B to G. Chalk Farm Road has the biggest cluster of retail buildings rated Grade G, focused around Camden Lock. Grade C and D rated buildings run along Chalk Farm Road and will need to be upgraded ahead of 2030.

The Camden High Street North area has fewer inefficient retail buildings than the other areas, however, only 19% of them will meet 2030 requirements. In Camden High Street South, only 2% of retail buildings will meet these requirements.

Meanwhile, the Parkway area has the highest proportion of Grade D rated retail buildings, and 9% of the total retail buildings in the area do not meet current MEES requirements.

Data: Camden Town Economic, Commercial and Demographic Study Avison Young 2025

Climate & Greening

What are the issues?

Green & Blue Spaces

- Lack of green space and limited access where available
- Poor signage and legibility of green spaces, especially Regent's Park
- Low tree canopy cover, especially to the centre and south of the area
- Regent's Canal and the tow path is littered
- Hard-surfaced and busy urban environment

Sustainability

- Poor air quality
- Many offices and retail buildings with low EPC ratings



Camden Green Loop
An evolving Common Plan designed with and by Camden locals for improved connections between people and place
Image Credit: Camden Town Unlimited



Lack of tree canopy



Beeline Box
Co-designed Beeline Boxes, with evergreen herbs that were installed on the public walkways of Three Fields Estate Camden
Image Credit: Think & Do Camden

What is the potential?

A Camden Town that is green, sustainable and climate resilient.

Ideas

- Improve signage and links to green spaces to make the most of them
- Create a greener pedestrian route to Regent's Park
- Support urban greening by planting trees along Camden High Street & through community greening initiatives
- Consider the continuation of the Camden Highline to Camden Goods Yard
- Support innovative greening initiatives that can work in a busy public realm
- Support biodiversity improvements and habitat corridors
- Work with Canal & River trust towards a cleaner canal
- Raise awareness of blue spaces through activities that relate to the canal
- Encourage the creation of indoor 'cool spaces', sustainable urban drainage & shading to make Camden Town climate resilient
- Support active travel and the use of e-cargo bikes
- Commission a traffic management study to help improve air quality
- Support the retrofitting and re-use of existing buildings
- Encourage new long-life, loose-fit buildings that are adaptable
- Encourage markets and high street units to support sustainable consumption by signing up to a Camden Town Sustainability Charter
- Support community food growing and selling initiatives to encourage sustainable food production and consumption
- Review and promote refill stations

What is already happening?



Pocket greening projects

Camden Highline | Camden Highline is a registered charity which will transform the disused railway viaduct between Camden Town and King's Cross into a new green artery for London, providing essential green space to 20,000 people living within 500m of the route
Image Credit: Camden Town Unlimited



