



Hampstead Police Station: Statement of Community Involvement

26 Rosslyn Hill, London, NW3 1PD

February 2023

Contents

Contents	2
Executive summary	3
Introduction.....	5
Understanding the site	6
Consultation plan	9
Consultation activity	11
Focused Stakeholder Meetings and Drop-In Events	11
Preview Event & Exhibition.....	15
Response.....	18
Next steps.....	21
Appendices	22

Executive summary

This Statement of Community Involvement (SCI) is submitted on behalf of Rostrack Limited. It accompanies the planning application for redevelopment of the Former Hampstead Police Station in the London Borough of Camden.

The application site is located on the eastern side of Rosslyn Hill at the junction with Downshire Hill. The site is a protected heritage building, Grade II listed by Historic England, and sits within the Hampstead Conservation Area and Hampstead neighbourhood Plan area. The site is well served by public transport (PTAL rating of 4) and sits within a controlled parking zone.

The Applicant's vision is to breathe new life into the former Hampstead Police Station with a neighbourly development that fits naturally into the character of the local area and the Hampstead community. The intent is to preserve and enhance the fabric of this important heritage building, making it fit for purpose for another generation with space for family homes and small businesses.

To deliver the public consultation on their proposals for the former Hampstead Police Station site, the Applicant appointed Opyn Consulting, a specialist community engagement and communications agency. Consultation activities for this application were carried out in conjunction with the Applicant's project team and in parallel to their extensive engagement with the London Borough of Camden.

The consultation process for the redevelopment of the Former Hampstead Police Station was comprehensive, engaging a broad spectrum of residents and local stakeholders. The strategy adhered to local and national guidelines on community involvement. It involved focused meetings with immediate neighbours and key groups, stakeholder engagement events, public exhibitions, and ongoing feedback collection. This approach ensured diverse input, balancing direct, in-depth discussions with broader public information sessions.

The engagement programme generated:



1,389

Newsletters distributed in the local area



12

Immediate neighbours and stakeholders engaged through 1-2-1 meetings



27

Residents attending our drop-in event in partnership with the Downshire Hill Residents' Association



17

Local community organisation offered briefings with 7 taking up opportunities



1+1

1 Preview Event for stakeholders and a 2-day public exhibition

Emerging themes

The response from local residents, community groups, nearby businesses, and elected politicians has generally been very positive, with the majority of consultees in favour of the development proposals. Given the previous use, prominence, and planning history of the site there has been understandable

interest in the detail of the proposals, particularly in the proposed uses, protection of neighbour amenity, and heritage conservation.

Supporting themes included widespread appreciation for the project's architectural design, mix of homes and commercial space, heritage conservation efforts, its car-free status, and the waste management and servicing arrangements. Concerns primarily revolved around matters of neighbour amenity, which the Applicant believes have been addressed by the changes made in response to feedback.

Provision of affordable housing, workspace, or community uses have also been discussed. This is a strong aspiration for a number of stakeholders, but balanced against an understanding that this is a heritage building and complex site, where the costs of development are significant and practically limit the scope of such ambitions.

Changes in response to feedback

- **Roof terraces and windows:** Significant design changes have been made to the rear of the building to address neighbour concerns about overlooking and amenity impacts. This includes the removal of windows on the east flank and changes to roof terraces. This includes raised parapets, directional railings on terraces to mitigate overlooking, and use of planters to create set-backs.
- **Rear courtyard re-design:** The rear courtyard was redesigned to relocate plant and bike stores away from neighbouring properties and increasing the greening of the area. Plant has been moved to a rooftop enclosure.
- **Community use:** Space is being provided within the development for a private healthcare provider or similar business to respond to the desire expressed by stakeholders for some kind of community use on site.
- **Car-free scheme and revised servicing strategy:** Local residents and groups raised concerns about traffic and parking pressure that the scheme might generate. In addition, neighbours were keen to ensure all waste and recycling servicing is internal to the site, as there have been problems with other buildings nearby. The Applicant has always proposed that the scheme would be car free and the designs have been changed to address the servicing points raised.
- **Greening and environmental sustainability:** The Applicant has increased on-site greening and a SUDS (Sustainable Urban Drainage System) strategy has been developed to tackle local flooding issues. A full flood risk assessment is included as part of the application, which addresses both planning requirements and a request by neighbours.

Introduction

This Statement of Community Involvement (SCI) is submitted on behalf of Rostrack Limited (hereafter 'the Applicant'). It accompanies the planning application for redevelopment of the Former Hampstead Police Station, 26 Rosslyn Hill, London, NW3 1PD ('the Site') within the London Borough of Camden. The description of development ('the Proposed Development') is as follows:

"Change of use of former police station (sui generis) to provide 5no. residential apartments (Class C3) and commercial floorspace (Class E), external and internal alterations, including new rear extensions, landscaping, cycle and refuse storage, and associated ancillary works."

The purpose of this report is to outline the community engagement undertaken by the Applicant, and how the application submitted responds to the issues raised. It should be read alongside the Design and Access Statement prepared by dMFK architects and the Planning Statement prepared by Montagu Evans.

The consultation strategy was drafted in accordance with the London Borough of Camden's updated Statement of Community Involvement 2023, the relevant provisions of The Localism Act (2011), and the Revised National Planning Policy Framework (2021) on community involvement in planning. It forms part of the supporting documentation that informs the planning application.

The aims of the consultation are set out in the 'Consultation Plan' section plan of this report. As far as possible we have sought to learn from the previous Abacus School planning application for the site.

Planning and listed building consent applications (Ref: 2019/2375/P and 2019/2491/L) for a school were refused by the local authority in 2019. There was an appeal to the Secretary of State against refusal of the applications and these were dismissed by the Inspector on 17 December 2020. The Inspector upheld the Council's reasons for refusal on noise, air quality and heritage grounds. Both the application and appeals were strongly opposed by the local community.

The project team has reflected on both the community's concerns and their alternative aspirations for the site expressed in relation to that application. This informed the early development of the planning proposals.

We have engaged with immediate neighbours to ensure the scheme is a neighbourly addition to the local community and, as far as practicable, addresses ideas and concerns expressed through design changes. We have engaged with the ward councillors and wide range of community organisations in Hampstead to benefit from their insights and ideas. And we have organised and promoted an open public consultation to test and refine the project team's plans for the Proposed Development. We have reached a broad and representative sample of the local community for their input.

The Applicant acknowledges its responsibility to make sure that people are aware of the proposals and are given an opportunity to provide feedback on the plans. The aim has been to deliver a consultation in line with industry best practice. This commitment will continue following submission of the planning application.

Understanding the site

The former Hampstead Police Station and Magistrates' Courthouse is Grade II listed and was designed in 1912 by John Dixon Butler, Architect and Surveyor to the Metropolitan Police, and opened in December the following year. It was an early example of a combined police station and petty sessions court and was one of the first courts to include facilities for juvenile offenders. It remained in its original use for just short of a century, closing in 2013.

The building has three distinct elements: the police station, the section house, and the Magistrates' Courthouse. This creates a number of challenges with level changes and accessibility that need to be tackled as we bring it back into use. The stable and harness room block and police station annexe, which previously formed part of the site, have been sold and the Applicant has no ownership or interest in these.

The Magistrates' Courthouse is the only significant piece of heritage interior remaining and this is fully restored and brought back into use as one of these office spaces. The Applicant has lined up local business Charlton Brown Architects as the potential future occupier, retaining them in the local area.

The site is currently in use by The Koppel Project, who are using the building to provide temporary studio and exhibition space. The Koppel Project is an arts charity, gallery, and creative organisation that aims to support early and mid-career artists by offering affordable studio spaces. It also runs venues, including both pop-up and long-term white-wall galleries, ideal for hosting exhibitions, innovative brands, and creative entrepreneurs' events and activities.

The site sits in Hampstead Ward in the London Borough of Camden. As already noted, it is an historically significant building that has generated significant interest from the surrounding community. There is a heightened focus on development that is sustainable and responsive to the needs of the community, with particular emphasis on affordable housing, environmental sustainability, and public amenities.

The attempt to convert it into a school faced strong opposition from local groups and was ultimately rejected due to concerns over traffic, impact on local infrastructure, and the suitability of the site for educational purposes. Our understanding is that a mixed-use residential and office building was a preferred alternative and that local groups commissioned architectural designs to demonstrate the viability of this option.

At the outset of the project, Opyn Consulting undertook a detailed audit of the active local community groups and organisations in the local area. This list has been enhanced as the project has developed. The section below sets out three groups that have been engaged at different milestones of the project by letter or email.

Stakeholders

Immediate
neighbours

Local
community

Stakeholders

These contacts were followed up by phone and e-mail where appropriate and possible. Key stakeholders in the area are as follows (in alphabetical order):

1. Cllr Danny Beales (Cabinet Member for New Homes, Jobs and Community Investment, London Borough of Camden)
2. Cllr Linda Chung (Hampstead Town Ward Councillor, London Borough of Camden)
3. Cllr Stephen Stark (Hampstead Town Ward Councillor, London Borough of Camden)
4. Downshire Hill Residents Association
5. Hampstead Community for Responsible Development¹ (no longer active, however see footnote below)
6. Hampstead Conservation Area Advisory Committee
7. Hampstead Hill Gardens Residents Association
8. Hampstead Neighbourhood Forum
9. Heath & Hampstead Society
10. Keats Grove Residents Association
11. Pilgrim's to Willoughby Residents Association
12. Rudall Crescent Residents Association
13. South End Green Association
14. The Belsize Society
15. The Church Row and Perrins Walk Neighbourhood Forum
16. The Koppel Project (charitable arts project currently occupying the site)
17. Thurlow Road Neighbourhood Association

Immediate neighbours

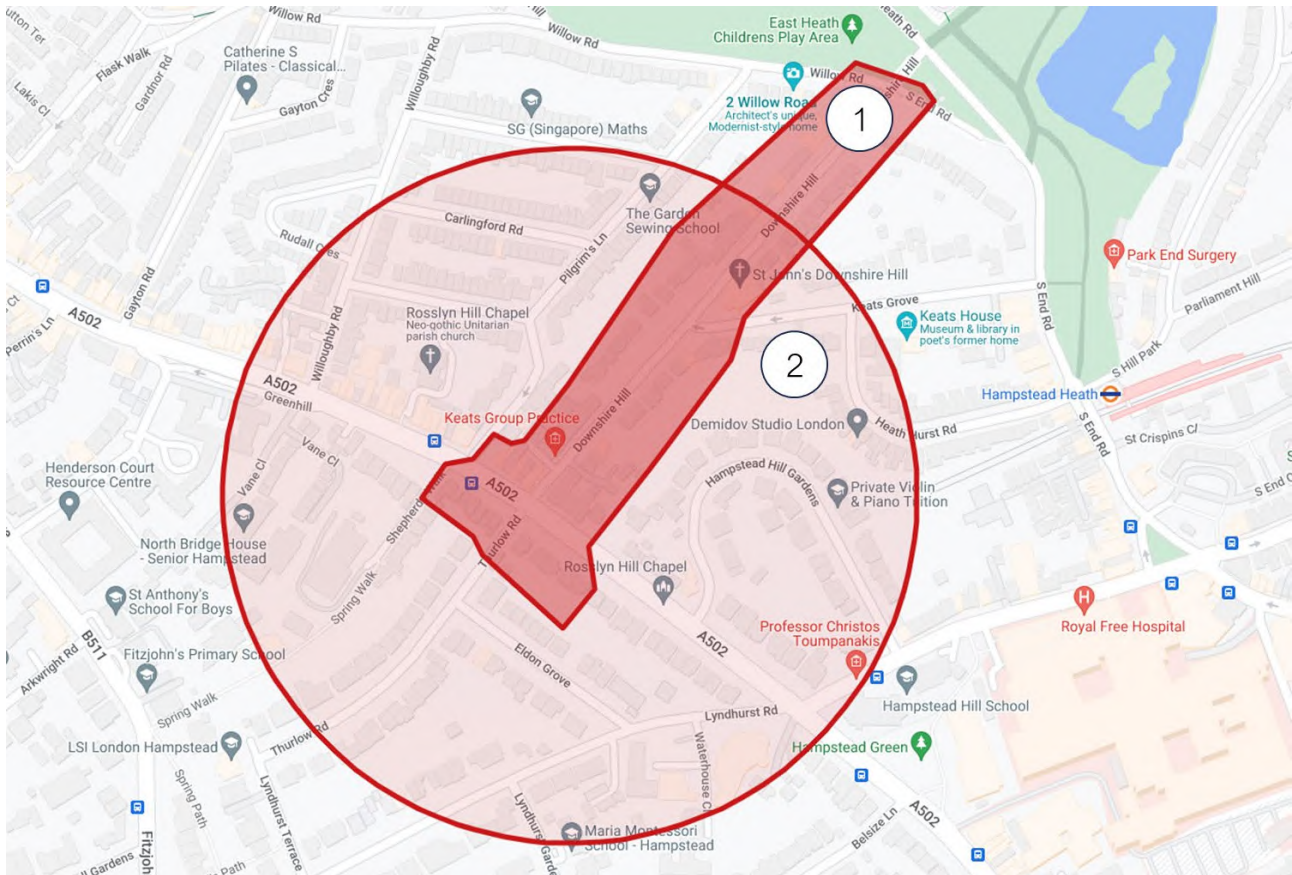
Working with dMFK, the project architects, Opyn Consulting undertook an initial appraisal of the development proposals to understand which residents and stakeholders were most impacted by the plans. We identified adjacent properties in Downshire Hill, Rosslyn Hill and Hampstead Hill Gardens and the Downshire Hill Residents Association as our most immediate neighbours.

The aim was to engage with these neighbours ahead of wider audiences to ensure that neighbour amenity issues were addressed first. As far as practicable these neighbours should be content with the development proposals before we consulted on wider design and heritage matters.

¹ The site was subject to a major planning application by Kier Construction London Ltd on behalf of Abacus Belsize Primary School. This generated a significant level of public interest and was refused consent in 2019 by the London Borough of Camden. The Hampstead Community for Responsible Development (HCRD) group was one of the organisations leading the campaign against the school application. HCRD is no longer active. However, as it was important to the project team to understand the reasons for community opposition, Opyn Consulting engaged with key residents involved in the HCRD to understand their concerns.

Local community

We defined a consultation area around the site, which would be used for newsletter distribution to promote the planned public exhibition and other engagement activities. The map below shows this distribution area.



Area 1 = Downshire Hill Residents Association area and immediate neighbours on Rosslyn Hill, comprising 159 addresses

Area 2 = Radius of 250m around the site comprising 1,210 addresses.

Total = 1,230 addresses (including 1,187 residential and 43 business addresses)

Consultation plan

Aims

The aims of the consultation and community involvement were to:

1. **Enhance public awareness and understanding:** Aim to comprehensively inform local communities about the proposed development. This includes making consultation materials accessible and understandable to all, regardless of their prior knowledge of planning processes. Materials should be clear, avoiding jargon and technical terms, and public meetings should facilitate a thorough understanding of the proposals.
2. **Accessibility and inclusivity:** Ensure the consultation process is inclusive and accessible to everyone, including those with disabilities. This involves providing documents in accessible formats upon request, holding meetings in accessible venues, and providing alternatives to meet individual accessibility needs. Additionally, consider the impact of external factors (such as the COVID-19 pandemic) on access to information and adjust strategies accordingly to ensure continued community engagement.
3. **Community-centric development:** The consultation should aim to understand and integrate the needs and aspirations of the local area into the development scheme. It should engage with local residents, community groups, and councillors to ensure the project aligns well with the local context and contributes positively to the community.
4. **Early and proactive engagement:** Encourage early engagement in the planning process, especially during the pre-application stage. This allows for a more efficient, effective, and informed planning decision-making process. The engagement should provide opportunities for developers to understand the planning policies and make necessary modifications early on.
5. **Diverse and strategic consultation methods:** Use a variety of consultation methods tailored to different audience needs and contexts. This includes digital platforms, physical documents, and direct community interactions to reach a wider audience and gather diverse feedback.

Programme

The consultation programme was divided into four phases:

1. Immediate neighbour engagement: August & September 2023

Offer of one-to-one meetings with immediate neighbours (inc. Downshire Hill Residents Association), and members of the Hampstead Community for Responsible Development (see 'Understanding the site' section above for definitions of these groups). The aim of this phase was to ensure that the scheme was designed to minimise amenity impacts on our immediate neighbours. This phase included a drop-in event for immediate neighbours.

2. Stakeholder engagement: October & November 2023

Offer of meetings to groups identified in the stakeholder audit above, plus a Preview Event where stakeholders could see the public exhibition materials ahead of the planned Public Exhibition.

3. Public engagement: November 2023

A two-day public exhibition held on site and promoted by a newsletter distributed to the local community (see map in the 'Understanding the site' section above for details). Stakeholder groups were also invited to extend the invitation to their members as well.

4. Feedback: December 2023 & January 2024

Write to all stakeholders and consultees at the point of planning submission to let them know how the designs have changed in response to the feedback received.

Consultation activity

Consultation activity can be divided into two broad strands, divided broadly on the basis of the International Association for Public Participation's (IAP2) Spectrum of Public Participation. IAP2's Spectrum of Public Participation is designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

1. **Focused Stakeholder Meetings and Drop-In Events:** These engagements fall under the 'Involve' category in the IAP2 Spectrum. This reflects a commitment to work with the public to ensure that their concerns and aspirations are directly reflected in the plans developed and to provide feedback on how public input influenced the decision.

These activities are characterised by their depth and the opportunity they provide for targeted, consultee-guided dialogue. In these smaller, more intimate settings, stakeholders such as immediate neighbours and key community groups can lead the conversation, delving into specific issues of concern or interest. The format is flexible, allowing for a detailed and personalised exploration of the proposals. Such interactions are critical in addressing specific needs and gathering nuanced feedback that might not surface in larger public settings.

2. **Preview Event and Public Exhibition:** Positioned at the 'Consult' end of the IAP2 Spectrum, these larger public events serve to keep the public informed, listen to and acknowledge their concerns and aspirations, and provide feedback on how public input influenced the decisions we take.

The aim of these events was to disseminate structured information about the development proposals to a broader audience. Residents and business owners near the site, as well as local community organizations, were invited to engage with the project at their convenience. The primary focus is on providing comprehensive information through exhibition boards, complemented by the presence of project team members who can clarify queries. These sessions are more structured and less personalised than focused meetings, requiring attendees to engage more actively with the presented material. The Preview Event, while still in the 'Consult' category, offers more opportunity for community organisations to guide the conversation and address issues in greater depth.

Both methods are integral to a holistic consultation process, ensuring a range of engagement opportunities that cater to different levels of interest and availability among stakeholders and the public.

Focused Stakeholder Meetings and Drop-In Events

The Applicant sought to engage with immediate neighbours and stakeholders to discuss the development proposals.

All immediate neighbours and stakeholders were sent letters or emails inviting them to meet with the project team.

This resulted in a programme of meetings set out in the table below. This engagement ran alongside a series of formal pre-application discussions with LB Camden.

Meeting	Summary	Response
Residents of 52 Downshire Hill (15 August 2023)	<p>The project team presented the draft scheme, gave a tour of the building, and visited their home to understand the impact the development might have on them. Key issues raised were:</p> <ul style="list-style-type: none"> — Overlooking from residential terraces — Servicing strategy and noise — Construction timeline and methods — Plant room in the courtyard — Greening and communal access 	<p>dMFK undertook to review terrace design to address the overlooking concerns; relocate plant out of the courtyard; enhance greening of the courtyard where possible; and provide further clarification on the other points raised.</p>
Chair of the Downshire Hill Residents' Association (15 August 2023)	<p>A detailed discussion with the chair of the association focusing on the architectural proposals and how it would operate in practice, including a visit to the Magistrates' Courthouse. A key issue was waste and recycling management, with significant problems currently being experienced on Downshire Hill. The project team was asked to negotiate with Camden so that all refuse is managed on site, with on-site collection. Specifically, that the waste operatives take bins out from within the courtyard and then return them there.</p> <p>Other issues raised in the discussion were:</p> <ul style="list-style-type: none"> — Affordable housing provision — Continuation of a community use on site — Roof terraces noise and overlooking — Plant room in the courtyard — Circulation and user access — Greening the courtyard — Heritage conservation 	<p>The project team undertook to change the waste and recycling strategy to address the concerns raised. dMFK noted that changes to the roof terraces would also be considered.</p> <p>Clarifications were provided on the other points raised.</p>
Hampstead Hill Gardens resident and owner of the former Stables Block (5 September 2023)	<p>Meeting with immediately adjacent neighbour from Hampstead Hill Gardens, and also the owner of the former Stables Block element of Hampstead Police Station. A detailed presentation and discussion of the scheme highlighted a number of issues including:</p> <ul style="list-style-type: none"> — Impact of terraces on neighbour amenity — Impact of new windows on heritage and character — Shifting intensity of use to the rear of the building — Location of the plant room and bike store close to the Stables Block — Provision of gates to control access to the rear courtyard 	<p>dMFK undertook to relocate the plant room and bike stores away from the Stables Block in response to the resident's request. Further work would also be done to redesign rear terraces and revisit the number of new windows on the rear of the building.</p> <p>Clarification was provided on the other points raised and reassurance that the Applicant intended to</p>

		install new gates on the rear courtyard.
26 Rosslyn Hill resident (5 September 2023)	<p>The project team presented the proposals to the resident and his agent and gave them a tour of the building. They supported the overall approach and designs by dMFK and had specific questions and clarifications about:</p> <ul style="list-style-type: none"> — Overlooking from the top residential terrace and the terraces on the western side of the site. — Overlooking impact of new windows proposed for the eastern flank of the building, which might create overlooking issues. — Ensuring the plans for the Police Station align with the emerging ones for 24 Rosslyn Hill development proposals — Construction noise — Underground streams and the impact of construction 	<p>dMFK provided clarification on distances between properties and likely impacts and undertook to review the designs of terraces to address the overlooking concerns raised. They also agreed to look at the windows on the eastern flank of the building.</p> <p>The team provided clarification that minimal excavation was proposed as part of the development and that there should be no impact on underground streams.</p>
Hampstead Hill Mansions residents (13 September 2023)	<p>A presentation of the proposals to two residents from Hampstead Hill Mansions. Their comments on the scheme may be summarised as:</p> <ul style="list-style-type: none"> — They welcomed the scheme in principle and much of the detail — No concerns expressed on overlooking from any of the terraces, or the quantity of windows. <p>The proposal that this would be a car-free scheme was welcomed and allayed concerns about parking pressure.</p> <ul style="list-style-type: none"> — Main focus was on construction timings, noise, and vehicle movements. — Amendments to the scheme to provide for internal storage of refuse awaiting collection were welcomed as there are problems with refuse on the street in Downshire Hill. 	<p>The project team undertook to keep residents updated about the development of the proposals.</p>
9 Hampstead Hill Gardens resident (13 September 2023)	<p>The project team gave the resident a briefing on the plans. Key issues raised in the meeting related to concerns about potential overlooking from the upper roof terrace and outside amenity space generally.</p>	<p>DMFK undertook to review this matter.</p>

<p>Cllr Danny Beales (Cabinet Member for New Homes, Jobs, and Community Investment) and Dan Pope (Chief Planning Officer) (22 September 2023)</p>	<p>Presentation to Cllr Beales and Mr Pope and a tour of the building. Key issues raised related to understanding the scheme's compliance with Camden planning policy, particularly in relation to delivery of affordable housing, affordable workspace provision, and community benefits delivered by the scheme.</p>	<p>The project team provided clarifications on the points raised and undertook to work further with LB Camden to address outstanding issues.</p>
<p>Downshire Hill Residents Association drop-in event (28 September 2023)</p>	<p>A drop-in event was organised in partnership with the Residents Association for its members. This was promoted via the Chair's social media account and by letter to 159 residents. (See Area 1 of the distribution map in the 'Understanding the site' section above) and Appendix A for a copy of the letter.</p> <p>23 people plus 4 children attended, including two immediate neighbours. A tour of the courtroom was well received.</p> <p>A summary of the points raised is set out below:</p> <ul style="list-style-type: none"> — The general sentiment was positive, and the proposals were broadly welcomed — dMFK's treatment of the building's heritage and the retention of the Magistrates' Courthouse were warmly welcomed. — Affordable housing and workspace provision was raised by one attendee. — Attendees were keen to see more greening of the site with less paving. — The scheme's car-free status was regarded as a positive. — Construction traffic, noise and disruption was raised by one respondent. 	<p>These comments were noted by the project team and explanations of the design and planning approach provided where possible.</p> <p>The team undertook to revisit the designs of the courtyard, to improve presentation material so as to make clearer the significant new green elements already proposed and explore any other opportunities for greening.</p>
<p>Cllr Linda Chung (19 October 2023)</p>	<p>A presentation of the proposals to Cllr Chung and an opportunity for discussion. This was wide ranging with a focus on:</p> <ul style="list-style-type: none"> — The community benefit that the scheme might deliver, including possible provision of space for community use. Other matters discussed included: — The proposed mix of uses, layout and size of the commercial spaces and what these might be suitable for, as well as the housing mix and approach to affordable housing delivery. 	<p>The project team provided clarifications on the points raised and undertook to work further with Cllr Chung on the community space / benefit that the scheme might be able to deliver.</p>

	<ul style="list-style-type: none"> — Parking and access. The scheme's designation as car-free was welcomed as were the revised plans for waste and recycling management. The new plans ensure that this happens within the site. — Neighbour amenity. Ensuring that the designs of the scheme protected neighbour amenity and prevented overlooking — Consultation undertaken and planned by the project team. — Heritage treatment of the building 	
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Preview Event & Exhibition

The Applicant held a public exhibition and offered meetings with local stakeholders, immediate neighbours, and residents in the local area with the aim of presenting and get feedback on the development proposals. Please see below for the details of the event.

Venue & times	<p>The Hampstead Police Station exhibition took place over three days on site at Hampstead Police Station, Rosslyn Hill, London NW3 1PA.</p> <ul style="list-style-type: none"> — Preview Event for stakeholders: Monday, 13th November between 5.00 PM to 7.00 PM. — Public access day 1: Tuesday, 14th November from 3.00 PM to 7.00 PM — Public access day 2: Wednesday, 15th November from 3.00 PM to 7.00 PM <p>All days were supported by representatives of dMFK (architects), Montagu Evans (planning consultants), and Opyn Consulting (communications).</p>
Purpose	<p>The exhibition was intended to provide stakeholders, immediate neighbours, and the local community with an opportunity to see the Proposals and to meet the project team working on the project.</p> <p>The proposal presented reflected a series of changes made to the project in response to the meetings programme detailed above.</p>
Publicity	<p>Neighbouring residents and businesses were formally notified about the exhibition by a flyer distributed to 1,230 addresses in the local area.</p> <p>A copy of the newsletter is included in Appendix B.</p> <p>The distribution area for the newsletter can be found above in the 'Understanding the site' section (note that the newsletter was sent to all residential and business addresses in Areas 1 and 2).</p>
Exhibition content	<p>The scheme was presented on 13 A1 boards, incorporated into this document as Appendix C. Members of the project team were available to explain the information presented and answer any questions.</p>
Visitors	<p>50 people attended the preview event and exhibition. A breakdown of attendees and their response are set out in the 'response' sections below.</p>

Feedback mechanisms	<p>All attendees were encouraged to leave feedback. There were four options available to attendees:</p> <ul style="list-style-type: none"> — An A5 form providing an opportunity to register for updates and provide free-text feedback. See Appendix D. — An A4 form providing an opportunity to register for updates and a series of questions to prompt free-text responses to the proposals. See Appendix E. — Verbal feedback to members of the project team attending the event. — Email free-text feedback to the team after the event.
Preview Event response	<p>Seven amenity society representatives attended the Preview Event. Most attendees stayed for 30+ minutes to view the exhibition boards and discuss the scheme with the project team. These individuals represented the following organisations:</p> <ul style="list-style-type: none"> — Hampstead Neighbourhood Forum — Pilgrim's to Willoughby Residents Association — Keats Grove Residents Association — Hampstead Conservation Area Advisory Committee — Rudall Crescent Residents Association <p>All attendees supported the design approach and direction of travel. Detail is seen as important, and a few points of clarification and justification were requested. Themes emerging from these discussions were:</p> <ul style="list-style-type: none"> — Affordable housing provision. Clarification of the approach was sought, and attendees wanted to understand the rationale for five residential units, and why more could not be accommodated. The design rationale for five units was understood and generally supported. A small minority felt that more affordable housing would be desirable. — SUDS. Clarification of the design approach was sought, with flooding in South End Green referenced. Attendees wanted reassurance that water run-off would be minimised. — Community use. Queries related to whether this would be included, with a 'community room' suggested as a possible use. — Solar panels. The project team was asked if these could be accommodated, and there was an understanding that this was challenging on a listed building.
Exhibition response	<p>43 individuals attended over the two days of the exhibition, including some of the artists from the building, immediate neighbours, and another representative of the Hampstead Neighbourhood Forum. There was strong support from the majority of attendees.</p> <p>The themes emerging from all from these discussions were:</p> <ul style="list-style-type: none"> — Heritage treatment. The sensitive treatment of the roofscape, Rosslyn Hill and Downshire Hill façades, and retention of the Magistrates' Courthouse were strongly welcomed.

	<ul style="list-style-type: none"> — Rear façade. The design approach and additional massing at the rear of the building was felt to be minimal and sensitive by almost all attendees. — Affordable housing provision. A few attendees asked why more housing could not be delivered on site) — Parking provision. A car-free scheme was supported. — Roof terraces. Changes to the scheme to raise the parapet level, provide directional screening, planting, and set-backs were well supported. — Waste servicing strategy. The proposal to manage all waste on site, with waste operatives taking bins out and wheeling them back, was welcomed. <p>The artists attending generally took the view that they do not want development to happen, so that The Koppell Project can continue to operate in the building. This group split into those who supported the design approach (despite not wishing to leave) and those that did not.</p>
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Response

Feedback from our immediate neighbours, local stakeholders and the wider community has been invaluable in supporting the development proposals for the site. This section explains how the project team has responded to the responses we received throughout the consultation process. Our goal is not only to listen but to actively address the issues raised, ensuring that the perspectives, concerns, and suggestions of the community are reflected in our development strategy.

The feedback ranged from concerns about the preservation of local heritage to the integration of sustainable practices, highlighting the community's deep interest in the site. We have carefully considered each point raised and the table below outlines how these insights have been incorporated into our planning and decision-making process.

Issue	Detail	Response
Overall approach to development	The overall design approach taken by dMFK was welcomed by nearly all respondents, with the focus of concerns on important matters of detail. There was strong support for the plans from a number of local groups and individuals.	Noted.
Affordable housing provision	Raised by several attendees, questioning the rationale behind the limited number of housing units and the feasibility of more affordable options.	The project team explained the challenges of incorporating affordable housing into the scheme and that an affordable housing contribution will be made to the London Borough of Camden in lieu of on-site provision.
Affordable workspace or community use	A number of respondents asked the project team whether affordable workspace would be provided on site, or alternatively if some kind of community use or benefit could be provided, possibly aligned with its historic uses. Three specific suggestions were made for: (1) space for a MET Police presence; (2) community space; and (3) continuation of the building's current use as affordable artists' studios and gallery space.	A community use will be introduced into the scheme in the form of a dedicated space for a healthcare provider.
Car-free scheme and servicing strategy	The plans to make the scheme car-free were welcomed by respondents. There were some questions for clarification about how	Vehicular access to rear of the site will be retained for servicing purposes, minimising traffic impact of the scheme to the local area.

	servicing would be managed to minimise noise and traffic impacts.	The designs and servicing strategy have been changed so that all waste and recycling servicing happens within the site; bins will be wheeled out from bin stores and back at times when servicing occurs.
Greening and environmental sustainability	<p>The sustainability credentials of the scheme were broadly welcomed and there was an understanding of the challenges faced in retrofitting a heritage building. The project team was challenged about whether they could incorporate solar panels into the design.</p> <p>There was a desire for more greenery at the rear of the site and questions about the provision of Sustainable Urban Drainage Systems (SUDS) to address local flooding concerns.</p>	<p>The application includes a full Flood Risk Assessment, which identifies flood issues on site. The design team have come up with a SuDS strategy to address flooding issues.</p> <p>Landscape proposals have been reviewed and further greening is proposed to increase on-site urban greening factor.</p>
Heritage conservation	Support from all respondents for dMFK's sensitive treatment of the building's heritage, especially the roofscape, façades, and Magistrates' Courthouse.	Noted.
Location of Plant Room and cycle storage	Specific issues from residents adjacent to the Stables Block about the placement of plant rooms and bike storage, and a request for these to be relocated.	<p>All plant has been re-located away from neighbours and into the rooftop plant area.</p> <p>Temporary bike parking areas have been re-located away from neighbouring boundaries and into the courtyard space adjacent to the building.</p>
Mixed-use development proposals	Support for the proposed mixed-use development, with constructive discussions about how this will cater to the needs of the local community.	Noted.
Overlooking concerns	Immediate neighbours raised concerns about overlooking from residential terraces and new windows on the rear of the building.	Overlooking studies have been undertaken to fully understand potential overlooking impacts and designs have been altered to introduce new mitigation measures into the design of terraces, including raising parapets; introducing railings that provide directional screening to prevent views towards the north /

		northeast; significant set-backs on terrace boundaries; and other physical features to prevent overlooking.
Waste and recycling management	Highlighted by Downshire Hill residents who emphasised need for effective on-site waste handling to avoid street clutter and mess.	A designated collection areas for refuse are proposed within the site boundaries and a management strategy is being prepared to ensure that this is not an issue for neighbours on Downshire Hill.

Next steps

As we progress with the redevelopment plans for the Hampstead Police Station site, the Applicant is committed to ongoing and meaningful community engagement. The following steps will be integral to our approach:

1. **Notification of application submission:** Upon submission of the planning application, we will ensure all relevant stakeholders, including local residents, businesses, and community groups, are notified. This communication will include details on how to access the application and provide feedback.
2. **Ongoing engagement with neighbours:** We will maintain regular communication with our immediate neighbours to keep them informed of project developments, address any emerging concerns, and gather further feedback.

By implementing these steps, we aim to build a project that not only meets our development goals but also resonates with and enriches the local community.

Appendices

Appendix A: Downshire Hill Residents' Association letter	23
Appendix B: Letter of invitation to a public exhibition	25
Appendix C: Presentation boards	28
Appendix D: Short feedback form (A5)	43
Appendix E: Long feedback form (A4)	45

Appendix A: Downshire Hill Residents' Association letter



Redington Capital Limited

10 Perrins Court
London
NW3 1QS

Dear Neighbour,

Hampstead Police Station

I hope this letter finds you well. I am getting in touch with you as a neighbour of the Hampstead Police Station site. Redington Capital acquired the site a few years ago, following the refusal of planning permission for the Abacus School's proposals for the site. Since then, we have been carefully exploring options for its redevelopment.

My aim is to breathe new life into the building with a neighbourly development that fits into the character of the local area and the Hampstead community. We have partnered with dMFK architects to prepare design proposals and are keen to ensure that these are respectful of our neighbours.

We are organising a drop-in session with the Downshire Hill Residents Association for their members and near neighbours on Thursday 28 September between 6 and 8PM. This has been promoted separately by the Association, but they have asked that we also get in touch with you directly as well to let you know about the opportunity.

The event will be held in the magistrates' courthouse, with access via the main entrance on Rosslyn Hill. It will be an opportunity to discuss emerging plans for the building with architects dMFK, focusing at this stage on ensuring the designs work for us as neighbours. dMFK will be doing a presentation of the scheme at regular intervals during the evening and are keen to answer questions, get feedback and hear our ideas.

If you would like to attend, it would be helpful if you could let us know. To RSVP or for any questions please contact Ralph Scott at ralph.scott@opyn.consulting or by phone on 07951 572065. The Koppel Project has a private view of their current residency the same evening in their community room which you are also welcome to visit.

We apologise for the short notice of this letter, and should you not be able to attend this event we will be hosting a public exhibition for the wider Hampstead community in due course. Thank you for your consideration, and I look forward to hearing from you soon.

Yours sincerely,

James Frost

Appendix B: Letter of invitation to a public exhibition



Redington Capital Limited

10 Perrin's Court
London
NW3 1QS

26 October 2023

Dear [REDACTED],

Hampstead Police Station redevelopment – Invitation to a Public Exhibition Preview Event on Monday 13 November from 5.00PM to 7.00PM

I hope this letter finds you well. I am getting in touch to invite you and members of the Downshire Hill Residents' Association to a Preview Event for our upcoming public exhibition on our plans for the redevelopment of the Hampstead Police Station site. The event is the next step of our local consultation process.

Our Preview Event will provide an opportunity for local groups and to get a first look at the plans and discuss them with dMFK and the project team. The event will be held on:

DATE: Monday 13 November

TIME: From 5.00PM to 7.00PM

LOCATION: Hampstead Police Station, Rosslyn Hill, London NW3 1PA

The public exhibition for the wider community will be taking place in the same location on Tuesday 14 and Wednesday 15 November between 3.00PM and 7.00PM on both days. You are most welcome to attend these dates as well.

If you or members of the Residents' Association would like to attend the Preview Event, we would be grateful if you could RSVP so that we have a good idea of numbers. To do this, or for any queries, please contact Ralph Scott at ralph.scott@opyn.consulting or by phone on 07951 572065.

We are very much looking forward to seeing you at the event.

Yours sincerely,

James Frost



Redington Capital Limited

10 Perrin's Court
London
NW3 1QS

Dear Neighbour,

Invitation to a Public Exhibition on Hampstead Police Station Redevelopment

I hope this letter finds you well. As a resident near the Hampstead Police Station site, I would like to extend an invitation to you to attend our public exhibition. This will display our plans for the redevelopment of this landmark building.

My aim is to breathe new life into the building with a neighbourly development that fits into the character of the local area and the Hampstead community. Our plans are for the sensitive restoration and rejuvenation of the Police Station, creating new homes and office space.

We have partnered with dMFK architects to draft design proposals with a focus on creating plans that are respectful of our neighbours. We are keen to share these draft plans with you and get your feedback.

Event details

Our public exhibition will provide an opportunity for you to see our plans, discuss them with dMFK and the project team, share your feedback and ideas, and have your questions answered. The event will be held on:

DAY 1: Tuesday 14 November from 3.00PM to 7.00PM

DAY 2: Wednesday 15 November from 3.00PM to 7.00PM

LOCATION: Hampstead Police Station, Rosslyn Hill, London NW3 1PA

The exhibition venue is located within the former Police Station building, which is on the corner of Rosslyn Hill and Downshire Hill. It is accessible from the main entrance on Rosslyn Hill where there will be signage to help you find your way. Unfortunately, the Police Station currently has poor accessibility and may present challenges for individuals with mobility issues. Please do contact us if this is a concern for you.

Thank you for your attention and consideration. We look forward to the opportunity to meet with you at the exhibition. To get in touch or for any questions please contact us by email at hampsteadpolicestation@opyn.consulting or by phone on 07951 572065.

Yours sincerely,

James Frost

Appendix C: Presentation boards

WELCOME



Redington Capital is delighted to welcome you here today to explore the future of the Grade II listed Hampstead Police Station—an important landmark in the heart of our community.

Our ambition is to revitalise this historic site with a design that celebrates its heritage and fits in with the character of the local area.



THE JOURNEY SO FAR

This exhibition presents our emerging plans. Here, you'll find detailed boards covering all aspects of the redevelopment—from architectural designs to community benefits.

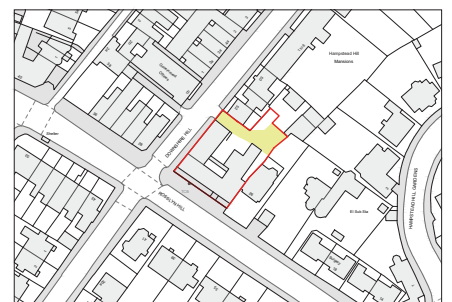
We have worked closely with Camden Council and have talked to our neighbours on and around Downshire Hill to try to ensure our designs meet both local needs and planning requirements.

YOUR FEEDBACK MATTERS

We want this redevelopment to be a collaborative effort with our local community. Please talk to our team about any ideas or questions you may have and, before you leave, please take a moment to share your views using our questionnaire.

THE SITE

- Site boundary
- Right of way



OUR VISION

We aim to breathe new life into Hampstead Police Station with a neighbourly development that fits naturally into the character of the local area and the Hampstead community. We will preserve and enhance the fabric of this important heritage building, making it fit for purpose for another generation with space for family homes and small businesses.

Our approach is guided by these principles



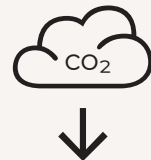
Revitalising a local landmark



Be a good neighbour to the local community



Support small businesses



Prioritising sustainable redevelopment



Supporting Hampstead's infrastructure



Limiting construction impacts



Involving the local community

OUR TEAM

REDINGTON CAPITAL

Redington Capital is not just a developer, we're community builders with a passion for transforming overlooked spaces into vibrant places where people can live and thrive. Based in Hampstead, our privately-owned business brings a wealth of experience to each project, with a focus on turning ideas into reality at pace. We have a track record of crafting mixed-use developments throughout London that enrich local life.

dMFK architects

dMFK is an award-winning architectural practice creating gritty, soulful work in complex, historic and constrained settings. Whether designing new buildings or restoring them, we want to create and respond to texture, warmth, and grain making buildings and interiors that are uplifting, approachable and beautiful. We take a brave approach to heritage, believing strongly that change means opportunity, complexity, interest, and depth. We relish working with local communities and know how to get the best out of collaboration.

MONTAGU EVANS

Planning consultants

VELOCITY

Transport consultants

PETER DEER AND ASSOCIATES

Engineering and building services

OPYN CONSULTING

Public engagement



**Hamilton House,
Blackfriars**

The extension, upgrade, enlivening and repositioning of a historically significant Grade II listed office building on Victoria Embankment to create 60,000 sqft of contemporary flexible office space.



**Salter's Hall,
City of London**

The Salters' Hall is an important modernist building, originally designed in 1972 by Sir Basil Spence. dMFK's restoration comprises 50,000 sqft of offices, livery hall functions, wine stores, gardens, residential accommodation, and historical archive.



**Four Acres,
Kingston-upon-Thames**

Originally built in 1926 by architect George Warren as a retirement home for WW1 Naval Hero Commander ND Holbrook, dMFK undertook the upgrade and refurbishment of Unilever's grade II listed Arts and Crafts house at Four Acres, Kingston-upon-Thames, to create a warm, inviting, and accessible training centre.

HAMPSTEAD POLICE STATION

The Hampstead Police Station is Grade II listed and sits within the Hampstead Conservation Area. It was designed in 1912 by John Dixon Butler, Architect and Surveyor to the Metropolitan Police, and opened in December the following year.

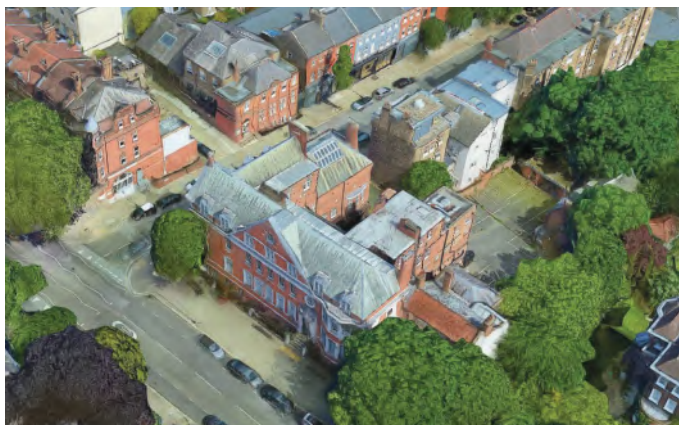
The building, once staffed by 300 police officers, was an early example of a combined police station and petty sessions court. It was one of the first courts to include facilities for juvenile offenders and remained in its original use for just short of a century, closing in 2013.

The site was sold by the Mayor's Office for Policing and Crime in 2013 and purchased by the Educational Funding Agency. Abacus Belsize Primary School was handed the site to develop

into a new primary school. These proposals met with widespread opposition and were refused by Camden Council in 2019.

The site was acquired by Redington Capital in 2020. Today the site comprises just the main building, which has three distinct elements: the police station, the section house, and the Magistrate's Courthouse. The stables, harness room block, and Victorian police station residence, were acquired separately and Redington Capital has no ongoing interest in them.

We started the process of rejuvenating the police station by bringing in The Koppel Project, an arts charity, to use it as a creative and exhibition space, fostering local artistic talent as a 'meanwhile use' whilst we develop our plans.



South West view: The formal gabled front facade of the former Police Station sits proud on Rosslyn Hill.



South East view: The corner aspect U-shaped building is situated on the corner of Rosslyn Hill and Downshire Hill, providing beautiful views.



North West view: The Downshire Hill side of the building includes the former courthouse, magistrates', and staff accommodation (section house) entrances.



North East view: The rear of the building, particularly the police station wing, is heavily altered and has a utilitarian feel to it. There is no uniformity in the roof geometry.

LOCAL CONTEXT



A protected heritage building - Grade II listed by Historic England



The site sits within the Hampstead Conservation Area



Designs should respect the Hampstead Neighbourhood Plan



Proposed uses need to respect the residential character of the area



The important Magistrates' Courthouse interior must be preserved



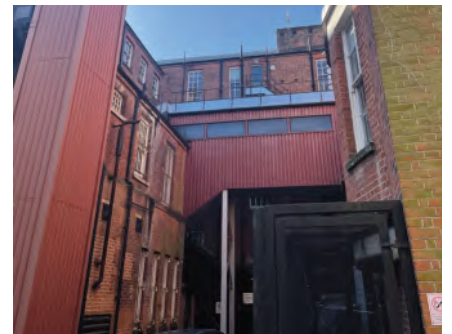
Important interior features and heritage should be re-incorporated where possible



The rear of the building has been cluttered by modern additions



Very poor accessibility must be addressed and a new lift added



Poor circulation and access between different levels must be tackled



Access and servicing of the building must respect our neighbours' amenity



Very poor sustainability credentials that we must improve, whilst respecting the historic fabric of the building

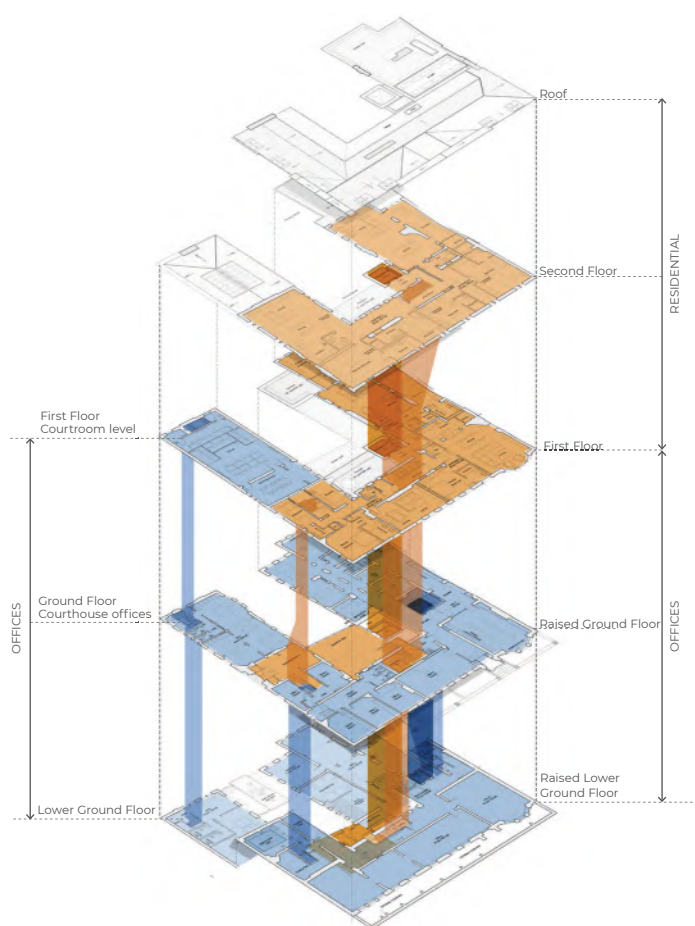


The site is well served by public transport (PTAL rating of 4) and sits within a controlled parking zone

OUR PROPOSALS



Artists' impression of the restored Police Station, viewed from Rosslyn Hill.



Restoration of listed building and Magistrates' Courthouse

5 large family homes (four 2 bed and a 1 bed)

732 sqm office space

c.56% carbon emission reduction

Car-free scheme

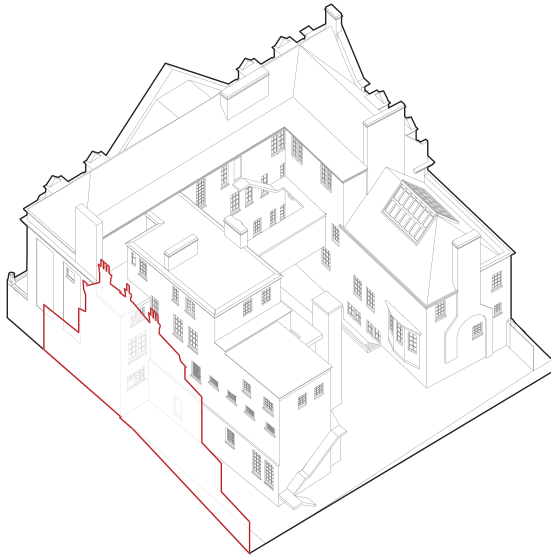
£750,000 contribution to local infrastructure
(inc. £570K of local CIL)

Affordable housing financial contribution
(subject to viability)

Improved accessibility

DESIGN

Existing Rear View (West)

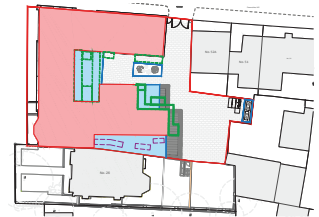
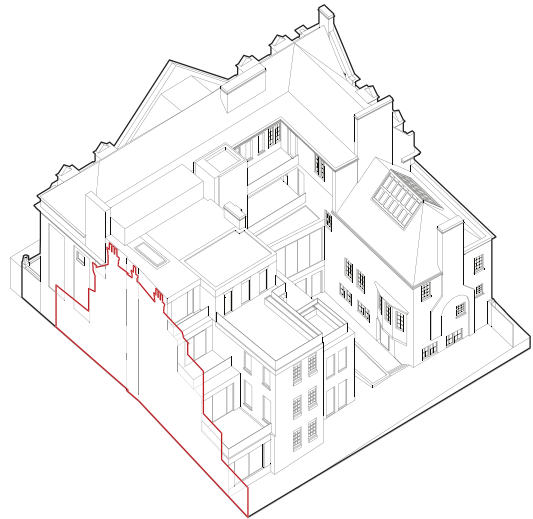


KEY

- Site boundary
- Original footprint
- Later additions
- Existing plant
- Proposed extension



Proposed Rear View (West)



The site represents a significant design challenge. In addition to the heritage features and historic Magistrates' Courthouse interior that must be preserved, the building has three distinct elements, set over different levels that don't link well together.

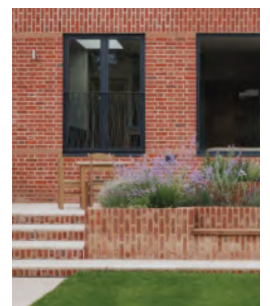
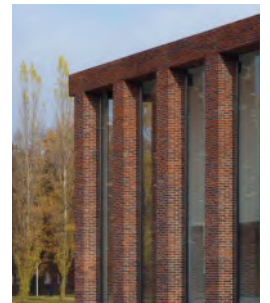
dMFK's designs knit together the old police station, section house, and Magistrate's Courthouse with sensitive new additions to the building that solve these challenges and create an accessible building that is fit for purpose for another generation.

Largely invisible from Rosslyn Hill and Downshire Hill, the main changes and additions to the exterior of the building are on the rear, north-east aspect. Here we are carefully adding some new development around the existing building. The clutter of modern accretions is removed, and new windows, balconies and metalwork is added in a way that respects the historic pattern of the building.

OVERVIEW OF PROPOSED CHANGES

- Convert the ground floor, part of 1st floor, and lower ground to commercial use, including turning the Magistrates' Courthouse into an office.
- Make the 1st and 2nd floors residential.
- Rearrange internal spaces.
- Add extensions to east wing (rear of the building) on lower ground, ground, first, and second floors.
- Install a plant enclosure on east wing roof.
- Build a small extension in the courtyard for a new lift.
- Separate entryways for residential and commercial areas.
- Repair and preserve the original building using suitable materials.
- Design modern, appealing office spaces for long-term tenants.
- Enhance energy efficiency while respecting heritage.

LOOK AND FEEL



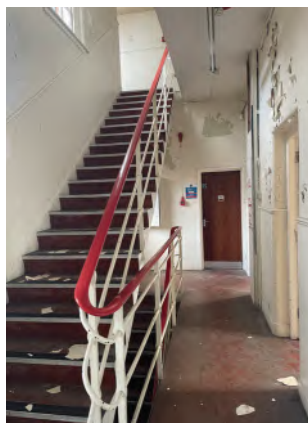
Left (from top to bottom): (1) Artists' impression of the proposals for the rear of the Police Station building. (2) View of the proposals from Downshire Hill.

Right (from top to bottom): Reference images showing materials and designs that will be used in the scheme: (1) brick pier detailing to new extensions; (2) black framed minimal windows added to new extensions, and example of planters that will be installed along the perimeter of the site; (3) existing sash windows replaced with double glazing to improve acoustics and thermal performance; and (4) example of the 'bridge' extension design at the rear of the building.

HERITAGE AND SUSTAINABILITY

Conserving heritage and embracing sustainability is a core challenge for this project. Whilst we celebrate the building's rich architectural legacy, from its windows to its unique interiors, we must also find ways to modernise it, reducing carbon impacts, and making it fit for the future.

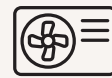
CURRENT CONDITIONS



OPPORTUNITIES FOR IMPROVEMENT



Utilitarian-style plant enclosure design at roof level. Taking inspiration from Victorian water towers, where sectional steel tanks are placed on top of a brick base building.



Air source heat pumps will achieve significant carbon savings



Insulation of roof and floors



New windows and retrofit of existing windows using Fineo glazing system to achieve a very close visual likeness of the original windows.



Choice of sustainable materials, focusing on embodied carbon and suitability for the heritage context



Soft landscaping and new greenery

MAGISTRATES' COURTHOUSE



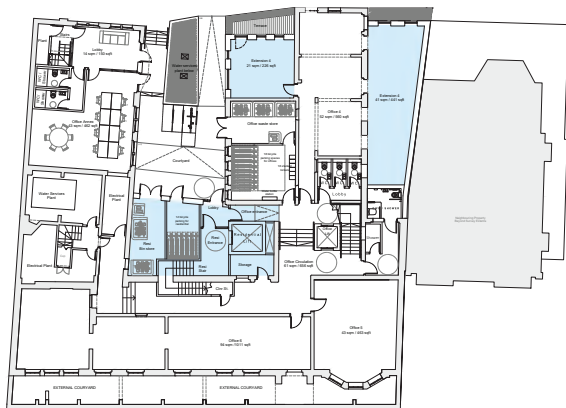
The Magistrates' Courthouse is sensitively adapted to create a unique office space. Much of the interior, including the wood panelling, is retained, and restored.

We are removing the public gallery and dock and using the new floor finishes to remember this aspect of the site's history. We will re-use materials from the courthouse elsewhere in the scheme. For example, using the metalwork in the landscape and panelling to create interest and new features within the building.

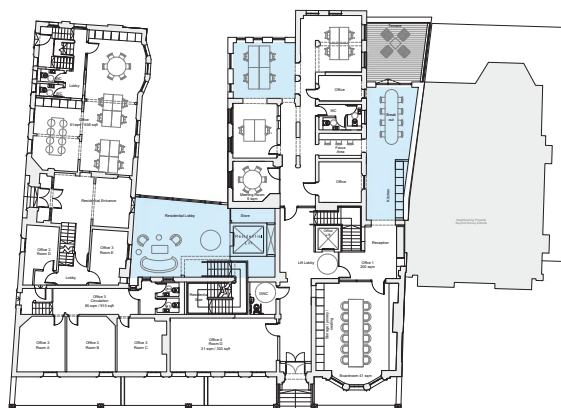
We are delighted that local business Charlton Brown Architects want to take up the new Magistrate's Courthouse office space, keeping them in the local area.

FLOOR PLANS

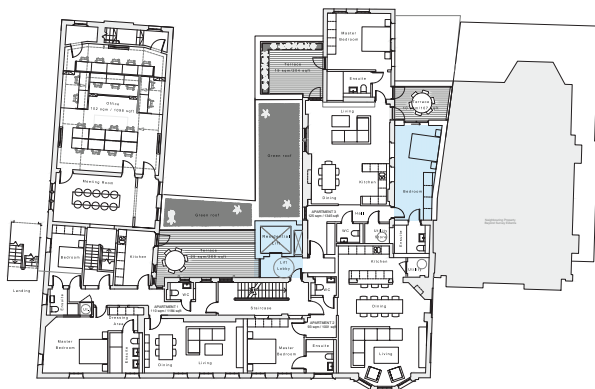
Proposed Lower Ground Floor



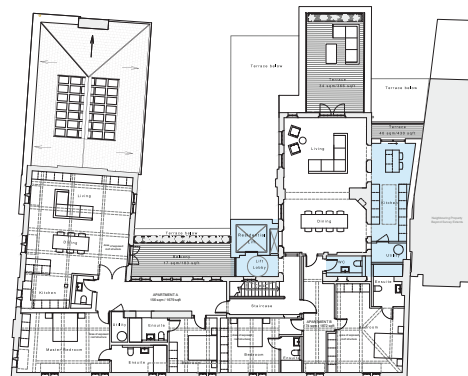
Proposed Ground Floor



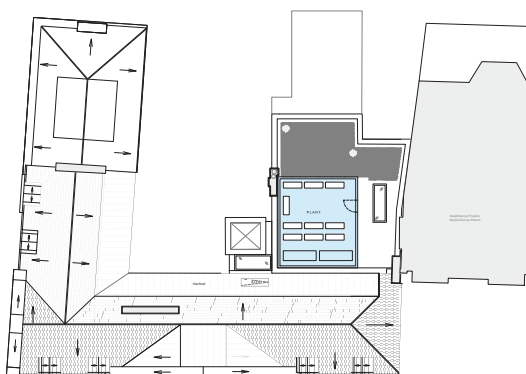
Proposed First Floor



Proposed Second Floor

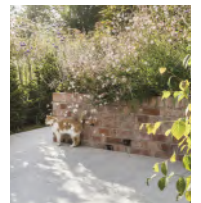


Proposed Roof Plan



Area of extension

LANDSCAPE AND ACCESS



Our landscape strategy has a strong focus on adding new greenery and meeting the requirement for outdoor spaces for new homes. Our approach is built on four pillars: neighbourly design, enhancing heritage, boosting sustainability, and convenience for residents.

Our efforts to make the area greener will be complemented by thoughtful transport and access planning. This will be a car-free development, with no parking on the site, and no permits for the local Controlled Parking Zone. We are encouraging green modes of transport by providing generous cycle parking, complete with end-of-trip facilities for office staff.

1. **All waste and recycling will be managed on-site.** Bins will be wheeled out and back during collections to keep our streets clean and uncluttered.
2. **Ample cycle parking facilities.** We are providing 12 residential, 18 long-stay, and 3 short-stay cycle parking bays as well as one adaptable bay.
3. **Secure gated access.** The yard at the rear of the building will be gated, with a new electric vehicle gate, with a separate pedestrian access gate.
4. **Privacy achieved** by using raised brick parapets, railings, planters along terrace perimeters, and substantial setbacks.
5. **Adding greenery.** As well as planting on the residential terraces, we will introduce raised planters and perimeter planting in the rear yard, with grasscrete permeable paving on appropriate surfaces.
6. **We will safeguard rights of access** for our neighbours across the rear yard.

Images from left to right: (1) reference image of terrace showing use of railings and planters along terrace perimeters; (2) privacy screening of terrace using raised parapet; (3) grasscrete permeable paving; and, (4) indicative design for raised brick planters.

BENEFITS



Revitalising a local landmark

Bringing this Grade II building back into use after a decade of neglect.



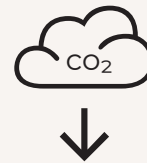
A good neighbour to the local community

Creating 5 large family homes and office spaces that fit naturally into Hampstead.



Supporting small business

Our new office space is designed to be flexible, suitable for small business or co-working use.



Prioritising sustainable redevelopment

c.56% reduction in carbon emissions and targeting a BREEAM Excellent rating.



Contributing to local infrastructure

The project will make a significant investment of at least £750K in local infrastructure.



Involving the local community

We are working closely with our neighbours on the design.

NEXT STEPS

Thank you for taking the time to learn more about our Hampstead Police Station redevelopment project. Your feedback and ideas are invaluable to us, so please do take a moment to fill out one of our questionnaires before you leave today. The timeline below sets out what you can expect in the upcoming months:

- **November 2023** – feedback to the local community
- **Late 2023** – planning submission
- **Spring 2024** – planning decision by Camden Council
- **Winter 2024** – earliest start on site
- **Summer 2025** – earliest completion of major works and start of fit-out
- **Spring 2026** – earliest completion of development

Contact us

We're eager to hear your thoughts and answer any questions you may have. Here's how you can get in touch with us:

Email: hampsteadpolicestation@opyn.consulting

Phone: 07951 572065



REDINGTON
CAPITAL

dmfk

Appendix D: Short feedback form (A5)

Hampstead Police Station Consultation

YOUR FEEDBACK ...



Name

Organisation

Address

Postcode

Email

Phone

☐ **Keep me updated about the project.**

By ticking this box, you agree to the secure storage and processing of your data in relation to Redington Capital's Hampstead Police Station project. Data will not be shared with third parties, except for members of the project team for analysis and responding to feedback. Managed in compliance with the General Data Protection Regulation and other applicable laws. For details or to withdraw consent, contact ralph.scott@opyn.consulting.

Appendix E: Long feedback form (A4)



YOUR FEEDBACK

Name

Organisation

Address

Postcode

Email

Phone

☐ **Keep me updated about the project.**

By ticking this box, you agree to the secure storage and processing of your data in relation to Redington Capital’s Hampstead Police Station project. Data will not be shared with third parties, except for members of the project team for analysis and responding to feedback. Managed in compliance with the General Data Protection Regulation and other applicable laws. For details or to withdraw consent, contact ralph.scott@opyn.consulting.

TELL US WHAT YOU THINK

If you have comments, suggestions, or questions about the proposed scheme please use the form below and overleaf to share your views.

Proposed uses for the building

Protecting neighbour amenity

Design and heritage conservation

Parking and servicing of the building

Construction timeline and methods

Sustainability and greenery

Other questions or comments

CONTACT US

Opyn Consulting are managing the public engagement for the project. For any enquiries please contact Ralph Scott by email at ralph.scott@opyn.consulting or by phone on 07951 572065.