

AGAR GROVE

DESIGN & ACCESS STATEMENT

DECEMBER 2013



Hawkins\Brown

mæ

grant associates

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Document prepared on behalf of the London Borough of Camden (Applicant) by:



**Lead Consultant
Architect**

159 St John Street
London
EC1V 4QJ

T: 020 7336 8030
W: www.hawkinsbrown.co.uk



Architect

1 Naoroji Street
London
WC1X 0GB

T: 020 720 7704 6060
W: www.mae-llp.co.uk



**Landscape Architecture
Consultancy**

22 Milk Street
Bath
BA1 1UT

T: 01225 332664
W: www.grant-associates.uk.com

With consultant team:

CMA Planning
Planning Consultant

EC Harris
Cost consultant

Max Fordham
Building Services / Energy
Consultant

Peter Brett Associates
Structural Engineer
Highways Consultant
Acoustic Consultant

Savills
Property Consultant

Urban Splash
Development Consultant

Anstey, Horne & Co
Daylight and Sunlight Analysis

Executive Summary

In February 2013, The London Borough of Camden appointed Hawkins\Brown, along with collaborating architect Mae and Landscape Architect Grant Associates to develop proposals for the regeneration of the Agar Grove Estate.

The Agar Grove Estate regeneration project forms part of Camden’s ‘Community Investment Programme’ (CIP) which aims to generate investment, deliver new homes and regenerate neighbourhoods. The CIP is a 15 year plan and forms a central part of the Council’s strategy which seeks to ensure that investment in schools, homes and community facilities can be realised despite wider economic circumstances.

The Existing Estate

The Agar Grove Estate was constructed by the London Borough of Camden in the 1960s and comprises 249 homes, of which 210 are let to Council tenants and 39 are occupied by leaseholders. The Estate consists of a series of low / medium rise blocks of flats and an 18 storey tower (Lulworth House).

The Estate is home to a stable and cohesive community, including many households who have lived there for a number of years and are established in the area. However, the existing stock has significant investment needs and the homes are undersized when compared to today’s space standards established by the Mayor of London.

Additionally, the medium rise blocks do not benefit from step-free access, and the public realm is difficult to negotiate in places. Most residents lack any form of private outdoor amenity space and the existing green space is not perceived as useable.

The existing configuration of the Estate also represents an inefficient use of land given its accessible and sustainable location.

Regeneration of the estate

The project has been the subject of extensive consultation with existing residents as well as council officers and the proposals have been developed in response to the views of the community and other key stakeholders. The consultation to date has helped to establish an overarching brief for the project which includes:

- Demolition of the existing low-rise blocks and comprehensive retrofitting / refurbishment of Lulworth House
- Creation of new homes to re-house existing Council tenants in response to their housing need- and to current design / space standards
- Enabling a single decant for the majority of council tenants, so that they can watch their new homes being built and then move in
- Creation of additional new homes including private, shared-ownership and social rent to create a mixed and inclusive community and generate sufficient capital receipt to deliver the project
- Provision of step-free access to the front door of all homes, and within the public realm
- Provision of good quality mobility housing according to need
- Provision of well-designed open space and amenity to support the development, contributing towards the creation of a high-quality environment.
- Re-provision of existing commercial uses on the site
- Provision of new non-residential space
- Tackling fuel poverty

Accommodation that will be provided

The proposal will deliver 493 new homes. Of this, 51% will be affordable housing, including 216 rented homes for LB Camden tenants and 37 shared ownership homes. The remaining 240 homes will be for private sale, to offset the cost of the affordable housing, and to contribute towards a mixed and inclusive community.

10% of the homes will be fully wheelchair adapted or adaptable, depending on tenure. The scheme will also deliver a small local convenience store, café and community space to replace / enhance the existing facilities on site along with a small amount of new business space. The total floorspace within the proposal is circa. [50,000sqm].

The dwelling sizes will increase according to housing need and unit sizes set out by the London Plan. Consequently, the proposals will provide a significant uplift in the amount of nett affordable housing floorspace (excluding cores and common parts), rising from circa 12,281 sqm up to 19,103 sqm, an increase of 52%.

The density of the proposals will optimise the site area in accordance with the London Plan. The scheme has a density of circa 500 habitable rooms per hectare or 200 dwellings per hectare- this is within an allowable density range of 200-700 hr/ha or up to 260 dw/ha, using the parameters set out in the London Plan Density Matrix.

Procurement post-planning

The intention is for the development to be Council-led with a contractor / partner bought on board once the proposals are more resolved in order that the design-quality can be secured prior to the implementation phase.



Illustrative view looking towards Lulworth House, Plot A and Plot G



Illustrative view looking from Lulworth House balcony, Plot A and Plot F

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