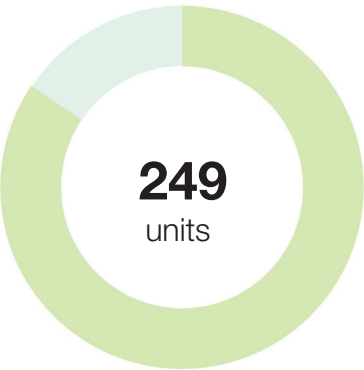


EXISTING & PROPOSED SITE VOLUME

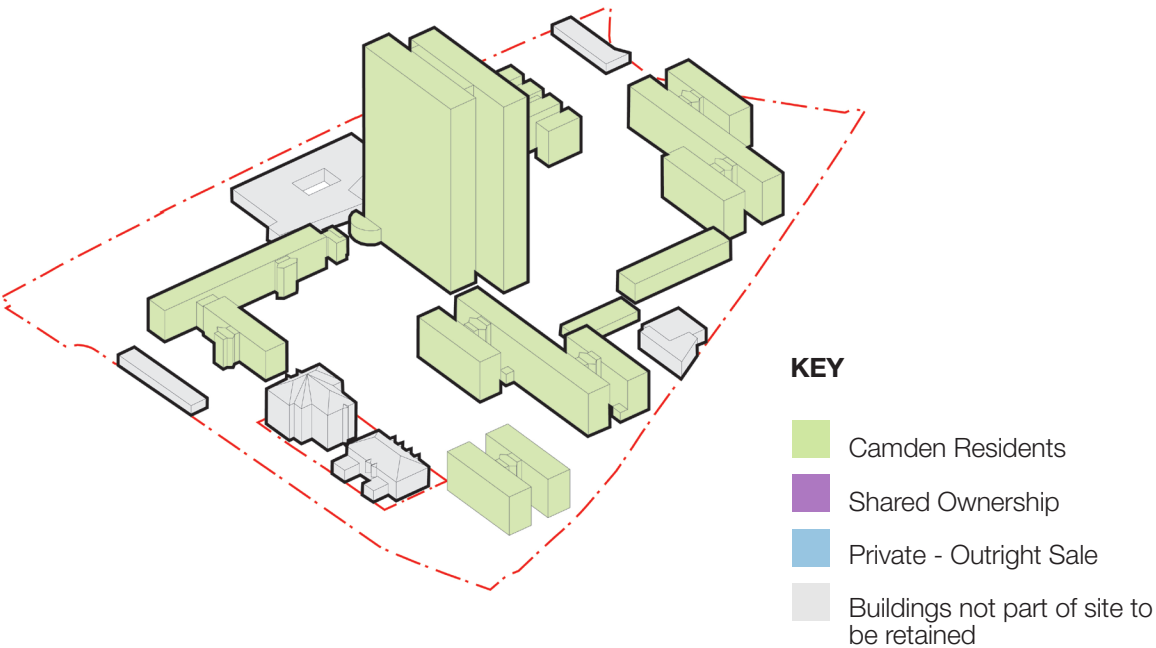


249
existing units

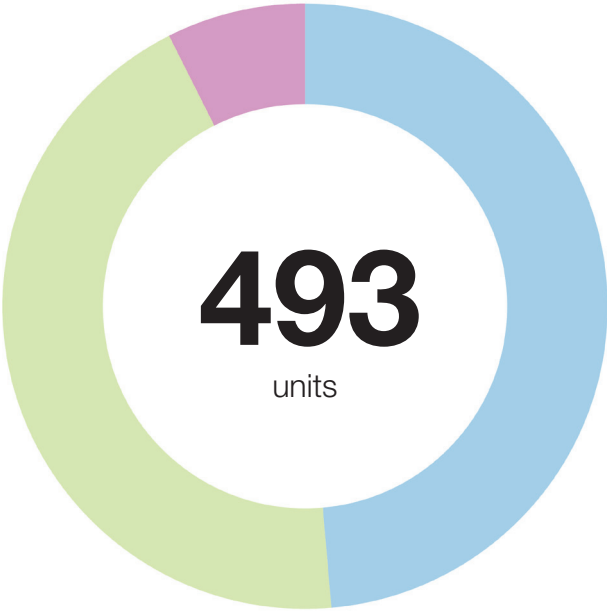
210 Camden tenants
39 Leaseholders

97
units per hectare
existing site density

19,432 sqm
existing residential GIA



PROPOSED SCHEME

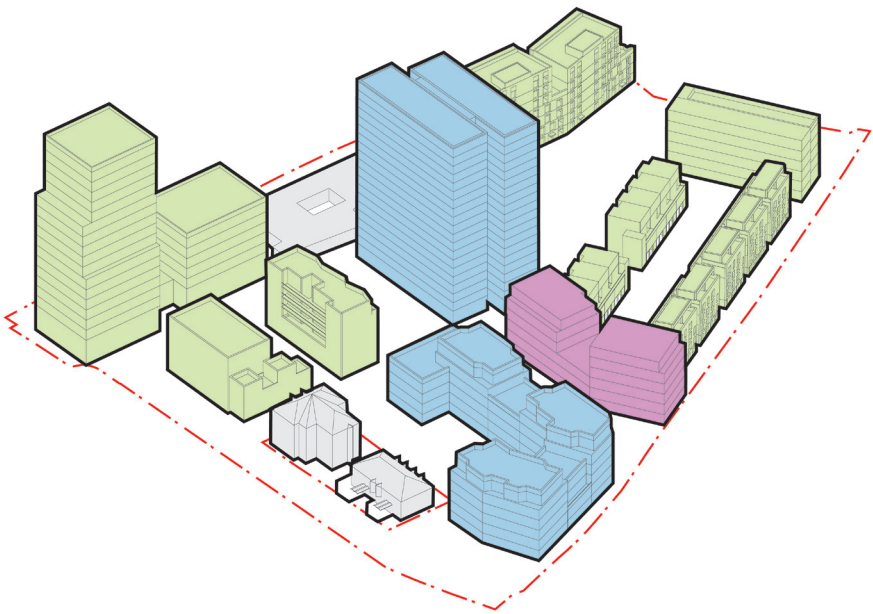


493
proposed units

216 Camden tenants
37 Shared Ownership
240 Private

193
units per hectare
proposed site density

49,346 sqm
proposed residential GIA



4.1 Client Aspirations

The principal aim of redevelopment at Agar Grove Estate is to create new housing for the existing council tenants that addresses their needs, along with additional rented and shared ownership homes that will also be managed by the London Borough of Camden.

The new homes will provide benefits that existing residents’ current accommodation doesn’t provide adequately, such as:

- homes that are dry, draught-free, warm and efficient to heat
- homes that are adequately sized, with sufficient bedspaces
- access to private external amenity space
- step-free access to front doors
- a safer external environment, that incorporates better space for play

To enable this, construction of market housing will be required to offset the construction of affordable housing, resulting in a mixed tenure scheme.

Early consultation - preferred development option

Prior to appointment of the design team, Camden officers consulted with residents about their needs and commissioned early feasibility option studies for residents to comment on.

The preferred development option comprised the demolition of the low / medium rise blocks and the retention of Lulworth House, and this formed the original competition brief sent to the design team. The original brief did not envisage comprehensive retrofitting of Lulworth House, as ‘Better Homes’ work was programmed at this time.

The brief issued to the prospective teams identified a need to uplift the number of homes on the estate from 249 to 498. The application scheme is close to, but just short of, this figure at 493 homes.

Change to the brief - addition of Lulworth House

After the design team were appointed, subsequent discussions with the independent Lulworth Tenant Management Organisation (TMO) identified a number of issues with the existing building condition of

Lulworth which may not be addressed by the Better Homes work. A full Building Survey was undertaken by the project team which identified the following:

- Lulworth is not an environmentally efficient block, doesn’t meet the requirements for the London Housing Design Guide (LHDG) and, in its current condition, is in a state of decline.
- The advantages of the current building condition are the block’s location, shallow floor plans allowing good natural light and views over London as well as the structure itself being in a sound condition.
- The disadvantages of the current building condition are the dated building exterior, poor thermal performance, draughty windows, noncompliance with LHDG and no private amenity space such as gardens or balconies.
- The review of the existing building considered three key drivers - design, value, cost - to establish the potential options available for Lulworth.

In June 2013 Lulworth residents were consulted on 3 options for the future of their building - (1) Better Homes work only, (2) refurbishment and extension of the building and (3) demolition and new build.

With both Option 2 and Option 3 everyone would have to move permanently out of Lulworth, and Lulworth tenants would be offered homes in the new Block B which would be managed by Agar Grove Co-op, the TMO that manages Lulworth. The consultation revealed that most residents want either Options 2 or 3. They wanted to move together as a community to a new block and they wanted the benefit of a concierge and their TMO. This led to the introduction of a second tower approximately equivalent in height to the existing Lulworth tower, for Camden tenants.

The brief for Lulworth was then amended to include major refurbishment and retrofitting of the tower, creating apartments for private sale.

Original brief aspirations

The original brief in late 2012 required:

Delivery of “...well designed highly sustainable buildings which are maintenance efficient and coordinate the relationship between mixed tenure residential, commercial, non-residential uses and public realm and that are able to deliver a design that achieves best value for the project. In addition the architect will

be expected to guide the consultation strategy and engagement in the design process”.

The brief identified the following planning principles as key to the consideration of the site:

- Defined public spaces and streets
- Provision of semi-private space for blocks
- Effective integration of Lulworth tower
- Visibility to key entrances and public functions e.g. Children’s Centre
- Strong fronts to streets
- Active street frontage on Agar Grove
- Residential quality including maximising dual aspect dwellings
- Strong connections to surroundings

The application scheme embodies these principles with a streets and squares approach to site layout.

Design and Development Principles

Further to earlier consultation with residents, the original brief also identified the following principles:

- Any new development will include no overall loss of green space with more usable green space.
- New development could include amenity space for a range of uses and ages – for example, children’s play area as well as quieter seating areas.
- Local amenities included in the design – for example, shops, cafes and community space.
- Reduce the number of access routes and improve them – make the estate feel more like streets.
- Reduce the number of under croft areas, create safe spaces and reduce the potential for anti-social behaviour.
- All new homes will be of a high quality; accessible design which meets modern housing standards – all new homes will be bigger, warmer and more accessible (e.g. lifts).
- Introduction of private gardens for new ground floor homes and balconies for all other new homes.
- Priority for new homes built at Agar Grove Estate will be given to Agar Grove Estate residents in the first instance.
- Any new development will match the density of the surrounding areas without over developing.
- The existing parking on the estate is under used – any new development would be car free as per Camden’s planning policy.
- However the Council will look to minimise the loss of existing car parking that is used and prioritise existing

car users. Housing for outright sale and shared ownership will help fund the development of the council housing and contribute to some improvements on the estate.

Single Decant Promise

The original 2012 brief also identified that:

“There will be a need to rehouse a number of households currently living on the estate. The Council has made the promise that most residents will be able to move once from the home they currently live in to a new home build on the estate if they wish. This home will need to meet their housing need. If residents prefer they will be given additional points to move off the estate”.

The application scheme has been developed as a phased masterplan that allows for sequential decanting for residents across the estate.

Tackling Fuel Poverty

At an early stage in the project, LB Camden opted to develop the scheme along ‘Passivhaus’ principles. In simple terms, Passivhaus is an energy performance standard that minimises heating costs through super-insulation, triple glazing and airtight construction- along with heat recovery of mechanically vented air. Normally, a Passivhaus building will have such a low heating requirement that post heating of the air will be sufficient, rather than a full central heating system.

Whilst directly benefitting the sustainability case, the intent is to reduce energy need- and in turn fuel bills for residents- many of whom will be on a fixed or low income and will be concerned about rising fuel costs.

Passivhaus principles will be applied to the new-build blocks. In the case of the Lulworth tower retrofit, this will be developed according to BREEAM Domestic Refurbishment principles.

4.2 Residential Brief - Statutory Requirements and Guidance

The residential brief for the regeneration of the estate is defined by a number of key documents some of which have been developed by LB Camden and others that form Statutory Requirements or Best Practice Guidance Notes.

1. Agar Estate Regeneration, London Borough Camden - Invitation To Tender, November 2012

The brief in the 2012 consultant tender document defines the vision and objectives, target dwelling numbers, tenure types and unit mix, residential standards and other associated aspects such as servicing and estate management strategy, guidance for streets, play, parking and refuse. The Brief also draws on other internal and external standards.

Since appointment of the design team in early 2013, the distribution of tenure and unit type across the site has been developed to balance and meet planning, phasing and decant requirements.

In March 2013 LB Camden requested that the proposals are designed according to Passivhaus principles. Passivhaus is a fabric first approach that results in ultra-low energy buildings that require little energy for space heating or cooling.

In August 2013 LB Camden requested that the retrofitting of Lulworth House as market homes was added to the brief.

2. London Housing Design Guide- Interim Edition, August 2010

One of the criteria stipulated in the client brief is an aspiration to comply with the guidelines contained within the London Housing Design Guide. Key Influences on the brief include:

- Shared circulation - number of dwellings per core per floor
- Number of lifts on taller blocks
- Cycle storage
- Dwelling space standards
- Minimum habitable room widths
- Private open space - balconies etc.
- Dual aspect accommodation
- Floor to ceiling heights
- Daylight and sunlight
- Environmental performance

3. Department for Communities and Local Government- Code For Sustainable Homes Technical Guide, November 2010

The Code is a standard for key elements of design and construction which affect the sustainability rating of new dwellings. The brief sets out that the scheme should achieve Code Level 4.

4. Lifetime Homes

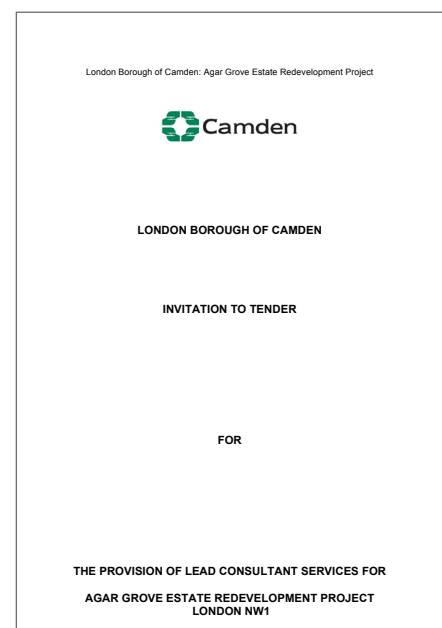
Lifetime Homes are homes incorporating 16 Design Criteria that can be universally applied to new homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. The brief sets out the need for compliance across the scheme.

5. GLA Best Practice Guidance 'Wheelchair Accessible Housing' 2007

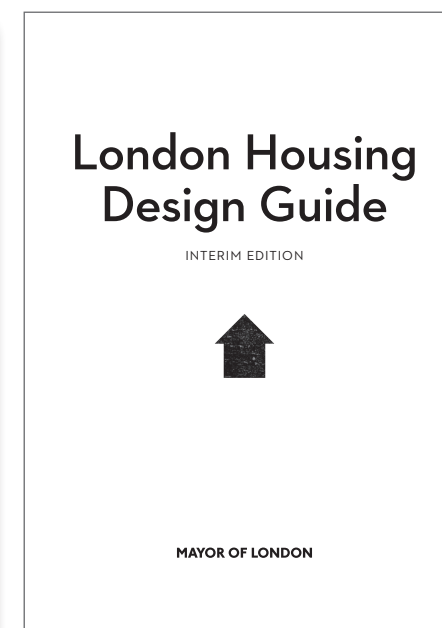
The guide provides standards for wheelchair housing.

6. Camden Wheelchair Housing Design Brief 2013

The guide, specific to LB Camden, has more stringent requirements particularly in terms of dwelling areas.



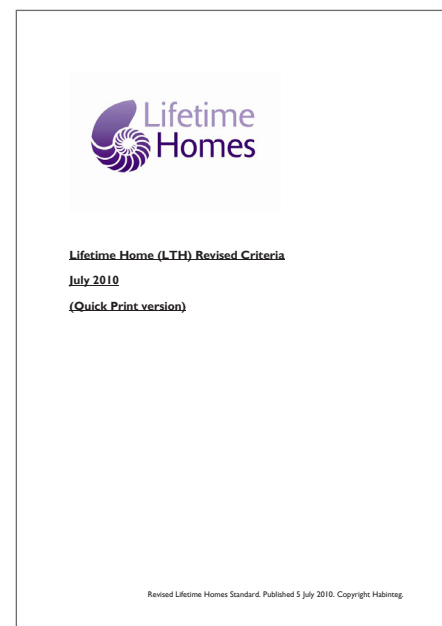
1.



2.



3.



4.



5.



6.

4.3 Establishing the Required Housing Mix

The brief for the residential mix has been developed according to the following site-specific parameters:

- Existing residents' housing need for social rented tenure
- Viable mix for purchasers of shared ownership tenure
- Local market analysis for private sale tenure

Social Rented Housing- Needs Survey

The proposals for the social rented housing are based on an assessment of existing tenants' housing needs. As part of the briefing process, Camden officers actively engaged with residents to assess existing and required bedspaces, mobility / accessibility requirements and whether residents were seeking to move off the estate.

Over the course of the design development, the survey was updated and issued regularly, and the emerging proposals were adapted to suit. The latest iteration was in September / October 2013, which has formed the basis of the application scheme.

Market Sale Housing - Mix

The preferred mix for the private housing has been developed on a block by block basis by property consultant Savills. This has been based on analysis of the local area and emerging trends in London values to establish an optimum mix and dwelling size, whilst having regard to planning policy requirements.

The application scheme closely follows the commercial brief. In the case of the retrofitted Lulworth tower, the constraints of the existing building have altered the mix.

Shared Ownership Housing - Mix

The mix for the shared ownership housing focuses on smaller unit sizes (1 and 2 bedroom) in line with the buyer profile established with Savills- and to provide the opportunity for existing leaseholders to 'buy-back' into the development.

Mobility Housing - Unit Size

The mobility housing provision at Agar Grove has been discussed in detail at pre-application stage.

During pre-application consultation with accessibility officers at Camden, the following principles have been established:

- Within the social rented housing, mobility homes will be designed with reference to the Camden Wheelchair Housing Design Brief. In broad terms, homes sized according to this document tend to provide one less bedroom than an equivalent size of general needs home (i.e., a 1 bedroom wheelchair flat is almost the size of a two bedroom general needs flat at 70sqm).
- Within the market and shared ownership housing, mobility adaptable homes will be sized according to the GLA best practice guidance. Generally, this requires an area uplift of 10% compared to a general needs home (so a 2 bedroom flat will increase from 70 sqm to 77sqm).

Mobility Housing - Unit Quantum

The London Plan identifies a provision of 10% of residential units as homes capable of accommodating mobility needs. Discussions with Camden accessibility officers have established this as a requirement split equally across affordable and market tenures.

10% of market homes will be sized to be wheelchair adaptable on a plot by plot basis.

However, in the case of the social rented homes, Camden has promised to rehouse existing residents on the redeveloped estate, in order to keep the community together.

In pre-application consultation meetings with Camden accessibility officers, it has been established that the needs of existing residents shall take first priority across the affordable rented tenure, with the balance being made up by mobility homes up to 10% of the affordable units.

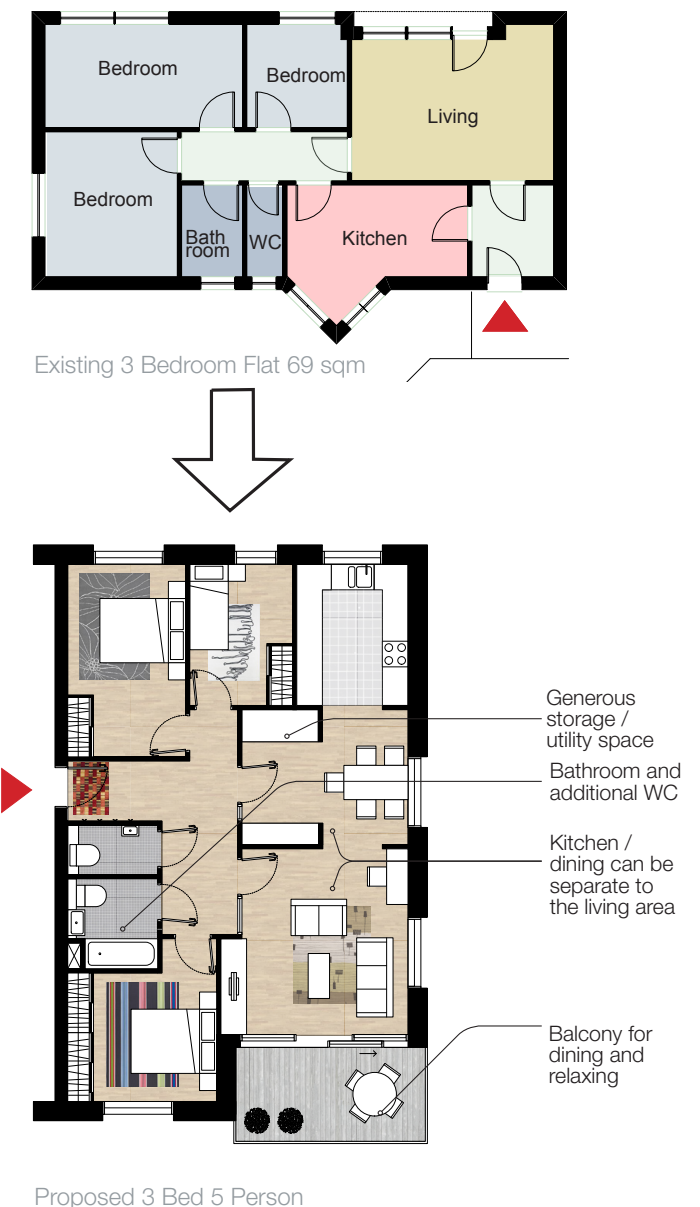
Of the 210 tenanted households on the estate, only three have identified that they would require mobility housing provision in the new development- about 1.4%.

Therefore, for the purposes of this application, 3no. flats are provided in an early phase to be allocated to specific residents, with the uplift from 210 to 216 homes allocated to 6no mobility homes in a later phase. 9no homes represents 3.6% of the affordable tenure.

The brief set by Camden then allows for future flexibility so that if future needs change in later phases, layouts of a number of apartments can be amended at the detail design stage before construction to provide mobility homes in lieu of general needs homes. This will be up to at least 10% of the affordable unit total (a further 19 homes).

Uplift in Dwelling Size

Many of the existing homes fall far short of the minimum dwelling sizes as set out in the London Housing Design Guide. Therefore the replacement homes will offer a significant uplift in floor area, as illustrated in the example, right.



Example of how the GLA dwelling sizes will increase living area:

3 Bed 5 Person Flat

Current Flat Area	Current Balcony Area
69 sq m	0 sq m

New Minimum Flat Area
86 sq m

Flat Area Increase	Balcony Area Increase
+17 sq m	+8 sq m



4.4 Non-Residential Brief

In addition to C3 Residential accommodation, the client team has established a requirement for non-residential accommodation as follows.

Replacement of existing shop and cafe

The estate currently benefits from an A1 Retail unit and an A3 cafe unit within the application boundary, located together in a single storey building on Agar Grove. The regeneration scheme will require these units to be demolished and they will be replaced by similarly sized units in the new development.

With reference to the proposals later in this document, the cafe space will be located in Block G, facing the junction of Agar Place and Agar Grove, whilst the shop will be located within Block JKL on Agar Grove on the main approach to Lulworth House.

Block B - Community Space

Space for community use is located on the ground floor of Lulworth house and this will be replaced in the new scheme. The 'community arch' will be a vaulted space that is accessible from the public realm and links to a secure garden at the rear. The space will also have committee rooms and meeting rooms attached, along with kitchen space and toilet provision.

Please refer to the proposals section of this document for a fuller explanation of Block B non-residential spaces.

Block B - Employment Space

Although not originally required by the client brief, some employment space will be provided. This is due to the proximity of one of the buildings (Block B in the proposals) to the elevated overground railway line and to the boundary with Camley Street. Commercial space at first floor level elevates residential apartments above the level of the railway line and also provides a buffer from a ground floor sub station. The commercial space also has a dedicated entrance at ground level, providing active frontage to the junction with Camley Street.

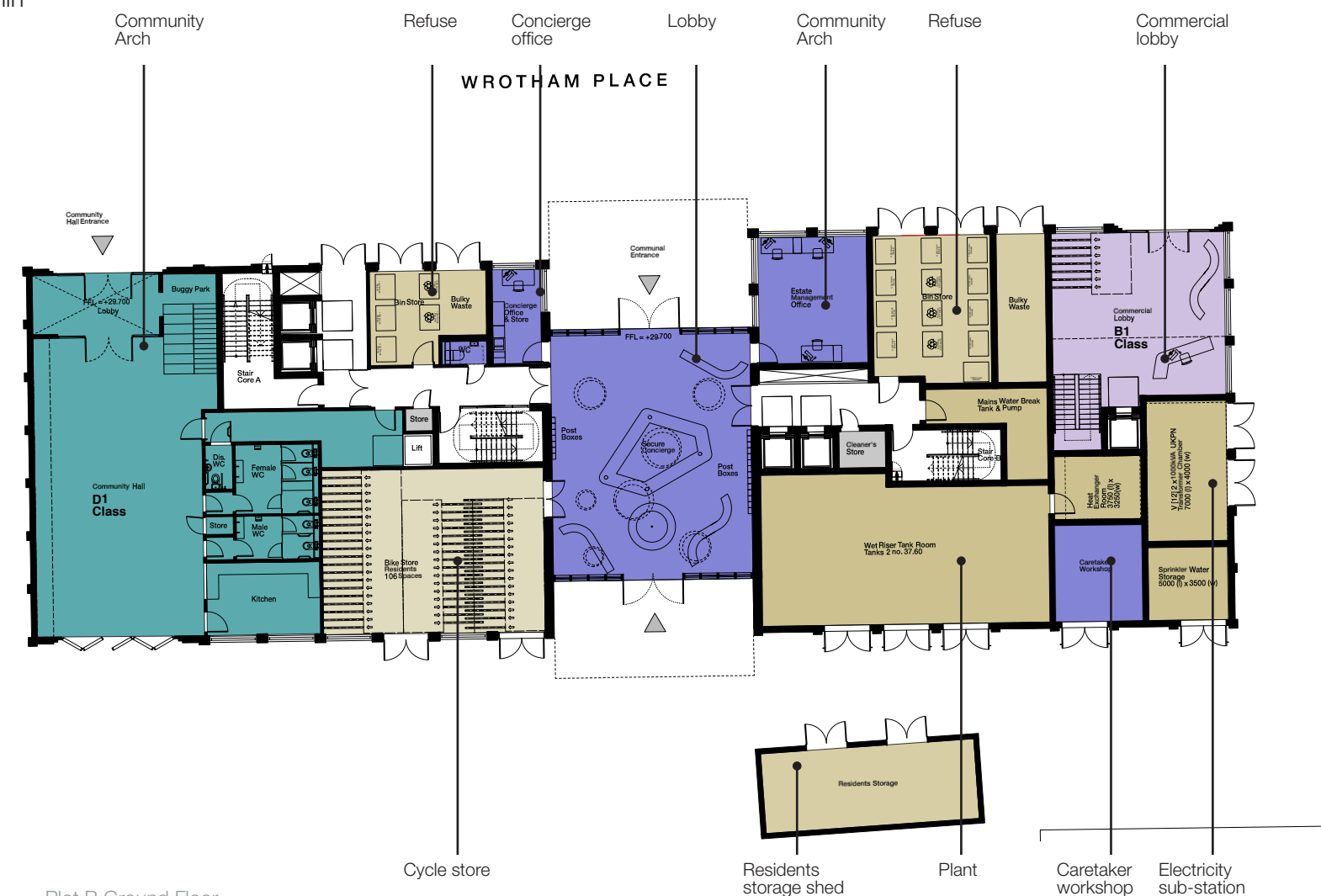
Block B - other accommodation

Other uses ancillary to the residential use within the lower floors of Block B have been identified as:

- Estate management office
- Concierge office
- Ancillary WCs and storage
- Caretaker workshop
- Plant
- Cycle and refuse storage, including bulky waste storage

External Storage

Some residents have asked for external storage space, such as sheds and these will be provided within communal secure garden spaces.



Opposite: Illustrative image showing the 'Community Arch' of Plot B

