

# AGAR GROVE

## STATEMENT OF CONSULTATION

DECEMBER 2013





## AGAR GROVE ESTATE REGENERATION PROJECT - CONSULTATION WITH RESIDENTS -

### Introduction and Background

This Report is submitted in support of a planning application by the London Borough of Camden (“the applicant”) for the redevelopment of the Agar Grove Estate in Camden.

Agar Grove Estate was constructed by the London Borough of Camden in the 1960s and comprises 249 residential units; two small retail units; and community facilities. The Estate consists of a series of low / medium rise blocks of flats and an 18 storey tower (Lulworth) along with areas of open space and surface car-parking. The site is centrally located in the borough to the east of Camden town centre in a predominantly residential area which comprises a mix of period housing; post-war municipal estates; 20<sup>th</sup> century in-fill; and some remnants of light-industrial activity.

The Estate is bordered to the north by Agar Grove beyond which sits an area of mid-to-late 19<sup>th</sup> century high-quality terraces and villas focused around Camden Square. To the east lies Camley Street which is occupied by low rise light-industrial units. Beyond Camley Street lies the mainline railway into St Pancras and then the 1960s Benson and Forsyth Maiden Lane Estate which is also undergoing refurbishment as part of the Council’s estate programme. Further to the south-east is the Kings Cross development area.

To the south is the London Overground railway line beyond which sits a pocket of low rise late 20<sup>th</sup> century housing. To the west is a predominantly residential area heading back towards Camden town.

The Agar Estate Regeneration project forms part of Camden’s ‘Community Investment Programme’ (CIP) which aims to generate investment, deliver new homes and regenerate neighbourhoods. The project has been the subject of extensive consultation with existing residents and the proposals have been developed in response to the views of the community and other stakeholders. A detailed description of the application proposals is provided in the Design and Access Statement which, in broad terms, comprises:

- Demolition of the existing low-rise blocks (with the exception of the children’s centre) and comprehensive refurbishment of Lulworth
- Creation of 493 new homes [net increase of 244 units] including a mix of social rent, shared-ownership and private units designed to meet current housing needs and space standards (including a single decant for the majority of existing tenants)
- Replacement community and retail facilities along with new small-scale business space; and
- Landscaped open and amenity spaces to support the development and contribute towards the creation of a high-quality environment.

### **The estate population**

There are 249 homes on the existing estate. There are 210 tenanted homes (including current voids), comprising 209 flats and one terraced house.

36 flats have been sold on a leasehold basis, and three houses sold on a freehold basis. Two of the leasehold homes are owned on a shared-ownership basis in conjunction with a housing association. The owners 16 of the leasehold homes and two of the freehold homes are non-resident, so rent out their homes privately.

Consultation has been carried out with all the estate's residents including non-resident leaseholders / freeholders and the occupants of their home.

Within the estate boundary are also two L&Q housing association blocks, Cranbourne and Ferndown (on land no longer owned by the Council), the Agar Children's Centre, a shop and a cafe.

### **Consultation**












Consultation has been focused around eight consultation events held between March 2012 and December 2013, seven of which were organised by the Regeneration Team, the seventh by the Planning Department:

Each event has comprised of between one and four drop-in sessions. Two of the initial three sessions were held in the Agar Children's Centre on the estate but all other sessions have been held in Lulworth Community Hall, on the ground floor of Lulworth. Each event has been staffed by members of the Council's Regeneration Team and of the project team, including architects and consultants.

No.	Month	Dates	Times
1	March 2012	Tuesday 13 March	1pm – 4pm
		Wednesday 14 March	4pm – 7pm
		Thursday 15 March	11am – 2pm
2	June 2012	Tuesday 12 June	10am – 1pm
		Wednesday 13 June	4pm – 7pm
		Thursday 14 June	1pm – 4 pm
3	April 2013	Tuesday 16 April	4pm – 7pm
		Wednesday 17 April	10am – 1pm
		Thursday 14 June	1pm – 4pm
4	June 2013	Tuesday 4 June	4pm – 8pm
		Thursday 6 June	10am – 2pm
		Tuesday 11 June	4pm – 8pm
5	August 2013	Tuesday 6 August	5pm – 8pm
		Wednesday 7 August	2pm – 5pm
		Tuesday 13 August	5pm – 8pm
		Wednesday 14 August	10am – 1pm
		Tuesday 20 August	10 am – 1pm
6	October 2013	Wednesday 2 October	5.30pm – 7.30pm
7	October 2013	Tuesday 8 October	7pm – 9pm
8	December 2013	Tuesday 10 December	4pm – 7pm
		Wednesday 11 December	5pm – 8pm



## Consultation Boards – front pages

<p><b>Agar Grove Estate Board 1</b></p> <p><b>Why are we looking at Agar Grove Estate?</b></p>  <p>Community investment programme Camden</p>	<p><b>Agar Grove Estate Board 1</b></p> <p><b>Welcome</b></p>   <p>Community investment programme Camden</p>	<p><b>Agar Grove Estate Board 1</b></p> <p><b>Welcome, Introduction and Background April 2013</b></p>   <p>Community investment programme Camden</p>
<p><b>March 2012</b></p>	<p><b>June 2012</b></p>	<p><b>April 2013</b></p>
<p><b>Agar Grove Estate Board 1</b></p> <p><b>Welcome, Introduction and Background Lulworth Consultation June 2013</b></p>   <p>Community investment programme Camden</p>	<p><b>Agar Grove Estate Board 1</b></p> <p><b>Welcome, Introduction and Background August 2013</b></p>   <p>Community investment programme Camden</p>	<p><b>Agar Grove Estate Board 1</b></p> <p><b>Feedback from the August Consultation October 2013</b></p>   <p>Community investment programme Camden</p>
<p><b>June 2013</b></p>	<p><b>August 2013</b></p>	<p><b>October 2013</b></p>

## Examples of feedback forms

<p><b>Agar Grove Estate Regeneration Consultation Feedback Form - June 2012</b></p> <p>Section 1: Introduction</p> <p>Section 2: What do you think about the development plans for the estate?</p> <p>Section 3: What do you think about the plans?</p> <p>Section 4: What do you think about the plans?</p> <p>Section 5: What do you think about the plans?</p> <p>Name: _____ Address: _____ City: _____ Postcode: _____ Phone: _____ Email: _____</p>	<p><b>Agar Grove Estate Regeneration Consultation Feedback Form - June 2012</b></p> <p>Section 1: Introduction</p> <p>Section 2: What do you think about the development plans for the estate?</p> <p>Section 3: What do you think about the plans?</p> <p>Section 4: What do you think about the plans?</p> <p>Section 5: What do you think about the plans?</p> <p>Name: _____ Address: _____ City: _____ Postcode: _____ Phone: _____ Email: _____</p>
<p><b>June 2012</b></p>	<p><b>June 2013</b></p>

At each event we displayed a number of exhibition boards at A0 size explaining the current proposals. We asked residents to complete a feedback form. Copies of the boards at A3 size were available for visitors to take away from the event along with the feedback form and Business Reply Envelope (no stamp needed). After each event we hand-delivered copies of the boards, the feedback form and envelope to all homes on the estate and posted the same to all non-resident leaseholders / freeholders.

A webpage concerning the proposals was set up and which has been updated throughout the consultation process. Copies of each event's exhibition boards are available for downloading. Where it was considered appropriate, the feedback form was also available as a 'wearecamden' online survey accessed through the estate's webpage.

Most events were followed up by sessions of door-knocking at the homes of residents who had not attended the event or returned a feedback form. We also made home visits on appointment by request.

### **First consultation event - March 2013 – for all the estate**

#### **Invite**

Our letter inviting residents to the first event explained that the Council's Community Investment Programme (CIP) was seeking to make the most of council land and assets to deliver improved services and new housing. We said we thought there was potential to develop new housing on the estate.

#### **Exhibition**

The boards displayed at the exhibition included information about the CIP, our architects' analysis of the estate and its setting, and of the condition of the buildings. It informed tenants and leaseholders about the package of compensation and support that would be available should regeneration go ahead. It said that if leaseholders needed to move to enable redevelopment, the Council would buy back their property.

Members of 41 households from the estate attended the exhibition.

#### **Feedback**

The feedback form asked what residents liked and didn't like about the estate, their block, and their flat. It listed 11 design and development principles that could apply to a development scheme and asked residents to list their top three, 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup>. It asked for suggestions of additional design and development principles, and for any other comments.

44 feedback forms were returned, including four anonymous ones.

We received a range of views and opinions from residents. Some of the things we were told more frequently were:

We asked what residents liked about the estate and were told that:

- It's in a good, central location
- It's close to different types of public transport
- There's a close, friendly community
- There are good neighbours living on the estate
- There's lots of green space and open space
- It's quiet and safe.

We asked what residents liked about their flat and block and were told that:

- Their flat is a good size
- Their block is clean, safe and secure
- They like the 24-hour concierge service at Lulworth
- That their flat has large, double-glazed windows that let in lots of light
- They have helpful, friendly neighbours in their block
- Their block is quiet.

We asked what residents didn't like about the estate and were told that:

- Some dog-owners let their dogs to foul the grassed areas and playgrounds
- Gangs hang out on the estate, particularly at night
- More lighting, or brighter lighting, is needed
- There are no sitting-out areas
- The estate's buildings are old and ugly
- There are too many ways into the estate
- Some people don't dispose of their rubbish properly.

We asked residents what they didn't like about their flat or block and were told that:

- Their flat is too small
- The rooms in their flat are too small
- Their flat suffers from damp and condensation
- Their flat doesn't have a balcony
- Their block doesn't have a lift
- There's no storage space, or not enough storage space, in their flat
- There is no storage for bicycles
- People can hang-out too close to their flat door and windows
- Their kitchen and bathroom are old
- Their kitchen is small, open-plan and oddly-shaped
- The stairs in their block need improving.

Design and Development Principles

Below are the 11 principles we said could apply in a regeneration scheme and how residents voted for them, with the three most popular highlighted in green.

<b>Proposed Design and Development Principle</b>	<b>No. of votes</b>
no overall loss in the amount of green space, with more of the green space being usable	<b>16</b>

amenity space for a range of uses and ages e.g. play spaces, quieter seating areas	<b>8</b>
local amenities e.g. shops, cafes, community space	<b>4</b>
reduce number of access routes and improve them	<b>7</b>
reduce number of undercroft areas, create safe spaces	<b>3</b>
all new homes to be of a high quality, accessible design which meets modern housing standards	<b>16</b>
private gardens for new ground floor homes, balconies for all other new homes	<b>11</b>
any new development to match density of surrounding areas	<b>4</b>
minimise loss of existing car parking that is used and prioritise existing car users	<b>5</b>
priority for new homes built at Agar Grove Estate to be given to Agar Grove Estate residents in the first instance	<b>26</b>
housing to be sold on outright sale or shared ownership basis to help fund the development of the council housing and contribute to some improvements on the estate	<b>2</b>

We asked residents for additional design and development principles and the responses included that:

- We should consider access to estate being limited to tenants and visitors with security systems in place, and to consider disabled access
- We move away from 70s modern design style to one more contemporary or post-modern
- Although seating areas are nice they tend to end up as areas for youths to congregate in the evenings and cause problems for tenants
- It would be better to build houses and maisonettes rather than blocks of flats, because it would make the area more crowded and unattractive
- There should be no open plan design
- A designated dog walking area with bins and clear signage could be created
- A designated outdoor space for Lulworth community room be created
- There should be CCTV cameras around the estate
- If elderly people who've lived on the estate since it was first built need to move, it should be a priority that they are comfortable and in suitable temporary accommodation and have first priority for ground floor premises
- There should be no building on the present car park, or any building that reduces the sense of adequate space around Lulworth
- Tenants should have the right to choose move back to the same spot where they were living previously if their old block was demolished.

Although the same comments were received from several residents, we were also told some opposing views. For example, one resident said they would "like to see my block demolished and new flats built with balconies and gardens" while another residents told us "not demolish but build houses around the empty spaces we have already that's not in use".



## Second consultation event - June 2012 – for all the estate

### Invite

Our letter inviting residents to the second event said that our architects had designed a range of options for new housing on the estate using information gathered at the first exhibition. We said we'd like to know what residents thought of these options, which could involve demolishing some of the existing housing. We said that the number of homes to be demolished could be none, or it could be that residents would prefer more homes to be demolished and replaced.

### Exhibition

The exhibition boards summarised the feedback we'd received in response to the first event, as above. We displayed four options for building new housing on the estate. These options showed differing levels of redevelopment and we highlighted advantages and disadvantages around each option:

- **Option 1: 'Comprehensive'** - Demolish 112 homes (all the low-rise buildings apart from the two housing association blocks and the Children's Centre), retain 137 homes (all the flats in Lulworth), and provide 361 new homes
- **Option 2: 'West and East'** - Demolish 65 homes, retain 184 homes, and provide 265 new homes
- **Option 3: 'West'** - Demolish 48 homes, retain 201 homes, and provide 193 new homes
- **Option 4: 'Infill'** - No homes demolished, and provide 85 new homes of infill development

Members of 54 households on the estate attended the exhibition.

### Feedback

All residents were asked to complete a feedback form asking what they thought about each of the options, and to indicate their preferred option. 77 feedback forms were returned and the table below shows the results:

Feedback forms received - preferred development option						
	Option 1 Compre- hensive	Option 2 West and East	Option 3 West	Option 4 East	Don't Know	Nothing ticked
Number of forms received	57	4	4	3	3	6
Preferred option as a %	74.0%	5.2%	5.2%	3.9%	3.9%	7.8

These figures include the forms received from Lulworth which would not be demolished as part of the comprehensive development scheme that was exhibited. But excluding the forms from Lulworth the results showed a similar level of support for comprehensive redevelopment amongst residents of the low-rise homes:

<b>Feedback forms received excluding Lulworth - preferred development option</b>						
	<b>Option 1 Compre- hensive</b>	<b>Option 2 West and East</b>	<b>Option 3 West</b>	<b>Option 4 East</b>	<b>Don't Know</b>	<b>Nothing ticked</b>
Number of forms received	41	2	3	3	2	5
Preferred option as a %	73.2%	3.6%	5.4%	5.4%	3.6%	8.9%

### **Updates following consultation**

Our letter of 27 September 2012 updated residents following the consultation. We showed the results of the feedback forms received from across the estate. We said that overall we'd had some form of contact (face-to-face, by phone or via the feedback forms) with more than half the estate since we first started to consult with all residents in March 2012. We said the feedback we've received indicated that there was a preference for exploring comprehensive redevelopment. We said that the next step will be to work with residents to develop these ideas in more detail. We said that a comprehensive redevelopment scheme would be built in stages so that most tenants could move straight into their new home on the estate. Some tenants could choose to move off the estate to another Camden Council property and the earliest this might start to happen was summer / autumn 2013. This is also when the Council would start negotiations to buy back leasehold and freehold properties.

Our letter of 21 February 2013 said that over the past few months we'd been choosing architects to develop the plans for redevelopment in more detail. To take the project forward, we'd needed to carry out a selection exercise and group of three practices had been appointed.

We also said we'd be carrying out a 'Housing Needs Survey' to collect current household details and to find out more about what types and sizes of new homes might be needed in the redevelopment.

### **Third consultation event - April 2013 – all the estate**

#### **Invite**

Our invite letter to the third event said that our new architects had been developing proposals for a comprehensive redevelopment scheme for the Agar Grove estate. We wanted to know what residents thought about the estate design and to discuss the open spaces and their uses, and the internal layouts of the new homes. We said a comprehensive development scheme would involve demolition of all the low-rise buildings on the estate apart from the two housing association blocks and the Children's Centre. Lulworth would not be demolished.

#### **Exhibition**

The exhibition board showed examples our architects' previous work and introduced the new estate layout design. We showed how redevelopment would be carried out in four phases. We showed typical floor layouts of some of the proposed new homes.

There were also models of some of these. We showed the proposed landscaping plan.

Members of 64 households attended the exhibition.

### **Feedback**

Our feedback form asked residents what they thought about the new estate layout design, the layouts of the new homes, and the landscaping ideas. It asked whether they had any comments or concerns about phasing of the redevelopment.

The form also said that the proposed redevelopment did not include demolishing Lulworth but we'd suggested that improvements could be made to the concierge area and community hall, and that a private garden for Lulworth residents could be created. We said we weren't sure yet what else could be done to the block but wanted to hear what residents would like to see happen and that, when we'd collected these ideas and investigated them to check what was feasible, we'd run another consultation to present options.

We asked all the estate's residents what changes and improvements would they like to see happen to Lulworth, the block. We asked Lulworth residents for any ideas for improving their flat.

52 feedback forms were received.

## **Fourth consultation event - June 2013 – for Lulworth residents only**

### **Invite**

Our letter of 23 May 2013 invited Lulworth residents to two consultation sessions where we'd be displaying different options for making improvements to Lulworth.

### **Exhibition**

The exhibition boards described the feedback we'd received about Lulworth in response to the last consultation event. Residents had told us they enjoyed living in Lulworth, saying that the block was well managed and secure and that having a concierge was very convenient. However, other residents told us that they did not like living in a tower block.

Some of the problems residents in Lulworth told us about were that:

- their windows were draughty, hard to open, close and lock, and to clean
- their second bedrooms was too small
- their bedroom was an awkward shape for a double bed
- they didn't like their kitchen being open to the living room
- they needed more storage space
- their flat got cold quickly when the heating was turned off
- they hears too much noise from their neighbours' flats
- the communal corridors could be cold and windy in winter and suffered condensation in the summer
- the lifts broke down regularly

- their bathroom ventilation was poor resulting in mould growth
- they had problems with the electrics and needed more sockets.

Some residents supported the suggestions we'd made at earlier consultations to create a private garden for Lulworth residents and extension of the ground floor.

These are other ideas that we were told about:

- create more rooms on the ground floor with smaller rooms for groups or activities, including a computer room for doing coursework or
- add balconies or winter gardens for each flat
- install larger windows
- improve the energy efficiency of the building with better insulation and LED lighting in the communal areas, controlled by timers and sensors.

Some residents thought the building needed external refurbishment, that it should be brightened up with colour by painting or cladding so that it didn't stand out against the proposed new buildings that would be constructed around it. Others thought that the building needed demolishing. Both these ideas were also supported by some residents of the low-rise buildings in their feedback about ideas for Lulworth.

We displayed three development options for Lulworth:

- Option 1: Better Homes work only
- Option 2: Refurbishment and extension of Lulworth
- Option 3: Demolition of Lulworth and building of a new tower

Following the first session we wrote to all Lulworth's residents on 5 June 2013 reminding them about the second session and informing them of an additional third session. Our letter listed the three options and we included copies of the exhibition boards and the feedback form.

The feedback form asked residents to choose their preferred development option. It said that, with Option 1, no residents would have to move out of the block. 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 blocks B1 and B2 which would be managed by Agar Grove Co-op, the TMO that manages Lulworth. The Council would buy back leaseholders' flats.

Members of 28 households from Lulworth attended the event, and 77 feedback forms were received.

### **Updates following consultation**

We wrote to Lulworth's residents on 18 June 2013 saying we'd received 57 feedback forms so far and that:

- 21% support Option 1
- 77% support Option 2, or 3, or both
- 2% didn't choose any option

We said that the outcome for residents would be the same under Option 2 or 3, so some people have told us they prefer both of them, and that we'd still like to hear from people who hadn't returned a form.

Our letter of 15 July 2013 to all the estate said that we'd received 77 feedback forms in total and that:

- 23.4% supported Option 1
- 75.3% supported Option 2, or 3, or both
- 1.3% didn't choose any option

We said that, as a result of this response, the refurbishment or demolition of Lulworth would be included as part of the redevelopment proposals for the estate. Each option had advantages and disadvantages which needed further investigation before we decided between refurbishment and demolition.

Our letter of 29 July 2013 said that, because everyone will move out of Lulworth under the latest proposals, we now needed to collect household details of all residents to find out more about what sizes and types of new homes will be needed in the redevelopment.

### **Fifth consultation event - August 2013 – for all the estate and local residents**

#### **Invite**

Our invite letter to the fifth event gave details of four drop-in consultation sessions for all the estate when we would show how the designs had progressed. We said that residents living in the streets around the estate, and local amenity groups, had also been invited to third session. We said we were holding a separate fifth session for children and young people about ideas for the play spaces.

#### **Exhibition**

We exhibited images of the new scheme layout and of the new homes, streets and spaces in the scheme. We showed an updated phasing programme that included the refurbishment of Lulworth. We described key sustainability aspects of the scheme along with detailed information about the landscaping of the scheme. A new more detailed model of the scheme was displayed.

The exhibition was attended by members of 81 households on the estate and 12 local residents attended the third session

Around 30 children and young people attended their event where they asked what activities and equipment they enjoyed and what they'd like to see in the new play spaces.

#### **Feedback**

Our feedback form asked residents what they thought about the latest scheme layout design, and the look of the scheme. We asked residents what sustainability issues



mattered most to them, and what they thought about the landscaping ideas exhibited.

44 feedback forms were received.

### **Updates following consultation**

Our letter of 13 September 2013 said that around a third of the estate's households attended one of the four sessions and that:

- There was positive feedback from most tenants and leaseholders in support of the proposals and design update
- Most tenants were enthusiastic about getting a new well-designed and more spacious flat
- Residents were particularly interested in the new housing provision, landscaped areas and phasing of the development
- Generally the wider community welcomed the scheme, saying it would improve the area, particularly along Agar Grove
- Around 30 children and young people from across the estate attended their session and there was a lot of enthusiasm for the new play and landscaped areas.

We said that some residents had raised concerns about particular aspects of the development including density, height of buildings and the new pedestrian, vehicle and cycle routes in the scheme. We added that our design team was continuing to work through the detail of the design and respond to residents' comments and concerns.

We said we would be arranging visits to new housing schemes in London for any residents who are interested in seeing how the redeveloped Agar Grove estate might look.

## **Sixth consultation event - October 2013 – for all the estate**

### **Invite**

Our letter informed residents that we had invited the local ward councillors to the event, as well as Councillor Fulbrook, Cabinet Member for Housing, and Frank Dobson, MP.

### **Exhibition**

The exhibition summarised the feedback to the previous consultation. We showed new and updated images of the proposed development, and the updated 3D model, information on the size and position of the new buildings with aerial and street views. Images showed how the new buildings would look, the updated landscaping plan showed more detail of the 'Homezone' approach to the new roads, and there was information about the trees across the scheme.

Members of 63 households attended the event, along with Councillors Fulbrook and Robinson.

## **Feedback**

Our letter following the event said that a report would be made to the meeting of the Council's Cabinet on 4 December detailing the proposed scheme and asking the Cabinet to consider whether the project should be taken forward. It said we'd first consulted with residents about potential development proposals in March 2012, and have held consultation events subsequently in June 2012, April 2013, June 2013 (for Lulworth residents only) and August 2013. The key aspects of the proposals were:

- Demolition of all the low-rise buildings on the estate (apart from the two L&Q housing association blocks and the Children's Centre)
- Enough new Camden Council homes to be built for all existing tenants who want to continue living at Agar Grove, including Lulworth's tenants who would move into new blocks managed by the Agar Grove Co-op and with a concierge
- The Council would buy back leaseholders' and freeholders' homes
- New-build flats, and refurbished flats in Lulworth, would be sold on an outright or shared ownership basis to fund the redevelopment scheme
- An integrated landscaping plan with communal gardens and play spaces, gardens shared between blocks, improved access and parking.

We included copies of the exhibition boards along with a booklet of 'Key Facts and Frequently Asked Questions' about the proposals, and also information on the support and compensation available to tenants and leaseholders / freeholders.

It said we were inviting residents to give us any further comments they had about the proposals before the Cabinet meeting in December, and asked for any responses by 3 November.

## **Feedback**

16 feedback forms were received from residents although one respondent made no comments. Having received lots of feedback already about the proposals we were not expecting to receive many further comments and didn't carry out door-knocking sessions after the consultation event.

Eight respondents expressed support for the proposals. Three of these also mentioned their preferences concerning the location and / or features of their new home within the scheme, while two further respondents simply mentioned similar preferences.

Some respondents didn't support particular aspects of the scheme: the opening up of access to Camley Street which could allow anti-social behaviour and noise nuisance, having roads for vehicles within the scheme, that the houses included in earlier versions of the scheme had been replaced by maisonettes, and some of the features of the new homes including water meters and not having gas for cooking or heating, because of concerns about costs. One respondent was concerned about density of the new scheme.

**Seventh consultation event – Development Management Forum  
8 October 2013 – for all the estate, local residents and local amenity groups**

**Invite**

The Planning Department invited all estate residents, local residents and business, local amenity groups, local ward and neighbouring ward councillors to the event.

**Exhibition**












The exhibition was the same as the sixth consultation event the week before. It summarised the feedback to the previous consultation. We showed new and updated images of the proposed development, and the updated 3D model, information on the size and position of the new buildings with aerial and street views. Images showed how the new buildings would look, the updated landscaping plan showed more detail of the 'Homezone' approach to the new roads, and there was information about the trees across the scheme.

**Feedback**

Some respondents didn't support particular aspects of the scheme: the opening up of access to Camley Street which could allow anti-social behaviour and noise nuisance, lack of garages and parking whereas others felt that parking was not required. One person said the scheme should have more density and others were worried about the logistics of moving and the amount of storage space in the new properties. A neighbouring ward councillor asked what was being secured though the Section 106 agreement.

**A recent set of consultation boards – October 2013 & DM Forum**

Exhibition boards produced at A0, hand-outs at A3

<p><b>Agar Grove Estate Board 1</b></p> <p><b>Feedback from the August Consultation</b></p> <p>October 2013</p>    <p>Community investment programme Camden</p>	<p><b>Agar Grove Estate Board 2</b></p> <p><b>Updated aerial view of the new development</b></p>   <p>Community investment programme Camden</p>	<p><b>Agar Grove Estate Board 3</b></p> <p><b>Design Update - new homes, streets &amp; spaces</b></p>   <p>Community investment programme Camden</p>
<p><b>Board 1</b></p> <p><b>Agar Grove Estate Board 4</b></p> <p><b>What the buildings will look like</b></p>  <p>Community investment programme Camden</p>	<p><b>Board 2</b></p> <p><b>Agar Grove Estate Board 5</b></p> <p><b>Landscape Masterplan - 3D</b></p>  <p>Community investment programme Camden</p>	<p><b>Board 3</b></p> <p><b>Agar Grove Estate Board 6</b></p> <p><b>Play and Community Spaces</b></p>  <p>Community investment programme Camden</p>
<p><b>Board 4</b></p> <p><b>Agar Grove Estate Board 7</b></p> <p><b>Vehicle Circulation</b></p>  <p><b>The homezone</b></p>  <p>Community investment programme Camden</p>	<p><b>Board 5</b></p> <p><b>Agar Grove Estate Board 8</b></p> <p><b>Existing Trees</b></p>  <p>Community investment programme Camden</p>	<p><b>Board 6</b></p> <p><b>Agar Grove Estate Board 9</b></p> <p><b>New Tree Planting</b></p>  <p>Community investment programme Camden</p>
<p><b>Board 7</b></p>	<p><b>Board 8</b></p>	<p><b>Board 9</b></p>

## **Eighth consultation event – 10 & 11 December 2013 – for all the estate and local residents**

### **Invite**

Our letters of 27 November 2013 invited the residents of the estate and the local area to two consultation sessions where we'd be displaying computer generated images of the new development.

We wrote to the estate's residents again on 6 December to inform them that Cabinet approved the regeneration strategy for the estate and remind them of the exhibition the following week.

### **Exhibition**

The exhibition will include 10 no. computer generated images (CGIs) which will show residents the quality of the buildings, public realm, landscaping and tell the story of the regeneration of the estate over the multi-phased construction programme. The images will convey the place we are making by regenerating the estate. The Decant Officer will also be attending the exhibition to answer any questions and get to know the residents. Starting in the New Year we'll be holding registration sessions in the TMO offices in Lulworth where residents complete a self-assessment form and discuss their circumstances.

Leaseholders and freeholders have been given a dedicated officer to discuss the voluntary negotiations to acquire their leasehold or freehold interest.

### **Feedback**

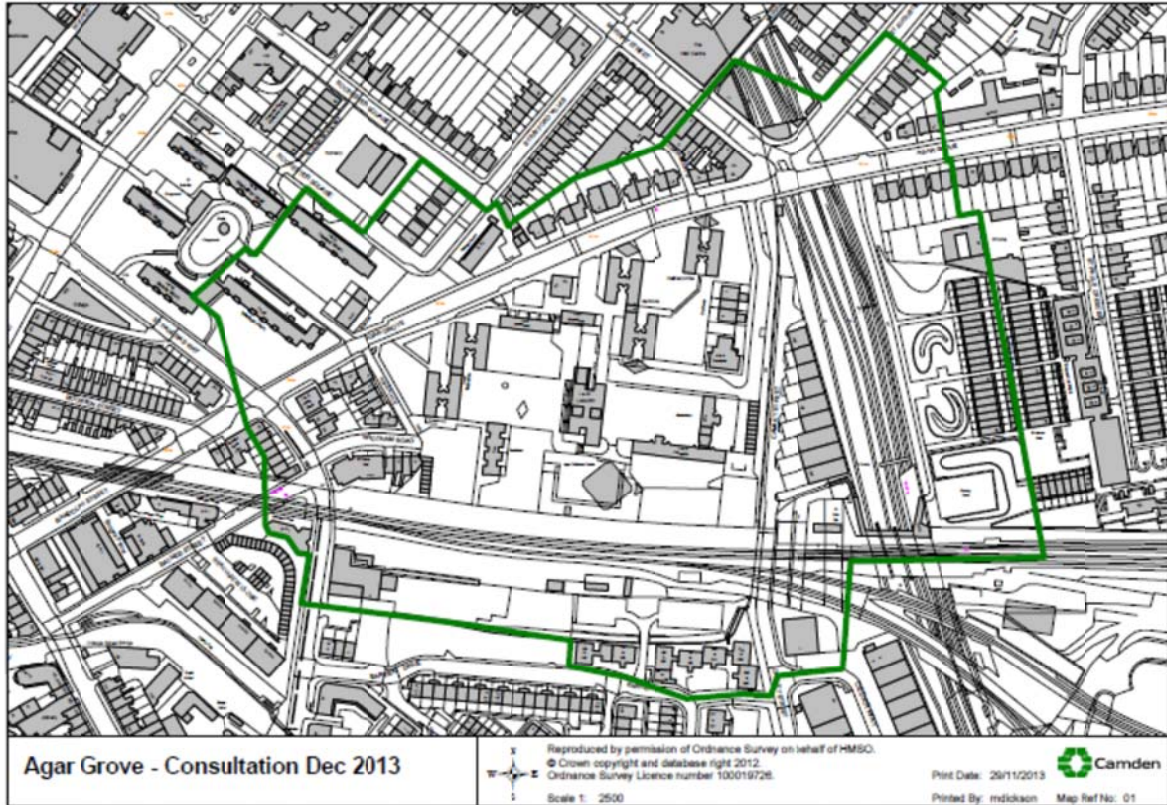
Following the exhibition a copy of all the boards will be hand delivered to all estate residents and uploaded on to the council's website.

## **Summary**

Consultation events were held in March 2012, June 2012, April 2013, June 2013, August 2013, October 2013 with one due December 2013. Consultation has been carried out with local residents, neighbouring residents and ward councillors as well as other internal Council departments and wider stakeholders. There is good resident engagement and strong support for the proposals. To date, we have had some form of contact with 85% of the estate and of those 70% are in favour of the proposals, 12% are opposed and 18% don't know or are unclear if they are supportive or not.



**Map of consultation area boundary for pre-planning application exhibition  
December 2013**



**APPENDIX A – Consultation Calendar**

**END**

**AGAR GROVE ESTATE REDEVELOPMENT PROJECT - CONSULTATION DIARY**

BRE = Business Reply Envelope (no stamp needed)						
All letters etc. hand-delivered to all households on estate and posted to non-resident leaseholders / freeholders (except where noted)						
Date	Day	Time	What?	About what?	Who for?	Held where?
02/03/12			Letter dated 02/03/12	The Community Investment Programme, consultation about potential development on estate, details of consultation sessions	All estate residents	
12/03/13			Flyer delivered	Reminder about consultation sessions this week	All estate residents	
13/03/12	Tues	13:00 - 16:00	Consultation drop-in sessions	What residents like and dislike about their flat, their block and the estate; design and development principles to apply with any development proposal	All estate residents	Agar Children's Centre
14/03/12	Wed	16:00 - 19:00				Lulworth Community Hall
15/03/12	Thurs	11:00 - 14:00				Agar Children's Centre
23/03/13			Letter dated 23/03/12 with copies of exhibition boards, feedback form and BRE	Requesting return of feedback form	All estate residents	
31/05/12			Letter dated 31/05/12	Consultation about options for building new homes on the estate, details of consultation sessions	All estate residents	
11/06/13			Flyer delivered	Reminder about consultation event this week	All estate residents	
12/06/12	Tues	10:00 - 13:00	Consultation drop-in sessions	Four development options for the estate	All estate residents	Lulworth Community Hall
13/06/12	Wed	16:00 - 19:00				
14/06/12	Thurs	13:00 - 16:00				
25/06/12			Letter dated 25/06/12 with copies of exhibition boards, feedback form and BRE	Requesting return of feedback form	All estate residents	
27/06/13		Morning	Door-knocking at low-rise homes	To see residents who didn't attend event and collect feedback forms	Low-rise homes	
28/06/13		Afternoon	Door-knocking at low-rise homes	To see residents who didn't attend event and collect feedback forms	Low-rise homes	
10/07/13		Afternoon / evening	Door-knocking at low-rise homes	To see residents who didn't attend event and collect feedback forms	Low-rise homes	
12/07/12		Afternoon	Door-knocking. Letter dated 12/07/12 left where no one home but had attended last consultation	To see residents who didn't attend event and collect feedback forms	Low-rise homes	
26/07/12		Morning	Door-knocking at low-rise homes	To see residents who didn't attend event and collect feedback forms	Low-rise homes	
30/07/12		Afternoon	Door-knocking at low-rise homes	To see residents who didn't attend event and collect feedback forms	Low-rise homes	

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Date	Day	Time	What?	About what?	Who for?	Held where?
27/09/12			Letter dated 27/09/12	Results of feedback, including number of forms returned and that preferred option of comprehensive development to be explored further	All estate residents	
21/02/13			Letter dated 21/02/13	Update on development project, appointment of new architects, notice of pending Housing Needs	All estate residents	
04/03/13			Letter dated 04/03/13 with Housing Needs Survey form and BRE	To collect household details and find out whether resident wanted to stay on estate	Tenants and leaseholders / freeholders of low-rise homes	
21/03/13			Letter dated 21/03/13 enclosing Housing Needs Survey form and BRE	To collect household details of tenants who want to move off the estate.	Lulworth tenants	
02/04/13			Letter dated 02/04/13	Details of consultation sessions about progress on development proposals	All estate residents	
16/04/13	Tues	16:00 - 19:00	Consultation drop-in session	Progress on development proposals	All estate residents	
17/04/13	Wed	10:00 - 13:00				
18/04/13	Thurs	13:00 - 16:00				
09/05/13		Morning	Door-knocking at Lulworth	To see residents who didn't attend event and collect feedback forms	Lulworth	
13/05/13		Morning	Door-knocking at Lulworth	To see residents who didn't attend event and collect feedback forms	Lulworth	
15/05/13		Afternoon	Door-knocking at Lulworth	To see residents who didn't attend event and collect feedback forms	Lulworth	
21/05/13		Afternoon / evening	Door-knocking at Lulworth	To see residents who didn't attend event and collect feedback forms	Lulworth	
23/05/13		Afternoon	Door-knocking at low-rise	To see residents who didn't attend event and collect feedback forms	Low-rise homes	
23/05/13			Letter dated 23/05/13	Invite to consultation about improvement options for Lulworth, details of consultation sessions on 04/06/13 and 06/6/13	All Lulworth residents	
04/06/13		16:00 - 20:00	Consultation drop-in session	Development options for Lulworth	All Lulworth residents	Lulworth Community Hall
05/06/13			Letter dated 05/06/13 with copies of exhibition boards, feedback form and BRE	Reminder about next consultation session 06/06/13 and details of additional session on 11/06/13	All Lulworth residents	
06/06/13		10:00 - 14:00	Consultation drop-in session	Development options for Lulworth	All Lulworth residents	Lulworth Community Hall

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All letters etc. hand-delivered to all households on estate and posted to non-resident leaseholders / freeholders (except where noted)						
Date	Day	Time	What?	About what?	Who for?	Held where?
11/06/13		16:00 - 20:00	Consultation drop-in session	Development options for Lulworth	All Lulworth residents	Lulworth Community Hall
12/06/13		Afternoon	Informal discussions	Development options for Lulworth. Flyer chasing completion of feedback form with preferred development option for Lulworth handed out	Lulworth residents entering / leaving Lulworth	Lulworth lobby
18/06/13			Letter dated 18/06/13 with feedback form and BRE	Interim result of residents' preferred development option for Lulworth, encouraging completion of feedback form indicating preferred option	All Lulworth residents	
15/07/13			Letter dated 15/07/13	Informing of final result of residents' preferred development option for Lulworth; that demolition or refurbishment to be included in redevelopment proposals	All estate residents	
25/07/13			Letter dated 25/07/13	Invite to consultation 06/08/13, 07/08/13, 13/08/13, 14/08/13, 20/08/13	All estate residents	
29/07/13			Letter dated 29/07/13	Housing Needs Survey	Lulworth residents	
02/08/13			Letter dated 02/08/13 posted	Invite to consultation 13/08/13	Local residents and amenity groups	
05/08/13			Flyer delivered	Reminder about forthcoming consultation events	All estate residents	
06/08/13		17:00 - 20:00	Consultation drop-in session	Latest designs for the estate	All estate residents	Lulworth Community Hall
07/08/13		14:00 - 17:00	Consultation drop-in session		All estate residents	
13/08/13		17:00 - 20:00	Consultation drop-in session		All estate residents plus local residents and amenity groups	
14/08/13		10:00 - 13:00	Consultation drop-in session		All estate residents	
20/08/13		10:00 - 13:00	Consultation drop-in session	Ideas for play spaces	Children and young people	Playground beside Lulworth
13/09/13			Letter dated 13/09/13	Feedback from last consultation event; prior notice of next event to be attended by elected representatives	All residents of low-rise homes	
13/09/13			Letter dated 13/09/13	Feedback from last consultation event; prior notice of next event to be attended by elected representatives; notice of structural investigations	All Lulworth residents	
24/09/13			Letter dated 24/09/13	Details of consultation event; informing that ward councillors, Councillor Fulbrook, Cabinet Member for Housing, and Frank Dobson MP invited	All estate residents	

**AGAR GROVE ESTATE REDEVELOPMENT PROJECT - CONSULTATION DIARY**

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All letters etc. hand-delivered to all households on estate and posted to non-resident leaseholders / freeholders (except where noted)

<b>Date</b>	<b>Day</b>	<b>Time</b>	<b>What?</b>	<b>About what?</b>	<b>Who for?</b>	<b>Held where?</b>
24/09/13		Afternoon / evening	Door-knocking at low-rise	To see residents who didn't attend event and collect feedback forms	Low-rise homes	
25/09/13		Morning	Door-knocking at low-rise	To see residents who didn't attend event and collect feedback forms	Low-rise homes	
01/10/13			Flyer delivered	Reminder about consultation event the next day	All estate residents	
02/10/13	Tues	17:30 - 19:30	Consultation drop-in session	Update on proposals; opportunity to meet elected representatives	All estate residents	Lulworth Community Hall
04/10/13			Letter dated 04/10/13 with copies of exhibition boards, booklet 'Key facts and frequently asked questions', feedback form and BRE	Informing of Cabinet Meeting 04/12/13; inviting any further comments by 03/11/13	All estate residents	