

# 159-161 IVERSON ROAD

## Statement of Community Involvement

### McGREGOR HOMES



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## Introduction

This Community Involvement Report has been compiled by specialist community consultation group Your Shout, part of Indigo Public Affairs Ltd, on behalf of McGregor Homes, (hereafter referred to as 'the Applicant'). This report supports the applications for planning permission for the current tyre centre site at 159-161 Iverson Road, NW6 2RB.

This report details the public consultation the applicant has undertaken in order to inform the evolution of the proposals. Consultation has been carried out in accordance with national and regional policies, as set out at the end of this report and meets the requirements of the London Borough of Camden Council's Statement of Community Involvement (adopted July 2011).

Your Shout has also signed up to the Consultation Institute Charter, which sets out the best-practice principles for consultation. A copy of the charter can be found at [www.consultationinstitute.org](http://www.consultationinstitute.org)

The key aims of the pre-application stage of public consultation, which this report documents, were:

- To inform local residents, businesses, councillors and other stakeholders about the regeneration aspirations for the site.
- To gain a full understanding of local views of the proposals, engage with the local and wider community throughout the design development stage, and use these views to identify concerns and opportunities, and where possible inform the evolving final proposals.
- To demonstrate how the applicant has responded to the issues raised by the community and stakeholders and identify how changes have been made to the proposals.
- In addition, this report demonstrates the applicant's continued commitment towards consultation and engagement throughout the statutory planning process.



## **Summary of the proposed application**

### **History of the site**

The site is currently occupied by Iverson Tyres Ltd, a chain of tyre centres. The owner no longer needs the tyre centre element of his business in this location and there are numerous other facilities in the area to satisfy demand. The owner does however wish to keep the office part and administrative function of his business in West Hampstead as a number of local people are employed on site.

Whilst the original intention had been for the office part of the business to occupy the new employment space within the development, this would involve a change of use from B1c to B1a and so they are currently seeking alternative office space in the vicinity.

### **Details regarding the proposed application**

The applicant is proposing to replace the existing tyre centre with an equivalent flexible light industrial space alongside 19 new homes. When devising the proposals, consideration was given to the design of the adjoining former garden centre site at 163 Iverson Road, which was granted planning permission in May 2012 for a development of 33 flats and 3 houses.

As a result the elevational treatments, palette of materials and height and massing take their cue from the consented scheme at 163 Iverson Road. The front Iverson Road block has been modelled to form a transition from the 5 storey height of the 163 consent as Iverson Road slopes down to the south west. The fourth floor facing Iverson Road has been set back to soften the overall impact in long views from the west. Open balconies have been introduced on the south west corner to provide design interest and a comfortable termination of the new development in the streetscene.

The massing of the rear block facing onto the railway tracks has been modelled to be in keeping with the tree house wing of 163 Iverson Road.

Each apartment will benefit from either private balcony or terraced amenity spaces that are compliant with space standards prescribed in the London Housing Design Guide. There is also a landscaped communal amenity at ground floor level.

The site is situated in a highly accessible location (PTAL 5) and is a car free development. Residents will benefit from the various modes of public transport within a 5 minute walk without reliance on car usage. This is also encouraged by dedicated cycle storage for residents.



There will be a slight overall increase in the amount of employment floor space from 159.4m to 164m GIA. The use will be replacement B1c light industrial and the new employment space is designed to retain or improve the flexible features that will make it attractive to a wide range of future users as recommended by London Borough of Camden.

Along with the retention of jobs on site, the developer intends to make a significant financial contributions towards the provision of local schools, community facilities, pedestrian and cycle improvements, and improvements to public open spaces in the vicinity of the development. There is also an opportunity to widen the pavement fronting the development.

### **Affordable housing**

The applicant understands the importance of delivering affordable homes for Camden. In accordance with the council's policy requirements, 4 affordable homes are proposed on site – 1 x3 bed, 2x2 bed and 1x1bed.



### **The consultation process**

The consultation process for this scheme meets the requirements of the council's Statement of Community Involvement, and other consultation guidelines. Specifically, we have:

- Made sure the consultation takes place as early as possible in the design development process, and is therefore "front-loaded".
- Conducted appropriate engagement that fits the community's needs.
- Conducted an accessible and visible exhibition.
- Used Plain English and adequate response mechanisms.
- Analysed the results from the consultation objectively.
- Publicised collective responses, with due regard to the Data Protection Act.
- Summarised how these responses have affected the proposals.

### **Pre-application discussions with councillors**

During the pre-application phase, we contacted local councillors, being mindful of the Council's own protocols about contacting councillors, particularly ward members, cabinet members, those who are members of the development control committee. We offered briefing sessions on the proposals to ward members, two of whom attended the public exhibition. In addition we met with two ward councillors following the exhibition but prior to submission of the planning application to outline the revisions that had been made to the scheme.

### **Pre-application discussions with individuals and groups**

Before the main public consultation, we identified the community groups and other key stakeholders in the area of the application site, and built up a list of Stakeholders. We contacted several individuals and community groups to offer further information and to make them aware that we are happy to meet with them.

The groups and individuals we contacted to offer a meeting and invite to the public exhibition include:

- **Camden Civic Society**
- **Camden History Society**
- **Fortune Green and West Hampstead Neighbourhood Development Forum**



- **Kingsgate Community Association**
- **Sidings Community Centre**
- **West Hampstead Amenity and Transport (WHAT)**
- **West Hampstead Business Forum**
- **West Hampstead Events Association for Residents and Tenants**
- **West Hampstead Local Consultation Group**
- **West Hampstead Open Space and Environment**
- **West Hampstead Gardens and Residents Association (WHGARA)**
- **West Hampstead Life**
- **Fordwych Residents Association**
- **Lymington Road Residents Association**

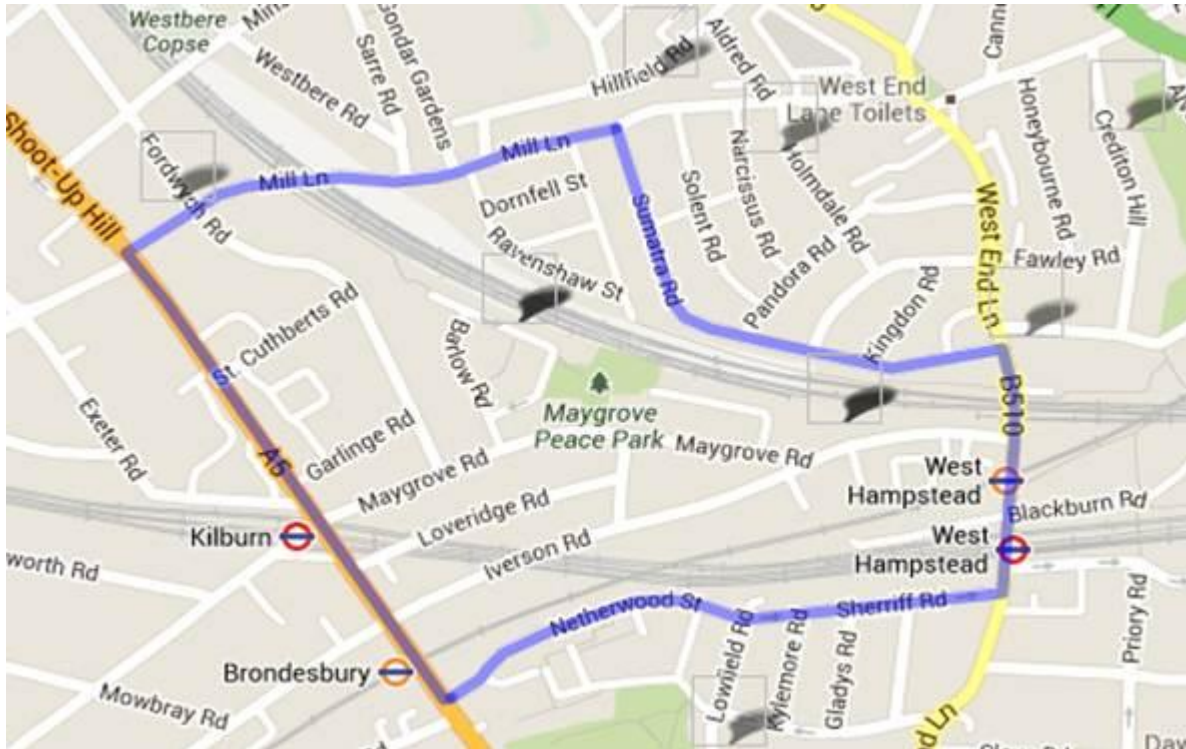
We will continue to maintain contact with these individuals and groups as the planning application progresses and are happy to meet any group or representative during the consultation process.

### **Publicising the consultation**

We publicised the consultation to the local community by distributing a leaflet, which is attached as Appendix 1. The objective of the leaflet was to invite the local community to the public exhibition, to communicate information about the scheme, and to seek feedback from those not able to attend the public exhibition.

We sent out over 2000 copies of the leaflet to residents and businesses in the local area well in advance of the public exhibition. The leaflet was delivered to all homes in the area highlighted in blue in the map below:





The leaflets were delivered by our in-house team to ensure correct delivery.

In addition, the leaflet was emailed to all those on our stakeholder matrix with a personalised invite to the exhibition. This included all local resident groups listed in Section 3, the constituency MP, the local GLA member, members of the Development Control Committee and Camden ward councillors for the West Hampstead ward.

The constituency MP and local GLA member both asked for copies of the plans which were forwarded to them. They both raised queries regarding the proposals which were answered by telephone call and email.

During the exhibition, a comment card was also available for those who wished to comment on the proposals. A copy of this comment card is attached as Appendix 2.

### **Conducting a visible and accessible public exhibition**

The public exhibition took place at Sidings Community Centre, Brassey Road on Wednesday 17th July between 12 noon and 8pm. The exhibition was staffed by Your Shout, McGregor Homes, Dexter Moren Associates and Indigo Planning. Attendees were asked to sign in and were directed to view the exhibition and raise questions as necessary,





The time and date of the exhibition were chosen to encourage the maximum number of people, including traditionally excluded groups, to attend the exhibition. We ensured the exhibition dates did not fall on any locally observed religious or other festivals. We kept the exhibition open beyond its advertised hours when necessary to allow for continued interaction with local people and their representatives.

The venue was accessible to people with limited mobility.

Posters were placed at the entrance of the exhibition so people knew where to find it. Details of the proposed scheme for the site were contained in 10 exhibition panels. Copies of the exhibition panels are attached as Appendix 3.

Members of the project team were present to take people through the proposals and answer any questions they had. Visitors were encouraged to sign in and leave their comments on the proposals. 47 people attended the exhibition with 24 attendees completing comment cards. Following the exhibition 3 further emails and 1 phone call were received with requests for further information or commenting on the proposals.

At this stage the proposed development included 29 homes of which 9 were affordable alongside B1c use. Verbal feedback at the exhibition was wide ranging, but with a general appreciation for being talked through the proposals and a general support for the plans and redevelopment of the site. We shall continue to engage with local stakeholders and where appropriate meet with them to provide an update on plans for the site.



The photograph above shows members of the project team discussing the proposals with members of the public.

### **Using appropriate response channels**

We had, and continue to maintain, several response mechanisms for local community and stakeholders to give their feedback and comments about the scheme, including:

1. A freephone telephone hotline, staffed during office hours (0800 458 6976)
2. A freepost address
3. A bespoke email address [centrepoin@yourshout.org](mailto:centrepoin@yourshout.org)
4. Members of the development team were on hand during the exhibition to answer detailed questions. Team members wore badges to identify them from consultees

The leaflet contained a “data protection line” allowing respondents to opt-out of their comments being publicised in this Community Involvement Report. The line also warns consultees that by giving us their email address, they are opting into receiving periodic updates by email. The data protection line was as follows:

“Your comments and queries will be analysed by Your Shout on behalf of McGregor Homes. Copies may be made available to the local planning authority so that it can note your comments. We will, however, request that your personal details are not placed on public record. Your personal details will be held securely by Your Shout and, in accordance with the Data Protection Act 1998, will be used solely in connection with this consultation and any subsequent planning applications and, except as noted above will not be passed to any third parties”.

### **Quantitative and qualitative response mechanisms**

- The consultation included questions which allowed us to assess the response in a quantitative (numerical) way.
- This qualitative response was gathered from listening to individuals and groups in meetings, on the freephone hotline, and at the public exhibition.
- The leaflet asked for written comments about the scheme, and the email and SMS text service also gave an opportunity for people to send in written comments.
- The quantitative and qualitative comments have been recorded and analysed objectively by team members from Your Shout.



**Feeding-back to participants and the wider community, and opportunities for continuing involvement**

One of the prime objectives of this Community Involvement Report is to help record individual and collective responses to the proposals and how these responses have affected our proposals.

This report also allows us to feed back this information, in a more readily digestible form to the local community, respondents, other stakeholders and councillors.

This Community Involvement Report has been made available, alongside other planning documents, as part of the planning submission to the London Borough of Camden.

The freephone, freepost and tailored email address will all be maintained until the planning application is decided at a committee of the council.

We remain committed to keeping in touch with local groups, individuals and all those that have participated throughout this consultation exercise. We will be available to meet consultees again as appropriate.



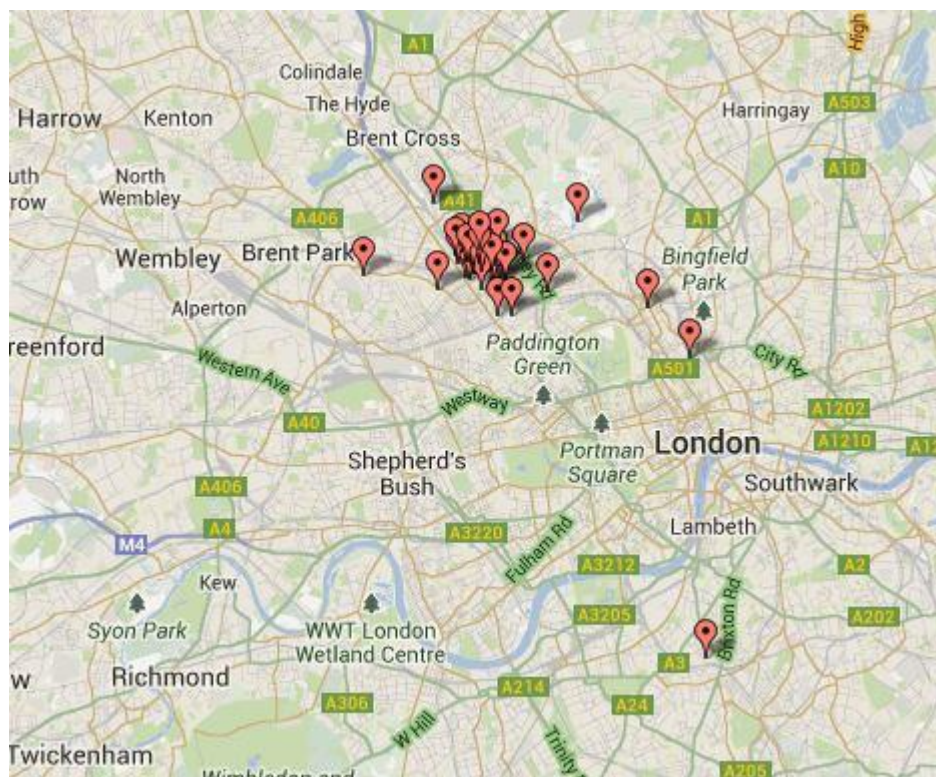
## The Response to our Consultation

### Quantitative response

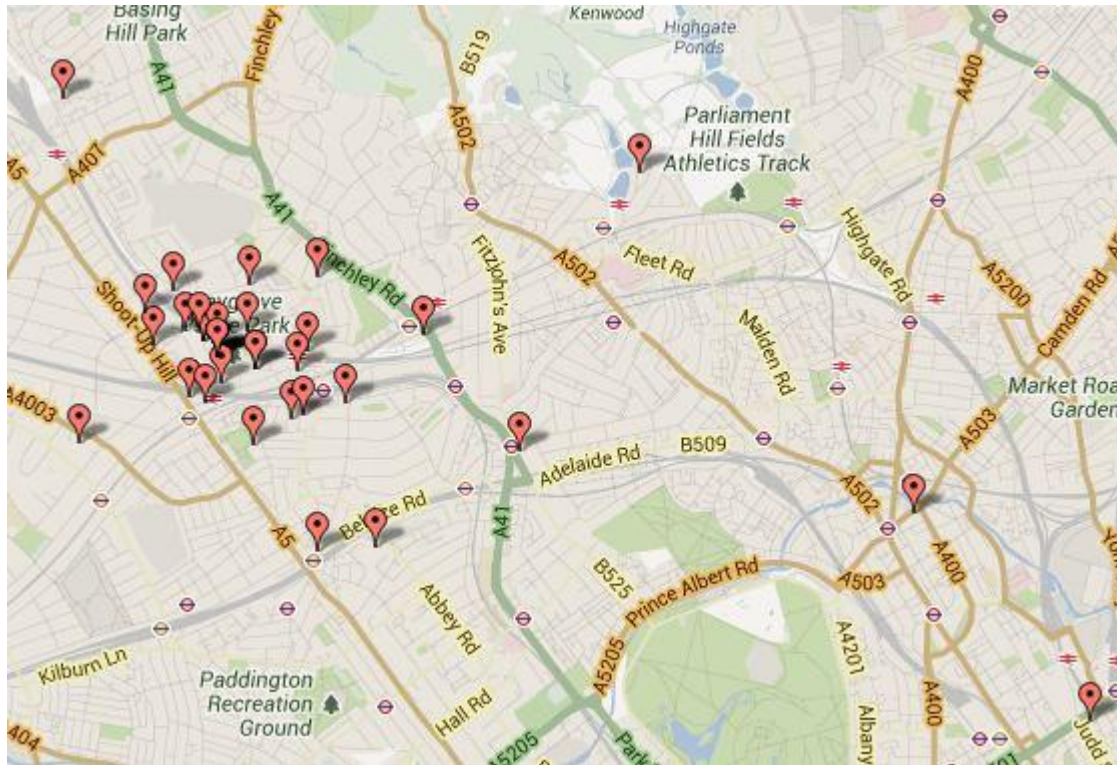
47 people attended the exhibition. 24 completed the feedback form with a further four residents contacting us following the exhibition. Of these responses, the majority received were supportive of the proposals, 11 of which without caveat. 9 comments were generally supportive but had a few areas they would like to see incorporated / amended. 4 comments were not supportive or negative raising areas and points to be considered. The comments made are outlined in further detail below.

Following the exhibition, a further four people either emailed or called regarding the proposals. Of these, 1 was supportive of the proposals without caveat. 2 comments were not supportive or negative raising areas and points to be considered and 1 person expressed no view of the proposals.

We have put together a map, using Google maps, to show the approximate locations of the addresses given by people who travelled within London to attend the exhibition:



This map shows the location of the attendees from, or near, the London Borough of Camden:



### Qualitative response

People who attended the exhibition, recipients of the leaflet and other local residents had the opportunity to provide qualitative responses to our consultation. These responses have been collected and collated and this will continue throughout the application process. The main concerns and questions raised are outlined below with a response from the applicant.

### Summary of key points and how we have responded to these comments

Outlined below are the key concerns and questions that have arisen so far during the consultation process. The response from the applicant can be found below each question.

### Key themes in the responses included:

- Support for the business space on the ground floor with respondents feeling the London Borough of Camden were being too restrictive in the proposed use of this space.
- A mixture of views on the materials to be used.
- Broad support for the height of the proposed development.
- Support for the 9 affordable housing units.
- A wish to see S106 contributions spent in the local area.



The visitors were residents, from a broad range of addresses from across the local area, businesses, stakeholders and key community figures. Important stakeholders who attended include: Cllr Gillian Risso-Gill, Cllr John Bryant, prospective Conservative council candidates Oliver Cooper and Andrew Parkinson, James Earl, Chair of Fortune Green and West Hampstead Neighbourhood Development Forum, Virginia Berridge, Chair of WHAT and Sue Measures, Manager of Sidings Community Centre.

At the exhibition, Cllr Risso-Gill opposed the development of housing on the site which she stated was not identified as a potential state for housing in either the Camden Core Strategy or West Hampstead Place Plan. She believed the whole site should be used for employment purposes. She felt any development should be set back from the pavement, disliked the materials and stated her opposition to the consented scheme at 163 Iverson Road.

Cllr John Bryant was broadly supportive of the proposals but wished to see different materials used in the design.

In addition three local journalists attended - Jonathan Turton from West Hampstead Life, Alice Hutton of the Camden New Journal and Imogen Blake of the Ham & High.

Glenda Jackson MP and Andrew Dismore, the London Assembly member for Barnet and Camden sent their apologies but asked for copies of the proposals to be sent to them.

### **Qualitative responses**

Respondents gave a number of other comments on their feedback forms at the exhibition.

Some of the comments received at the exhibition were very positive:

**“Very interesting design. Complimentary to existing scheme. Appropriate height for location.”**

**“Good use to be made of Garden Centre land and tyre centre. Smart looking buildings which will enhance the surrounding buildings. Good that there are nine affordable housing flats.”**

**“Very pleased with project, looks fab. Great people are getting to see beforehand!”**

**“Support proposals to fit in with garden centre development. Strongly support flexible business space on ground floor for small businesses/studios .”**

The majority of the remaining comments related to design and height, a selection of which is as follows:



## Design

Six respondents raised changes they would like to see made to the design without prompting on their feedback forms.

Typical comments were as follows:

**“Prefer the original brick rendering. This blended in much better with the rest of the street and did not create such a large overbearing building. It is such a narrow street to be dominated by a metal and white building.”**

**“It's a lovely scheme although the initial idea of using bricks would have introduced a bit of variety and texture. Having both schemes look the same is a bit monotone. It would be nice if the wood area were treated to keep their nice golden tone; as opposed to go grey and look drab after 6 months. Thank you.”**

## Response

The palette of materials originally proposed take their cue from the consented scheme at 163 Iverson Road. However as a result of feedback received at the exhibition, changes have been made to the materials including the introduction of copper.

## Height

Five people raised their concerns regarding the height of the development. Examples of comments were as follows:

**“Concerned about height, bulk and massing on the railway line side of the development.”**

**“I do not think a development over the height of the existing Victorian buildings on Iverson Road should be allowed (ground, 1st and 2nd floor)”**

## Response

The elevational treatments take their cue from the consented scheme at 163 Iverson Road.

The height and massing had been designed to sit comfortably with the adjacent consented scheme. However as a result of feedback received at the exhibition, the rear block has been reduced by one storey and some of the homes located in the centre of the site have been removed completely.



### **Other issues**

Other issues raised included a belief that the council should be more flexible regarding the use class of the business space on site and that S106 contributions should be spent in the local area.

### **Resulting changes to the scheme following the exhibition**

Following the exhibition, planning officers at the London Borough of Camden raised concerns with some aspects of the proposals.

As a result the proposed scheme was redesigned in the process reducing the total number of homes from 29 to 19 and the affordable homes from 9 to 4.

As a result, all the stakeholders listed in Section 3 were contacted offering them a briefing on the revised proposals. As a result, on 5th November 2013 members of the project team held a series of meetings to update those stakeholders who had expressed an interest in being briefed on the revised proposals.

These meetings were held with Cllr Keith Moffitt, Cllr Gillian Riso-Gill, the Chair of the Fortune Green and West Hampstead Neighbourhood Development Forum (who is also the Chair of the Fordwych Residents Association), the Manger of Sidings Community Centre and the editor of West Hampstead Life.

At these meetings, queries were raised regarding the materials to be used, the tenure mix, the use class of commercial space, the pavement width outside the site, where Iverson Tyres planned to relocate its office staff to, the use of the proposed use of B1c unit, S106 contributions and whether the proposal would obstruct the site of the green wall at 163 Iverson Road.

Cllr Gillian Riso-Gill continued to express some disappointment as she felt that the land should be used for employment. She did however acknowledge that changes had been made to the scheme since the exhibition and expressed a preference for the current proposals.

The overall feedback from these stakeholder meetings expressed a support for the copper materials to be used, for the scaling back of the proposal and how the applicant had taken on board the comments received from the exhibition and officers from the London Borough of Camden. Four of the five stakeholders expressed a view that the employment unit should be allowed for any B1 class and not specifically B1c.

They also expressed a view that they were supportive of the number of units to be provided in the original proposals and were disappointed that the applicant had removed 5 affordable units from the scheme as a result of the feedback received from the London Borough of Camden.





Glenda Jackson MP and Andrew Dismore, the London Assembly member for Barnet and Camden once again asked for copies of the proposals to be sent to them.

The applicant will continue to engage with the Fortune Green and West Hampstead Neighbourhood Development Forum and West Hampstead Amenity and Transport, and the local ward councillors. They along with the stakeholders listed in section 3 will be contacted by the applicant to inform them when the planning application is being submitted.

### **Continued Consultation**

The applicant has undertaken public consultation in advance of submission to ensure local stakeholders have had an opportunity to comment on the emerging proposals in advance of submission.

This Community Involvement Report fully demonstrates the applicant's commitment to thorough and meaningful public consultation. The submission of the planning application does not mark the end of this consultation and the applicant will continue to meet with local groups and individuals as appropriate throughout this process.



## **Policy Framework**

### **National Context**

Pre-application consultation has long been seen as a positive process and a key part of ensuring local communities have a say in proposed developments. Many large planning applications are the subject of extensive pre-application consultation as a matter of course.

However, prior to the Localism Act, which became law in November 2011, there was no legal requirement on planning applicants to undertake any pre-application consultation with communities nearby.

The Localism Act 2011 introduced “a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals... to further strengthen the role of local communities in planning,”

This amends the Town and Country Planning Act 1990 and creates several obligations for potential applicants. There is a requirement to carry out pre-application consultation for all “large scale major applications”, and applicants must:

- Publicise the proposal and consult with residents in the vicinity of the site concerned.
- Give local people a chance to comment when there is still genuine scope to make changes to proposals.
- Have regard to the local planning authority about local good practice.
- Take account of responses to the consultation.

While the Government has not yet specified what the threshold is for “large scale major applications”, it is clear that there should be consultation on all significant developments before a planning application is submitted.

Additionally the Government has used the Localism Act to clarify the rules on ‘predetermination’. Previously in some cases councillors were warned off doing such things as campaigning, talking with constituents, or publicly expressing views on local issues, for fear of being accused of bias or facing legal challenge. The Localism Act makes it clear that it is proper for councillors to play an active part in discussions on developments prior to submission of a planning application, and that they should not be liable to legal challenge as a result. This will help them better represent their constituents and influence the development proposed.



The National Planning Policy Framework (NPPF), published in March 2012, says that Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The NPPF adds that “early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties, and encourages applicants who are not already required to do so by law to engage with the local community before submitting their applications.”

### **Local Context**

London Borough of Camden’s Statement of Community Involvement (adopted July 2011)

Each local planning authority is required to prepare its own Statement of Community Involvement (SCI) which sets down their policy for community involvement and consultation. The London Borough of Camden adopted their SCI in July 2011.

The London Borough of Camden’s SCI advises developers of major or sensitive development proposals to involve and consult with local communities early and in a meaningful way before applying for planning permission. It states that a mixture of consultation tools should be employed to achieve meaningful engagement with the communities likely to be affected by the proposals. However, the appropriate mechanism is at the discretion of the developer. The SCI encourages applicants submitting larger applications to submit a Consultation Statement which identifies the consultation undertaken and its results, together with details as to how this has been incorporated into the submitted planning application.

### **Your Shout**

**0800 458 6976**

**November 2013**



**Appendix 1 – Leaflet inviting residents and other stakeholders to public exhibition**

**PUBLIC EXHIBITION**  
**WEDNESDAY 17 JULY**

**PROPOSED REDEVELOPMENT**  
Replacement of tyre centre with flexible small business space  
plus 20 market and 9 new affordable homes

The existing site today



McGregor Homes is pleased to invite local residents and businesses to a **PUBLIC EXHIBITION** to view the plans to redevelop the tyre centre at 159-161 Iverson Road.

Details of the exhibition can be found over the page.  
We do hope that you can come along, but if not you will find full details on how to contact us for further information.



## Our proposal for **159-161 Iverson Road**

This proposal represents an opportunity to redevelop the underutilised and visually unattractive tyre centre site to complete the regeneration of this part of Iverson Road and achieve key objectives of Camden Core Strategy, the West Hampstead Place Plan and the emerging Neighbourhood Development Plan. The design would complement the consented scheme on adjacent land at 163 Iverson Road.

The proposal would see the delivery of 29 new homes. In addition, it would provide new high quality, flexible small business space.



Street view from Iverson Road before and after proposed development

### FIND OUT MORE

You will be able to find out much more information by coming along to our exhibition. If you can't make it but would like more information please get in touch via email, letter or our Freephone.

Freephone: 0800 458 6976

Email: [iversonroad@yourshout.org](mailto:iversonroad@yourshout.org)

Write to: Iverson Road Consultation,  
FREEPOST RSBX-ARER-CTYA,  
Your Shout, Room E409, Westminster Business  
Square, London, SE11 5JH

### EXHIBITION DATES

Wednesday 17 July 12.00 - 20.00

Sidings Community Centre,  
50 Brassey Road, London, NW6 2BA



**Appendix 2 – Exhibition comment card**

# Iverson Road Public Exhibition



**Please leave your comments here.**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Comments**

Information from this consultation will be held by Your Shout and McGregor Homes. Individual and collective responses, including your name and address details, may be given to Camden Council as part of the planning application.



Appendix 3 – Exhibition boards

- The site (159-161, Iverson Road)
- Existing tyre centre (Iverson Tyres)
  - Accessible location
  - Near to new Thameslink station entrance
  - Close to a range of shops and local amenities
  - Adjoining to West Hampsstead Growth Area
  - Residential development supported at this location

- Background
- The Iverson Tyres building is dilapidated
  - Iverson Tyres Ltd. have changed their business model to a mobile tyre fitting service
  - A retail tyre centre is no longer required
  - Consultant team appointed in early 2013
  - Pre-application discussions with LB Camden commenced in March 2013
  - Ongoing discussions with LBC to reinstate Iverson Tyres admin HQ within the new development

- The proposal
- 20 market sale residential units
  - 9 affordable residential units
  - Mix of 1, 2 and 3 bed units
  - Ranges from ground to fourth in the front block and ground to sixth on the rear block.
  - No car parking
  - Secure cycle parking provided



Existing Site Photos

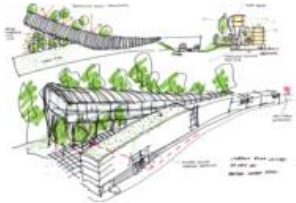


1. Site Analysis\_159-161 Iverson Rd.

McGregor Homes indigo

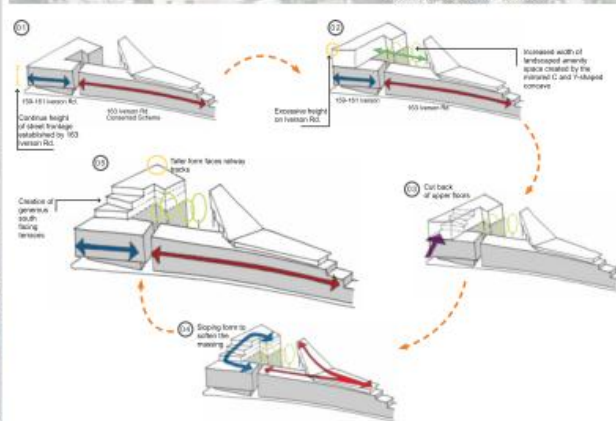
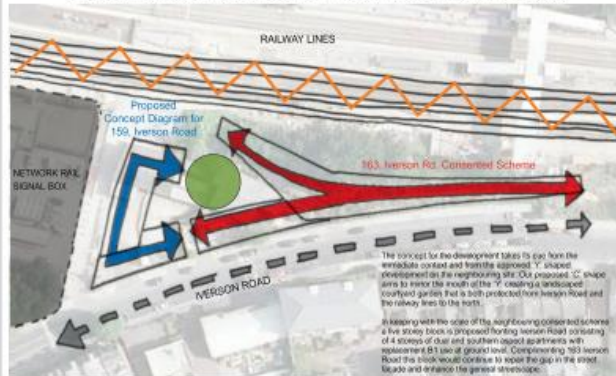
Consented Scheme\_163 Iverson Road Design Concept

- Design Concept:
- Retaining context
  - Opportunity for a unique solution to an urban site
  - Integration from railway track points and level crossings
  - Resolving an urban site above, landscape to flow through below
  - Government proposals to create a charitable regime have emerged the need
  - Majority south facing dwellings
  - Good use of building types and scale



Views along Iverson Rd.

Current Pre-Application\_159-161 Iverson Road Design Concept



2. Planning consented 163 Iverson Rd. & Design Concept for 159-161 Iverson Rd.

McGregor Homes indigo



McGregor Homes  
Statement of Community Involvement, November 2013



Existing view along Iverson Rd, looking east with consented scheme for 163, Iverson Road



Existing view along Iverson Rd, looking west with consented scheme for 163, Iverson Road



Existing view of Iverson Tynes Centre

Existing Site at 159-161, Iverson Rd Iverson Tynes Centre      Planning consented scheme for 163, Iverson Road

McGregor Homes  
indigo

3. 159-161 Iverson Rd\_Existing Site & Consented scheme at 163 Iverson Rd.

McGregor Homes indigo



View along Iverson Rd, looking east pre-application scheme\_march 2013



View along Iverson Rd, looking west pre-application scheme\_march 2013



View looking south from railway line pre-application scheme\_march 2013



View looking south pre-application scheme\_march 2013

Comments from Camden Planning department

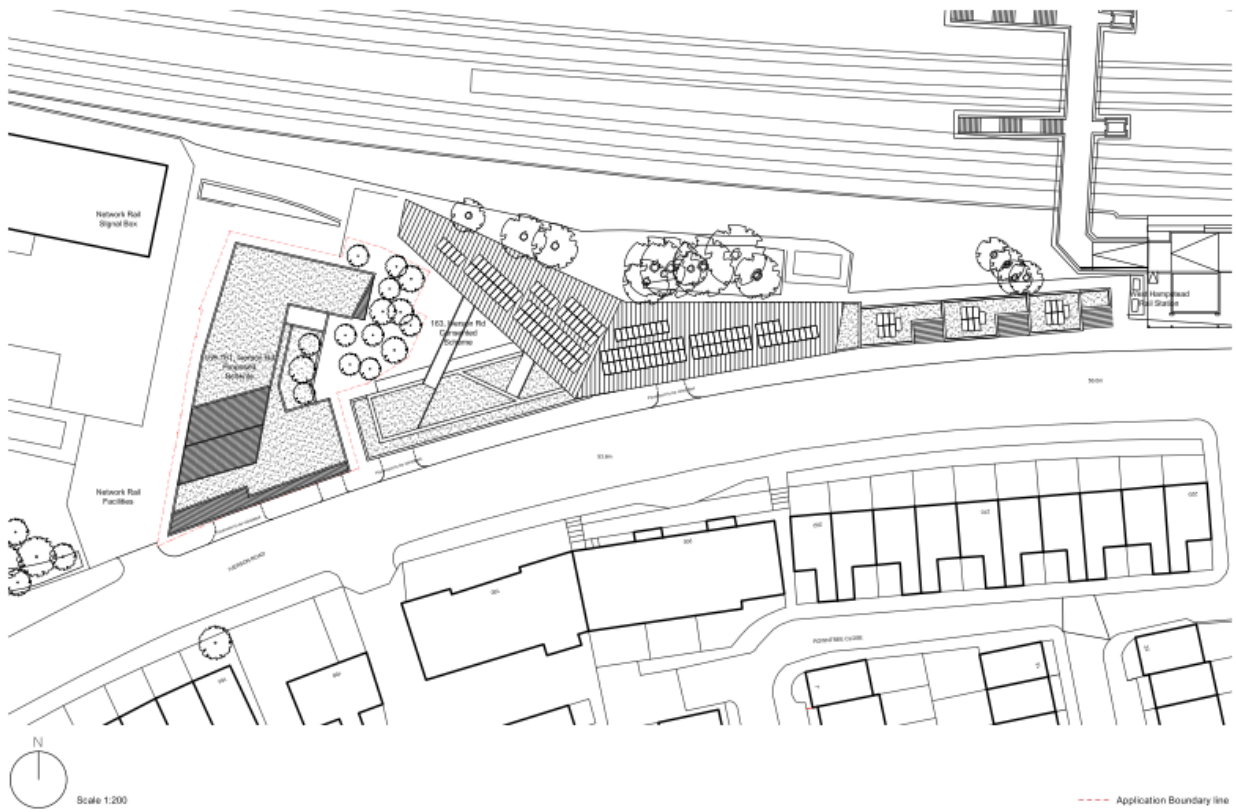
McGregor Homes  
indigo

4. Initial Pre-Application Scheme\_159-161 Iverson Rd.\_Response from LBC Planning department

McGregor Homes indigo

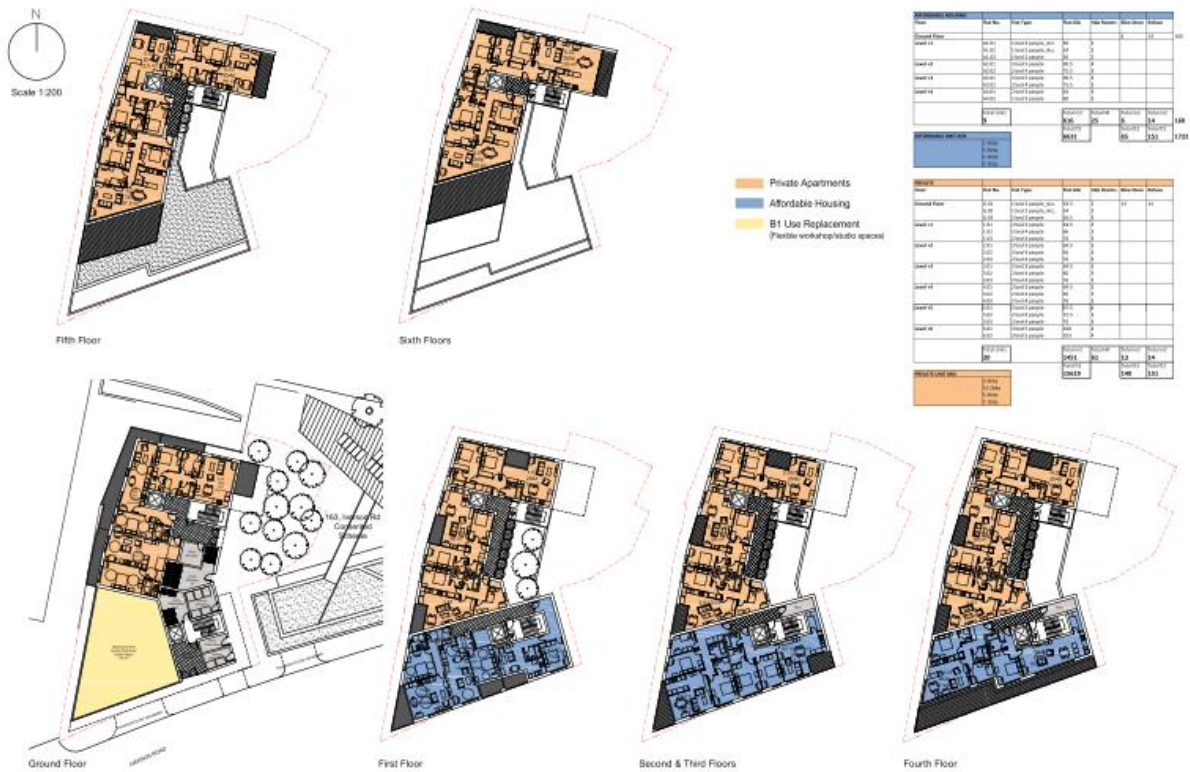






5. Proposed Site Plan\_159-161 Iverson Rd.

McGregor Homes indigo



6. Plans & Accommodation Areas Schedule\_159-161 Iverson Rd.

McGregor Homes indigo





7. Current Scheme\_159-161 Iverson Rd.\_View along Iverson Road looking East

McGregor Homes indigo



8. Current Scheme\_159-161 Iverson Rd.\_View along Iverson Road looking West

McGregor Homes indigo





02018  
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9. Current Scheme\_159-161 Iverson Rd.\_Aerial view looking North

McGregor Homes indigo



Project timeline  
 Application Submission: mid-end August 2013  
 Application Consultation: August-September 2013  
 Anticipated Planning Decision: November 2013  
 Begin Construction: Mid 2014  
 Construction Period: 18 months

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10. Current Scheme\_159-161 Iverson Rd.\_View looking south from Railway lines

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