



GREENWOOD PLACE AND HIGHGATE ROAD SITE

COMMUNITY RESOURCE CENTRE, CENTRE FOR INDEPENDENT LIVING AND NEW RESIDENTIAL UNITS

PLANNING, DESIGN AND ACCESS STATEMENT
SEPTEMBER 2013
JOB REF. 1213 GREENWOOD PLACE



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1.0

INTRODUCTION

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- 1.2 The scope and content of the planning application
- 1.3 Project Team
- 1.4 Client

1.1 Summary

The London Borough of Camden has commissioned the Tibbalds HCA Multidisciplinary Team to design a new Adult Social Care Centre at the site of the existing Greenwood Centre, Greenwood Place, Kentish Town.

The development proposal includes new dedicated space for a number of existing adult social care services, as well as a new Centre for Independent Living (CIL). A CIL is an organisation or network of organisations run and controlled by people with disabilities. Camden's CIL will give people with disabilities a centre for specialist advice and support, and opportunities to learn about the latest equipment and technology available to help people live more independently. It will be open to anyone who declares themselves to be a disabled person, for example people with a physical and/or sensory impairment, mental health condition, learning disability or long-term health condition such as HIV/AIDS or cancer. It will also be open to carers.

The 3,228 m2 proposed development over 3 storeys and basement will provide new premises for the following services:

- Mental Health day services currently being delivered at the Highgate Centre, Highgate Road, Kentish Town (adjacent to Greenwood Place)
- Dementia Care day services currently being delivered at Raglan House, Raglan Street, Kentish Town
- Learning Disabilities day services currently being delivered at The 'New Shoots' day centre, Shoot Up Hill, Cricklewood
- A new service for younger people living with Profound Multiple Learning Disabilities (PMLD) and Autistic Spectrum Condition (ASC)
- A Centre for Independent Living providing services and shared facilities to support, build confidence and enable people with disabilities to live as independently as possible as well as opportunities for social enterprise and access to work and training

The proposal for Greenwood Place offers an unprecedented opportunity to provide a new and flexible development to secure the future of day and support services for some of the borough's most vulnerable residents. At a time of exceptional financial pressures and when day services are being closed across the country, this proposal represents a commitment to invest in new and existing services in Camden. A modern, purpose-built development can deliver more efficiently and effectively a wider range of services.

Adult social care support is changing significantly to deliver personalised and safe services. The 'personalisation' of care is a national policy that means that eligible service users can choose how to spend their personal budget to achieve outcomes they want for themselves. At the heart of the proposal is the community and individuals taking control of their lives and exercising choice over the support and services they want.

As part of this proposed development, the Highgate Centre site will become vacant for redevelopment. The redevelopment of the Highgate Centre site will comprise of a part 5, part 7 storey development incorporating:

- 8 supported Living apartments to provide highly accessible, high quality accommodation for persons with Learning Disabilities.
- 34 apartments for market sale.
- A 'street front premises' allied to the function of the new Centre for Independent Living, providing an opportunity for social enterprise, and creating a presence for the Centre on Highgate Road.

The proposed redevelopment will also encompass improvements to the public realm on Greenwood Place which are critical for the operation of and access to the new community building.

The Raglan House Centre will become vacant for development and is subject to a further planning application linked to this current application. This is in need of significant improvement and modernisation to make it fit for future adult social care use, therefore it is proposed that it would be converted for residential use and the services relocated to the purpose built Greenwood Centre

This statement complies with the statutory requirements for relevant planning applications to be accompanied by a Design and Access Statement.

This statement explains:

- i) the design principles and concepts that have been applied to the development.
- ii) the key planning policy considerations and how these have been addressed as part of the proposals.
- iii) details of the extensive consultation with service users, carers and staff, LB Camden Planning Department and other interested stakeholders, which has helped shape and influence the proposed development.
- iv) how issues relating to access to the development have been dealt with.

1.2 The scope and content of the planning application

Description of Development

The full description of development for the planning application is as follows:

'Demolition of existing buildings and redevelopment to provide: a new 3,228sqm (GIA) Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units (including 8 supported affordable housing units) and 100sq m (GIA) social enterprise (Flexible Class A1/A3/B1/D1) at ground floor level; highway improvements to Greenwood Place, and associated plant, landscaping, servicing, disabled car parking.'

In detail, the application will deliver:

- A new community resource centre with separate, dedicated, high quality services for people with dementia, learning disabilities, mental health problems and younger people with profound and multiple learning disabilities and autism.
- 34 private residential units comprising 10 one-bedroom units, 12 two-bedroom units and 3 three-bedroom units.
- 8 supported rental-housing units proposed for people with social care needs, chargeable on council social rents.
- Highways improvements throughout Greenwood Place.

The Planning Design and Access Statement

This planning, design and access statement is one of listed documents submitted in support of the application. It provides in addition to this introduction (Section 1):

- The relevant background to the proposals, including a supporting statement of the regeneration benefits from the proposed development.
- The site context, including the site itself and surrounding area, history, site analysis and constraints.
- The design approach to the proposals and a description of the proposals.
- Details of the extensive consultation carried out and helped to shape the application proposals.
- An evaluation of the application proposals against planning policy.
- An outline of detailed technical studies investigating the approach to:
 - Secure by Design
 - Accessibility
 - Lifetime Homes and Wheelchair Accommodation
 - Parking and Cycle Parking
 - Refuse and Recycling
 - Sustainability
- A concluding statement summarizing the merits of the scheme.

Content of the Application

The application includes the following documents:

- Covering letter
- Completed planning application form, Land Ownership Certificate B, Agricultural Holdings Certificate and requisite planning application fee
- Completed Council own development planning application
- Completed CIL forms
- Existing and proposed drawings, prepared by PCKO Architects

Drawing Number	Content
PL 001	Existing Site Plan
PL 002	Proposed Site Plan
PL 005	Location Plan
PL 100	Existing Floor Plans: Highgate Centre
PL 110	Ground Floor Plan: Highgate Centre
PL 111	First Floor Plan: Highgate Centre
PL 112	Second & Third Floor Plan: Highgate Centre
PL 113	Fourth Floor Plan: Highgate Centre
PL 114	Fifth Floor Plan: Highgate Centre
PL 115	Sixth Floor Plan: Highgate Centre
PL 116	Roof Plan: Highgate Centre
PL 150	Existing Floor Plans: Greenwood Centre
PL 160	Ground Floor Plan: Greenwood Centre
PL 161	First Floor Plan: Greenwood Centre
PL 162	Second Floor Plan: Greenwood Centre
PL 163	Roof Plan: Greenwood Centre
PL 164	Basement Plan: Greenwood Centre
PL 200	Existing Elevations: Highgate Centre
PL 201	Existing Elevations + Section: Highgate Centre
PL 210	Proposed Elevations 1: Highgate Centre
PL 211	Proposed Elevations 2: Highgate Centre
PL 212	Proposed Elevations 3: Highgate Centre
PL 215	Proposed Sections: Highgate Centre

<i>PL 250</i>	<i>Existing Elevations + Section: Greenwood Centre</i>
<i>PL 251</i>	<i>Existing Elevations: Greenwood Centre</i>
<i>PL 260</i>	<i>Proposed Elevations 1: Greenwood Centre</i>
<i>PL 261</i>	<i>Proposed Elevations 2: Greenwood Centre</i>
<i>PL 262</i>	<i>Proposed Elevations 3: Greenwood Centre</i>
<i>PL 265</i>	<i>Proposed Sections: Greenwood Centre</i>
<i>PL 270</i>	<i>Site Elevations</i>

- Planning, Design, and Access Statement, including Regeneration Statement, Open Space Assessment and Statement of Community Involvement, prepared by PCKO Architects and Tibbalds Planning and Urban Design.
- Affordable Housing Viability Statement, prepared by Lambert, Smith Hampton
- Historic Environment Assessment (including Archaeological Assessment), prepared by MOLA
- Air Quality Assessment, prepared by REC Ltd
- Preliminary Land Quality Survey, including Contaminated Land Assessment, prepared by Campbell Reith
- Daylight and Sunlight Report, prepared by Schroeders Begg
- Noise Impact Assessment, prepared by REC Ltd
- Sustainability Statement, prepared by TGA
- Energy Statement, prepared by TGA
- Flood Risk Assessment, prepared by Campbell Reith
- Transport Assessment, prepared by Campbell Reith
- Framework Travel Plan, prepared by Campbell Reith
- Greenwood Centre Location Accessibility Audit, prepared by Campbell Reith
- Draft Delivery and Servicing Plan, prepared by Campbell Reith
- Outline Construction Management Plan, prepared by Campbell Reith
- Landscape Strategy Report, prepared by Chris Blandford Associates
- Phase 1 Habitat Survey (Ecology), prepared by Chris Blandford Associates
- Arboriculture Implications Report, prepared by Simon Jones Associates
- Basement Impact Assessment, prepared by Campbell Reith

1.3 Project Team



Tibbalds Planning and Urban Design



PCKO Architects



Schroeders Begg



Campbell Reith Consulting Engineers



Chris Blandford Associates



Kim Sangster Associates



TGA Consulting Engineers

1.4 Client



As a leading Council, Camden is ambitious for the community it serves. They want everyone to have a chance to succeed and for Camden to be a place where no one gets left behind. Their overriding ambition is to address inequality in relation to health, education, housing and crime across the borough. In doing so they want to preserve the social mix by building resilience throughout their communities.

At a time of reducing public resources they can only achieve this by doing things differently. They know they have to do this by delivering improvements for their residents to achieve better outcomes. They are pushing at boundaries to achieve this ambition. Their focus is on changing the way they work to deliver better integrated responses for residents and their needs.

Adult Social Care Services provided to customers with care and support needs have been judged as “excellent” in previous years and Camden continues to build on this. In its ambition to be an exceptional Council, more people are supported in their own homes and in community settings than in residential settings; Camden has one of the highest personal budget rates in London and has exceeded the national 70% target.

In 2013 Camden has:

- over 5,000 adult social care customers
- supported more than 2,800 older people
- 373 people with a learning disability (aged 18-64)
- approximately 1,150 people with mental health needs (aged 18-64)
- over 700 people with physical disabilities and sensory impairments
- approximately 150 people with drug and alcohol treatments
- just under 620 people living in residential settings

2.0 REGENERATION & COMMUNITY IMPACT ASSESSMENT

Background to the proposals

On Wednesday 18 April 2012 Camden's Cabinet approved the proposal for a new community resource centre and Centre for Independent Living (CIL) at Greenwood Place in Kentish Town.

The Greenwood Place proposal is a part of Camden's Community Investment Programme (CIP), which is a 15 year plan to invest money in schools, homes and community facilities. The CIP was designed to ensure that the Council makes the best use of its assets and continues investing in Camden's future and places. Through the CIP the Council will sell or redevelop properties that are out of date, expensive to maintain, or underused and difficult to access. This will help Camden generate money that is not otherwise available to reinvest into improving services and facilities across Camden.

The CIP will deliver the following for Camden:

- 2,750 total number of new homes, which could be built in Camden, including:
 - 500 new council rented homes.
 - 200 new shared ownership homes.
 - 400 replacement council rented homes.
 - 1,650 new private homes built in Camden which will be marketed to local people first.
- As a result of the CIP a significant number of homes will be refurbished through the Better Homes programme. Around 1,650 homes have been refurbished in the last year– with a further £178m to be invested in over 13,000 homes in the next 5 years.
- £117m will be re-invested into 58 schools and children's centres up to 2016. 543 additional school places could be generated through the CIP.
- At least 9,000m² of improved community facilities and space.
- The involvement and participation of local people in delivering change to their area.
- Local employment opportunities by promoting to local residents and using local suppliers for contracts.
- Apprenticeships.
- Providing new adult social care services like Greenwood community resource centre.
- Improving tenants halls.
- Securing the future of parks and historic buildings.

80+ CIP projects are planned up to 2016. To date Camden has completed 2 years of the 15 year CIP programme.

The Greenwood Place Project

The new community resource centre is expected to open in 2015 and will provide separate, dedicated, high-quality services for people with dementia, learning disabilities and mental health problems. In addition, it will offer new services for younger people with profound and multiple learning disabilities and autism.

It will also host Camden's first ever Centre for Independent Living (CIL), which will give people with disabilities a centre for advice, guidance and support, with the latest equipment and technology to help people live more independently.

The vision is to provide a space that promotes well-being, a good quality of life and independence, in a safe and secure environment, that is easily accessible for all. There are a lot of opportunities a new centre at Greenwood Place will bring, including:

- Separate, dedicated, high quality support for people with learning disabilities, dementia and mental health problems.
- New services that currently do not exist in Camden including services for younger people with profound and multiple learning disabilities and autism.
- Facilities and space that can be used by the whole community such as a cafe or juice bar and accessible meeting rooms.
- Flexible spaces, which can be hired out by community groups when needed.
- A building, which can be used by social enterprises to provide training and employment opportunities. A social enterprise is a business with a social aim that re-invests any profit back into services or the community.

Re-provision of Existing Services

Services currently being run from Raglan House (dementia) and Highgate Day Centre (mental health conditions) will move into the new building once it opens in 2015, along with the New Shoots service (learning disabilities) which is currently being run from Shoot Up Hill.

The current buildings have limited capacity to adapt to change in order to meet the demands of service users. The existing range of building based provision will be unsustainable in the years ahead due to high fixed costs and the threat of fluctuating demand. For day services this will mean a greater emphasis on developing modern flexible facilities that can provide high levels of accessibility with the ability to meet significant levels of personal care.

The proposal presents an opportunity for providing sustainable high quality facilities for the 21st Century through a modern, purpose built development that can deliver more efficiently and effectively a wider range of services for people. It has the potential to offer more opportunities for training and employment that would benefit

people with a wide range of needs.

There will be transitional support put in place to support the maintenance and development of friendship groups and existing communities of users and carers. Vulnerable people who need specialist care will continue to receive the same high standards as currently provided.

Throughout the project development service users, carers and staff have been consulted and engaged. As part of the consultation process between September and December 2011 there were over 650 attendees at over 40 public consultation events. In the most recent engagement exercise service users, carers and staff have been involved in shaping the design of the building, ensuring it is fit for purpose. We will continue to engage with this group as we develop the detailed design of the building.

Raglan House

Services currently run from Raglan House Day Centre will move to the new centre at Greenwood Place when it opens in 2015. The service will have its own dedicated space within Greenwood Place and a separate entrance.

The current building used to provide the dementia day service is Raglan House, which has a floor area of 500 square metres. This includes staff and kitchen areas that will be part of the shared space in the new facility. The new dedicated area for dementia in the new centre will be 306 square metres and there will be access to 1,616 square metres of shared CIL space.

The move to Greenwood Place will not affect the level of service that people receive or the kind of activities they can choose to participate in. We want to build on the strengths of the service at Raglan and use the purpose-built design at Greenwood Place to make them even better.

The service at Raglan House is currently commissioned for 25 people per day. There are no plans to change the number commissioned when the service moves into the new building. Based on these numbers it has been established that the current capacity of the service provided at Raglan House can be provided at the community resource at Greenwood Place. The new building also allows for an improved environment and the potential to develop the service in the future.

The CIL will also offer information and support to people in the earlier stages of dementia (including younger adults) to live more independently.

The new purpose built centre will be modern, flexible and designed in-line with dementia guidelines. Dementia services will be located on one floor to make it easier for people to move around safely and freely – something which carers said was important during the public consultation.

The original consultation discussed the possibility of moving Netherwood day service (dementia) into the new building at Greenwood Place, in response to the findings of the public consultation, Camden's Cabinet decided that Netherwood day centre should stay in its current building in Kilburn.

Shoot Up Hill

The new community resource at Greenwood Place will include separate, dedicated and high-quality day services for people with learning disabilities. The New Shoots, which is currently being run from Shoot Up Hill in Fortune Green will transfer to the new building when it opens in 2015.

The current building used to provide the learning disability day service is Shoot Up Hill, which has a floor area of 595 square metres. This includes staff and kitchen areas that will be part of the shared space in the new facility. The new dedicated space in the new centre will be 154 square metres and there will be access to 1,616 square metres of shared CIL space. As with the Dementia service at Raglan House, the move to Greenwood Place will not affect the level of service that people receive or the kind of activities they can choose to participate in.

The service at New Shoots currently has 45 service users, with a maximum of 30 on each day. Based on these numbers it has been established that the current capacity of the service provided at Shoot Up Hill can be provided at the community resource at Greenwood Place.

The new community resource at Greenwood Place will allow the service to develop, giving service users more choice and control over their life. Due to the close location to Kentish Town as well as good transport connections it presents an opportunity for people with learning disabilities to participate in, and contribute to, local community life.

The centre also offers a chance for service users to increase independence and access more educational and training support as well as social and leisure activities. The new centre will provide specialist facilities to allow accessibility for people with multiple disabilities and allow specialist equipment to make sure service users get the most out of support and activities. In addition it will offer new services for younger people with profound and multiple learning disabilities and autism.

Highgate Day Centre

Services currently run from Highgate Day Centre will move to the new centre at Greenwood Place when it opens in 2015. The current building is used to provide mental health services is the Highgate Day Centre, which has a floor area of 795 square metres. This includes staff areas that will be part of the shared space in the new facility. The new dedicated area for mental health in the new centre will be 373 square metres and there will be access to 1,616 square metres of shared CIL space.

The services will have their own dedicated space within the new centre and a separate entrance. A recovery-focused service will be provided which offers the following:

- One-to-one key working and support planning
- Individual and group sessions
- Practical and emotional support
- Time-limited and structured support
- Activities, training, adult education and supported employment opportunities
- Peer led activities
- Support to access leisure activities.

For all customers at Greenwood Place the additional benefits of relocating to the Greenwood Centre include:

- A purpose-built space where you can participate in activities specific to your needs and benefit from therapeutic techniques.
- Foster a sense of community within the centre and stronger connections with the local community.
- A greater choice of services and activities allowing people to use their personal budgets in a more customised way.
- Longer opening hours to include evenings and weekends.
- More advice and support focused on training and employment.
- Camden's first ever CIL- for specialist advice and support, and opportunities to learn about the latest equipment and technology available to help people live more independently.
- The chance for social enterprises to start up and deliver some of the services such as catering and gardening.
- Bookable activity space – this could be used for peer led sessions or activities run by external organisations for example time banking activities.

The construction of the new centre at Greenwood Place will be paid for by selling some existing service buildings (Raglan House, Shoot Up Hill and Highgate Day Centre) that will no longer be needed once the new centre is ready in 2015.

The disposal of the two sites – Raglan and Shoot-Up Hill is integral to the viability of the scheme as demonstrated in the business plan approved by Cabinet in April

2012. The sale of these sites for residential use will generate a capital receipt (in the region of 30 per cent of the total cost of the Greenwood Centre), which will be used by the council to offset the capital costs of developing the new community resource at Greenwood Place.

Engagement and consultation

Camden Council has engaged extensively on the development of the community resource at Greenwood Place, Kentish Town. The Council will be continuing to talk to people until the centre opens in 2015 about the detailed design of the building and the services that will be part of the new community resource at Greenwood Place.

A public consultation on the community resource at Greenwood Place ran for 12 weeks from 5 September to 9 December 2011. It included over 40 public meetings with 650 attendees as well as 6 visits to resource centres similar to Greenwood. The purpose of the consultation was to find out what service users and carers thought about the Greenwood Place proposal and what impact the proposal would have on them if it went ahead. To help Cabinet make a decision, the Council asked people about the services they receive, the types of activity or opportunities they would like to see offered in a new centre and what impact the new building would have on them.

Engagement on the building design

Following the decision by Camden's Cabinet in April 2012 to proceed with building the new community resource centre at Greenwood Place in Kentish Town, the Council has continued to talk to service users, carers and community organisations about the design of the new building and new services that may be offered in the new centre. Over 380 people have attended engagement events and meetings to discuss how the building should be designed. This valuable engagement has helped the architects draw up some ideas on how the new building might look.

To make sure the Council get the design right first time, six Citizens Jury events were arranged in February 2013. A Citizens Jury is an opportunity for service users and carers to look at proposed designs and ask questions of the architects and other professionals in an independent setting. The jurors then made recommendations on the building design to the Council and the Greenwood Place board. One of the Citizens Jury's focused on the Centre for Independent Living and ran for two days. This group included 12 jurors who represented people with a wide range of access needs.

The Citizens Jury process highlighted that due to previous and on-going engagement by the Council, the initial designs developed by the architects had already incorporated robust access needs – surpassing DDA requirements. The majority of the recommendations made by the Citizens Jury have been considered for the Greenwood project and the building design.

- 3.1 Site Location
- 3.2 Transport
- 3.3 Amenity
- 3.4 Site Description
- 3.5 Site History
- 3.6 Context + Analysis

3.0 SITE INFORMATION

3.1 Site Location

The site is located on Greenwood Place, Kentish town in the London Borough of Camden. It comprises of the Highgate Day Centre and associated car park, The Greenwood Centre (including a former Hostel and part of Deane House) and the public realm to the entirety of Greenwood Place.

The site area is 0.515 ha.

The site is bounded by industrial and commercial uses westerly, Highgate road to the north east and the commercial centre of Kentish Town to the south east.

Broader site context



Key:

— Site boundary

- ① Kentish Town Mainline and Underground station
- ② Kentish Town West Overground station
- ③ Tufnell Park Underground station
- ④ Towards Hampstead Heath Mainline & Underground station
- ⑤ Gospel Oak Overground station
- ⑥ Tufnell Park playing fields
- ⑦ Parliament Hill
- ⑧ Towards Kenwood House Viewing Pagoda
- ⑨ Talacre Sports Centre



3.2 Transport

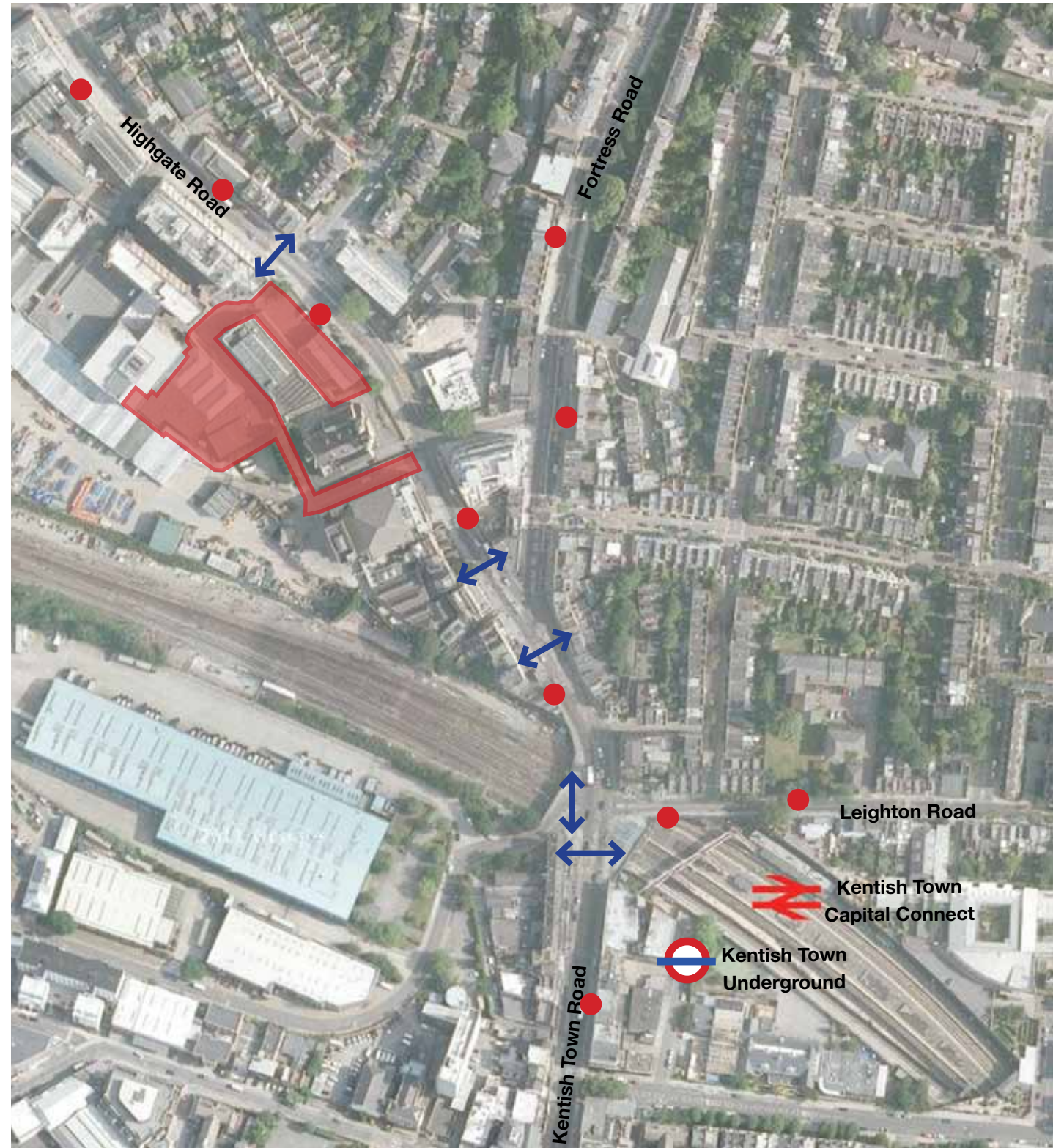
The Site has extremely good transport connections with PTAL ratings between 6a and 5. It is within walking distance of Kentish Town on the Northern Line and Gospel Oak on the London Overground, the site is also within walking distance of 6 bus routes which allow access to destinations throughout Camden and central London. Please refer to separate Transport Assessment by Campbell Reith for further details

Key:

- Site boundary
- ↔ Crossing
- Bus Stop
- ⊖ Underground station

N
↑

Site location



Aerial view looking east



Aerial view looking west



Key:
— Site boundary

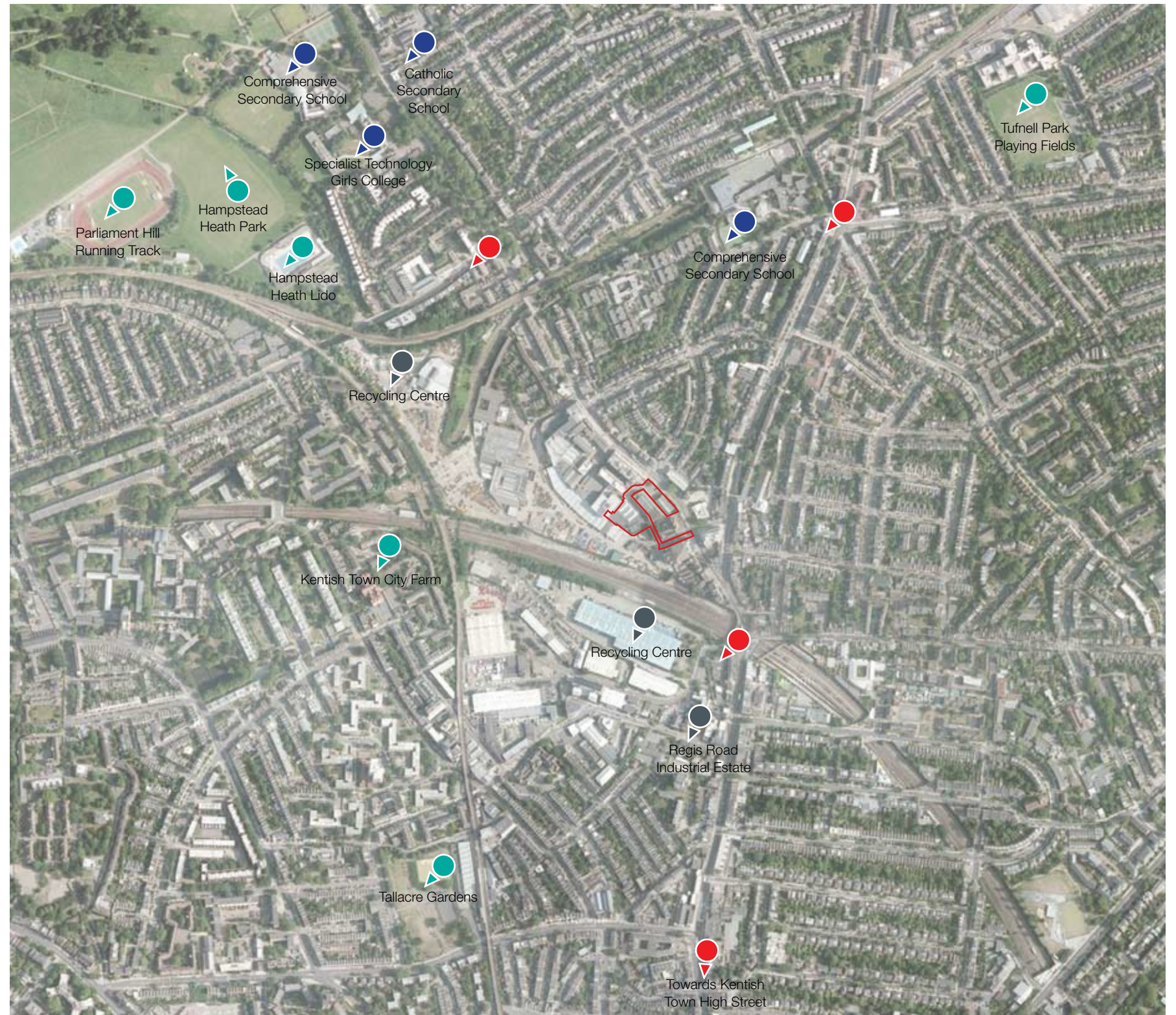
3.3 Amenity

There are numerous local services and amenities in the local area, all within walking distance of the site.





Local shops are located along Highgate Road, Kentish Town High Street and Tufnell Park, including cafes, supermarkets and banks.

There are doctors and dental surgeries within walking distance.

Hampstead Heath is a short walk from the site as is Kentish Town city farm and Tallacre sports centre. There are a large number of schools, including nursery, primary and secondary schools, within close proximity of the site, providing good access for families.



Key:

-  Site boundary
-  Shops
-  Recreation
-  Schools



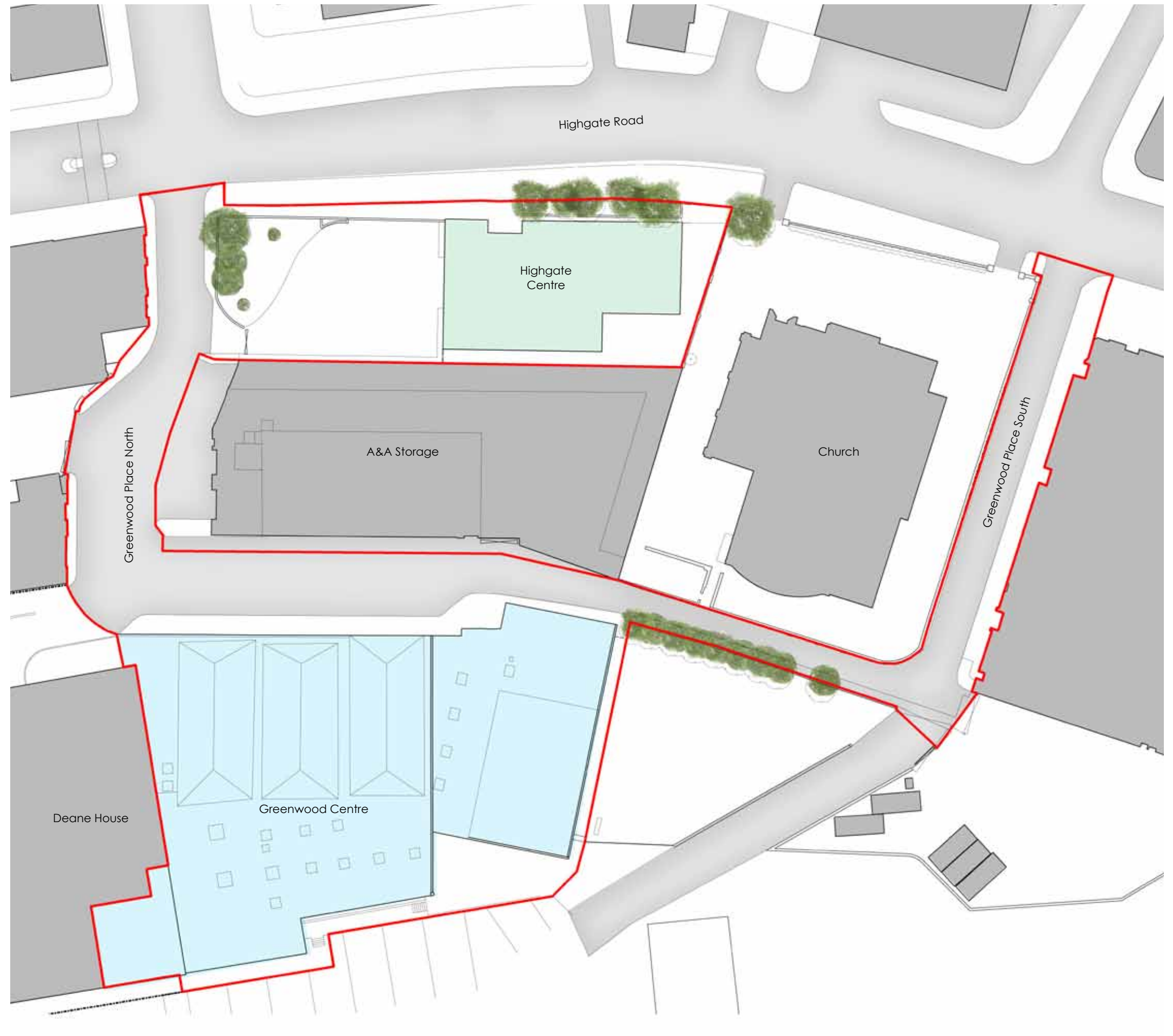
3.4 Site Description

The Highgate Centre is a two storey brick structure with a total GIA of 795m². The building was constructed in the 1970's for the purpose of providing employment for persons with Mental Health disabilities, accounting for the light industrial character of the building, including the loading bay to the car park and roof glazing. The building has undergone internal alteration subsequently to support its current adult social care day service use.

The Greenwood Centre is predominantly a single storey 1960s warehouse building of about 1,900m² that has been converted for use by The Camden Society. It is in poor condition, partly vacant and partly occupied by the Camden Society. It is adjacent to Deane House and other larger neighbouring buildings which are occupied by a variety of office/studios and light industrial uses. The Camden Society also runs the Mail Out Service which is housed in part of the ground floor of Deane House. This is a social enterprise which will continue to run on the site.

The Site is bounded by Highgate Road to the North East, The HMV Forum to the South East which is grade 2 listed, industrial depot facilities to the South West and commercial properties including the council owned Deane house to the North West.

The site also surrounds Lensham House, which is occupied by the A&A self-storage company providing secure storage for domestic and business purposes and is located between the Highgate and the Greenwood Centres, as well as the Grade 2 listed Christ Apostolic Church directly adjacent to the South East of the Highgate Centre.



3.5 Site History

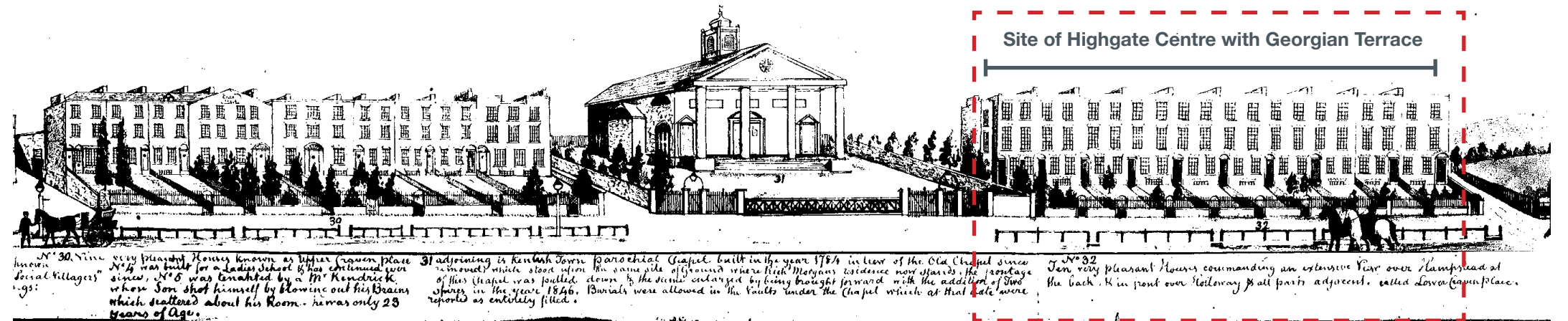
For the purposes of site analysis we have looked at the site from the late 18th century onwards. This elevation shows how Kentish Town looked after a building boom turned the village into a suburb of London. The church as shown was built in 1784 and a row of 10 town houses is indicated on the Highgate Centre portion of the site. The church was extensively remodelled around 1846 and can be seen on the first map (on page 21) from 1873. The houses are unchanged and their relationship with the church can be seen on the plan and elevation.

The maps continue to show that the advent of the railway brought increased industrial uses on and around the site, there is therefore a long history of industrial and commercial use in the area which is to be protected.

Detailed analysis of the history of the site is in the appended Heritage Statement and in MOLA's Historic Environment Assessment, a separate part of this application.



Highgate Road Panorama- Original street scene (C.1784) South of Kentish Town Chapel



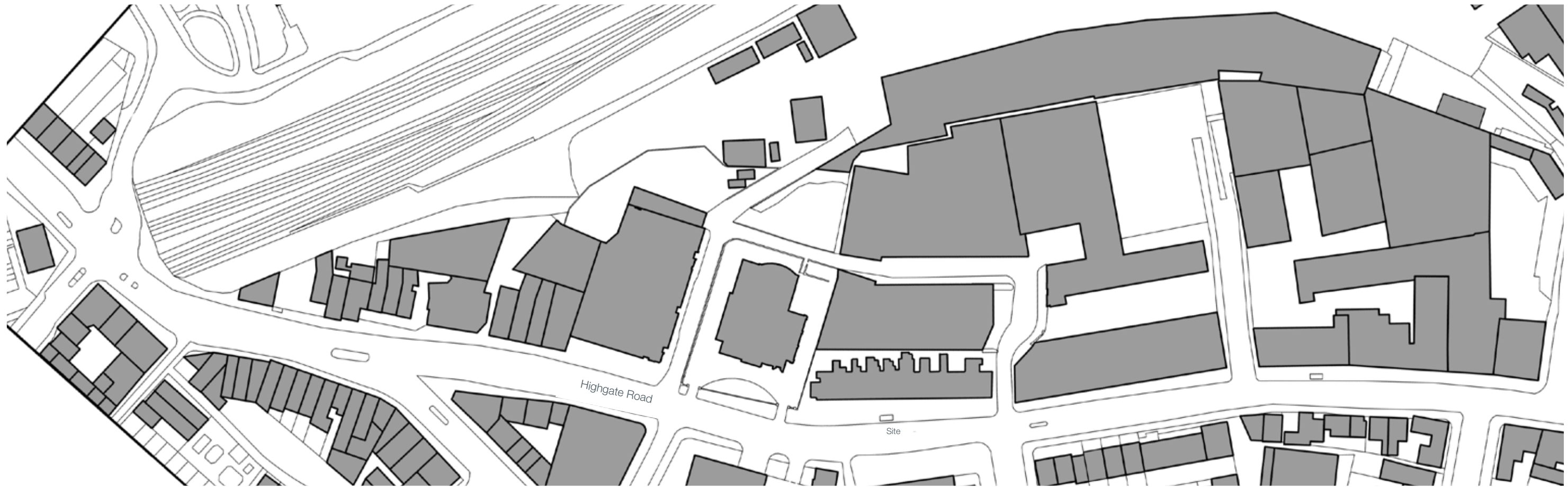
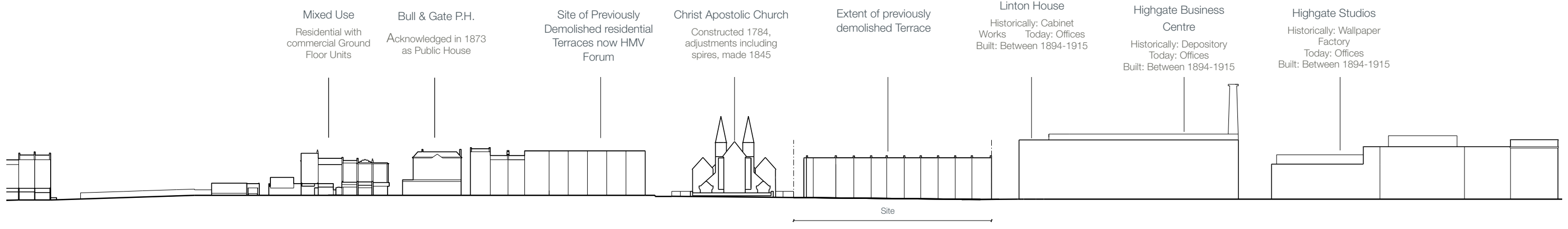
Highgate Road Panorama continued- showing the original Chapel design and adjacent site of the Highgate Centre

Key:

--- Site boundary

Illustrative setting for James Wyatt's Kentish Town Chapel prior to alteration and construction of new frontage and spires in 1846

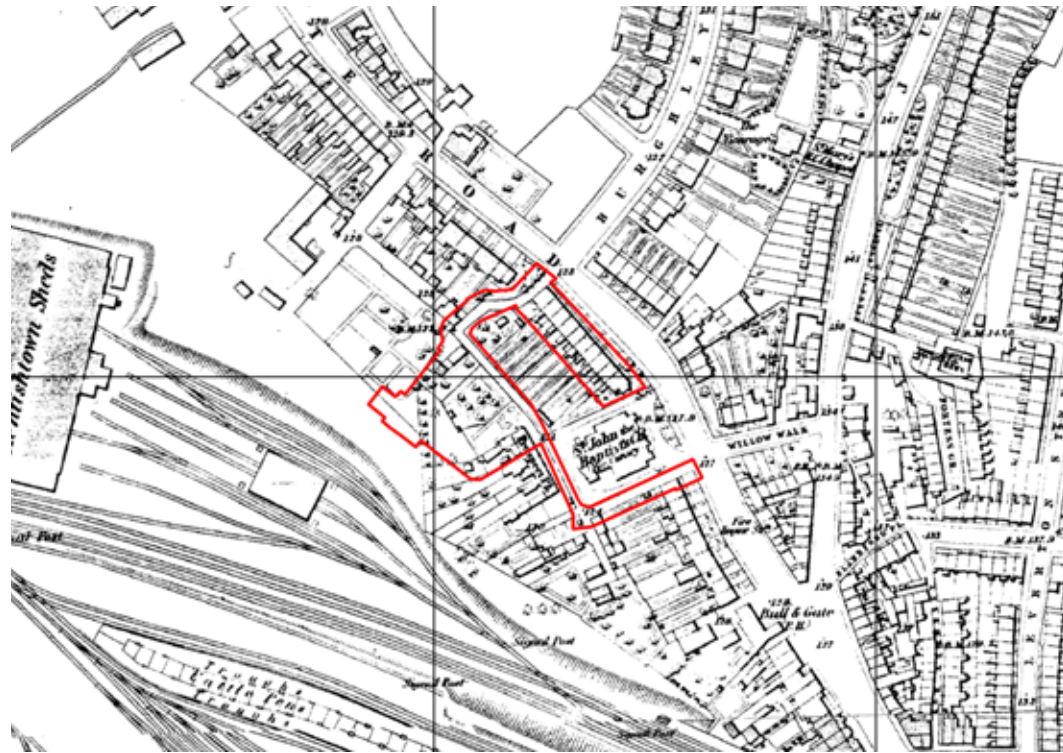
Highgate Road Elevation with demolished Residential Terraces shown



Plan showing original residential terraces on Highgate Centre site.

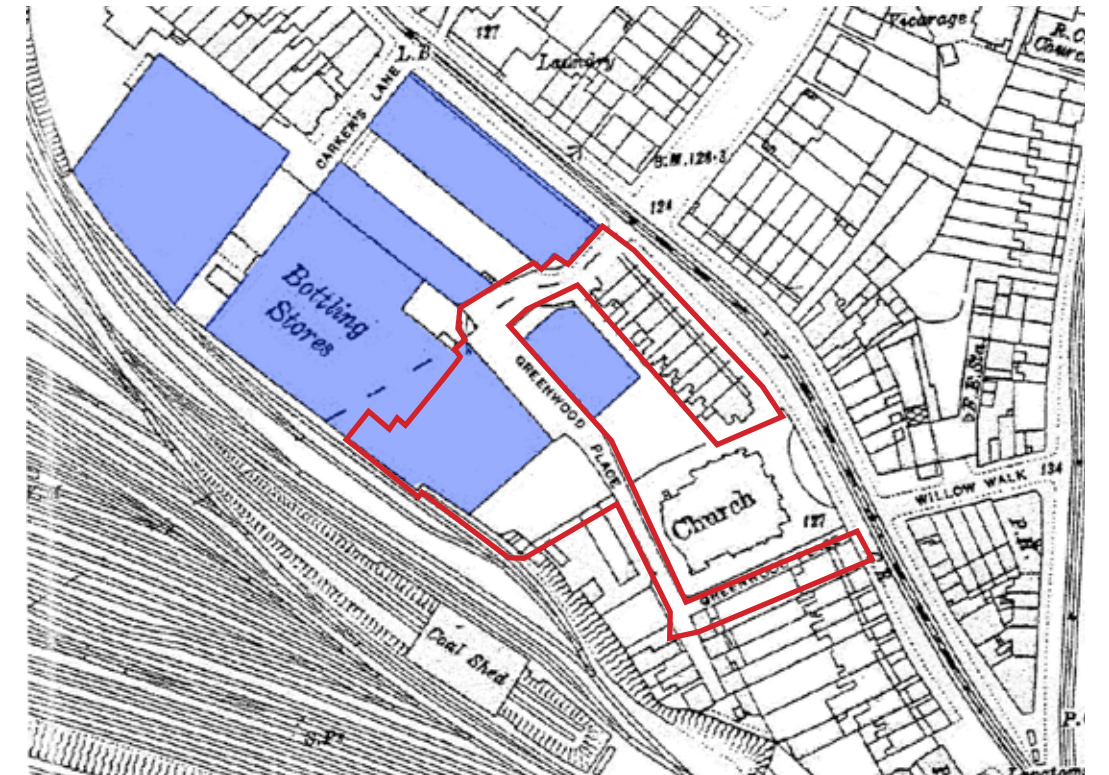
1873

- Predominantly residential area
- Church enclosed by terraces on three sides



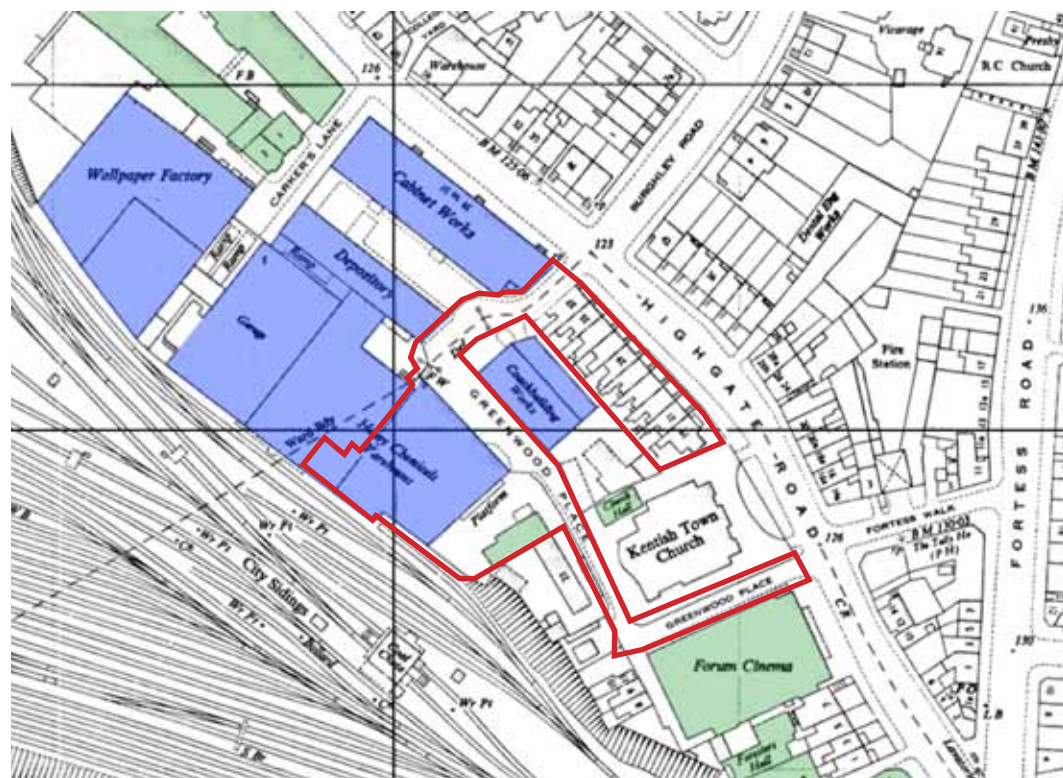
1915

- Houses on South side of Highgate Road demolished and replaced by Linton house
- Gardens to rear of Victorian Terraces on Highgate Road shortened to accommodate new development
- New development to South west of Corker's Lane



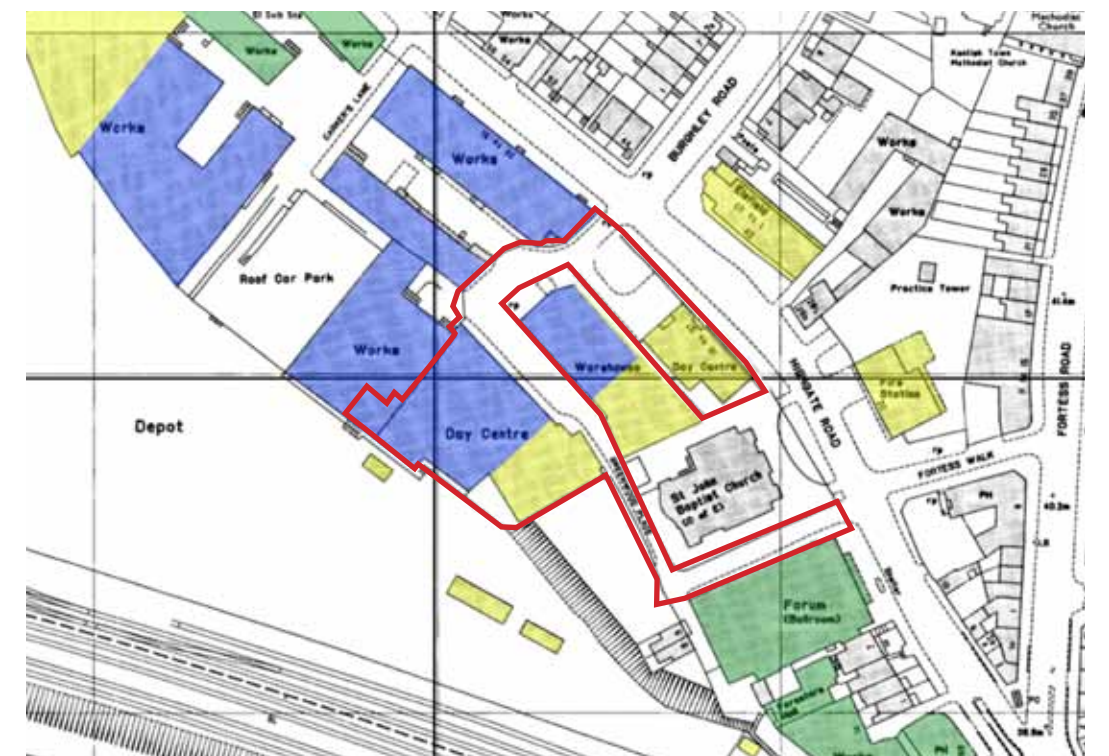
1953

- Houses demolished on Highgate Road to make way for Forum Cinema (Built 1934)
- Church Hall built to St. John Baptist church
- Large scale development to West of Corkers Lane fronting Highgate Road
- Ad hoc industrial additions made to area between new Forum building and railway lines



1980

- Previous Victorian Terrace housing demolished to make way for new Day Centre, building on an expanse of approximately half the width of the site, to accommodate large car parking facilities
- Railway sidings converted to 'Depot'
- Building to rear of site enlarged to full width of site
- New Fire Station building turned to front Highgate Road opposite St. John Baptist church
- Victorian Terraces demolished opposite site and replaced with 'Elsfield House'



Key:

- Site boundary
- 1873-1915
- 1916-1953
- 1954-1980

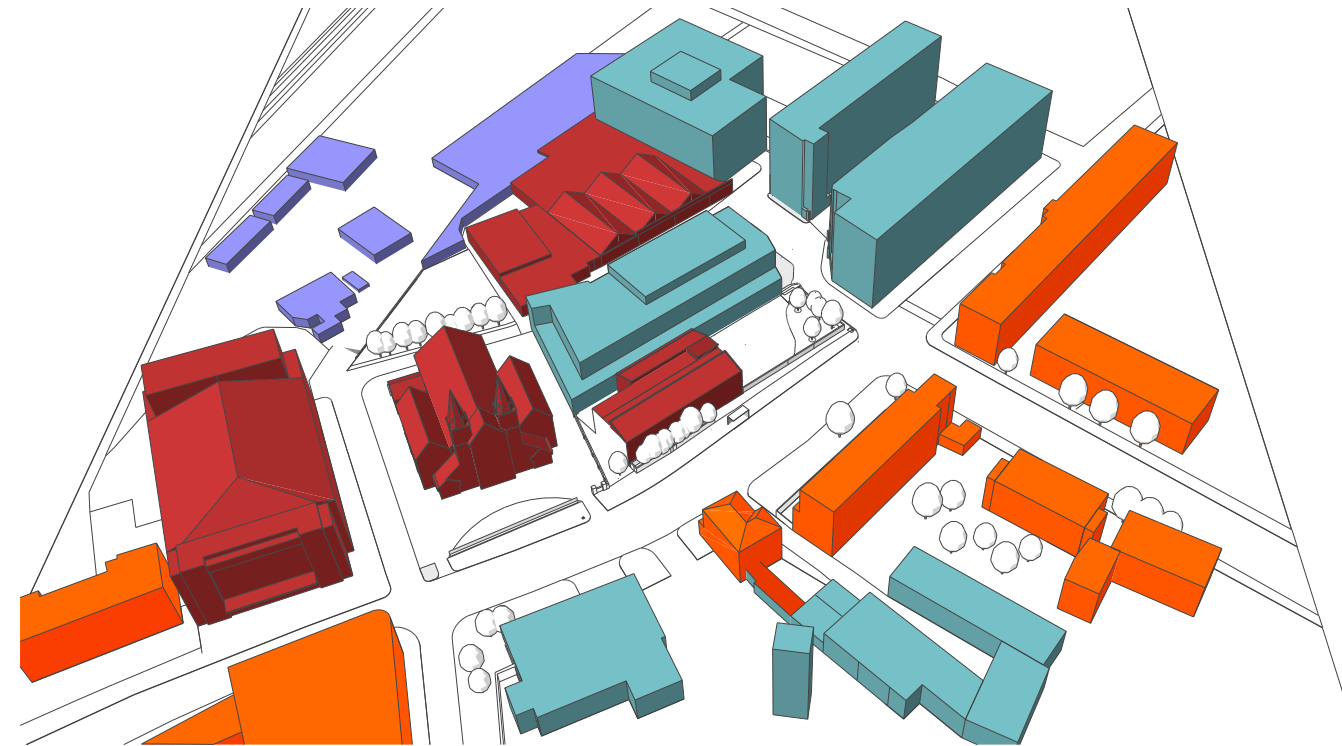


3.6 Context & Analysis

Surrounding building uses

The surrounding buildings are a mix of community, commercial and light industrial use. Residential buildings face the site on the other side of Highgate Road.

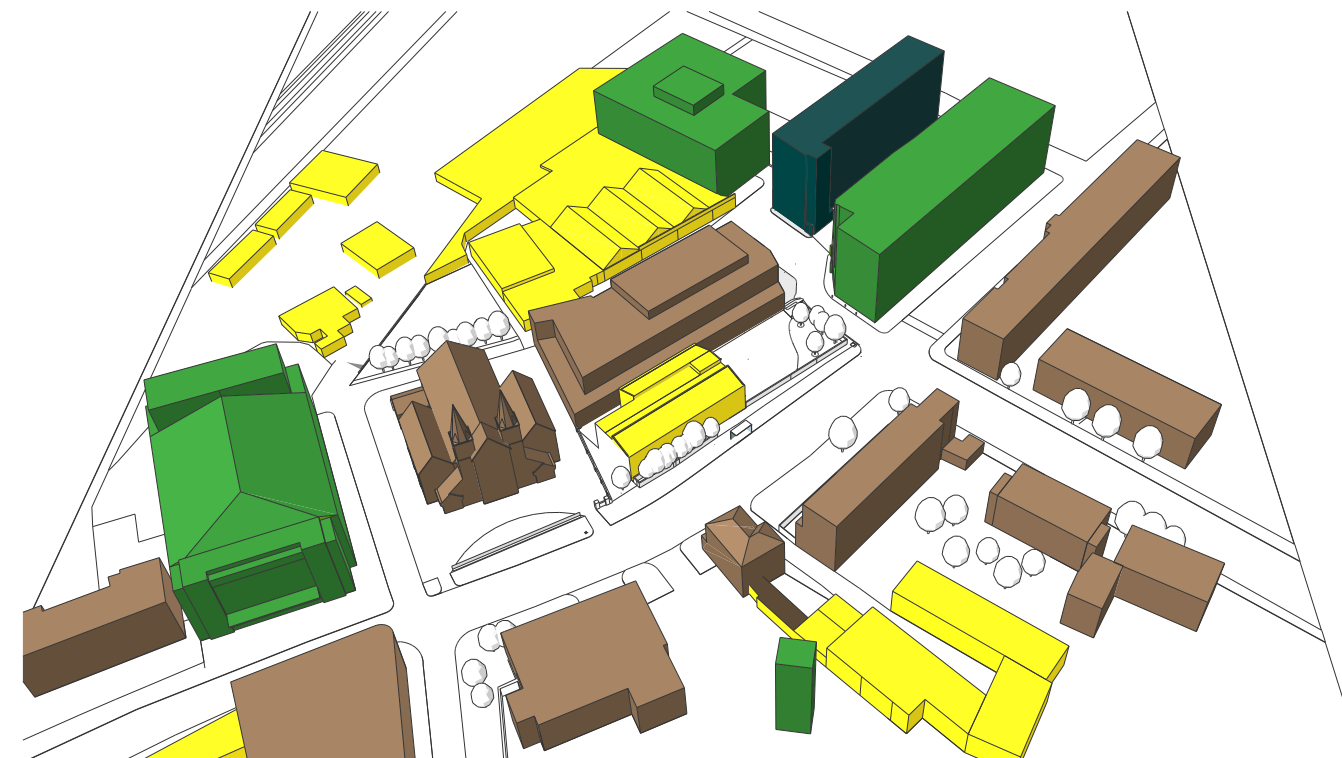
The Greenwood Centre is located within the Kentish Town Industrial Area. The site is also identified by Camden as part of a wider site, including the A&A storage building, as suitable for redevelopment to provide a mix of uses, which could include community facilities, new flexible employment floor space and potentially housing within appropriate parts of the site.



Key:	
■	Community / Leisure
■	Commercial
■	Industrial
■	Residential

Surrounding building heights

The current buildings are low 1-2 storey and our surrounded by substantially higher buildings ranging from 3-6+ storey residential equivalent. The site falls within a strategic viewing corridor: Kenwood to St Paul's.



Key:	
■	1-2 Storey
■	3-4 Storey
■	5-6 Storey
■	6+ storey
(Storey Heights=Current Residential Equivalent)	

Site Analysis

The Highgate Centre is currently accessed off Highgate Road for pedestrians and Greenwood Place North for vehicular traffic. The Greenwood centre is accessed via either Greenwood Place North or South. Whilst the site is therefore permeable there are a considerable number of issues pertaining to access through Greenwood Place:

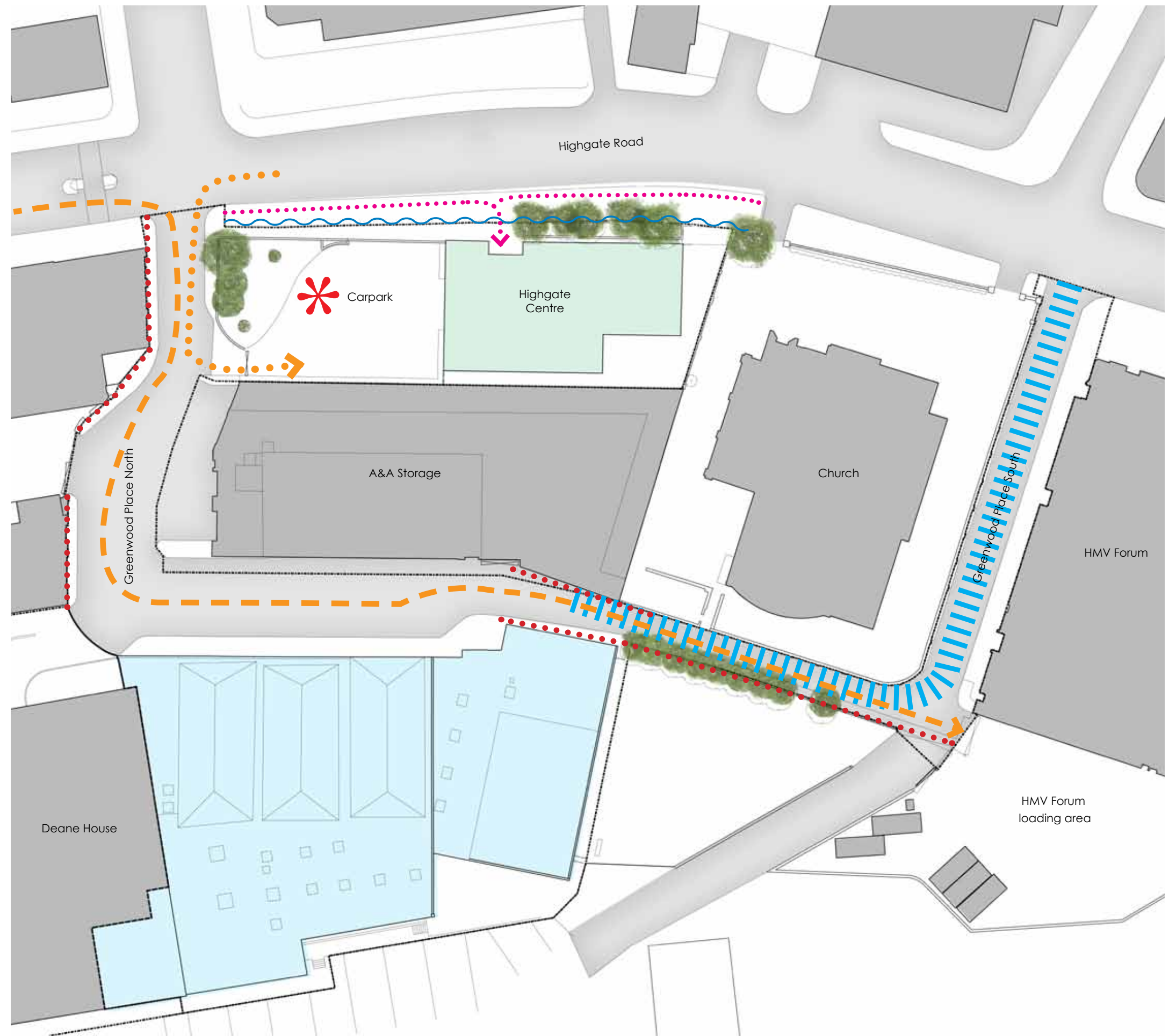
- The public realm is in a poor state of repair
- Key sections of footway are very narrow significantly reducing accessibility throughout Greenwood Place
- The width of Greenwood Place reduces significantly creating a single lane only for two way traffic, unsuited to large vehicle movement and potentially forcing pedestrians into the carriageway
- Poor standard of street lighting
- Heavy goods vehicles servicing the HMV Forum have to access the forum yard by entering Greenwood Place North as they are unable to manoeuvre through the service gates via Greenwood Place South

The existing Greenwood Centre building does not provide an active frontage to Greenwood Place, reducing amenity, safety and a distinct sense of place to Greenwood Place users. It does not relate in scale or mass to the surrounding context being a single storey structure.

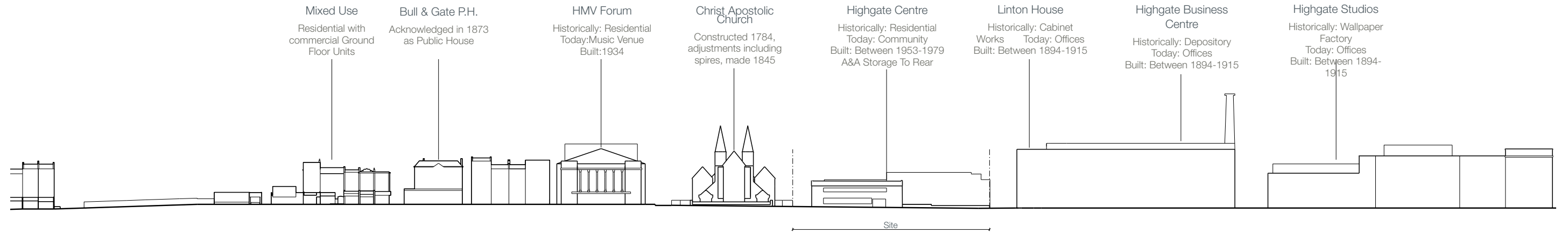
The Highgate Site is underdeveloped, not relating in scale or mass to the surrounding buildings, the car park additionally leaves a significant gap in the street scene thereby exposing the light industrial storage to the rear.

Key:

-  Gap in street elevation
-  Poor quality, unsupervised Pedestrian Route
-  Inactive street frontage
-  Pedestrian Access to Highgate Centre
-  Vehicular Access to Highgate Centre
-  Narrow pavement
-  Typical route of heavy goods vehicles servicing HMV Forum



Existing Highgate Road Elevation



Street Scene Analysis

- Existing Highgate Centre is alien in scale and mass to the Highgate Road street scene
- The Centre has eroded the framing of the church setting, previously created by the original Terrace.
- Existing Highgate Centre leaves a significant 'Gap' in the Highgate Road street scene.
- Previous Residential Terrace used whole width of site



Existing Site Plan

Contextual Photos



- ① HMV Forum and Surrounding Context
- ② Existing Highgate Centre as viewed from opposite HMV Forum
- ③ Highgate Road looking South East from HMV Forum-4-6 storeys with commercial ground floor and residential above
- ④ Christ Apostolic church
- ⑤ Greenwood Place South between HMV Forum and Christ Apostolic church boundary wall
- ⑥ 6 Storey Residential opposite HMV Forum
- ⑦ Greenwood Place narrow street towards rear of the church.
- ⑧ 6 ½ Storey Highgate Business Centre and 4 ½ storey Deane House Offices. With existing A&A Storage and The Camden Society in foreground
- ⑨ East elevation of existing Greenwood Centre with 6 & 6 ½ storey Offices Linton House & Highgate Business Centre in Background



- ⑩ 3 Storey A&A Storage with Roof top office
- ⑪ Highgate Road looking West towards 6 storey Linton House
- ⑫ Front of existing Highgate Centre
- ⑬ Bus Stop outside existing Highgate Centre
- ⑭ Highgate Road looking East towards bus stop outside existing Highgate Centre
- ⑮ 6 & 6 1/2 storey Offices Linton House and Highgate Business Centre
- ⑯ Existing Highgate Centre West Elevation
- ⑰ Highgate Road looking towards Greenwood Place North



Heritage

The site is not within a conservation area, but abuts the Christ Apostolic Church (formerly the Church of St John), a grade II listed building. The setting of the church is considered important, and the new development provides an opportunity to repair the frontage to Highgate Road, and link the disparate patterns of urban grain to the south and to the north of the site.

Of critical importance is ensuring the setting of the church is improved from the south west. The current centre does not enclose the church in an urban setting as the original terrace houses would have done, exposing views of the former warehouses behind disrupting the urban rhythm.

To the south of the church, with a frontage to Highgate Road and the southerly entrance into Greenwood Place is the HMV Forum. The Forum is also a Grade II listed building and needs to be considered within the overall street scene for the Highgate Centre proposals.

The Highgate Centre lies within the Kentish Town archaeological priority area A detailed Heritage Statement can be found in Section 10.1 in the appendix to this document.



HMV Forum



Christ Apostolic Church