

# BACTON LOW RISE

APPENDIX TO DESIGN & ACCESS STATEMENT







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**202 Area Schedule**

**Karakusevic Carson Architects**

Project: Bacton Low Rise Estate

202\_A\_P\_SCH\_Existing site GIA & GEA estimate

Date: 23.11.2012

The Gymnasium  
 56 Kings Way Place, Sans Walk  
 London EC1R 0LU  
 T: +44 (0)207 566 6300  
 F: +44 (0)207 566 7381  
[mail@karakusevic-carson.com](mailto:mail@karakusevic-carson.com)

**DHO Site GIA / GEA as Existing**

District Housing Office (DHO) & Social Services  
 (115 Wellesley Road, London NW5 4PA)

(to be demolished)	GEA (of which 95% is GIA)	GIA (m <sup>2</sup> ) as Existing*
G	983	934
1	930.5	884
2	691.5	657
	<b>2605</b>	<b>2475</b>

(to be demolished)	GEA**	GIA (95%)
Workshop	970	922
Outhouse	57	54
(to be retained)	GEA**	GIA (95%)
TRA Halls	331	314

**Bacton Low Rise GIA / GEA as Existing**

Floor	GEA**	GIA (95%)
G	3837	3645
1	3117	2961
2	3105	2950
3	3073	2919
4	1826	1735
<b>Total GIA</b>	<b>14958</b>	<b>14210</b>

\*Data provided by the London Borough of Camden  
 \*\* GEA estimate based on topographical survey data.



**General Note:** Unless otherwise stated the information shown above is not qualified by any original plan information, nor has it been qualified by any detailed survey information. This information has been prepared using the existing ground floor footprint of the building for which the Data has been provided by the topographical survey. Rough estimates of floor space, size & shape of floorplate for the upper levels have been deduced through the use of aerial photography.

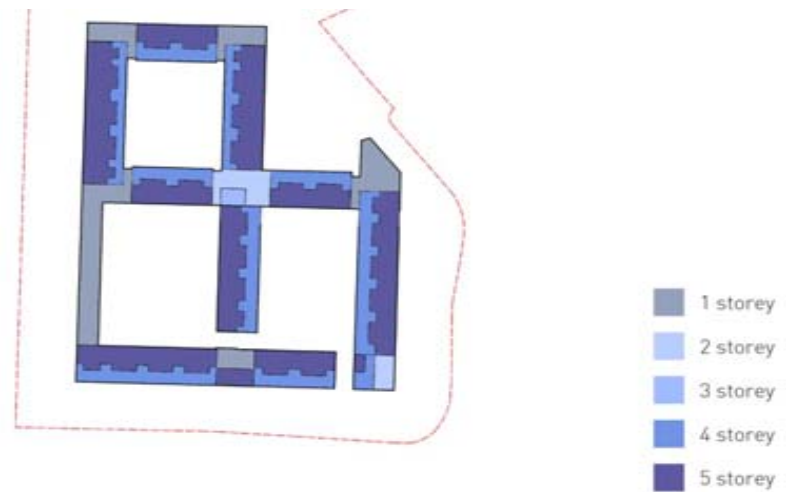
<p><b>202 Area Schedule</b></p> <p>Project: <b>Bacton Low Rise Estate</b></p> <p>202_A_P_SCH_Existing BLR GIA &amp; GEA Estimate</p> <p>Date: 23.11.2012</p>	<p><b>Karakusevic Carson Architects</b></p> <p>The Gymnasium                      56 Kings Way Place, Sans Walk                      London EC1R 0LU                      T: +44 (0)207 566 6300                      F: +44 (0)207 566 7381  <a href="mailto:mail@karakusevic-carson.com">mail@karakusevic-carson.com</a></p>
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**Presumed existing area breakdown of Bacton Low rise estate**  
 NB this information is not survey information and is based on rough approximations of component parts

	area m2	number					total	10% partitions***		
<b>bin stores*</b>	25	5					125	12.5		<b>137.5</b>
<b>garages*</b>	15	83					1245.8	124.6		<b>1370.4</b>
<b>units</b>	2 bed*	38 units*	3 bed*	56 units*	4 bed**	5 units*	total	30% circulation/partitions***	10.5% private amenity/storage***	
ground floor	3.3	125.4	4.6	257.6	4.6	23	406	121.8	42.63	<b>570.43</b>
first floor	25.5	969	25.2	1411.2	25.2	126	2506.2	751.86	263.151	<b>3521.211</b>
second floor	27.6	1048.8	27.2	1523.2	27.2	136	2708	812.4	284.34	<b>3804.74</b>
Third floor	24.8	942.4	24.7	1383.2	24.7	123.5	2449.1	734.73	257.1555	<b>3440.9855</b>
Fourth floor	0	0	14.9	834.4	27.4	137	971.4	291.42	101.997	<b>1364.817</b>
<b>TOTAL</b>	<b>81.2</b>	<b>3085.6</b>	<b>96.6</b>	<b>5409.6</b>	<b>109.1</b>	<b>545.5</b>	<b>9040.7</b>	<b>2712.21</b>	<b>949.2735</b>	<b>14210</b>

\*data is based on information provided by Camden LA. A standard 2 bed & standard 3 bed layout has been used.  
 \*\*No data available for size of 4 bed units. Calculations have been made based on 3 bed unit with additional 12.5m2 for fourth bedroom  
 \*\*\*information is not qualified by any data received from Camden LA or survey information- these numbers are only suggested as a breakdown of support areas on site.

**General Note: Unless otherwise stated the information shown above is not qualified by any original plan information, nor has it been qualified by any detailed survey information. This information has been prepared using the existing ground floor footprint of the building for which the Data has been provided by the topographical survey. Rough estimates of floor space, size & shape of floorplate for the upper levels have been deduced through the use of aerial photography.**



# 1.3 | PROPOSED GIA & GEA ESTIMATE

202 Area Schedule		Karakusevic Carson Architects	
Project: Bacton Low Rise Estate 202_A_SCH_Proposed site GIA & GEA Date: 23.11.2012		The Gymnasium 56 Kings Way Place, Sans Walk London EC1R 0LU T: +44 (0)207 566 6300 F: +44 (0)207 566 7381 mail@karakusevic-carson.com	

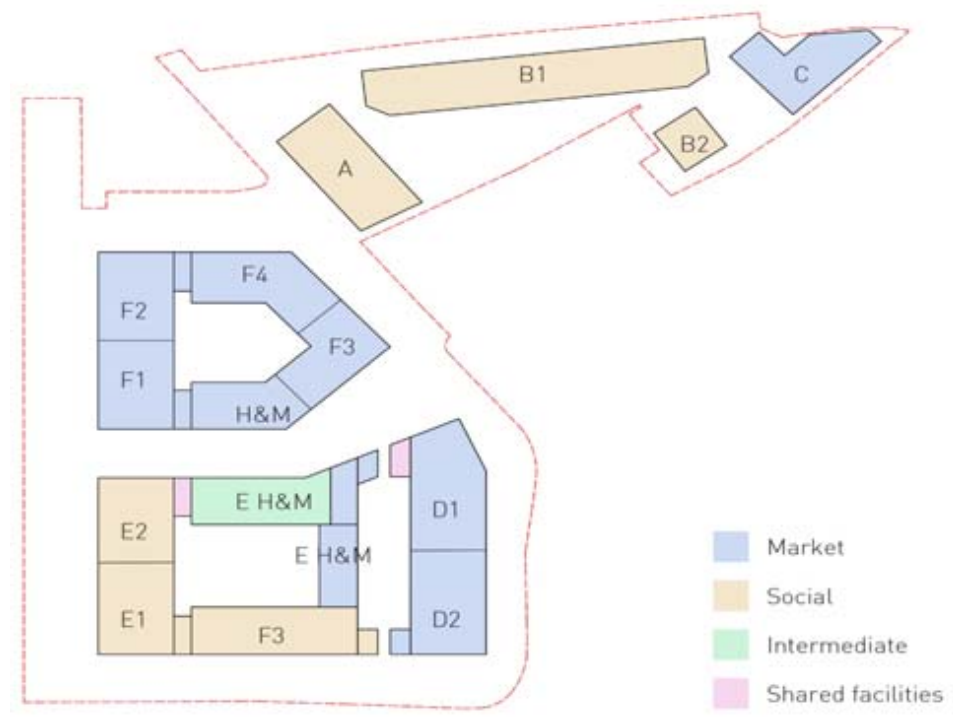
DHO Site GIA as Proposed (m <sup>2</sup> )				
Floor	A	B1	B2	C
0	432.75	822.64	114.39	324.08
1	407.95	836.82	116.55	301.25
2	436.31	836.82	116.55	339.60
3	436.31	427.71	13.2	339.60
4	436.31			339.60
5				168.42
6				56.76
7				56.76
8 (roof)				
<b>Building subtotal</b>	<b>2149.63</b>	<b>2923.99</b>	<b>360.69</b>	<b>1926.07</b>
<b>DHO Site total</b>	<b>7360.38</b>			

BLR Site GIA as Proposed (m <sup>2</sup> )																
Floor	D			E						F						
	Core 1	Core 2	ancillary	Core 1	Core 2	Core 3	H+M int.	H+M mar.	ancillary	Core 1	Core 2	Core 3	Core 4	H+M	Bike Stores	
0			bin store* 35.50 bin store 23.58						bike stor 39.16 substatio 39.16 bike stor 23.58 bin store 25.12							
	401.48	412.41		355.70	355.70	408.00	343.20	243.79		357.05	356.75	328.18	379.00	267.40	79.64	
1	447.56	447.96		336.55	336.55	418.74	349.89	237.48		333.39	333.45	308.90	368.61	271.42		
2	442.96	454.16		358.15	358.15	410.34	349.71	82.15		359.42	359.41	330.31	381.26	271.43		
3	442.96	454.16		358.15	358.15	410.34	291.77	70.86		359.42	359.41	330.31	381.26	128.94		
4	442.96	454.16		358.15	358.15	410.34				359.42	359.41	210.76	381.26			
5	407.77	454.16		358.15	358.15					359.42	359.41					
6	91.39	330.07		351.35	207.18					261.93	148.51					
7		147.96		100.03	100.19					69.61	102.41					
8 (roof)																
basement***				255.72 (bulk waste storage) 210.43 (plant) 39.44 (core) 59.16 (bike store E2)												
<b>Core subtotal</b>	<b>2677.08</b>	<b>3155.04</b>	<b>59.08</b>	<b>3140.98</b>	<b>2432.22</b>	<b>2057.76</b>	<b>1334.57</b>	<b>634.28</b>	<b>127.02</b>	<b>2459.66</b>	<b>2378.76</b>	<b>1508.46</b>	<b>1891.39</b>	<b>939.19</b>	<b>79.64</b>	
<b>Building subtotal</b>			<b>5891.20</b>						<b>9726.83</b>						<b>9257.10</b>	
<b>BLR Site total</b>															<b>24875.13</b>	

\*Shared facilities between Block D+E.  
 \*\*Shared facilities for the whole BLR development.  
 \*\*\* Basement subtotal = 564.75

DHO Site GEA as Proposed (m <sup>2</sup> )				
	A	B1	B2	C
G	481.56	912.93	137.58	369.08
1	481.56	923.46	139.15	369.08
2	481.56	923.46	23.84	385.52
3	481.56	530.71		385.52
4	481.56			385.52
5				196.70
6				74.43
7				74.43
	<b>2407.80</b>	<b>3290.56</b>	<b>300.57</b>	<b>2240.28</b>
<b>DHO total</b>				<b>8239.21</b>

BLR Site GEA as Proposed (m <sup>2</sup> )		
	D+E	F
G	2995.28	1930.50
1	2967.28	1854.99
2	2689.46	1858.90
3	2618.45	1701.48
4	2206.02	1434.02
5	1747.73	780.25
6	1120.01	458.31
7	421.39	216.56
Basement	618.60	
	<b>17384.22</b>	<b>10235.01</b>
<b>BLR total</b>		<b>27619.23</b>



202 Area Schedule

Project: Bacton Low Rise Estate

202\_A\_P\_SCH\_Tenure mix Schedule

Date: 23.11.2012

Karakusevic Carson Architects

The Gymnasium  
56 Kings Way Place, Sans Walk  
London EC1R 0LU  
T: +44 (0)207 566 6300  
F: +44 (0)207 566 7381  
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Phase 1 DHO site					
	A	B1	B2	C	TOTAL
1B2P	7			8	15
2B3P					0
2B4P	15			11	26
3B4P					0
3B5P					0
3B6P					0
4B6P					0
5B7P					0
6B8P					0
H2B4P					0
H3B4P					0
H3B5P					0
H3B6P			2		2
H4B6P		3			3
H5B7P		3			3
H6B8P		1			1
M2B4P		4		1	5
M3B4P					0
M3B5P		8			8
M3B6P					0
M4B6P					0
M4B7P					0
M5B8P					0
M6B8P					0
<b>TOTAL</b>	<b>22</b>	<b>19</b>	<b>2</b>	<b>20</b>	
<b>NIA</b>	<b>1548.71</b>	<b>2709.87</b>	<b>349.98</b>	<b>1325.36</b>	<b>5933.92</b>

Phase 2 BLR site							
	D1	D2	E1	E2	E3	E H & M	TOTAL
1B2P	22	12	1	2	4		41
2B3P	4			5			9
2B4P	1	12	9	6	6		34
3B4P		1	1	1	1		4
3B5P	6	6	5	4	10		31
3B6P			1	1			2
4B6P							0
5B7P							0
6B8P							0
H2B4P							0
H3B4P							0
H3B5P						3	3
H3B6P							0
H4B6P							0
H5B7P							0
H6B8P							0
M2B4P							0
M3B4P							0
M3B5P						10	10
M3B6P							0
M4B6P						2	2
M4B7P			1	1			2
M5B8P			1	1			2
M6B8P							0
<b>TOTAL</b>	<b>33</b>	<b>31</b>	<b>19</b>	<b>21</b>	<b>21</b>	<b>5</b>	<b>1183.1</b>
<b>NIA</b>	<b>2087.14</b>	<b>2208.64</b>	<b>1854.9</b>	<b>1965.7</b>	<b>1689.4</b>	<b>599</b>	<b>11587.88</b>

Phase 3 BLR site						TOTAL
	F1	F2	F3	F4	F H & M	TOTAL
1B2P	10	4	7	1		22
2B3P	4	5	5	9		23
2B4P	1	10	3	9		23
3B4P						0
3B5P	6	1	2			9
3B6P		1				1
4B6P						0
5B7P						0
6B8P						0
H2B4P						0
H3B4P						0
H3B5P						0
H3B6P						0
H4B6P					2	2
H5B7P						0
H6B8P						0
M2B4P	1					1
M3B4P						0
M3B5P	1				4	5
M3B6P						0
M4B6P						0
M4B7P	1					1
M5B8P						0
M6B8P						0
<b>TOTAL</b>	<b>24</b>	<b>21</b>	<b>17</b>	<b>19</b>	<b>6</b>	<b>6887.4</b>
<b>NIA</b>	<b>1830.6</b>	<b>1723.6</b>	<b>1097.4</b>	<b>1373.6</b>	<b>862.2</b>	<b>6887.4</b>

Total units per tenure type			
	SOCIAL	MARKET	INTER.
1B2P	14	64	0
2B3P	5	27	0
2B4P	36	47	0
3B4P	3	1	0
3B5P	19	21	0
3B6P	2	1	0
4B6P	0	0	0
5B7P	0	0	0
6B8P	0	0	0
H2B4P	0	0	0
H3B4P	0	0	0
H3B5P	0	3	0
H3B6P	2	0	0
H4B6P	3	2	0
H5B7P	3	0	0
H6B8P	1	0	0
M2B4P	4	2	0
M3B4P	0	0	0
M3B5P	8	5	10
M3B6P	0	0	0
M4B6P	0	2	0
M4B7P	2	1	0
M5B8P	2	0	0
M6B8P	0	0	0
<b>TOTAL</b>	<b>104</b>	<b>176</b>	<b>10</b>

TENURE MIX BY UNIT

SOCIAL PERCENTAGE MIX				36%
Unit type		Proposed		
1B	14	13%		
2B	45	43%		
3B	34	33%		
4B	5	5%		
5B	5	5%		
6B	1	1%		

MARKET PERCENTAGE MIX				61%
Unit type	Target	Proposed		
1B	64	40%	36%	
2B	76	45%	43%	
3B	31	15%	18%	
4B	5	0%	3%	

INTERMEDIATE PERCENTAGE MIX				3%
Unit type		Proposed		
1B	0	0%		
2B	0	0%		
3B	10	100%		
4B	0	0%		

TENURE MIX BY NIA AREA

SOCIAL		
Phase 1	4608.56	19%
Phase 2	5510	23%
Phase 3	0	0%
<b>TOTAL</b>	<b>10118.56</b>	<b>41%</b>

MARKET		
Phase 1	1325.36	5%
Phase 2	4894.78	20%
Phase 3	6887.4	28%
<b>TOTAL</b>	<b>13107.54</b>	<b>54%</b>

INTERMEDIATE		
Phase 1	0	0%
Phase 2	1183.1	5%
Phase 3	0	0%
<b>TOTAL</b>	<b>1183.1</b>	<b>5%</b>

UNIT MIX PER PHASE

PHASE 1			63	22%
1B	15	5%		
2B	31	11%		
3B	10	3%		
4B	3	1%		
5B	3	1%		
6B	1	0%		

PHASE 2			140	48%
1B	41	14%		
2B	43	15%		
3B	50	17%		
4B	4	1%		
5B	2	1%		
6B	0	0%		

PHASE 3			87	30%
1B	22	8%		
2B	47	16%		
3B	15	5%		
4B	3	1%		
5B	0	0%		
6B	0	0%		

202 Area Schedule										Karakusevic Carson Architects									
Project: Bacton Low Rise Estate Redevelopment										The Gymnasium 56 Kings Way Place, Sans Walk London EC1R 0LU T: +44 (0)207 566 6300 F: +44 (0)207 566 7381 mail@karakusevic-carson.com									
202_A_P_SCH_Area Schedule_DHO																			
Date: 23.11.2012																			
DHO Site																			
Block A				Block C				Block B1				Block B2							
Flats				Flats				Houses				Maisonettes				Houses			
Floor	Typology	Area		Typology	Area		Typology	Floor	Area		Typology	Floor	Area		Typology	Floor	Area		
0	1B2P	52	m <sup>2</sup>	2B4P	77	m <sup>2</sup>	H4B6P	0	56	m <sup>2</sup>	M3B5P	0	62	m <sup>2</sup>	H3B6P	0	56	m <sup>2</sup>	
	2B4P	81	m <sup>2</sup>	2B4P	71	m <sup>2</sup>		1	56	m <sup>2</sup>		1	53	m <sup>2</sup>		1	56	m <sup>2</sup>	
	2B4P WAU	84	m <sup>2</sup>					2	56	m <sup>2</sup>			115	m <sup>2</sup>		2	56	m <sup>2</sup>	
								3	7							3	7		
									175	m <sup>2</sup>							175	m <sup>2</sup>	
1	2B4P	82	m <sup>2</sup>	2B4P	71	m <sup>2</sup>	H4B6P	0	56	m <sup>2</sup>	M3B5P	2	67	m <sup>2</sup>	H3B6P	0	56	m <sup>2</sup>	
	2B4P	72	m <sup>2</sup>	2B4P	70	m <sup>2</sup>		1	56	m <sup>2</sup>		3	56	m <sup>2</sup>		1	56	m <sup>2</sup>	
	2B4P WAU	86	m <sup>2</sup>	2B4P	79	m <sup>2</sup>		2	56	m <sup>2</sup>			123	m <sup>2</sup>		2	56	m <sup>2</sup>	
	2B4P	71	m <sup>2</sup>					3	7						3	7			
									175	m <sup>2</sup>							175	m <sup>2</sup>	
2	1B2P	50	m <sup>2</sup>	1B2P	51	m <sup>2</sup>	H4B6P	0	56	m <sup>2</sup>	M3B5P	0	62	m <sup>2</sup>		2	56	m <sup>2</sup>	
	1B2P	51	m <sup>2</sup>	1B2P	52	m <sup>2</sup>		1	56	m <sup>2</sup>		1	53	m <sup>2</sup>		3	56	m <sup>2</sup>	
	2B4P	82	m <sup>2</sup>	2B4P	71	m <sup>2</sup>		2	56	m <sup>2</sup>			115	m <sup>2</sup>			123	m <sup>2</sup>	
	2B4P	72	m <sup>2</sup>	2B4P	77	m <sup>2</sup>		3	7										
	2B4P WAU	86	m <sup>2</sup>						175	m <sup>2</sup>							175	m <sup>2</sup>	
3	1B2P	50	m <sup>2</sup>	1B2P	51	m <sup>2</sup>	H6B8P	0	56	m <sup>2</sup>	M2B4P	0	65	m <sup>2</sup>		1	55	m <sup>2</sup>	
	1B2P	51	m <sup>2</sup>	1B2P	52	m <sup>2</sup>		1	56	m <sup>2</sup>		1	55	m <sup>2</sup>			120	m <sup>2</sup>	
	2B4P	82	m <sup>2</sup>	2B4P	71	m <sup>2</sup>		2	56	m <sup>2</sup>			120	m <sup>2</sup>					
	2B4P	72	m <sup>2</sup>	2B4P	77	m <sup>2</sup>		3	22	m <sup>2</sup>									
	2B4P WAU	86	m <sup>2</sup>						191	m <sup>2</sup>									
4	1B2P	50	m <sup>2</sup>	1B2P	51	m <sup>2</sup>	H5B7P	0	56	m <sup>2</sup>	M2B4P	0	60	m <sup>2</sup>		1	52	m <sup>2</sup>	
	1B2P	51	m <sup>2</sup>	1B2P	52	m <sup>2</sup>		1	56	m <sup>2</sup>		1	52	m <sup>2</sup>			112	m <sup>2</sup>	
	2B4P	82	m <sup>2</sup>	2B4P	71	m <sup>2</sup>		2	56	m <sup>2</sup>			112	m <sup>2</sup>					
	2B4P	72	m <sup>2</sup>	2B4P	77	m <sup>2</sup>		3	7										
	2B4P WAU	86	m <sup>2</sup>						175	m <sup>2</sup>									
5				1B2P	51	m <sup>2</sup>	H5B7P	0	56	m <sup>2</sup>	M3B5P	2	65	m <sup>2</sup>		3	64	m <sup>2</sup>	
				1B2P	52	m <sup>2</sup>		1	56	m <sup>2</sup>		3	64	m <sup>2</sup>			129	m <sup>2</sup>	
								2	56	m <sup>2</sup>			129	m <sup>2</sup>					
								3	7										
									175	m <sup>2</sup>									
6				M2B4P	51	m <sup>2</sup>	H5B7P	0	56	m <sup>2</sup>	M2B4P	0	65	m <sup>2</sup>		1	55	m <sup>2</sup>	
								1	56	m <sup>2</sup>		1	55	m <sup>2</sup>			120	m <sup>2</sup>	
								2	56	m <sup>2</sup>			120	m <sup>2</sup>					
								3	7										
									175	m <sup>2</sup>									
7				M2B4P	51	m <sup>2</sup>	H5B7P	0	56	m <sup>2</sup>	M3B5P	2	65	m <sup>2</sup>		3	64	m <sup>2</sup>	
								1	56	m <sup>2</sup>		3	64	m <sup>2</sup>			129	m <sup>2</sup>	
								2	56	m <sup>2</sup>			129	m <sup>2</sup>					
								3	7										
									175	m <sup>2</sup>									







# meeting notes

**Attendees:**

- Frances Wheat – Head of Development Management, London Borough of Camden (LBC)
- Jonathan Markwell – Senior Planning Officer, LBC
- Edward Jarvis – Principal Urban Designer, LBC
- Zoe Trower – Senior Transport Planner, LBC
- Richard Mileham – Senior Town Planner (Strategic Planning & Information Team), LBC
- Genny Fernandes – Business Opportunities Manager (Economic Development section), LBC
- Mario Houska – Environmental Health Officer, LBC
- Alex Hutson – Trees and Landscape Officer, LBC
- Julia Farr – Senior Development Manager, Housing and Adult Social Care, LBC
- Rachael Matthiae – EC Harris (RMA)
- Paul Karakusevic – Karakusevic Carson Architects
- Sarah Price – Quod
- Rachel Godfrey – Quod

**Observing:**

- Jessica Leech – Gospel Oak Regeneration Programme Manager (Placeshaping section), LBC
- Rob Willis – Senior Planning Officer (Sites Team), LBC
- Kevin Fisher – Principal Planner (Urban Design), LBC

**Project:** Q30150 Bacton Low Rise Estate Regeneration

Meeting Title:	Location:	Date & Time:
Pre-application Meeting	London Borough of Camden	21 June 2012, 12:00

1. PK outlined the problems faced by residents of the existing estate and the context of the site. He explained that there was a deep cutting adjacent to the site for the mainline intercity service from St Pancras. He described the consultation that had been undertaken and he talked through the proposed scheme for the Bacton Low Rise and district housing office sites. He noted that it was natural to extend Vicar’s Road through the Bacton Low Rise site to create a new route. PK set out the principles that had been used to develop the scheme. He described where the tall elements were located in the scheme; the approach to open space and the desire to develop proper streets. He explained the scheme’s relationship to the Grade I listed St. Martin’s Church. PK said that low to medium rise housing would be provided, and the need for viability would be balanced with urban design aspirations and the need to have as many front doors on the street as possible. He explained that the heights were generally 3 to 4 storeys but rose to 7 to 8 storeys in locations where it was appropriate. PK said that there were

**Action**



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99 existing properties, 12 of them were leaseholders, and that just under 300 new properties would be provided across both sites. The phasing assumption was that the district housing office site would be developed first, followed by the southern quadrants of the Bacton Low Rise site, and then the northern part of that site.

2. PK noted the views that had been expressed by residents so far during consultation. The residents wanted housing to look like traditional housing. He said that trees were unpopular with the residents. He said that residents were used to split level accommodation and liked it but did not want it to be over as many levels as they currently had. He said that there was an 80-90% initial resident satisfaction rate with the scheme. PK said the scheme was aiming for a tenure distribution that was balanced across the phases, and a tenure blind design for the development. Housing mix and housing needs are being balanced and fed into the design. The team are considering whether studio/live work space could be provided on the Bacton Low Rise site with entrances on Wellesley Road. He said that the main material used in the proposed scheme was brick, and that properties have good size windows and an interesting roof line. The design of amenity space is important to the scheme. Trees may need to be moved to maximise the development space. On parking, some people currently have garages. The parking strategy will be developed with regards to policy.
3. Ed Jarvis (EJ) said that the bulk and massing of the proposed scheme had been discussed with Kevin (Fisher, KF) and in principle is fine. There are however areas where the massing/mix could be refined, but in general it is likely to be acceptable. The proposals for the Bacton Low Rise site are a natural and instinctive solution. The district housing office site is more complex as there are blank elevations and existing buildings to deal with. The need is to avoid it becoming a gated back land development. On the Bacton Low Rise site, further thought is needed as to what happens in the space between the perimeter buildings. The function of the space here needs to be considered. More specifically, concerns were raised in respect of the additional full width street through the southern block, with questions over the purpose this serves in terms of access, function, safety and implications for the courtyard which is created. It is hoped that overarching matters can be progressed expediently to enable the many elements of detailed design which require development to be able to be focused upon.
4. Frances Wheat (FW) suggested that separate meetings would help on urban design issues.
5. Jonathan Markwell (JM) said that the council would expect and encourage a Planning Performance Agreement (PPA). JM to send template to SP. JM, SP
6. FW said that JM needs to be involved throughout the process, and in any side meetings that may be arranged. He will organise ‘catch-up’ meetings for the wider team periodically. This can be structured through the PPA. FW clarified that EJ is to take over on the design side from KF.
7. Sarah Price (SP) raised the policy issue in terms of the loss of the employment units currently located on the site. SP said there 15 of the 16 units are currently occupied and current occupiers will be relocated within Camden. SP said it was not the intention to reprovide all the employment on site. She said the premises have not been marketed in line with Council policy to date.
8. FW said that the need to replace employment floorspace has thrown up issues on other applications. She said that the scheme would be assessed on a policy basis in line with other private sector schemes. Meaningful employment floorspace is a key policy driver. The Council has a cascade approach to dealing with replacement employment floorspace. The Council would look for either replacement floorspace within the scheme, or a clear narrative in terms of reprovion. The lack of vacancies suggests market demand for the current units. Replacement

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- employment floorspace is also a key issue for the development management committee. The benefits of this scheme will not outweigh the need to replace employment floorspace.
9. Richard Mileham (RMI) agreed and said re-provision or protection of this floorspace was necessary and it was the replacement of floorspace and not the number of employees that was important. In addition the site provides 'Grade 2' spaces which are in use and well let.
  10. PK said the team had recently tried to incorporate an element of employment floorspace within the scheme. He said making sure the uses are complementary is important.
  11. Genny Fernandes (GF) said it would be good to provide some on site provision of employment floorspace. She asked for a schedule of accommodation for the existing units. (A schedule was provided).
  12. FW said there was a need to properly understand what current uses are in the buildings and how many people are employed. Employment matters would form another topic for further break out meeting(s).
  13. PK agreed and said numbers of employees would be checked. RMa
  14. Mario Houska (MH) said that he was concerned about noise and vibration levels for the new development due to the proximity of the high speed railway line. He said it would be important to consider the current and future use of the railways and the different levels of noise at different times of the day (also including the differences between freight and passenger traffic for the next fifteen years).
  15. PK said that housing would have super thick walls, triple glazing and a range of other solutions were being considered such as ventilation strips to avoid the need to open windows; venting from the front of the properties at night; and potentially special windows which allow venting with acoustic baffles to reduce noise. PK added that the depth of the cutting helped to reduce noise levels. PK said he was checking fabric and foundation design for vibration issues.
  16. FW asked what noise exposure category the site was in.
  17. PK said he could not confirm but would check this. RMa
  18. MH queried whether there were other noise sources affecting the scheme.
  19. PK responded and said the streets surrounding the estate were tranquil with very little road traffic.
  20. SP said because the proposed scheme is car free, the team were not intending to provide a full transport assessment.
  21. Zoe Trower (ZT) said that any scheme above 80 units would require a Transport Statement but that transport modelling may not be required.
  22. SP said that a Transport Statement could be produced and that it could deal with public transport accessibility levels (PTALs), parking and cycle parking provision, the design of cycle parking and pedestrian issues such as walkable streets.
  23. FW said members expect schemes to have pedestrian priority.

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24. SP suggested that a scoping document is produced that the Council could check and respond to this. RMa
25. ZT said that she was happy with the scheme being a car free development. However, there is a need to understand what garage provision exists presently and to understand how often residents use their cars at the moment.
26. PK asked whether the wheelchair accessible units all needed a car parking space because with approximately 300 units in total, this could mean that 30 accessible car parking spaces would need to be provided. JM
27. FW asked whether the team were considering car club spaces.
28. PK confirmed that this was being considered.
29. EJ said that the scheme would provide an enhancement of the setting of St. Martin's Church, particularly in opening up the views towards it. He said there was nothing unreasonable about what was being proposed in the draft scheme in this regard. He said he was not expecting English Heritage to show much interest in the scheme although he may have a courtesy conversation with Richard Parish who deals with this area. He noted that there had been a recent application on the French school site which had been withdrawn; however, the scheme does not raise problems in relation to the relationship with this building. EJ said the listed building is intended to be there in perpetuity, so it is important that the scheme takes into account the other surrounding buildings that could be removed at a later date.
30. JM said that the proposed tenure mix would need to be discussed further and that these matters should be progressed as expediently as possible in advance of any submission.
31. RMI added that the mix of units and the unit sizes would also need to be discussed further.
32. FW said the approach to be used is for an allowance to be made for replacement dwellings, and then for the balance to be subject to the council's policies on tenure. Within each tenure, the dwelling priorities table and housing mix policy should be applied. FW said a viability assessment would need to be submitted (if appropriate) and asked which model was proposed to be used.
33. Rachael Matthiae (RMa) said that an EC Harris bespoke model is proposed, and that the GLA (Greater London Authority) and the HCA (Homes and Communities Agency) have accepted this model in the past.
34. FW said that this would need to be discussed further because the model needs to be appropriate to Camden. FW added that a separate meeting(s) would need to take place on housing proposals and viability. RMa
35. FW said the model would need to be subject to independent assessment. She added that Camden seeks deferred contributions so the Council can re-assess the viability of the scheme at a later date (to account for changing economic circumstances).
36. JM said that the independent assessment would need to be funded by the applicant in line with CPG2.
37. PK said that the housing mix is flexible at the moment and can be altered. All units are generously sized.



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- 38. Alex Hutson (AH) said that there were lots of trees on the site at the moment. He said he could not tell from the plans which ones are remaining and which are intended to be removed. He was also interested to hear that existing residents did not value the existing trees at the site.
- 39. PK said that this would be clarified. He said that that it was the intention that some trees would be relocated within the site. PK
- 40. PK said that the building on the Bacton Low Rise site had been set back from Wellesley Road to the south so the existing trees can be retained in this location.
- 41. AH asked whether it was viable to remove and replant trees, particularly large specimens.
- 42. PK said that this was a major project and even though this would be expensive, it would be worth doing as this is one of few opportunities to create family neighbourhoods in London.
- 43. AH said that the council would need full justification if perimeter trees are intended to be removed and the council would expect mitigation for this.
- 44. AH talked through the trees on the site pointing out which ones were considered to be important. This applies to trees on either side of the new route through the Bacton Low Rise estate, those in the south west corner of the Bacton Low Rise site, the perimeter trees to the south of the Bacton Low Rise site and the plane trees adjacent to Vicar's Road.
- 45. AH and PK agreed that there was an issue in terms of the trees which were located along the new route and that there was a need to check whether it was possible to relocate them or not. PK said that this would be considered. PK
- 46. AH noted that each tree in Camden has a monetary value associated with it. So, for example, the plane trees adjacent to Vicar's Road are worth about £50,000 each.
- 47. PK said that in relation to the trees in this part of the site, he was hoping to leave the centre two trees in situ and to relocate the trees either side to the garden square.
- 48. FW said that this issue plays into the conversation that needs to happen between PK and EJ on the role of the pedestrian/home zone space within the Bacton Low Rise site.
- 49. SP, AH and KF discussed that in any future application the arboricultural and other related reports required may be able to be carried out in-house by LB Camden.
- 50. FW raised the issue of sustainability and, in particular, district wide heating schemes.
- 51. PK said that the design would enable the scheme to link into the Royal Free Hospital site. PK said the real innovation in terms of sustainability and sustainable construction is a product that KCA Architects use called cross laminated timber. This material enables schemes to achieve well above level 4 of the Code for Sustainable Homes. He added that this gives almost the passive house standard for no additional cost. The material has excellent thermal and acoustic insulation properties.
- 52. EJ asked about the external appearance of the material.
- 53. PK said it that it works well with a brick skin, and therefore can be used in a variety of contexts.
- 54. AH asked where the wood was sourced from.



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- 55. PK said it was Austrian or Finnish spruce wood. He said the timber was pre-cut in a factory which reduces the construction time by half. Once the concrete foundations are completed, the remainder of the construction is simple and quiet as it is largely an assembly process. PK said that internally the material could be left natural or could be lined with plasterboard. In this scheme, it is likely to be lined with plasterboard as this would be the preference of tenants. PK added that the material could be exposed in lobbies and other communal areas perhaps on the ceiling.
- 56. FW said that she expects the scheme to be an exemplar and for it to last 60 years and beyond. She said she would like to see this scheme win awards and have a transformative regenerative effect on the Gospel Oak area. She said that part of this will be creating quality open spaces and incorporating mature trees. She said that open spaces set the framework for human interaction.
- 57. PK said that the landscaping and public realm would be designed to Stage D before the planning application is submitted to reassure the Council that this has been incorporated into the scheme from the start.
- 58. SP asked whether contributions could be discussed. She said that she had received a draft list of potential Section 106 requirements and asked how these had been calculated. Rob Willis (RW) said some were based in part on the Camden Planning Guidance formula. He added that the transport contributions were based on what schemes require funding in the area. ZT confirmed this and noted there were numerous highways projects in close vicinity to the site.
- 59. FW suggested that a break out meeting would be held on this issue. RMa
- 60. SP asked for an update on the Council's CIL (Community Infrastructure Levy) policy.
- 61. FW said that a draft document would be consulted upon during the summer and would expect to be adopted in April 2013. She said that the CIL policy would not be adopted by the time this scheme gets planning permission (based on current timeframes). FW asked JM to double check this. JM
- 62. SP suggested that she send a list of potential application documents to JM for him to check. SP
- 63. JM agreed. JM
- 64. ZT said that the council would need to have assurances over the impact of construction traffic and that the council would expect a construction management plan to be produced.
- 65. SP asked whether an air quality assessment would be needed as this is a major application. JM said he would check this requirement, and whether the assessment would need to be a separate document or incorporated within the energy report for example. JM
- 66. SP said that in terms of public consultation, a fun day is planned on Saturday 23 June, and there are further drop-in sessions planned. SP said that Rachel Godfrey (RG) had spoken to Dawn Allott (Community Liaison Officer) about the development management forum. She said that she would appreciate some advice about whether it was necessary to hold a development management forum for this scheme.
- 67. FW said that up to 130 people attend such forums; that ward members were keen on them and that they are good for encouraging resident interaction with the scheme. FW said that a



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- minimum of two weeks, and preferably three weeks, was needed to publicise the development management forum.
68. PK noted that ward councillors have been to earlier events held on the Bacton Low Rise estate.
69. FW said that although the area is well contained, it would be important to consult more widely about the scheme.
70. SP said that the fun day has been publicised more widely than the estate. SP added that the team will present to Oak Village separately. Oak Village had been offered their own meeting, but cancelled it.
71. RG said that it had been difficult to find a date for the development management forum because the week commencing 16 July was not suitable in terms of councillor availability and that the following week commencing 23 July was the first week of the school holidays. The Olympic Games start on the 27 July.
72. FW said that feedback from the fun day should be measured along with the drop-in sessions that were proposed and that if it was felt a development management forum was necessary then it could be held in the second week of September.
73. Jessica Leech (JL) said that councillors should be involved when the decision is made on this matter.
74. FW said that she would take soundings from her colleagues on the development management forum and that Jonathan would come back to us on this. JM
75. SP said that the team intends to meet the GLA in mid July.
76. FW said that ideally JM and EJ would attend that meeting although they would need to be invited by the team as it is your meeting.
77. FW said that the Council also holds developer briefings for ward members and that these are held hand-in-hand with the development management forum. The developer briefing sessions are held once a month and the July one is already allocated. A session is not held in August but there will be one in September, however, because of the requirement to hold these sessions alongside the development management forum, this scheme should only be taken to the developer briefing if the development management forum is going to also be held in September.
78. JM said that an EIA (Environmental Impact Assessment) will need to be considered owing to the size of the application site. SP said a screening request was being prepared and it will be submitted within the next week. SP
79. FW agreed with this approach and indicated an EIA is not likely to be required as the impact of the scheme is likely to be limited; however the screening report will clarify this matter.
80. JM also asked that flood risk on the site be checked, given the size of the site and the requirements for Flood Risk Assessments (FRA) on such sites. This is as within the LDF the site is within an identified area with the potential to be at risk of surface water flooding (Map 2). Moreover, with CPG4 in mind the site is also within all three hydrogeological areas.

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81. SP said that the engineers will explore this further, with view to providing a statement on this matter and that this would be submitted with the planning application. SP
82. JM asked whether any basement excavation was proposed as part of the redevelopment, bearing in mind the Council's stringent basement policy DP27 and the requirement for specialist information to be submitted as part of any valid application (often involving time consuming site investigations to take place).
83. PK said that it has not intended to involve any excavation works as part of redevelopment proposals.

Meeting ended at 1.57pm

<h1>Initial Pre-application meeting report</h1> 	
<b>Agent name and address:</b>	<b>Site address:</b>
Sarah Price Quod Ingeni Building 17 Broadwick Street London W1F 0AX	Bacton Low Rise buildings (No's 121-219), 115 Wellesley Road (District Housing Office) and 2-16 Vicar's Road Gospel Oak London NW5 4PS/T & others
<b>Meeting date:</b>	<b>Case Ref:</b>
21 <sup>st</sup> June 2012	CA\2012\ENQ\05338
<b>Proposal(s)</b>	
Initial pre application advice on redevelopment of Bacton Low Rise and the District Housing Office sites to provide a total of circa. 298 residential units (comprising both affordable and market properties) across the two sites within buildings ranging from 3 to 7 storeys in height, following demolition of existing Bacton Low Rise buildings (residential properties at No's 121-219 – 98 units in total), 113a and 115 Wellesley Road (District Housing Office) and 2-16 Vicar's Road (workshops building) and associated works.	
<b>Lead officer for Camden:</b>	
Jonathan Markwell – Senior Planning Officer	
<b>Other Camden officers attending:</b>	
Edward Jarvis – Principal Urban Designer Zoe Trower – Senior Transport Planner Richard Mileham – Senior Town Planner (Strategic Planning and Information Team) Genny Fernandes – Business Opportunities Manager (Economic Development section) Mario Houska – Environmental Health Officer Alex Hutson – Trees and Landscape Officer Frances Wheat – Head of Development Management	
Also observing were: Jessica Leech – Gospel Oak Regeneration Programme Manager (Placeshaping section) Rob Willis – Senior Planning Officer (Sites Team) Kevin Fisher - Principal Planner (Urban Design)	

Applicant(s)/Agents(s) attending:
Sarah Price – Quod (Planning Consultant) Rachel Godfrey – Quod (Planning Consultant) Julia Farr – Senior Development Manager, Housing and Adult Social Care, London Borough of Camden Rachael Matthiae – EC Harris (Project Manager) Paul Karakusevic – Karakusevic Carson Architects

Principal issues discussed at our meeting	
<b>Introduction / Purpose of Meeting</b>	<p>An initial pre application meeting to discuss overarching matters for a strategic proposal in Gospel Oak, part of the Council's Community Investment Programme.</p> <p>In short the proposals incorporate the redevelopment of Bacton Low Rise and the District Housing Office sites to provide a total of circa. 298 residential units (comprising both affordable and market properties) across the two sites within buildings ranging from 3 to 7 storeys in height, following the demolition of existing Bacton Low Rise buildings (residential properties at No's 121-219 – 98 units in total), 113a and 115 Wellesley Road (District Housing Office) and 2-16 Vicar's Road (workshops building) and associated works.</p> <p>This initial meeting will facilitate the submission of a PPA by the applicant. The PPA will detail the exact scope of the pre-application discussions prior to the submission of the application and also inform the process (but does not give any guarantees as to the outcome) during the lifetime of the planning application.</p>
<b>Overview of advice</b>	<p>In terms of the overarching matters discussed, it is considered that there are some areas where further consideration and refinement is likely to be required. This is sought to be addressed as effectively as possible by the applicant entering into a PPA with the LPA in order to enable a structured framework and collaborative approach to occur.</p> <p>At the present point in time areas which will require significant further discussion include the potential loss of workshop units, the intended tenure mix and a variety of design matters.</p> <p>The LPA will seek for the proposals to be an exemplar for the area and contribute significant regeneration benefits to Gospel Oak. As such the proposed development provides a significant opportunity which the LPA will seek to negotiate the best possible outcome from.</p>
<b>Land use principles</b>	<p>The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8<sup>th</sup> November 2010, the London Plan 2011 and the NPPF adopted on 27<sup>th</sup> March 2012.</p> <p>The aim of the LDF is to seek to move away from the strictly land use based plans with a compendium of detailed policies and regulatory standards, towards plans which provide a strategic vision and objectives for the future of an area over time. The LDF aims to give scope to consider the wider benefits a development would bring to an area considering the wider aims and objectives identified by the Council for the area. Many of the policies in the previous Unitary Development Plan have been retained and tightened for the LDF. The LDF is available to view and download from the Council's website: <a href="http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework-ldf-;jsessionid=1DA2018841FAE94451C85600F5F2B893.node2">http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework-ldf-;jsessionid=1DA2018841FAE94451C85600F5F2B893.node2</a></p> <p>The LDF is accompanied by the Camden Planning Guidance (CPG) which was adopted in two stages during 2011. It comprises CPG1-8, covering matters specified in the LDF in more detail and outlining how we apply planning policies in Camden. It is a fully adopted Supplementary Planning</p>

	<p>Document (SDP). A full copy of CPG 2011 is available to view from the Council's website: <a href="http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en">http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en</a></p> <p>Estate regeneration Under Policy CS6 this is a priority of the Core Strategy and so the broad principle of regenerating Bacton Low Rise is supported.</p> <p>Loss of workspace Under policies CS8 &amp; DP13 the Council seeks to protect employment space. The site currently contains Grade 2 space which is in use and, according to information provided, well let. Consideration should therefore be given to the retention / replacement of flexible B1 floorspace on-site. If it demonstrated that provision for existing or alternative employers on-site is not viable or feasible then alternative provision on another site could be considered appropriate. A clear rationale for this would need to be provided, together with the fullest possible details of the alternative provision (quality and quantity for example). Investigations should be carried out into the degree to which the existing units provide local employment and measures considered to ensure that there is an opportunity for local people to benefit from any new space that is created.</p> <p>Given the potential far-reaching implications of this element of the proposals, it is considered necessary for such matters to be subject to a break-out meeting (or series of meetings if appropriate) as soon as possible. This will be detailed within the PPA to be drawn up.</p> <p>Provision of housing At the present time no indication of the proposed tenure mix has been provided and this consequently limits the amount of meaningful advice which can be provided at this point in time. On a very general basis, there are a number of detailed housing issues which need to be considered and advanced as soon as possible with officers:</p> <ul style="list-style-type: none"> <li>Affordable housing and tenure mix (in line with policy DP3) - Existing affordable housing will need to be re-provided and 50% of any additional units would also be expected to be affordable. Camden generally seeks to achieve a split of 60% social rented and 40% intermediate</li> <li>Mix of units (DP5) – The Council will expect a mix of large and small homes. 50% of social rented units provided in the new development should contain three bedrooms or more.</li> <li>Wheelchair housing (DP6) - 10% of new housing should meet wheelchair standards, or be designed to be adaptable. There should be 10% wheelchair housing in each affordability category.</li> </ul> <p>Obviously, based on the initial discussions at the meeting, there will be viability considerations which will influence the amount of affordable housing provided on site. It is considered crucial that any such viability considerations are explored and outlined to officers at the earliest possible opportunity during the pre-application discussions. This is as such matters may have significant implications for other elements of the proposals. Thus a pre-app break-out meeting (or series of meetings as appropriate) should be advanced</p>
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	<p>as soon as possible in relation to this fundamental element of the proposals.</p> <p>If viability information is subsequently put forward which seeks to justify a lower proportion of affordable housing than would be policy compliant, this would be subject to independent assessment, funded by the applicant. Given the complex and time consuming nature of such assessments, it is considered imperative that such matters are discussed at the earliest possible point of the pre-application discussions and sought to be progressed significantly prior to the submission of any application.</p>
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<b>Food and drink policies (for Use Classes A3, A4 and A5 proposals)</b>	Not applicable based on the information submitted for discussion.
<b>Amenity</b>	<p>Amenity matters were not discussed at this meeting but will naturally be a subject which will need to be considered in detail as the pre-application process advances.</p> <p>Policy context: Please see policies CS1, CS5 and DP26 and CPG2&amp;6 for guidance of the factors which would need to be considered in respect of amenity. Please also bear in mind the London Plan (2011) residential space standards, which are more recent than those outlined in CPG. More specifically, matters relating to sun/daylight are likely to need to be considered in detail prior to any possible submission.</p> <p>Linked to this, owing to the extent of the application site, an EIA will need to be considered. In the first instance it is considered that the applicant should make a request for a screening opinion to the Council. As per the established procedures the Council will provide a response within the required timeframes.</p> <p>Noise and vibration is another amenity related consideration. Railway noise and vibration is likely to affect the area or part of the area where the project is being proposed. It is important that railway noise and vibration is measured as well as predicted. Particular attention and distinction should be made between the number of passenger trains and the number of freight trains. Noise from marshalling yards, continuous maintenance works on the railway line, train horn, etc. should also be included.</p> <p>It is pertinent to note that Network Rail is in an on-going renewal and maintenance programme. Therefore it will be necessary to explore and establish how often marshalling works or any other similar activities are being carried out in the railway area and embankments.</p> <p>The prediction of the railway noise and to obtain an up to date daily train flow for the current numbers of trains, passengers and freights and for the next 15 years is also necessary. A railway noise contour of the area should be mapped establishing the different affected areas. As the rail lines may well be subjected to a high maintenance programme it is necessary to establish the future noise and vibration levels likely to occur due to these works and identify in a contour map.</p>
<b>Conservation and urban design / Listed buildings</b>	<p>Generally the scheme has been carefully considered to date and design officers are hopeful that detailed design matters will be able to be discussed imminently if principle design matters can be confirmed as soon as possible.</p> <p>In relation to general layouts, concerns are raised over an additional full width street through the southern block rather than having a single block with a larger internal courtyard. Potential issues of such an approach include: the implications of fronts and backs of the properties proposed to front Wellesley Road; the access created seemingly having little function barring serving three units; reduced functional purpose of the courtyard and sunlight/daylight implications.</p> <p>If it is subsequently still sought for separate blocks to be provided it would be preferable for this space to become a more enclosed courtyard or 'mews'.</p>



	<p>Business uses and the ground floor would add to this character and make sense of its more hard landscaped environment.</p> <p>In the triangle site (DHO), officers will seek for gating to be avoided. However, the form of buildings around the entrance to the mews could be manipulated to create more of a sense of entering a private realm. The taller corner building interests officers greatly and officers are particularly keen to see studies of this element in relation to the church tower. The new building should be designed to work compositionally with the historic building.</p> <p>In relation to detailed design matters, officers will be particularly interested in the entrances and forecourts, and the roof top forms. Both overarching and detailed matters will subject to further consideration through the series of break-out meetings advanced during the pre-application process.</p>
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<b>Trees and landscape</b>	<p><u>Trees</u> The perimeter trees are considered important features of the streetscape and give a sense of place to the locality. Many of these are mature specimens which provide visual, ecological, climate change mitigation and green infrastructure benefits. The more mature a tree is the more gains it provides. There would be a presumption in favour of the retention of these trees and it should be demonstrated that trees identified to be retained can be retained. If any of these perimeter trees are to be removed, then strong justification is required. A BS:5837 2012 (Trees in relation to design, demolition and retention) report should be submitted with any planning application. Key trees are the four Planes along Vicar's Road, the two large Norway Maples in the open space on the DHO site, the Limes and Sycamore along the Wellesley Road frontage and the Planes on the corner of and along Haverstock Road.</p> <p><u>Landscape/new tree planting</u> It was interesting to hear from the project architect that local residents are not all in favour of trees. It will be important for the landscape architect and LPA to work closely with residents and users of the spaces and to design the spaces with them rather than for them. This engagement with the local community will help foster a sense of ownership of the landscape and local people could even be involved in some of the planting. Educating residents on the benefits trees provide to them and the wider environment will be important for the success of the project.</p> <p>In terms of the courtyard spaces themselves, it is not intended for officers to be too prescriptive as there will be features that local people will require and this should be worked up with the landscape architect. An over riding aspect of any design however should look to provide biodiversity enhancements, SUDS and there would be a presumption in favour of incorporating large canopy tree species in all the spaces. Any areas of play space should be innovative and look to incorporate natural features where possible. Concerns are raised in respect of the separation of the block on the DHO site, which creates a mews type space. This is considered to be a missed opportunity to provide a larger garden/courtyard area if the southern block was to be a single block. The benefit of this would be more potential for planting, better quality space and more potential for a range of landscape features, including areas for food production which can help create community cohesion.</p> <p>The roof areas of the development could also be used for amenity space and should also be used to provide biodiversity enhancement in the form of green/brown roofs. Other biodiversity enhancements should include the incorporation of integral bird and bat bricks into the fabric of the building. Further information/advice on biodiverse roofs and bird/bat habitat provision can be provided, with CPG1 Ch 6 and CPG3 Ch 10 / 13 initial starting points.</p>
<b>Crime prevention</b>	<p>These details were not discussed to any meaningful extent at this initial meeting. The relevant Core Strategy policy to consider is CS17. Please also see CPG1 Ch9 and CPG8 Ch5. It will be essential in the supporting information submitted as part of any future application to provide detailed commentary on the various measures to be proposed to prevent crime (and fear of crime).</p> <p>Moreover, you will be required to engage the Council's Crime Prevention Design Advisor Adam Lindsay (<a href="mailto:Adam.Lindsay@met.pnn.police.uk">Adam.Lindsay@met.pnn.police.uk</a>) prior to the submission of any application. This should be alongside the Council's own Community Safety and Crime Manager. This should be incorporated</p>

	within the PPA.
<b>Access</b>	<p>These details were not discussed to any meaningful extent at this initial meeting. Naturally each of the dwellings proposed would need to adhere in full to lifetime homes criteria, in line with DP6 and CS6. Please see these policies and CGP2 Ch5 for more details. An appropriate amount of wheelchair accessible units will also need to be provided. A detailed lifetime homes / wheelchair housing statement should be submitted with any future application providing commentary on each of the standards and how the proposed scheme meets these standards.</p> <p>Given the many detailed elements involved it is advised that, as part of the PPA, detailed discussions are undertaken in this respect prior to the submission of any application.</p>
<b>Resources and energy</b>	<p>These details were not discussed to any meaningful extent at this initial meeting, barring confirmation that the site would be likely to be future proofed to link in with the Royal Free Hospital and the site was too small itself to provide CHP on its own.</p> <p>It is advised that a full energy strategy is prepared in line with CS13 and DP12, CPG3 and the London Plan 2011 and this should be discussed in advance of submission through the PPA break-out meetings. This will also enable linked matters, such as air quality considerations and the code for sustainable homes requirements, to be explored further.</p>
<b>Transport and servicing</b>	<p>The existing road network is to be left unchanged, however two new pedestrian links are proposed, one running east west, which is supported by Transport and the other a smaller north south link.</p> <p>It is not appropriate to require the site to be completely car-free given the surrounding circumstances; the LPA will seek a combination of both car-free for the new units created and car-capped for existing units to be relocated. It is advised that the development, in the first instance, should seek to maintain existing levels of car use and promote no overall increase. This would mean that no on-street parking permits would be permitted for new residents. Issues are raised relating to car parking and a Parking Survey has been requested; this is to determine the existing level of car use on-site. Car parking is considered to be an important element to resolve as early as possible in the pre-application process. Currently the site enjoys access to a number of off-street garages and parking areas. It should be highlighted that on-street provision is limited and cannot be relied upon to take up any short fall that may be identified through the Parking Survey.</p> <p>It is proposed to include a degree of off-street parking not directly connected to the site in alternative locations. An absolute maximum of 0.5 spaces / residential unit should be provided, although in order to align with DP18 the minimum necessary provision for parking should be provided. Therefore a justification will be required for the number of spaces to be provided that demonstrates that only the minimum necessary number of spaces has been provided. This analysis should be included in the Transport Assessment (see below).</p> <p>A Transport Assessment should be included as part of the future application. The final chapters to be agreed in a separate transport pre-application break-out meeting (secured as part of the PPA). At this stage the following can be considered (although not-exhaustive):</p>

	<ul style="list-style-type: none"> <li>• Assessment of parking provision including presentation of Parking Survey</li> <li>• A brief assessment of the impacts of the development on the local transport network</li> <li>• An outline of the servicing arrangements for the site and where servicing is to take place</li> <li>• An addressing of the community safety issues surrounding the pedestrian routes proposed in both blocks and how vehicular traffic will be separated from pedestrian traffic over the pedestrian links.</li> <li>• A Framework Residential Travel Plan</li> </ul> <p>Provision should be made for disabled parking, this level can be discussed and agreed in the break-out meeting.</p> <p>Provision for car-club spaces should also be included as part of the proposal and for electric vehicle charging points onsite.</p> <p>Cycle parking provision will need to be included that meets Camden cycle parking design requirements (see CPG7). Provision will need to be made at approximately 1 space per residential unit, although for 3 bed+ units 2 cycle parking spaces will need to be included.</p> <p>Centralised waste storage areas should be included in the design and should be in line with Camden's Waste Storage Requirements (see CPG1 ch10).</p> <p>A worked up Construction Management Plan should be submitted with the application and will need to be secured by condition. A list of criteria for what to include in the CMP is found in CPG6 ch8.</p> <p>A financial contribution for the repaving of the footway adjacent to the sites will also be required and secured by condition. Contributions will also be sought towards improvements relating to the public realm in the Gospel Oak area that are currently under consideration by Transport Strategy.</p> <p>If the developer wishes to submit a draft Transport Assessment report prior to the application submission, transport would be willing to provide comments and discuss this further a break-out meetings as part of the pre-application PPA.</p>
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<b>Basement excavation</b>	<p>The proposals do not appear to indicate that any basement excavation is proposed. Please note that should <u>any</u> excavation subsequently be proposed, a Basement Impact Assessment would need to be submitted with the application. This is in line with CS13, DP22, DP23 and DP27. This is backed up by CPG4 and Arup guidance for subterranean development 'Camden geological, hydrogeological and hydrological study'.</p> <p>The Arup report identifies that the site is located within an area susceptible to subterranean (groundwater) flow, slope (in) stability and surface flow and flooding. Thus the site is within a location where each of the three basement related constraints are found. Moreover, map 2 on page 109 of Camden Development Policies (part of DP23) shows part of the site is within an area with the potential to be at risk of surface water flooding and Wendling, Haverstock Road was flooded in 2002 (as confirmed by map 2 and CPG4 page 29).</p> <p>Please see the following links to download the Arup report:</p> <p><a href="http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2465490">www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2465490</a>  <a href="http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2465491">www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2465491</a>  <a href="http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2465492">www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2465492</a>  <a href="http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2465493">www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2465493</a>  <a href="http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2465494">www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2465494</a>  <a href="http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2465495">www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2465495</a></p> <p>If excavation is subsequently proposed it is advised that in the first instance a screening report is carried out, answering all of the questions in the three different sections outlined in CPG4 (stage 1). The need for these assessments to be undertaken by suitably qualified professionals is paramount (see CPG4 and Arup report for details of the required qualifications). The answers to these questions within a screening report will then determine the level and nature of further investigation and information required to be submitted (stages 2 -4). All of this information is required prior to registration of the application. If during the consultation period concerns are raised from relevant professionals it may be that the Council will seek for an independent assessment of all the information / evidence gathered to be undertaken, as funded by the applicant.</p> <p>Moreover, given the size of the site, it may be that a Flood Risk Assessment is required to be carried out. Any such assessment should focus on the management of surface water run-off and should address the amount of impermeable surfaces resulting from the development and the potential for increased flood risk both on the site and nearby. Please see policy DP23 and the NPPF for more details in these respects.</p>
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<b>Planning Performance Agreements (PPAs)</b>	<p>For your information and future reference the Council provides Planning Performance Agreements (PPAs) for larger scale planning applications of a complex or strategic nature. It is considered that the proposed scheme would benefit from advancing a PPA and this would be expected on a scheme of this nature.</p> <p>PPAs have been identified by the Department for Communities and Local Government as an important tool for managing the end-to-end planning process and improving the quality of decision-making for the largest and most complex planning applications.</p> <p>A PPA will start as an extension to this charged pre-application advice and assistance for major development and will continue through to the determination of an application.</p> <p>There are considered to be several benefits of a PPA. First it provides a structured framework for steering a major development proposal through all the necessary stages of identifying issues, consultation and negotiation in order to arrive at a well informed decision. Entering into a PPA also leads to a more collaborative approach between the developer and local planning authority in which issues, timescales, costs and requirements such as community involvement or specialist supporting evidence are agreed at an early stage. Furthermore it provides an alternative route from the standard 13 week time-constraint that would otherwise be imposed for determining Major Applications in line with Government targets.</p> <p>The Council offers two types of PPA according to the scope of issues and level of complexity to be encountered.</p> <p>A "Type 1" PPA is a highly bespoke form of agreement that starts during the early stages of the pre-application process. It is suitable for schemes raising multiple issues of a highly complex or contentious nature and offers a clear framework and 'tasks plan' for front-loading as much of the information, negotiation and consultation as possible prior to submission of an application. These will be particularly suitable for large scale major applications likely to require an Environmental Impact Assessment and/or a high number of pre-application meetings.</p> <p>A "Type 2" PPA provides a more standardised form of agreement to guide the pre-application process through to submission and determination of the planning application. It is suitable for most significant major applications but where the level of complexity is not likely to require more than one or two pre-application meetings.</p> <p>Please note that a PPA does not give any guarantees as to the outcome of a planning application. It is purely to assist the project management and process of communication between the Council and the applicant and builds in added flexibility to properly address any issues or problems prior to the Council making its decision.</p> <p>It is likely that this proposal would constitute a "Type 1" PPA.</p>
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<p><b>Mayor of London CIL / Camden CIL</b></p>	<p>The Mayor of London CIL came into force from 1<sup>st</sup> April 2012. The proposed development would be CIL liable.</p> <p>In respect of the Camden CIL, please see the following link for commentary on the current position:  <a href="http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/community-infrastructure-levy.en">http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/community-infrastructure-levy.en</a></p> <p>In short consultation will take place in late 2012, with adoption expected in the later part of 2013.</p>
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This document represents the Council's initial view of your proposals based on the information available to us at this stage. Moreover it also only covers some of the considerations which the Council would consider at application stage owing to the overarching nature of this initial meeting. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries in relation to the above matters do not hesitate to contact me.

Signature [via email] Date of Report: 03/07/2012

Name Jonathan Markwell  
Designation Senior Planning Officer