

GREATERLONDONAUTHORITY
Development and Environment Directorate

City Hall
The Queen's Walk
More London
London SE1 2AA
Switchboard: 020 7983 4000
Minicom: 020 7983 4458
Web: www.london.gov.uk
Our ref: 2997SG03
Date: 3 August 2012

Rachel Godfrey
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

Dear Rachel Godfrey,

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999 & 2007; Town & Country Planning (Mayor of London) Order 2008

Site: Bacton Low Rise Housing Estate and the Gospel Oak District Housing Office (DHO)
LB: Camden
Our reference: PDU/2997

Further to the pre-planning application meeting held on 20 July 2012, I enclose a copy of the GLA's assessment which sets out our advice and matters which will need to be fully addressed before the application is submitted to the local planning authority.

The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

Yours sincerely,

Colin Wilson
Senior Manager – Planning Decisions

cc Colin Lovell, TfL

GREATERLONDONAUTHORITY

PDU/2997

3 August 2012

Bacton Low Rise Housing Estate and Gospel Oak District Housing Office

in the London Borough of Camden

The proposal

Redevelopment of the site in three phases to provide 283 residential units.

The applicant

The applicant is the **London Borough of Camden** and the architect is **Karakusevic Carson**.

Context

1 On 2 July 2012, a request was received for a pre-planning application meeting with the Greater London Authority on a proposal to develop the above site for the above uses. On 20 July 2012, a pre-planning application meeting was held at City Hall with the following attendees:

- Shelley Gould – Case Officer (GLA)
- Emma Williamson – Principal Strategic Planner (GLA)
- Euan Mills – Design Officer (GLA)
- Patricia Cazes-Pötgeiter (TfL)
- Julia Farr – Senior Development Manager, Housing and Adult Social Care, London Borough of Camden (LBC) (representing Camden as Developer)
- Rachael Matthiae – EC Harris (project managers)
- Paul Karakusevic – Karakusevic Carson Architects (scheme architects)
- Stefan Mannewitz – Karakusevic Carson Architects
- Sarah Price – Quod (planning consultants)
- Simone Lewis, Julie Jackson and Sarah Robbins – Bacton Tenants Residents' Association

2 The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

Site description

3 The application site is 1.4 hectares and located in Camden. It consists of two separate parcels of land. Bacton Low Rise Housing Estate is bound by Haverstock Road to the north, Bacton Tower to the east and Wellesley Road to the south, while the site of the District Housing Office is bound by Wellesley Road to the west, Vicars Road (and development fronting onto Vicars Road to the south) and the railway cutting for the Kings Cross/St Pancras main line to the north.

4 The sites are currently occupied as follows:

- **District Housing Office:** large office buildings at 115 Wellesley Road (approximately 2,700 sq.m.), a small two-storey property in the courtyard (113a Wellesley Road, approximately 90 sq.m.) and temporary portacabins (approximately 200 sq.m.) to the rear of 115 Wellesley Road.
- **Employment Units 2 – 16 Vicar’s Road:** 16 units over two floors comprising 731 sq.m.(of which 15 are currently let).
- **Bacton Low Rise:** 99 residential units provided in eight blocks which are located around three courtyards (totalling 20,000 sq.m. residential floorspace).

5 There are also two listed buildings within close proximity of the estate, the Grade I listed St Martin’s School which is located on the junction of Vicar’s Road and Wellesley Road and the Grade II listed Former French School which is located on Vicar’s Road.

Details of the current proposal

6 The proposal is for the phased redevelopment of the site, to deliver up to 300 residential units, including some replacement employment floorspace and larger 4-bedroom + units.

Strategic planning issues and relevant policies and guidance

7 The purpose of this note is to provide a summary of those matters discussed at the pre-application meeting held at City Hall. The relevant issues discussed at the meeting and corresponding policies are as follows:

- Employment *London Plan*
- Housing *London Plan; Housing SPG; Providing for Children and Young People’s Play and Informal Recreation SPG, Housing Strategy; Assembly draft Revised Housing Strategy; Housing SPG; draft Housing SPG*
- Affordable housing *London Plan; Housing SPG, Housing Strategy; draft Revised Housing Strategy; Housing SPG; Housing SPG EIP draft; Affordable Rent draft SPG; draft Revised Early Minor Alteration to the London Plan*
- Density *London Plan; Housing SPG; Housing SPG; Housing SPG EIP draft*
- Urban design *London Plan*
- Access *London Plan; Accessible London: achieving an inclusive environment SPG; Planning and Access for Disabled People: a good practice guide (ODPM)*
- Transport *London Plan; the Mayor’s Transport Strategy;*
- Parking *London Plan; draft Revised Early Minor Alteration to the London Plan; the Mayor’s Transport Strategy;*
- Sustainable development *London Plan; Mayor’s Climate Change Mitigation Strategy; Mayor’s Climate Change Mitigation and Energy Strategy; Mayor’s Water Strategy; Sustainable Design and Construction SPG*

8 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the 2010 Camden Core Strategy and the 2011 London Plan. The following are also relevant material considerations:

- The National Planning Policy Framework and Technical Guide to the National Planning Policy Framework.
- The Revised Early Minor Alteration to the London Plan.

Introduction

9 The purpose of this note is to provide a summary of those matters discussed at the pre-application meeting held at City Hall.

10 The applicant team provided an overview of the regeneration context to the Bacton Low Rise housing estate as part of a range of regeneration projects taking place in Gospel Oak and it was noted that the architect had been selected as part of a competitive process to take the proposals forward on behalf of the applicant, Camden Council. Consultation has been ongoing with local residents as the proposals have been developed to the current stage.

Principle of development

11 The proposed redevelopment of the Bacton Low Rise housing estate and Gospel Oak District Housing Office is welcomed in strategic planning terms as it contributes towards strategic housing and regeneration objectives and also addresses local area issues. It was noted in the meeting by the members of the Bacton Low Rise Tenant’s and Resident’s Association, that the estate has suffered from anti-social behaviour problems and the proposal intends to bring about an estate renewal which addresses these issues by designing out physical elements which create opportunities for crime and antisocial behaviour. The proposal will replace the affordable housing on site with better quality accommodation, providing an equivalent floorspace, in line with paragraph 3.82 of the London Plan and section 20 of the Mayor’s Housing Supplementary Planning Guidance and this is welcomed.

12 There is no strategic concern with the loss of employment uses on the site, given that the employment uses are locally designated and a re-provision/relocation strategy is proposed.

Housing

13 London Plan policy 3.3 ‘increasing housing supply’ seeks to increase London’s supply of housing and sets a London-wide target of 32,210 additional homes per year until 2015/2016 when this target will be reviewed. Table 3.1 sets borough housing targets, of which Camden’s is 665 additional homes per year between 2011 and 2021. London Plan Policy 3.4 ‘Optimising housing potential’ seeks to ensure that development proposals achieve the optimum intensity of use taking into account local context, the design principles of the London Plan and public transport capacity. This marks a departure from the previous approach of ‘maximising’ density to optimising site capacity.

Estate renewal

14 Policy 3.14 of the London Plan resists the loss of housing, including affordable housing, unless it is replaced at existing or higher density with equivalent floorspace. Paragraph 3.82 of the London Plan gives further advice on the Mayor’s approach to estate renewal. More detailed guidance is also set out in Section 20 of the Housing SPG. This clarifies that there should be no net loss of affordable housing, which can be calculated on a habitable room basis and should exclude right to buy properties. Replacement affordable housing can be of a different tenure mix where this achieves a better mix of provision, but it should still achieve replacement level.

15 In the meeting the applicant confirmed that it would be re-providing the existing 280 affordable housing units on site, and that in many cases, this re-provision would be with larger units. This is welcome. Strategic planning guidance sets out that private housing that forms part of estate renewal schemes need not provide the normal level of additional affordable provision, where this is necessary to cross subsidise redevelopment, but would need to be justified through a financial appraisal. The applicant noted that an EC Harris model is currently being undertaken to determine the level of cross-subsidy between the private units and the re-provision of affordable units on site and it was agreed that the results of this viability information and any independent review of it would be shared with officers to ensure that the private element of the proposal is delivering the 'maximum reasonable amount' of affordable housing as required by London Plan policy 3.12.

16 A three phase decant strategy for the proposal has been developed to allow for the redevelopment of the estate with minimal disruption to existing residents, and will allow for a 50% social and 50% market housing tenure split to be achieved on the site on completion of the estate renewal.

Affordable Housing

17 London Plan Policy 3.12 requires borough councils to seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes. In doing so each council should have regard to its own overall target for the amount of affordable housing provision. This target should take account of the requirements of London Plan Policy 3.11, which include the strategic target that 60% of new affordable housing should be for social rent and 40% for intermediate rent or sale. The Mayor has published an early minor alteration to the London Plan to address the introduction of affordable rent, with further guidance set out in a draft Affordable Rent SPG. With regard to tenure split the Mayor's position is that both social rent and affordable rent should be included within the 60%.

18 While the Mayor has set a strategic investment benchmark that across the affordable rent programme as a whole rents should average 65% of market rents, this is an average investment output benchmark for this spending round and not a planning policy target to be applied to negotiations on individual schemes. Policy 3.12 is supported by paragraph 3.71, which urges borough councils to take account of economic viability when estimating the appropriate amount of affordable provision, as noted above, this information will be shared with GLA officers when available.

19 The provision of affordable rented units for any affordable housing provided over and above the re-provided affordable housing should be considered.

Density

20 As noted above, London Plan Policy 3.4 outlines the need for development proposals to optimise development density of use as far as is compatible with the local context, the design principles and public transport capacity. Table 3.2 of the London Plan provides guidelines on density. The applicant has confirmed that the density of the proposal has doubled compared with the existing use due to a more efficient land use. The applicant should confirm the density figure in any subsequent submission and it should be noted that for a higher density figure to be acceptable, the development will need to provide high quality residential accommodation that is well designed and delivers an appropriate mix of units and sufficient play and amenity space in line with London Plan requirements.

Children's playspace

21 London plan policy 3.6 sets out that development proposals that include housing should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs. Further guidance on this matter is provided in the Mayor's Supplementary Planning Guidance 'Providing for Children and Young People's Play and Informal Recreation' and the submitted application should be accompanied by an assessment of the anticipated child population and details of the playspace strategy.

22 The applicant has estimated the total expected number of children within the development as follows:

- DHO site: 120 children (requirement for 1200 sq.m. of playspace)
- Bacton Low Rise site: 330 children (requirement for 3,300 sq.m. of playspace).

23 The submitted material sets out that playspace for the 0 – 11 year old age group will be provided on site as local playable space and that the shortfall will be accommodated at Parliament Hill leisure and sports grounds. These proposals should be provided in detail at the submission stage and it will be important to consider whether the proposed use of off-site facilities is adequate and whether contributions towards these play facilities are required. As such, the applicant should ensure that a full playspace audit is made as part of the submitted application to identify where any financial contributions may be required.

Design and access

24 Good design is central to all objectives of the London Plan, in particular the objective to create a city of diverse, strong, secure and accessible neighbourhoods to which Londoners feel attached whatever their origin, background, age or status. Policies contained within chapter seven specifically look to promote development that reinforces or enhances the character, legibility, permeability and accessibility of neighbourhoods. It sets out a series of overarching principles and specific design policies related to site layout, scale, height and massing, internal layout and visual impact as ways of achieving this.

25 The proposed development has the potential to be of outstanding design quality. It optimises the potential of the site, creating robust and resilient urban fabric, increasing the permeability of the area and providing a range of high quality homes. The following comments refer to aspects of the scheme that are particularly welcomed or require further work.

Layout

26 The street based approach of the scheme is strongly supported. This ensures the public realm is well defined and a clear threshold is created between public and private spaces. The approach of locating front doors on to the streets ensures the public realm is active, safe and well used which is also welcomed.

27 A new route is created as continuation of Vicars Road linking to Haverstock Road. This increased permeability adds to the public realm network in the area which is strongly supported. This new route is activated by front entrances to residential units along it ensuring it will be safe and well used. The widening of this route at the Wellesley Road end creates a public space that frames the Grade I listed church and is welcomed.

28 The scheme is laid out in three blocks, each to be developed at a separate phase. Phase 3 consist of a traditional perimeter block with a communal courtyard in the middle. All public facing

edges of this block are activated by entrances to units and refuse and servicing uses are designed to take up a minimal amount of this frontage which is welcomed. The internal edges of the perimeter block will need to be carefully designed to ensure that the communal space can be well used without undermining the privacy of the ground floor units.

29 The block to be built as part of Phase 2 is laid out in a 'figure of eight' enclosing two different communal spaces. A communal garden, similar to that described above to the west, and a mews street to the east. The mews provides access to a row of houses that runs through the middle of the block separating the two spaces. This mews is flanked by the front of these houses to the west, but the rear of those to the east. Whilst this configuration is not ideal for a fully accessible public space, the mews has been designed to ensure that it feels like a private space which is welcomed.

30 The first phase of the development consists of a number of buildings that complete the existing perimeter block. Whilst this approach is welcomed in principle the building along the railway line is accessed from the centre of the courtyard, potentially creating issues of safety and security within the space itself and surrounding properties. This needs to be seen as a secured and private communal courtyard to ensure this does not become an issue.

31 The layout of the ground floor of the triangular building to the east of this block is poorly laid out, locating refuse and plant storage on a prominent, public facing edge of the building. These uses would be better located at the rear of the building and replaced with a more active use that will contribute to adding activity to the public realm.

Residential quality

32 The proposed residential typologies are well designed and in line with guidance set out in the London Housing Design Guide. The majority of units are dual aspect making them easy to ventilate, with a better penetration of day light and more adaptable which is welcomed. Most units have their own individual entrances directly from street level ensuring a strong sense of identity and a good distribution of activity on the public realm which is also welcomed. The applicant has also set out that all units are compliant with minimum space standards set out in the London Plan and this should be confirmed in any future application. The applicant should also confirm whether the units located along the railway mainline in phase one will fall within noise categories 'C' or 'D' as this will have an impact on their residential quality. In line with the housing design guide there should be no single aspect unit in noise categories C or D.

Scale, height and massing

33 The scheme varies from two to seven storeys in height which is in keeping with the surrounding area and presents no strategic concerns. However a plan illustrating the distribution of heights and the rationale for this is required.

Conclusion

34 The scheme is generally well designed. A number of small issues which need further work or clarification have been set out above, such as the security of some of the spaces created, the ground floor layout of the triangular building adjacent to the railway as well as clarification on the distribution of building heights throughout the site.

Access and inclusive design

35 London Plan policy 7.2 'An inclusive environment' seeks to ensure that proposals achieve the highest standards of accessibility and inclusion (not just the minimum). This and all

developments should seek to exceed minimum access requirements in all elements of the proposal, but particularly relating to the residential component and the public realm. Design and access statements should explain the design thinking behind the application and demonstrate how the principles of inclusive design, including the specific access needs of disabled and older people, have been integrated into the proposed development and how inclusion will be maintained and managed. The development should aim to meet the highest standards of accessibility and inclusion.

Residential units

36 London Plan Policy 3.8 'Housing choice' requires that 100% of new homes meet the Lifetime home standards and that 10% of new housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. The applicant has confirmed that the proposal will meet these requirements. Typical flat layouts of the wheelchair accessible homes should be provided in the submissions to demonstrate how each of the 16 points for Lifetime Homes will be met and how the wheelchair adaptable flats meet the key features of wheelchair accessible housing set out in the GLA's Best Practice Guide on wheelchair accessible housing BPG. The applicant should also ensure that the latest version of the Lifetime Homes standards are being used to inform the design (published by Habinteg Housing Association in July 2010 (see www.lifetimehomes.org.uk).

37 The applicant should ensure that a proportionate amount of wheelchair accommodation is provided across the range of unit sizes in order to ensure a genuine housing choice in accordance with London Plan policies. The accommodation schedule and/or plans should show where these units would be distributed throughout the development, including across tenures and within different unit sizes. Amenity and play space including balconies also need to be fully accessible and the applicant should demonstrate that there is level access from street level into the residential cores.

Amenity/public spaces

38 In terms of the external environment, the applicant's landscaping strategy should confirm that the proposed communal courtyards and private gardens will allow level access. It will also be important to demonstrate that access to and from the entrance cores for the residential buildings will be fully accessible and that the proposed community/commercial facilities are fully inclusive in their design and management.

39 The access statement will need to show how disabled people access the buildings safely, including details of levels, gradients, widths and surface materials of the paths and how the movement of people and traffic through the public routes would be designed to achieve a high quality, safe and accessible route for all users. Particular attention should be paid to ensuring that all the pedestrian links to the adjacent roads are level or gently ramped. The transport assessment should cross reference with the access statement and demonstrate where accessible bus stops and taxi and community transport drop off is located in relation to the site. The arrangements for the future review of demand and supply of bays for disabled people should be reflected in the parking management and travel plans.

Climate change

40 London Plan policies 5.9 to 5.16 require the submission of an energy demand assessment along with the adoption of sustainable design and construction, demonstration of how heating and cooling systems have been selected in accordance with the hierarchy and how the development will

minimise carbon dioxide emissions, maximise energy efficiencies, prioritise decentralised energy supply, and incorporate renewable energy technologies.

41 London Plan policies 5.1 to 5.9 require development proposals to minimise carbon dioxide emissions in accordance with the energy hierarchy, demonstrate that sustainable design and construction standards have been employed, along with the use of decentralised energy networks, renewable and innovative energy approaches.

42 No detailed information has been provided on the proposed approach to meeting the requirements of the London Plan with regards to energy, although the applicant highlighted the intention to employ a mini-combined heat and power plant (CHP) and noted the intention to ensure that the proposal is future-proofed to enable potential future connection to the Royal Free Hospital district energy network and this is welcomed. One central energy centre should be provided and all the proposed blocks and uses should be connected to this energy centre. A full energy assessment should be provided to address energy policies 5.2, 5.3, 5.6 and 5.7 of the London Plan when the submission is made. The energy assessment should reflect the content and format requirements set out in the September 2011 GLA guidance on preparing energy assessments.

43 The application should also be supported by a detailed sustainability statement which demonstrates how the proposals will comply with London Plan policy relating to climate change adaptation.

Transport

44 Transport for London (TfL) would expect a transport assessment report to be undertaken in accordance with TfL's 'Transport Assessment Best Practice Guidance' (2010), available at <http://www.tfl.gov.uk/assets/downloads/businessandpartners/transport-assessment-best-practice-guidance.pdf>. This should consider the impact of the development on all modes of transport at both the occupation and construction phases and should include a site specific Public Transport Accessibility Level (PTAL) calculation given the concerns expressed by the applicant over the TfL online PTAL calculator. This would enable a better understanding of the measures (if any) that may be required to mitigate the impact of the development on the transport network. A travel plan in accordance with TfL's 'Travel Planning for New Development in London' (http://www.lscpl.org.uk/newwaytoplan/travelplan_guidance.html) should also form part of the submission.

45 It is understood that Camden Council are in favour of a car free development at this location, with the exception of some limited on street parking spaces for blue badge holders and servicing. This may also incorporate provision of a car club bay. However, it may be necessary to re-provide some level of car parking for residents who currently hold a parking permit for the area, and it is likely that this will take the form of refurbishing existing garages located a short walk away. This restrained approach to car parking is supported by TfL and is considered to be in line with London Plan Policy 6.13 Parking. Blue badge parking and electric vehicle charging points (EVCPs) should be provided as part of the developments in accordance with London Plan standards. Cycle parking will also need to meet the minimum standards set out in Table 6.3 of the London Plan, taking into account that there are discrepancies between these and Camden Council's standards.

46 TfL requests that an assessment is undertaken to survey the quality of the pedestrian environment on key walking routes to and from the site, which may include those to rail stations, bus stops, local shops or a local school although the scope and type of any audit should be agreed by the Council and TfL. If any deficiencies are identified as a result of this audit, the development

should consider whether these can be improved as part of mitigation. This will ensure compliance with London Plan Policy 6.10 Walking.

47 A construction logistics plan should be submitted with the application in order to comply with London Plan Policy 6.3 Assessing effects of development on transport capacity. Given the phased nature of the development and that residents will be on site during all phases of construction, the transport assessment should also consider the principles that will be applied to management of construction vehicles. In particular, any impact on pedestrians and cyclists will need to be appropriately mitigated.

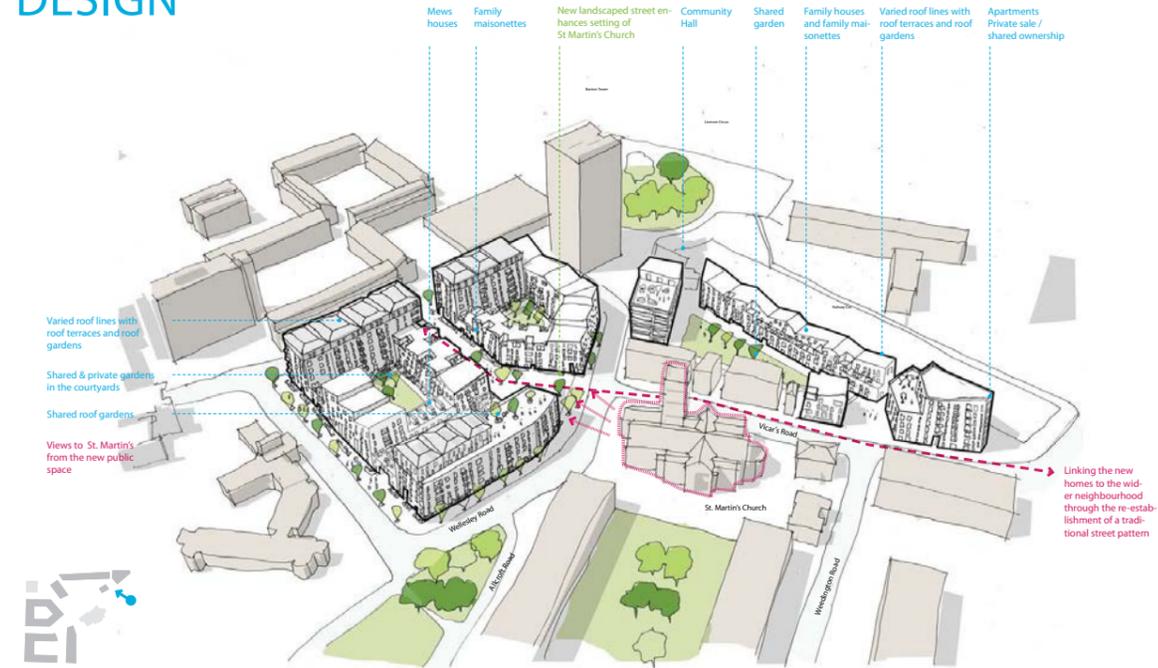
Conclusion

48 The proposal for the redevelopment of the Bacton Low Rise housing estate and the Gospel Oak District Housing Office for residential uses as part of a wider regeneration programme is acceptable in strategic planning terms. Camden Council will advise further on the acceptability of the proposed approaches in the local context.

49 Further discussion may be required on the proposed tenure split and viability as work on these matters is progressed. Some further suggestions are made in relation to the design of the scheme, which is otherwise of excellent quality. Other matters regarding access and inclusion, energy, climate change and transport will also require further consideration before any planning application is submitted.

for further information, contact Planning Decisions Unit:
Colin Wilson, Senior Manager - Planning Decisions
020 7983 4783 email colin.wilson@london.gov.uk
Emma Williamson, Principal Strategic Planner
020 7983 6590 email emma.williamson@london.gov.uk
Shelley Gould, Senior Strategic Planner, Case Officer
020 7983 4803 email shelley.gould@london.gov.uk

MASTERPLAN DESIGN



karakusevic carson architects

LANDSCAPING & PLAY AREAS

INITIAL SKETCH IDEAS



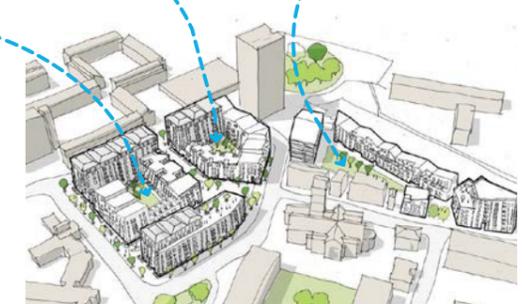
COURTYARD GARDENS WITH INTEGRATED PLAY SPACES



SHARED COURTYARDS WITH GREENERY, PATHWAYS, PLAY AREAS AND PLACES TO RELAX



Generous balconies and terraces for the upper levels
Easy access to shared courtyard from secure entrance lobby
'Soft' boundaries between private and semi-private garden space
Integrated play areas



karakusevic carson architects

VIEW SKETCH

VIEW LOOKING FROM ST. MARTIN'S CHURCH



karakusevic carson architects

VIEW SKETCH

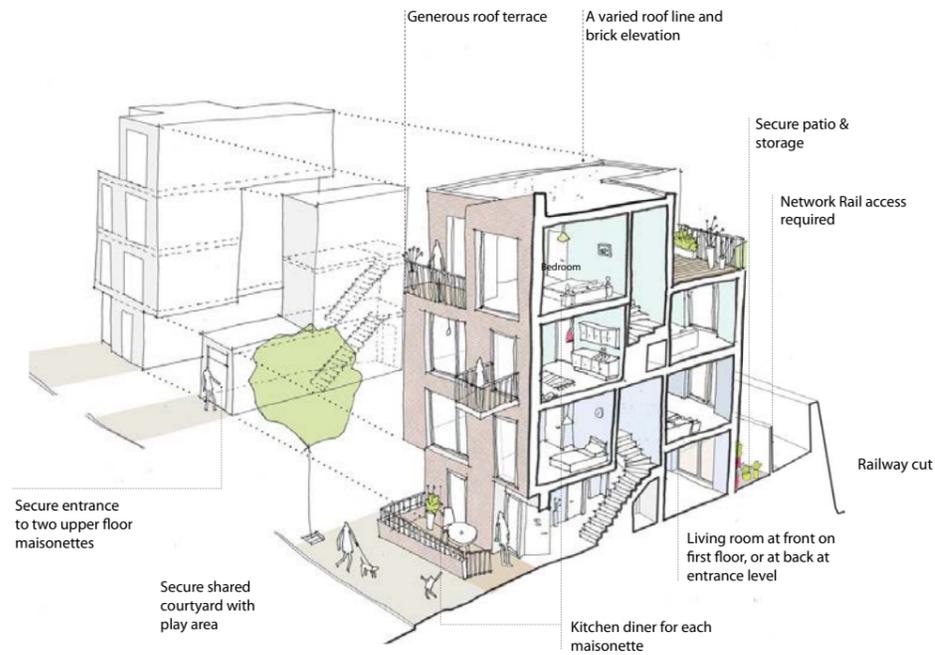
VIEW TOWARDS ST. MARTIN'S CHURCH



karakusevic carson architects

UNIT TYPOLOGIES

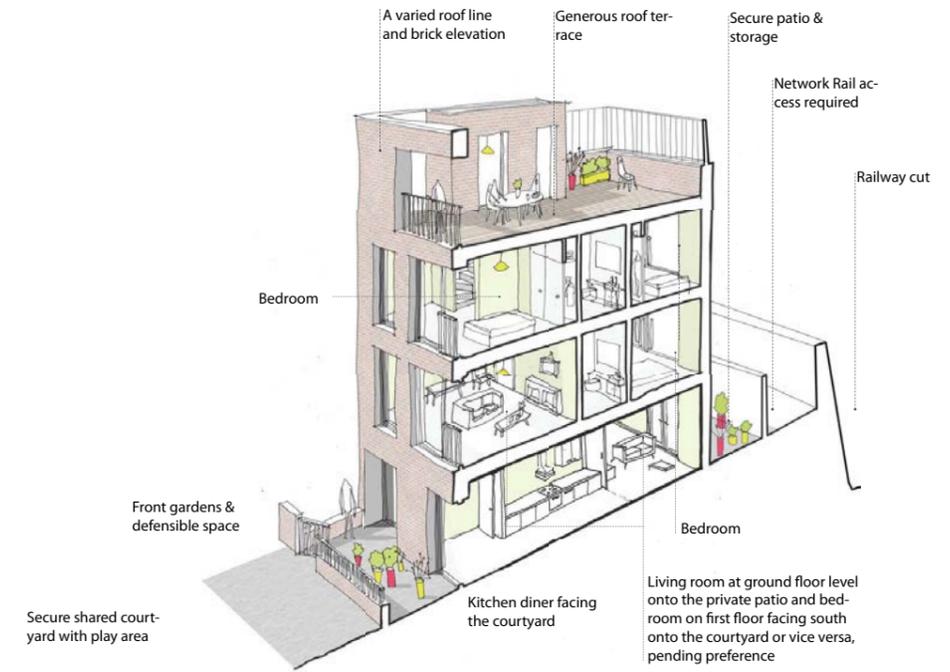
SECTION AND VIEW OF THE 3 BED MAISONNETTES



karakusevic carson architects

UNIT TYPOLOGIES

SECTION AND VIEW OF THE 4 BED TOWNHOUSE
(3 & 5 BED TOWNHOUSE SIMILAR IN LAYOUT WITH THREE / FOUR STOREYS)



karakusevic carson architects

FORM & MATERIALITY

FACADE



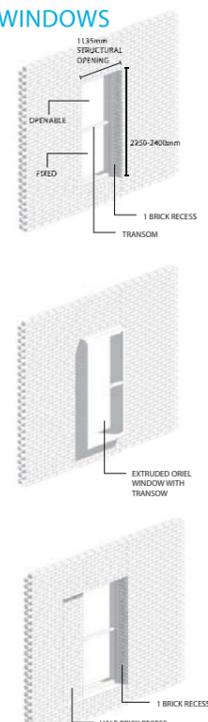
STREET FABRIC



karakusevic carson architects

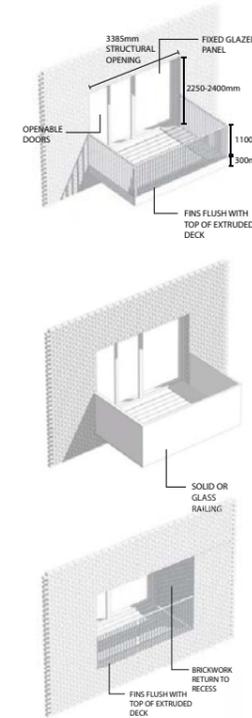
FORM & MATERIALITY

WINDOWS



karakusevic carson architects

BALCONIES



Development Management Forum: Bacton Low Rise

Monday 23rd July 2012

6:15pm to 8:30pm

Gospel Oak Primary School, Mansfield Road, London, NW3 2JB

Site: District Housing Office, 115 Wellesley Road and workshop buildings, 2-16 Vicars Road and the phased demolition and redevelopment of Bacton Low Rise, Haverstock Road, NW5.

Proposal:

- Demolition and redevelopment of the District Housing Office (115 Wellesley Road) and workshop buildings (2-16 Vicar's Road), followed by phased demolition and redevelopment of Bacton Low Rise (residential properties at nos. 121-219 – 99 units in total) to provide approximately 300 residential units, comprising both affordable and market properties, across the two sites within buildings ranging from 3 to 7 storeys in height and associated works. The proposal does not include Bacton Tower.

Context:

A Development Management Forum is a pre-application public meeting at which the developer, in this case the Councils Housing Department, presents their proposals for complex or major developments before a formal planning application is submitted to the Councils Planning Department. It gives the local community the opportunity to express their views and ask questions, allowing issues to be raised at an early stage.

EW explained that the Development Management Forum is not a decision making forum and that the Councils Planning Officers were not here to give their views. This meeting is not an analysis of the proposed scheme and does not assess whether the proposal is acceptable at this stage. The forum does not replace the formal consultation process which is carried out when a planning application is submitted.

Applicant: Housing and Adult Social Care Department, Camden Council

Present:

Councillors, London Borough of Camden

Cllr Valerie Leach – Highgate Ward Member and Cabinet Member for Regeneration and Growth

Cllr Johnny Bucknell – Belsize Ward Member

Cllr Lorraine Revah – Gospel Oak Ward Member

Housing and Adult Social Care, Camden Council as Developer

Julia Farr – Senior Development Manager, Housing and Adult Social Care, London Borough of Camden

Paul Karakusevic – Partner, Karakusevic Carson Architects

Sarah Price – Director, Quod Planning Consultants

Rachael Matthiae - Senior Project Manager, EC Harris

Tim Preston, Partner, EC Harris

Stefan Mannewitz - Karakusevic Carson Architects

Caroline Hull - Karakusevic Carson Architects

Camden Council Planning Officers

Ed Watson (EW) Assistant Direct Regeneration and Planning

Jonathan Markwell (JM) Senior Planning Officer

Sara Whelan Note taker and Advice and Consultation Team Manager

Darlene Dike Note taker and Planning Officer

Amy Spurdle Planning Officer

Dawn Allott Community Liaison Officer

Members of the Community

Sarah Robbins	Bacton Low Rise TRA
Noah Kwakye	Bacton Low Rise TRA
Simone Lewis	Bacton TRA
Julie Jackson	Bacton TRA
Alex Newnham	Barrington Court RTA
Dorian Courtesi	Barrington Court TRA
Mary Stephenson	Barrington Court TRA
Mick Farrant	EGOVRA
Mary Barnes	EGOVRA
Judith Silver	EGOVRA
R Thorpe	KPTA
Jeanette Estabrook	L and W TRA
Sergio	St Martins Church
M J Hennessey	St Martins Church, Church warden
A Morgan	St Martins TRA
Erl Lee	Vicars Road RA
Gavin Miller	Vicars Road RA
Lorraine Reevah	
Valerie Leach	
Johnny Bucknell	
Lorraine Reevah	
N Stephens	
C Kemp	
Andrew Marco	
S Siddiqui	
Ruth Jackson	
Louise Ryan	
Kirsten Lees	

Rebecca Watts
Tina Watts
Jo Bamford
Marie Wilkinson
M Fairfax-jones
Dinah Gallop
Mr B S Ashwey
CE Reynolds
M Geccelli
R Ferror
Sanlta Kurts
S Gafney
J Kanaris
Tim Martin
Clare Martin
J Horton
M Oliver
Henrietta
Amanda Lewis
Paul Atherton
Meral Nebi
Leida Laumets
J kemp
Ian Creer
V packer
Sara Adams
Janes Jacovides
Robert Cane
John Woniem
Val Dunn
Asnakech Wube
Sally Gaffney
Galatea Kauernove
Donna Brown
M C Britl
J Ryan
Judy Millett
Bruce Robertson
K Bilton
F Williamson
Sarah Quisley
Ruth Jackson
Flusia Dias
Shib Chaudhy
S Fohnet
Jim Widdowson

Introduction

Ed Watson (EW) welcomed attendees and gave a brief explanation of the purpose and remit of the Development Management Forum.

A Development Management Forum is a pre-application public meeting at which the developer, in this case the Councils Housing Department, presents their proposals for complex or major developments before a formal planning application is submitted to the Councils Planning Department. It gives the local community the opportunity to express their views and ask questions, allowing issues to be raised at an early stage.

EW explained that the Development Management Forum is not a decision making forum and that the Councils Planning Officers were not here to give their views. The forum does not replace the formal consultation process which is carried out when a planning application is submitted.

EW asked members of the press and councillors to identify themselves.

Three members present: Cllr Lorraine Revah Cllr Valerie Leach and Cllr Johnny Bucknell and no press were present.

Ed W explained that Development Control Committee Members should not express a view in favour or against proposals in order not to prejudice any future decision on an application

EW introduced representatives present at the meeting, set out the agenda and format for the meeting.

Summary of the site

Jonathan Markwell (JM) gave an overview of the site explaining the planning policies and key considerations which are likely to be taken into account if/when a planning application is submitted.

- The main planning considerations would include; detailed design, materials, height bulk and massing, day light and sunlight, security, impact on St Martin's Church and former Church Hall/ French School (Listed Buildings), environmental enhancements, residential amenity, community regeneration, affordable housing, loss of employment floorspace.
- Clarified that the scheme did not include Bacton Tower nor is it understood to include any basements
- The surrounding area includes a Grade I listed building, Lismore Circus and Gospel Oak Public Open Space
- The planning policies include Camden's Local Development Framework and Camden Planning Guidance, the London Plan and National Planning Policy Framework

Councils Housing Department as Developer - presentation

PK from Karakusevic Carson Architects introduced himself. He explained that he is acting on behalf of the Councils Housing Department who are the developer. He has been working on the project for approximately 1 year.

The proposal is for demolition and redevelopment of the District Housing Office (115 Wellesley Road) and workshop buildings (2-16 Vicar's Road), followed by phased demolition and redevelopment of Bacton Low Rise (residential properties at nos. 121-219 – 99 units in total) to provide approximately 300 residential units, comprising both affordable and market properties, across the two sites within buildings ranging from 3 to 7 storeys in height and associated works. The proposal does not include Bacton Tower.

The Council want to achieve:

- Investment – money to reinvest in the estate
- Affordable housing – increase opportunity
- Regeneration – investment into public areas and infrastructure

PK from Karakusevic Carson Architects explained the context of the site and the proposal in more detail.

The proposal seeks to replace buildings which are near the end of their life. They are buildings which as originally built were not good design and have been neglected over the years. Many Bacton Low Rise properties suffer from damp and the buildings are poorly laid out.

The architects have been talking to and involving residents in the design as much as possible; the aim is to reintroduce streets and proper housing. The area is constrained by a railway line which is noisy and reduces the air quality in the area and St Martin's Church in the middle which is a Grade I listed building. However the Church, as a building is also an opportunity to stitch the neighbourhood back together. The architect showed photos of the area. The area has many positive aspects such as the attractive Victorian terrace streets and good quality trees these benefits will be built upon in the designs for the area.

The type and design of housing is still evolving, however the idea is to have as many front doors at street level as possible and to provide courtyard or rooftop gardens to new homes. The proposals would rejuvenate Haverstock Road and provide links through the area.

The early briefings and interviews with the Tenants and Residents indicated that there was strong support for the redevelopment of properties in the area but the community did not want to see high buildings. However the architect had explained that through good design it is possible to include buildings of a reasonable height that will not harm the views and character of the area. This will also make the scheme work out as financially viable, as the money gained from the sale of private (market) housing would help fund the affordable housing. In short, the project as a whole will not progress unless it is financially viable. The height would be mostly 4-5 storeys across the site, with some 2-3 and 4 storeys and other parts rising to 6-7 storeys. The scheme has been designed with good massing, appropriate design and well laid out new streets.

The previous Bacton fun days have indicated that the community wanted to see a variety of roofs on the new buildings, so that they tie in with the surrounding streets. The views of St Martin's Church will be carefully considered including making a

proposed east-west pedestrian link which would be widened in the area closest to the Church, allowing pedestrians to view the double gable end of St Martins Church. It also allows the Church to have a good amount of space and air around it. The proposal would provide excellent quality new housing which goes beyond the Mayor of London's minimum standards. It would be a great improvement on existing housing and would not include long elevated walkways but doors onto streets and shared communal corridors/lifts that feel safe and allow where people get to know their neighbours.

The aim is that in the completed development all new homes will look the same whether they are Council owned or privately owned. The same builders and good quality materials will be used throughout the development. Samples of materials have been bought along tonight and the architects will continue to discuss these with the community.

The proposal would be phased old housing could not be demolished until new housing has been built for residents to move into. The proposal would be carried out in three phases, each of which would include a combination of Council owned and market properties. By phase 2 all existing residents will be re-housed. The revenue generated from the sale of market housing will recover the costs of re-building the Council owned housing in phases 1 and 2. The business space (Class B1 space) is also being explored to be replaced in phase 3.

The phasing is currently anticipated to be;

Phase 1 (The existing District Housing Office site) – Demolish the existing buildings and build new housing (a combination of market, shared ownership and social rented properties). Decant of existing residents from the southern part of Bacton Low Rise to newly built properties on the District Housing Office site.

Phase 2 (The southern part of the existing Bacton Low Rise) – Demolish the existing buildings and build new housing (a combination of market, shared ownership and social rented properties). Decant of existing residents from the northern part of Bacton Low Rise to the newly built properties on the southern part of the existing Bacton Low Rise site.

Phase 3 (The northern part of the existing Bacton Low Rise) – Demolish the existing buildings and build new housing (a combination of market, shared ownership and social rented properties) and possibly replacement Class B1 units.

The first meetings with Planners at Camden Council and with the Mayor of London have gone well.

Question (Q) and Answer (A) session

After the presentations from the Councils Planning Officer (Jonathan Markwell) and the developer, in this case the Councils Housing Department (Julia Farr) and architects (Paul Karakusevic) the floor was opened up for the community to ask questions. These questions were mostly answered by the Councils Housing Department and architect to answer as they are the developers. The questions focused on material planning considerations.

Existing and proposed uses