

# 8.5

## Squire and Partners



### Twyman House, London NW1 Statement of Community Involvement

By Four Communications

For CIT Developments Ltd

CIT Developments Ltd

Twyman House

# Statement of Community Involvement

April 2011

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## 1.0 Executive Summary

In March 2010 CIT appointed Four Communications, a specialist public affairs agency, to handle the community consultation and stakeholder relations for its proposed planning application to redevelop Twyman House, 31-39 Camden Street, London, NW1 9LR. The consultation process was carried out in conjunction with the planning team's conversations and meetings with Camden planning officers.

The brief was to develop and implement an engagement strategy with LB Camden Councillors, immediate neighbours, residents living in the surrounding area, and the local press.

This SCI highlights in detail the consultation activities undertaken since Four Communications' appointment. The extensive range of engagement and consultation activities undertaken and outlined below reflect the applicants commitment to work closely with both local stakeholders and political representatives in order to bring forward the best possible scheme that is commercially viable in the current economic climate. It was recognised by the applicant that this was a very challenging site, particularly given the shape of the footprint, in a key location in the borough and it was important to consider the views of local residents and other stakeholders.

The process has proved very worthwhile and it is felt that it has resulted in a well designed mixed use scheme, primarily residential (of various sizes and including an affordable element) but with some retail and commercial uses, that takes account of the surrounding area and contributes to the streetscape of both Camden Road and Bonny Street. The scheme also makes a significant contribution to the public realm including a proposed new link to the Regents canal towpath from Camden Road.

## 2.0 Consultation Summary

- 2.1 A programme of consultation with the wider community began in October 2010. Activities undertaken as part of the consultation process have included:
- Letter, email and phone contact with local ward councillors offering briefings to show and discuss initial ideas and approaches to the challenges of this site.
  - Meetings with Councillors Neumark and Callaghan
  - Individual briefings to representatives of the local residents association
  - Letters posted to approximately 600 local residents and businesses informing them of plans to demolish existing building and bring forward a mixed use scheme and inviting them to the two public consultation exhibitions.
  - Invitations to the exhibitions were also sent to councillors in neighbouring Cantelowes and St Pancras and Somers Town wards.
  - Public consultation exhibitions held on Monday 1 November 2010 and Tuesday 15 March 2011 for local residents, businesses and neighbours. The latter exhibition presented revised proposals based on comments received at the first exhibition and from other stakeholders and Camden planning officers.
  - Provision of questionnaires (feedback forms) at both exhibitions, enabling residents to provide feedback.
- 2.2 Throughout the consultation process, a telephone number, e-mail and FREEPOST address were supplied and managed by Four Communications. These gave local residents and other stakeholders the opportunity to raise any matter relating to the proposed development and provided them with further information on request.
- CIT is committed to ongoing consultation and providing further information as the application progresses.
- 2.3 Four Communications developed the above consultation strategy with key stakeholders and local residents in conjunction with the planning team's conversations and meetings with Camden Borough Council's planning officers.
- 2.4 CIT has maintained contact with local politicians, amenity groups, and the wider community throughout the consultation process. Letters will be circulated providing an update on the application's status following submission and members of the team will remain available to discuss the scheme with interested parties.

### 3.0 Planning Policy context

The Planning and Compulsory Purchase Act 2004 emphasises the need to involve and engage with the local community during the planning process. This is reiterated by national planning guidance contained within Planning Policy Statement 12 (PPS12), which states that planning authorities will produce ‘Statements of Community Involvement’ (SCI) which set out how communities will be engaged in the consideration of planning applications. It is the intention of SCIs to “ensure the active, meaningful and continued involvement of local communities and stakeholders throughout the process”.

Planning Policy Statement 1 - Delivering Sustainable Development (2005) - reinforces this approach, stating that “community involvement is an essential element in delivering sustainable development and creating sustainable and safe communities.”

Consultation is recognised as an essential tool for balancing the views and needs of different interest groups and securing mutually compatible solutions and as such has played an important role in the preparation of this planning application.

PPS1 advises that effective community involvement requires processes for informing people about policies and proposals in good time; enabling communities to put forward their own ideas and participate in developing proposals and options; and consultation on formal proposals and feedback. The preparation of this planning application accords fully with this guidance.

## 4.0 Local stakeholder meetings

Over the past 8 months there have been a number of individual briefing meetings with local ward councillors Pat Callaghan and Thomas Neumark, representatives of the Bonny St, Prowse Place and Jeffrey St Residents Association, and British Waterways. These have presented the proposals and listened to and discussed the views of those attending the meetings. Common viewpoints such as the requested reduction in height, change in brick colour and support for the new link to the canal are reflected in the application.

## 5.0 Public Exhibitions

### 5.1 First Public exhibition: 1<sup>st</sup> November 2010

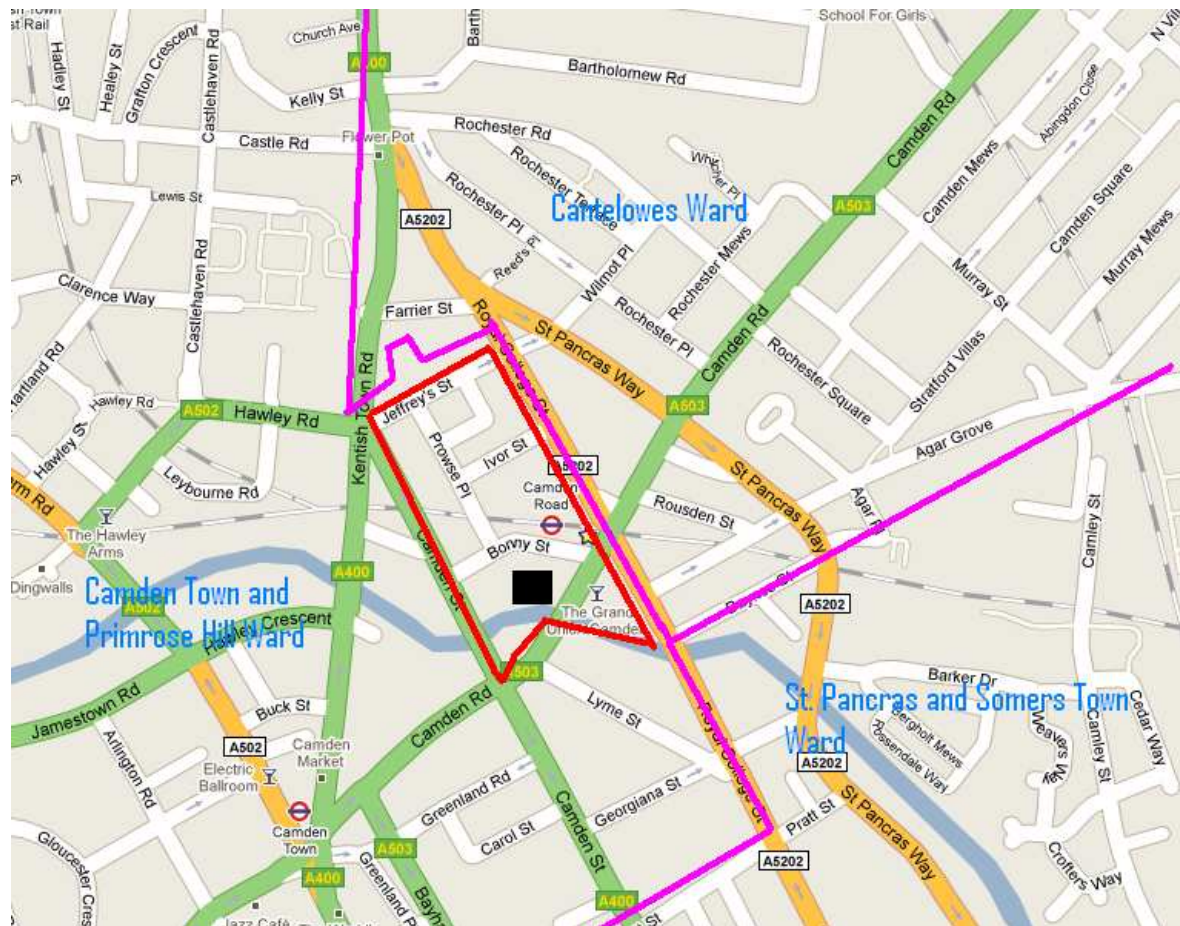
#### 5.1.1 Purpose:

From the outset of the process CIT recognised the importance of developing a dialogue with local stakeholders through the public exhibitions, meetings and other consultation activities.

The purpose of the exhibition was to share initial ideas for the redevelopment of the site and to gather feedback from local residents. It was also an opportunity for local residents to raise any key issues or concerns they may have relating to the proposed redevelopment of the site.

#### 5.1.2 Publicity

A letter was sent by post to local residents, based on the information from Camden's Electoral Roll for the area, inviting them to attend the public exhibition. The letter is included in the Appendices as *Appendix I*. The map below indicates the distribution area for letters. Letters were also sent to local and neighbouring ward councillors.



**Fig. 1 Distribution area**

- The development site is marked by the **Black** square
- The addresses within the **red** lines received the invitation newsletter.
- Ward Boundaries are shown in **Pink**



**Venue:** The exhibition was held at the development site: Twyman House, 31-39 Camden Street. Local residents were familiar with this location and it was easily accessible from the surrounding streets. Signs indicating the entrance and disabled access were provided.

**Opening times:** The exhibition was open on the following dates:

- Monday 1<sup>st</sup> November – 3.00pm – 8.00pm

### **5.1.3 Feedback**

To gather feedback from the attendees, a short questionnaire was made available for respondents to complete. The questionnaire was available at the exhibition for attendees to take away and return using a FREEPOST address. There were 46 attendees at the exhibition, of which 22 filled in questionnaires. A further four questionnaires were taken away and subsequently sent by post. Additionally a comments book was available for anyone wishing to leave their thoughts on the proposals. Visitor's contact details were also gathered to enable the project team to update residents on the progress of the project. A copy of the Questionnaire used is available in *Appendix II*. The results of these questionnaires are presented below. Residents were also encouraged to provide additional feedback through discussions with a team member.

### **5.1.4 Information**

Twelve boards were on display at the exhibition covering the following themes: the existing site, wider context, history, site analysis, site proposals, sustainability, construction impact and transport and access. A copy of the information displayed on each of the exhibition boards is provided in *Appendix III*.

Members of the project team were present at the exhibition at all times, including a representative from the applicant, the architects, planning consultants and community liaison specialist, who were available to talk residents through the initial ideas and answer any questions they had relating to the site and the proposals.

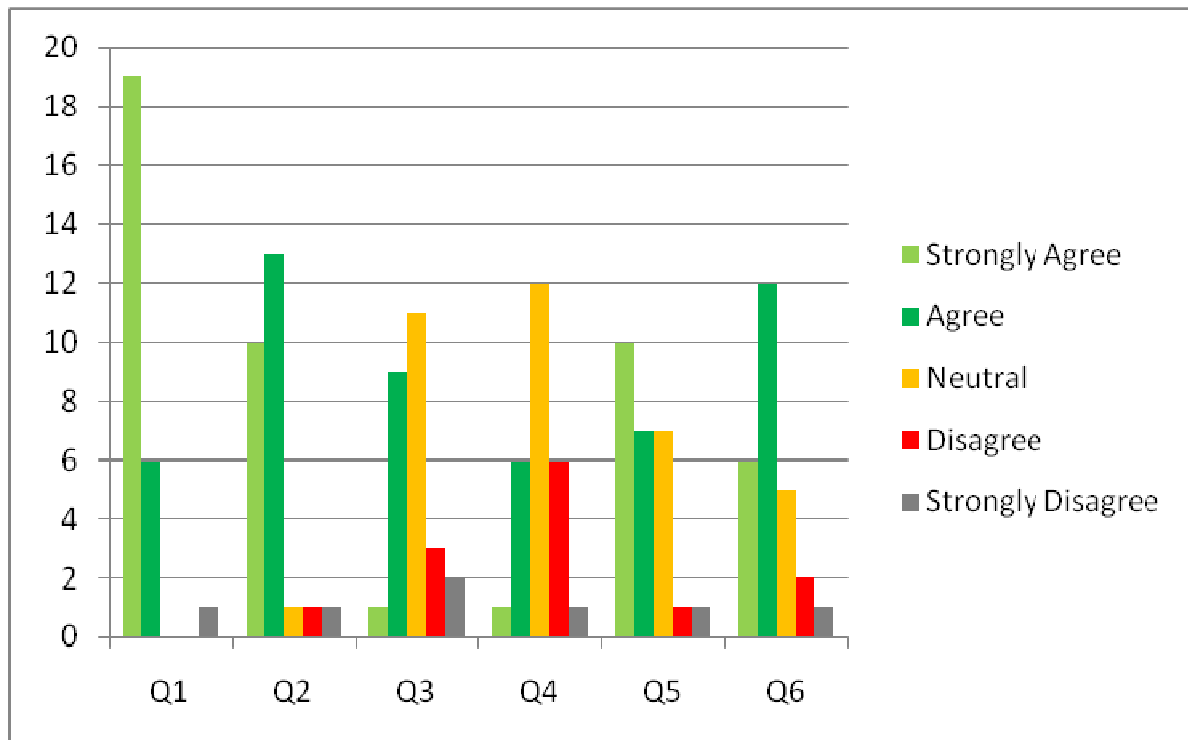
## First Public Exhibition: Feedback

### Summary of the Questionnaire

A summary of the pro-forma responses is laid out in the table below.

Statement	Strongly agree	Agree	Neutral	Disagree	No Answer
I welcome the opportunity to comment on these proposals	19	6	0	0	1
The site is in need of regeneration	10	13	1	1	1
The approach taken is a good one	1	9	11	3	2
The design of the buildings is good	1	6	12	6	1
I welcome the canal link between Camden Road and the canal towpath	10	7	7	1	1
I welcome the mix of residential and small business units this scheme proposes	6	12	5	2	1

### Graphical representation of results



## Analysis of the results

In general the initial need for the redevelopment of the existing site was supported by the local community with 95% of respondents either strongly agreeing or agreeing that the site was in need to regeneration.

The results show that 40% of the respondents believe that the ideas presented at the exhibition are the right approach for the redevelopment of the existing site. However the community questioned whether the design of the building was good with 45% of respondents only neutral towards the current proposed design and a further 27% strongly disagreeing with the design. Further analysis highlights that the main concern is focused on the proposed height of the building.

A vast majority of the respondents welcomed the opportunity to comment on the proposals, with every respondent either strongly agreeing or agreeing with this statement.

The exhibition revealed that local residents welcomed the site being brought forward for regeneration and many agreed the approach being taken was the right one for the site in question. However, as anticipated, some residents raised concerns over the potential height of the current scheme. Residents were pleased they were given the opportunity to comment on the initial design ideas and to raise key issues and concerns relating to the site.

## Further comments

Below is a summary of specific comments/ issues either raised and discussed with team members at the exhibition or written on the questionnaires.

Issues	No. of comments	Comments
Height and scale	13	Concern about proposed height: <ul style="list-style-type: none"> <li>• <i>'The new building seems too high to me at 13 stories'</i></li> <li>• <i>'Height of building and affect on light and view'</i></li> <li>• <i>'Do not believe the tower block is appropriate for this area'</i></li> <li>• <i>'I am concerned with the height and bulk of the tower'</i></li> <li>• <i>'Too dominant over the Regents canal'</i></li> </ul>
Design	4	<ul style="list-style-type: none"> <li>• <i>'Delighted that Squire and Partners have been appointed'</i></li> <li>• <i>'I strongly approve of the idea of the garden'</i></li> <li>• <i>'Design does not fit with the 1830's-50's Georgina style town homes'</i></li> </ul>
Impact of construction	4	Neighbours were concerned about the potential impact of construction work: <ul style="list-style-type: none"> <li>• <i>'Unfair that the current residents should have to be disturbed for two years, is there any way to attach conditions to this part of the scheme?'</i></li> <li>• <i>'Concerned with the disturbance during construction'</i></li> </ul>
Cafe/Restaurant	3	There was a mixed response to the cafe/restaurant proposal: <ul style="list-style-type: none"> <li>• <i>'Cafe would be welcome'</i></li> <li>• <i>'Restaurant would be invaluable'</i></li> </ul>

		<ul style="list-style-type: none"> <li>• <i>'I am concerned about the manner in which the ground floor retail/cafe will interact with the street and the canal towpath'</i></li> </ul>
Social housing	2	<ul style="list-style-type: none"> <li>• <i>'Type of residents?'</i></li> <li>• <i>'I would like to see this site being used for socially beneficial purposes'</i></li> </ul>
Green spaces	2	<ul style="list-style-type: none"> <li>• <i>'Green space is limited in this scheme'</i></li> <li>• <i>'Concerned with security if green space was accessible to the public'</i></li> </ul>
Infrastructure	2	<ul style="list-style-type: none"> <li>• <i>'There isn't an impact assessment of having another 66 units'</i></li> <li>• <i>'Any chance of cycle parking'</i></li> </ul>
Previous application	2	<ul style="list-style-type: none"> <li>• <i>'Much better than the previous proposal'</i></li> <li>• <i>'The approach is very similar to the previous scheme, for me this is disappointing as the previous application was refused'</i></li> </ul>
Sustainability	2	<ul style="list-style-type: none"> <li>• <i>'How much green energy will the solar panels generate'</i></li> <li>• <i>'Any chance of cycle parking?'</i></li> </ul>

## Verbal Feedback

During the exhibition verbal feedback was also given to members of the project team; this is recorded below.

Name	Feedback
Local residents group chair	<p>Considered that the tower was too tall. Considered that the building should be the same height as the police station opposite.</p> <p>Would prefer a lighter palette, possibly similar to Winchester road or Unison. Recommended viewing latitude house by AHMM re palette</p> <p>Liked the verticality of the elevations.</p>
Local architect	<p>Would be generally supportive of scheme</p> <p>Had no objection to height of tower</p> <p>Would prefer the building pulled forward into Camden Road – to minimise 'dead space' by bus stop.</p> <p>Would require a solar sweep path to illustrate overshadowing of tower</p> <p>View from bridge by Camden Lock / Grimshaw houses important to him</p>
Del Brenner, Regent's Network (canals)	<p>Considers that the tower building is too tall – he would prefer it to be 5 floors adjacent to the canal</p> <p>Did not like the angular shape of the tower building.</p>

	<p>Noted any access staircase landing on the towpath outside our boundary would need to be agreed with British Waterways</p> <p>Our drawings should note location of river fleet</p>
Local architect	<p>Generally supportive</p> <p>Would like the building line to Camden road pushed out.</p>
Other residents	<p>All liked the canal access point and café proposal</p> <p>Some residents thought that the colour of the bricks was too dark.</p>

### Outcome of the exhibition

The exhibition revealed that the local residents are in support of regenerating the site. However, residents expressed a mix of views towards the proposed development.

The key issues raised by local residents included the proposed height, mass/scale and design of the development.

## 5.2 Second Public Exhibition: 15<sup>th</sup> March 2011

### 5.2.1 Purpose

The purpose of the exhibition was to show local residents and stakeholders the revised proposals for the Twyman House development, following on from the first exhibition for the scheme, which took place in October. It was also an opportunity for local residents to raise any issues or concerns they may have relating to the revised proposals.

### 5.2.2 Publicity

A letter was sent (by post) to local residents inviting them to attend the public exhibition. The letter is included in the Appendices as *Appendix IV*. The map in section 4.1.2 indicates the distribution area for letters for the second exhibition. Letters were also sent to local ward councillors.

**Venue:** The exhibition was displayed at Twyman House, 31-39 Camden Street. Local residents were familiar with this location and it was easily accessible from the surrounding streets.

**Opening times:** The exhibition was open on the following dates:

- Tuesday 15<sup>th</sup> March – 3.00pm – 7.30pm

### 5.2.3 Feedback

Once again, a short questionnaire was made available for respondents to complete in order to gather feedback from the attendees. The questionnaire was available for completion at the exhibition and also for attendees to take away and return using a FREEPOST address. There were 51 attendees at the exhibition, of which 22 filled in questionnaires. A further three questionnaires were sent by post. Visitor's contact details were also gathered to enable the project team to update residents on the progress of the project. A copy of the Questionnaire used is available in *Appendix V*.

### 5.2.4 Information

Twelve boards were on display at the exhibition covering the following themes: the existing site, design inspiration, engagement with the towpath, facade development, previous and revised proposals, car parking, access and security, sustainability and landscaping and construction impact. A copy of the information displayed on each of the exhibition boards is provided in *Appendix VI*.

Members of the project team were present at the exhibition at all times, including a representative from the applicant, the architects, planning consultants and community liaison specialist, who were available to talk residents through the initial ideas and answer any questions they had relating to the site and the proposals.

As stated above, a short questionnaire was provided to gather feedback from the attendees and the results of these questionnaires is presented below. Residents were also encouraged to provide additional feedback through discussions with the team member.

## Second public exhibition: Feedback

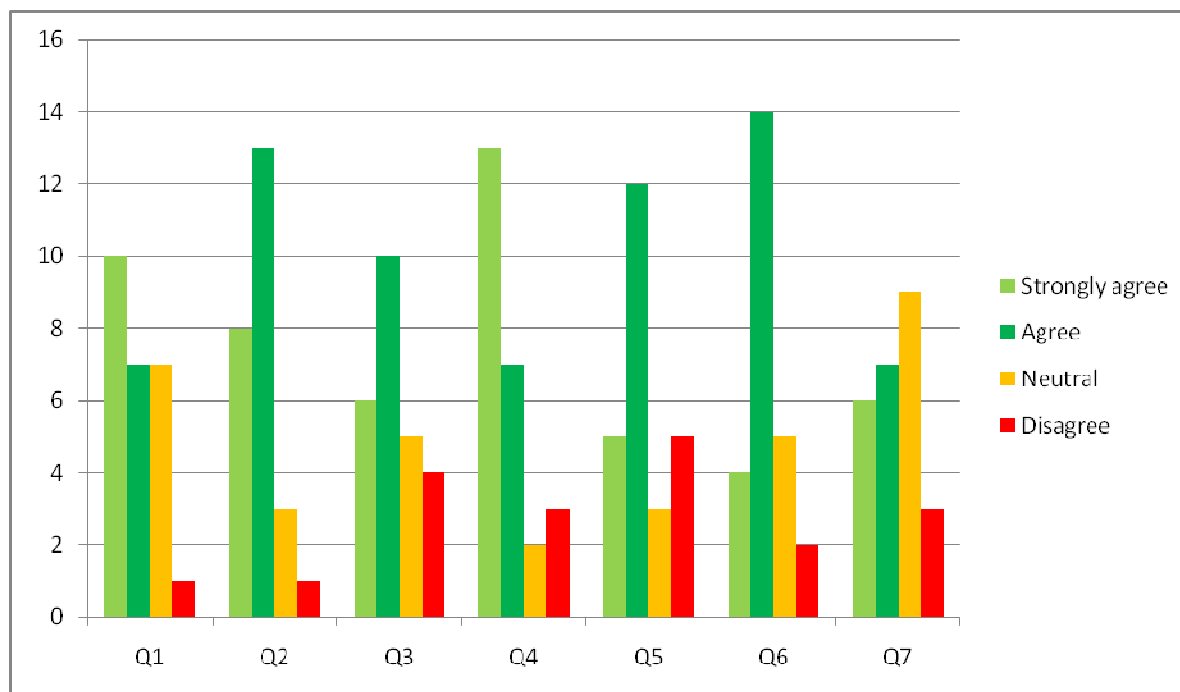
### Summary of the Questionnaire

A summary of the pro-forma responses is laid out in the table below.

Statement	Strongly agree	Agree	Neutral	Disagree
1. I welcome the link between Camden Road and the canal towpath	10	7	7	1
2. I welcome the proposed landscaping which transforms the former car park to the rear of a site into a landscaped courtyard	8	13	3	1
3. The proposed security gates to the landscaped courtyard will improve security and deter anti-social behaviour in the car park	6	10	5	4
4. I agree that the development should be 'car free' and that no new resident parking should be permitted on the surrounding streets	13	7	2	3
5. The lower height of the proposed building on the corner of Camden Road and the canal is an improvement on the previous proposals and is acceptable to me	5	12	3	5
6. The revised brick colour, from black to dark brown, is more in keeping with the surrounding buildings	4	14	5	2
7. I would like to see a retail unit which serves both the towpath at canal level and Camden Road at ground floor level	6	7	9	3

## Graphical representation of results

The question number corresponds to the statement above:



## Analysis of the results

In general the revised proposals were supported by the local community. A number of respondents included comments with the questionnaires; the comments are analysed in the next section.

68% of respondents strongly welcomed/welcome the link between Camden Road and the towpath. Only one respondent disagreed with this proposal, highlighting the lack of opposition to this proposal.

84% of respondents strongly agreed/agreed with the proposed landscaping which transforms the former car park to the rear of a site into a landscaped courtyard.

67% strongly agreed/agreed that the proposed security gates to the landscaped courtyard will improve security and deter anti-social behaviour in the car park. 17% of attendees disagreed with this statement.

80% of residents strongly agreed/agreed that the development should be 'car free' and that no new resident parking should be permitted on the surrounding streets.

The main issue for most residents was the height of the building. However, 68% strongly agreed/agreed that the lower height of the proposed building on the corner of Camden Road and the canal is an improvement on the previous proposals and that it is acceptable.

Another issue which caused concern amongst residents at the previous exhibition was the colour of the bricks. However, 72% of respondents strongly agreed/agreed the revised brick colour, from black to dark brown, is more in keeping with the surrounding buildings.

Over a third of residents were neutral to having a retail unit which serves both the towpath at canal level and Camden Road at ground floor level. 52% of residents strongly agreed/agreed with the proposal to have a retail unit.



## Further comments

Below is a summary of the additional comments/ issues raised and discussed at the exhibitions which were also submitted with the questionnaires. The summaries include a selection of quotes:

Issues	No. of comments	Comments
Height	11	<p>Attendees generally responded well to the revised proposals, and were appreciative of the fact that the height of the buildings had been reduced. There were. However, several residents requested that the height be lowered further, with several suggesting that another one storey reduction would further enhance the scheme:</p> <ul style="list-style-type: none"> <li>• <i>The reduction in size of one of the buildings is a significant improvement</i></li> <li>• <i>I appreciate the reduction you have made in the proposed height of the building and the corresponding reduction in number of units.</i></li> <li>• <i>I particularly welcome the reduction in height to 8 floors, but the proposed tower still remains higher than Highstone Mansions. Could the tower not be one storey less?</i></li> <li>• <i>The new tower is better, but still one storey too high</i></li> <li>• <i>Although I like this scheme generally, I'm very unhappy about the height of the canal side buildings. They will be taller than my house and will block the light out. Would be great if height reduced further</i></li> <li>• <i>The tower is still too high. Why not move further towards Camden Road to increase the footprint and reduce the height of the tower by an equivalent amount?</i></li> <li>• <i>We live about 60 feet from the proposed structure and feel it should be no higher than the flats directly across the road on Camden Road.</i></li> </ul>
Brick colour	4	<p>The change of brick colour to suit the local environment was again well received. Attendees were in favour of the proposals to adapt the colour to other local architecture, however, several residents felt that the colour could be adapted further:</p> <ul style="list-style-type: none"> <li>• <i>The change of brick is a significant improvement as it looks closer in shade to London stock</i></li> <li>• <i>Could the revised brick colour be lighter and yet more in keeping with the neighbourhood?</i></li> <li>• <i>The brown brick has nothing to do with the area which is either i) London stock, b) red brick or c) stucco. The green tiles (as in Berwick Street) make this worse.</i></li> </ul>
Retail unit	4	<p>Attendees offered suggestions as to the type of retail unit that could be employed as part of the proposals:</p> <ul style="list-style-type: none"> <li>• <i>I would not support Tesco/Starbucks etc being the retail units.</i></li> </ul>

		<ul style="list-style-type: none"> <li>• <i>Some constraints should apply to the type of retail unit e.g. not fast food</i></li> <li>• <i>A retail unit would mean deliveries and consequently more noise and nuisance for residents overlooking the car park.</i></li> </ul>
Microtime House	2	<ul style="list-style-type: none"> <li>• <i>I own a property at 2a Bonny Street which will be overlooked by the section of the site currently called Microtime House and would welcome the chance to see more detailed proposals on this.</i></li> <li>• <i>I am concerned about the re-development of Microtime House. After I left your exhibition, I realised that the proposed residences would overlook the garden of our property (2-4 Bonny Street), and I hadn't thought to ask how this is being taken into account. I would appreciate further information about what plans there are for windows facing onto our garden, and ask that these should be designed to avoid the residents looking directly onto our garden.</i></li> </ul>
Access to local properties	2	<ul style="list-style-type: none"> <li>• <i>Will we have access to the landscaped gardens? Otherwise I won't have access to the back or side of my house.</i></li> <li>• <i>The pedestrian access to the blocks bordering the canal via the access road between 8 and 12 Bonny Street will cause noise problems for residents. Better if kept to vehicular access for refuse etc and garages only, and make the gated pedestrian access via disabled car parking and amenity space for pedestrians to their blocks on the canal</i></li> </ul>
Affordable housing	1	<ul style="list-style-type: none"> <li>• <i>I understand that the compartmentalisation of affordable and private units is the choice of the affordable housing agencies, but based on reports that pepper-potting is much better for residential communities, I would press for this.</i></li> </ul>
Exhibition boards	1	<ul style="list-style-type: none"> <li>• <i>Please keep all in scale, this is still out of scale e.g. not the actual height of the Transport Police building</i></li> </ul>
Canal link to Camden Road	1	<ul style="list-style-type: none"> <li>• <i>I would support a staircase from Camden Road</i></li> </ul>
Windows	1	<ul style="list-style-type: none"> <li>• <i>The enlarged windows at the top of the tower are too dominant.</i></li> </ul>
Development updates	1	<ul style="list-style-type: none"> <li>• <i>I would like to receive more information when the project develops.</i></li> </ul>
Landscaping	1	<ul style="list-style-type: none"> <li>• <i>Please can the new trees be proper London plane trees?</i></li> </ul>
Weekend works	1	<ul style="list-style-type: none"> <li>• <i>If planning permission is granted, can I request that no work takes place on Saturdays unless written notice is given?</i></li> </ul>
General	1	<ul style="list-style-type: none"> <li>• <i>In most respects, I think your proposals make for a positive and socially useful development of the site.</i></li> </ul>

## Outcome of the exhibition

The exhibition revealed that the local residents were pleased with the amendments made and felt that, on the whole, their views had been taken into account. They are generally in support of the redevelopment proposals. There is further support for the development following on from the changes made after the first exhibition. Many residents commented on the improvements made to the scheme after the first public consultation.

However, it is important to note that despite a generally positive feeling towards the development, local residents felt there were some details that needed further attention. These included the colour of the brick, the type of retail unit proposed and access to local properties.

## Further changes

After the second public exhibition, the project team considered the concerns of local residents on board. In the light of the comments made by attendees and questionnaire respondents, as well as during discussions with local stakeholders, and council officers, the project team felt that it was in a position to make a planning application. The main changes to the scheme were:

### **Block A:**

- Balconies on the canal side have been reduced and projecting balconies included.

### **Block B:**

- Block B has been reduced by 2 storeys
- The duplexes at the top of block B have been omitted and two larger flats over a single floor included.
- The top floor of Block B has been increased to 4m floor to floor.

### **Block C:**

- A storey has been added to the top of block C
- The front elevation has moved outwards towards Camden road by approx 1250mm.
- The flat mix has changed subject to achieving the affordable/private mix of 24%/76%. Floors Ground to 2<sup>nd</sup> floor are affordable rented, 3<sup>rd</sup>-4<sup>th</sup> floors are affordable, shared ownership and the 5<sup>th</sup> floor is private. Therefore in order to separate the circulation between affordable and private, the shared ownership and private flats will use the core in block B and bridge across to block C.

### **Block D:**

- No major changes

## 6.0 Conclusion

- 6.1 The consultation strategy sought to engage with statutory and non-statutory consultees, including local politicians, local community groups and neighbours living in close proximity to the site.
- 6.2 The pre-submission stakeholder meetings and public consultation exhibition provided an opportunity for constructive engagement with leading members of the development team, including representatives from CIT, Squire & Partners, Montagu Evans and Four Communications; a dialogue the team hopes to extend throughout the planning process and as part of the Construction Management Plan proposed by the applicants.
- 6.3 Overall, feedback on the proposals has been positive. Most residents present at the exhibition agreed that the site was in need of regeneration, and were pleased with the proposals for the site. At the second exhibition, the majority of the respondents were impressed with the amended proposals which were, by and large, positively accepted.
- Other elements of the scheme are also broadly supported. Local residents agree that the link between Camden Road and the canal towpath would be an improvement. There was broad support for the proposals to landscape the area, including tree planting, a green courtyard and a high quality play space for residents. There was also agreement that the proposals, including security gates, would improve security in the local area.
- 6.4 A number of issues have been raised during the course of the various consultations. Many concerns raised at the first exhibition were dealt with before the second exhibition, which was well received by the majority of exhibition attendees. The main concern from exhibition attendees was the height of the development. Although most attendees felt that the revised proposals to the height were acceptable, there were several residents who requested that the height of the tallest block be reduced by an extra storey.
- Some consultees also expressed concern about the colour of the brick that is proposed. Again, many attendees were pleased that the revised brick colour shown at the second exhibition further reflected the local environment. However, there were some who suggested that the colour be revised further.
- 6.5 CIT remains committed to consultation and will continue to ensure that local councillors, planning officers, immediate neighbours and the wider local community is kept informed as the application approaches Planning Committee stage and beyond. CIT believe that they have demonstrated, through the significant design development and the detailed changes incorporated, that they take their engagement with consultees seriously. As is hopefully evident from the details above, they carefully consider all responses, and, where possible, have made efforts to address and resolve concerns.

*Appendix I* Invitation letter for first exhibition

The Occupier  
Add 1  
Add 2  
Add 3  
Postcode

18<sup>th</sup> October 2010

Dear Resident,

**Twyman House**

As you may be aware CIT have acquired the site at Twyman House, which is a largely vacant office building located near the corner of Bonny Street and Camden Road.

We have a strong track record of delivering high quality residential developments in sensitive locations such as this. We undertake a full consultation process with local amenity societies, residents and ward councillors and we are therefore keen to meet with you and to hear your views.

To this end, we will be holding a small public exhibition at Twyman House on **Monday 1<sup>st</sup> November 2010 from 3 – 8pm.** We will have presentation boards with some of our initial thoughts and proposals. Members of our team will be present to answer questions and take notes of your views.

We do very much hope you will be able to attend, however, if you are unable to make either of these times, please contact Ashley Singleton of Four Communications on 0870 626 9951 to find out more.

Yours sincerely



**Matt Hawkins**  
**Development Manager**

*Appendix II* Exhibition Questionnaire for first exhibition



# Twyman House

October  
2010

## Questionnaire

Thank you for taking the time and coming to our exhibition. We would be grateful if you would take a few minutes to fill out this questionnaire. There is a space below for any other comments you would like to make. If you give us your name and address we can keep you informed about the progress of this scheme. (Your details will remain confidential). You can either leave this form in the box or take it away and post it to us (see details below).

<b>Name</b>	
<b>Organisation</b>	
<b>Address</b>	
<b>Telephone</b>	
<b>Email</b>	

	<b>Strongly Agree</b>	<b>Agree</b>	<b>Neutral</b>	<b>Disagree</b>
I welcome the opportunity to comment on these proposals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The site is in need of regeneration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The approach taken is a good one	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The design of the buildings is good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I welcome the canal link between Camden Road and the canal Towpath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I welcome the mix of residential and small business units that this scheme proposes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Do you have any other comments on any details of the proposals? Please write them below and continue over the page if necessary.**

**Please return questionnaire (no stamp required) to:**

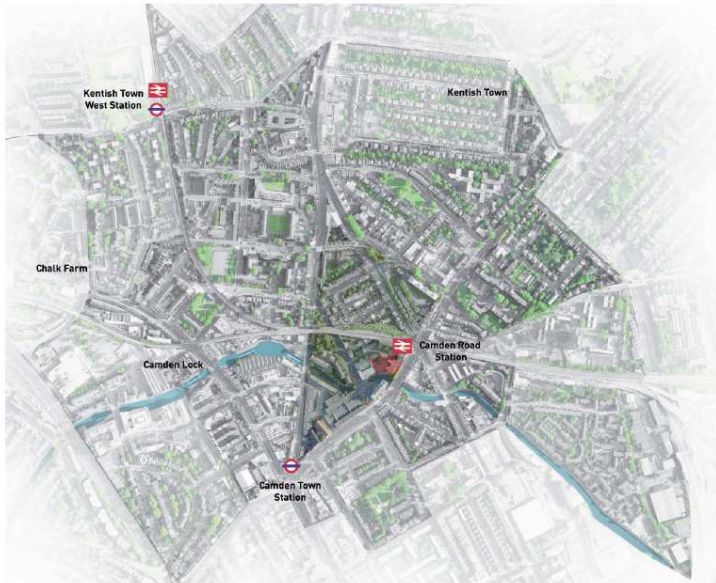
Ashley Singleton, FREEPOST RLSX-KHXT-BGSR  
 Four Communications, 48 Leicester Square, London, WC2H 7FG  
 Telephone: 0870 626 9951  
 E-mail: [ashley.singleton@fourcommunications.com](mailto:ashley.singleton@fourcommunications.com)



Four Communications plc will retain the information from the questionnaire on behalf of Regents Park Estates (GP) Ltd to allow you to receive regular updates on the development. If you wish to be kept informed please tick this box:

*Appendix III* First exhibition display boards

Welcome



Location Plan

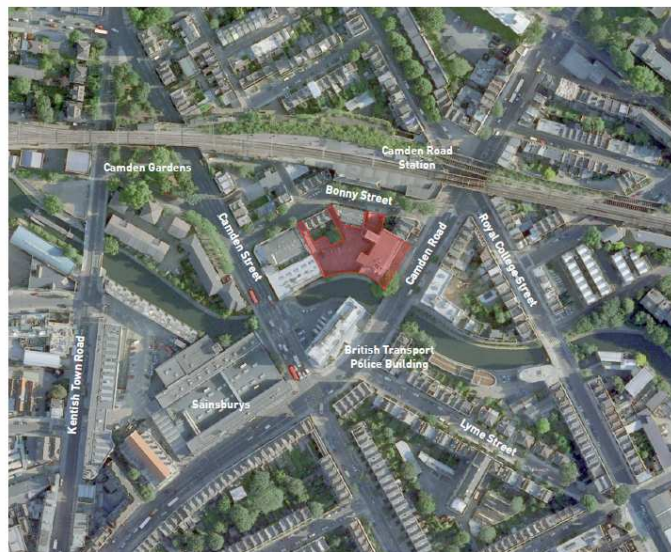
Thank you for taking the time to attend this public exhibition. On this and the following boards we will show you the site location, introduce the key members of the team and outline our initial proposals.

We are very interested in your views. Consequently, after you have reviewed the boards and discussed any points you have with those members of the team that are present we would be very grateful if you could complete and leave your views on the form provided.

The core members of the team involved in this project are:

- Development manager: **CIT Developments Ltd**
- Architect: **Squire and Partners**
- Structural Engineer: **Fluid Structures**
- Services Engineer: **Long and Partners**
- Planning Advisors: **Montagu Evans**
- Community Engagement: **Four Communications**

This design team are unconnected with any previous proposals for the site and are very keen to work as closely as possible with interested local residents at bringing forward a scheme that will regenerate and improve this vacant site at the junction between Camden Road and the Grand Union Canal. We are also in discussion with Camden Council Planning Officers, looking at a range of technical matters and the challenges and potential of this important site.



Aerial Site Photograph

Squire and Partners

Twyman House, London, NW1

## Professional Team



### Development Manager

CIT Developments Ltd is a privately owned property company, based in London. It was established in 1995.

CIT is committed to high quality development and works mainly in central London. Developments previously completed by CIT include the GLA Headquarters building at More London, Abbey House on Baker Street, and a variety of other projects for a mix of residential, office and retail uses.

CIT insists on working with the best professional teams and contractors and is used to complex sites such as this one. CIT welcomes liaison with neighbours both at the planning and construction stages and prides itself on its collaborative approach.

Web: [www.cit.co.uk](http://www.cit.co.uk)



Great Peter Street



Abbey House



More London



Unison HQ, Residential, Camden



Berwick Street, W1



The Refurbished Bankstock Buildings, N1

## Squire and Partners

### Architect

Squire and Partners are an award-winning practice, based in Camden near Kings Cross. They design buildings which, whilst of their time, draw strongly on their context and typically use traditional, high-quality materials and detailing.

Recognising that their buildings have a substantial life expectancy, passing fashions are rejected in the search for a timeless quality that will sit well amongst London's architectural heritage. This form of contemporary design, informed by its prevailing surrounding character, has been employed by Squire and Partners in a number of the most sensitive locations in London. The practice has been widely recognised for the consistent quality of its work.

Web: [www.squireandpartners.com](http://www.squireandpartners.com)

### Squire and Partners

Twyman House, London, NW1

## Existing Site



Birds eye aerial site photograph

The following photographs give an indication of the existing site. The red line on the aerial photograph (left) indicates the extent of the development site.

The site currently accommodates:

- A six storey largely unused 1960s brick office block facing onto Camden Road and the Canal.
- A three storey unused office facing onto Bonny Street.
- A large car park.



Photograph showing the entrance to Twyman House on Bonny Street



Photograph of Twyman House from Camden Road

Camden Council's Proposals Map (opposite) shows that:

- The site is set within the Regent's Canal Conservation Area and adjacent to the Jeffrey's Street and Camden Broadway Conservation Area.
- The Regent's Canal is designated as Metropolitan Open Land.

Information on the following boards will demonstrate how the importance and sensitivity of these areas has influenced the scheme's design.



London Borough of Camden Unitary Development Plan with site circled

## Development Considerations

- Within Camden there are many industrial brick warehouses that were developed around the Grand Union Canal in the 19th Century.
- Many of these buildings have today been converted into residential apartments or into offices.
- The site is adjacent to the canal but currently there is no link from Camden Road to the canal towpath.



Canal Side Industrial Brick Building



Canal Side Industrial Brick Building



Canal Side Industrial Brick Building

## New Canal Link



Plan illustrating canal towpath highlighting the new link to Camden Road.

- A new pedestrian link to the canal towpath from Camden Road is proposed, which will improve public access to the canal.
- A new café will face and open out onto both the Canal and Camden Road. This will incorporate a lift for disabled users to access the Canal.
- Improved landscaping such as new trees and planting will enhance the Canal side environment and improve the biodiversity of the site.



Canal Side Cafes at Bankstock Buildings.



The canal side environment will be improved by the new link and cafe.

Squire and Partners

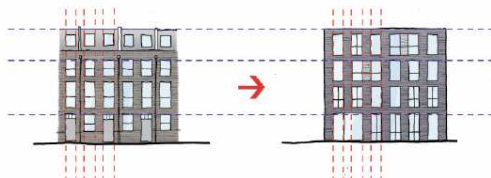
Twyman House, London, NW1

## Facade Development

- The site is set within the Regents Canal Conservation Area and adjacent to the Jeffrey's Street and Camden Broadway Conservation Areas.
- Influential large brick warehouse buildings, many of which are today converted into apartments and offices, dominate much of the Grand Union Canal side.
- We propose to use similar vertical and horizontal window proportions of the typical Camden terrace.
- Within this overall rhythm we have set back occasional vertical panels and added balustrades in order to create balconies and amenity space to living rooms.
- We also propose to use brick as the principle material for all elevations of the building so that it sits comfortably within its surrounding context, which we will select during the design process.



Perspective from Camden Road Bridge



Response to proportions and material of a typical of Camden Town 19th century terrace



Camden Large Industrial Warehouse



Camden Canal Side Architecture



Residential 19th Century Terrace Typical of Camden Town

Squire and Partners

Twyman House, London, NW1



## Initial Proposals

- We have carefully analysed the site, surrounding buildings and context. The proposed design aims to reflect and respond well to the existing urban context.
- The scheme consists of three new residential buildings that address Camden Road and the canal side and a renovation of an existing office building onto Bonny Street into two residential apartments.
- A cafe unit and office space will be provided at the ground and lower ground floors.
- There will be approximately 70 residential units on the scheme, a proportion of which will be affordable rented and shared ownership.
- There will be a landscaped central courtyard which will provide residents with amenity space and a children's play area.

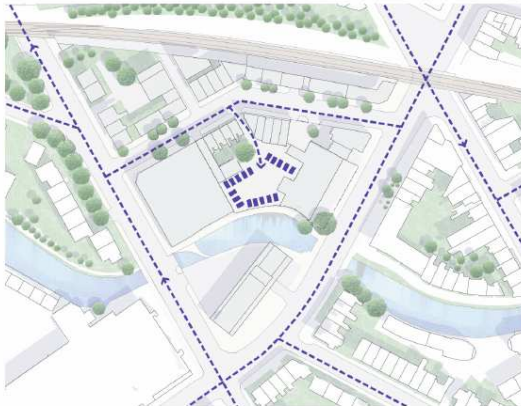


Proposed Camden Road Perspective

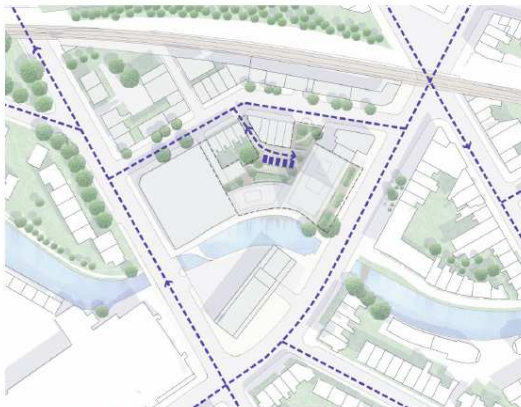


Proposed Ground Floor Plan

## Car Parking and Access



Existing Parking on Site



Proposed Disabled Parking on Site



Proposed Refuse Access on Site

- Vehicular access will be retained to the rear of the site from Bonny Street including access for emergency and refuse vehicles.
- Pedestrian Access for the residential blocks will be both on Camden Road and within the central courtyard.
- The development will be 'car free' with no parking provided for residents.
- The only car parking on site will be for disabled badge holders.
- No residents parking will be permitted on the surrounding streets. This will be controlled via a legal agreement between the applicant and the council.
- Cycle parking will be provided within the site in accordance with the council's cycle parking standards.

## Sustainability and Landscaping

The design will aim to minimise the carbon footprint of the proposed development, in accordance with the London Plan hierarchy, by:

- Roof mounted photovoltaic panels to generate renewable electricity.
- Rain water harvesting will be utilised to irrigate the landscaping within the site.
- Designing the buildings to have high standards of insulation to minimise the energy usage.
- Efficient energy system capable to be linked to a future district heating system.
- The design will aim to achieve Code for Sustainable Homes Level 4, which achieves an extremely high level of environmental performance.
- The building will incorporate a recycling refuse store and will provide each flat with a recycling bin.



Green Roof and PVs at 1 Grafton Street, London.

- Within the site we aim to dramatically improve the desirability of the landscaping that is currently on the site.
- The design will also incorporate green roofs. An ecologist and landscape designer will be involved in the scheme design to advise on plant species, bird boxes and other measures which will increase the biodiversity of the site.
- New semi-mature trees will be planted on the canal side and Camden Road elevations of the building which will improve the street and canal side environment aesthetically, to provide summer shade and to improve the wildlife habitats on the site.
- The courtyard will include trees for summer shading, soft and hard landscaping and provide amenity space for residents such as a children's play area and seating areas.
- High quality play space will be incorporated into the landscape proposals to ensure that the residents have suitable amenity space. In developing the play space we shall ensure that this compliments existing play spaces already constructed in the immediate area.



Proposed Areas of Landscaping Showing Green Roofs



Children's Play Area at 22 Marsh Wall, Docklands



Landscaping at Royal Victoria Docks

Squire and Partners

Twyman House, London, NW1

## Quality of Life During Construction



Unison Headquarters, Camden, London



Sub-contractors at 199 Knightsbridge, London

- During the construction phase of the development careful consideration will be given to minimise as much as possible the disruption to local residents.
- Working hours for the construction works will be restricted to those agreed with the planning officers.
- Safety is of main concern. The site will be fully hoarded to ensure no unauthorised access or injury to a member of the public.
- The main contractor will provide 24 hour security to the site.
- Deliveries to and from the construction site will be carefully managed by the main contractor. Deliveries will be allotted time slots which will be in normal working hours and lorries will be held at a distance from the site until required during demolition and excavation.
- A residents liaison committee will be set up comprising of the developers, the main contractor, local residents associations and any individual residents and local businesses affected.
- We will be using a main contractor who will be a member of the 'Considerate Contractors Scheme' (CCS).
- Where possible construction methods will be used to reduce noise and dust generation.
- Consideration will be given to the canal side environment to minimise the disturbance to the canal's wildlife habitat.



Squire and Partners

Twyman House, London, NW1

## Thank You and Feedback

Thank you for spending time with us here.

It would really help us if you could take a few more minutes to complete your questionnaire and leave it with us. Alternatively you can take it away with you and send it to the Freepost address on the form (no stamp needed).

We would greatly appreciate you taking the trouble to do this.



Squire and Partners

Twyman House, London, NW1

*Appendix IV* Invitation letter for second exhibition

The Occupier  
Add 1  
Add 2  
Add 3  
Postcode

2<sup>nd</sup> March 2011

Dear Resident,

**Twyman House**

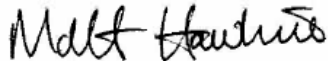
We held a public exhibition for local neighbours and residents on 1<sup>st</sup> November 2010. At that exhibition we shared with you our aspirations for the site and the direction we were moving in.

We have thought very carefully about the feedback given at the exhibition and we have been developing our design with this in mind. Consequently, we are holding a second exhibition on Tuesday 15<sup>th</sup> March 2011 between 3pm and 7.30pm at Twyman House, Camden Road, London, NW1 9LR (see enclosed map) to further explain our plans.

As on the previous occasion, members of our team will be on hand to explain our proposals and we do hope that you will be able to join us.

If you are unable to make this date and time, please contact Adam Calmonson at Four Communications on 0870 626 9913 to find out more.

Yours sincerely



**Matt Hawkins**  
**Development Manager**

Encs

*Appendix V* Exhibition questionnaire for second exhibition



# Twyman House

March 2011

## Questionnaire

Thank you for taking the time and coming to our second exhibition. We would be grateful if you would take a few minutes to fill out this questionnaire. There is a space below for any other comments you would like to make. If you give us your name and address we can keep you informed about the progress of this scheme. (Your details will remain confidential). You can either leave this form in the box or take it away and post it to us (see details below).

<b>Name</b>	
<b>Organisation</b>	
<b>Address</b>	
<b>Telephone</b>	
<b>Email</b>	

	<b>Strongly Agree</b>	<b>Agree</b>	<b>Neutral</b>	<b>Disagree</b>
I welcome the link between Camden Road and the canal towpath.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I welcome the proposed landscaping which transforms the former car park to the rear of the site into a landscaped courtyard.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The proposed security gates to the landscaped courtyard will improve security and deter anti-social behaviour in the car park.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I agree that the development should be 'car free', and that no new resident parking should be permitted on the surrounding streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The lower height of the proposed building on the corner of Camden Road and the canal is an improvement on the previous proposals and is acceptable to me.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The revised brick colour, from black to dark brown, is more in keeping with the surrounding buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I would like to see a retail unit which serves both the towpath at canal level and Camden Road at ground floor level.

---

**Do you have any other comments on any details of the proposals? Please write them below and continue over the page if necessary.**

**Please return questionnaire (no stamp required) to:**

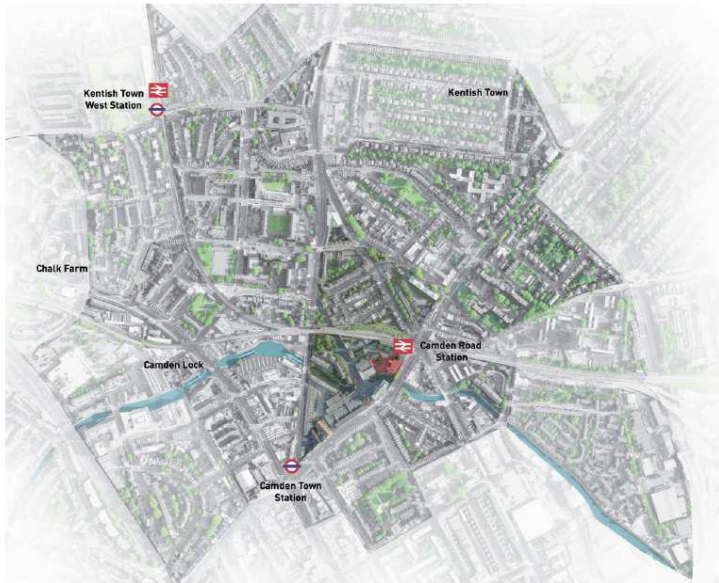
Adam Calmonson, FREEPOST RLSX-KHXT-BGSR  
Four Communications, 48 Leicester Square, London, WC2H 7FG  
Telephone: 0870 626 9913  
E-mail: [adam.calmonson@fourcommunications.com](mailto:adam.calmonson@fourcommunications.com)



Four Communications plc will retain the information from the questionnaire on behalf of CIT to allow you to receive regular updates on the development. If you wish to be kept informed please tick this box:

*Appendix VI* Second exhibition display boards

Welcome



Location Plan

Thank you for taking the time to attend our second public exhibition. On this and the following boards we will show you the site location, introduce the key members of the team and outline our initial proposals.

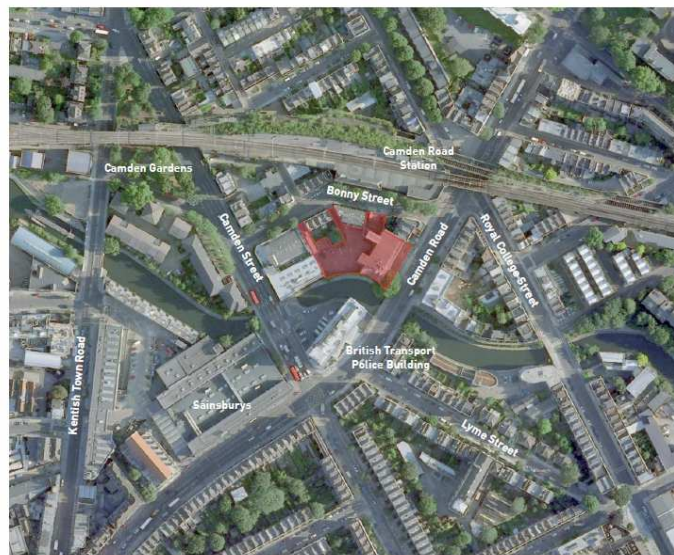
We are very interested in your views. Consequently, after you have reviewed the boards and discussed any points you have with those members of the team that are present we would be very grateful if you could complete and leave your views on the form provided.

The core members of the team involved in this project are:

- Development manager: **CIT Development Ltd**
- Architect: **Squire and Partners**
- Structural Engineer: **Fluid Structures**
- Services Engineer: **Long and Partners**
- Planning Advisors: **Montagu Evans**
- Transport Consultants: **TTP Consulting**
- Community Engagement: **Four Communications**

As mentioned at the first exhibition this design team are unconnected with the previous owners and their proposals for the site. We are keen to work with interested local residents to bring forward a scheme that will regenerate and improve this vacant site at the junction between Camden Road and the Grand Union Canal. We are also in discussion with Camden Council Planning Officers.

The boards on display show how feedback from both the first exhibition and meetings with the Planning Officers has been incorporated into the scheme.



Aerial Photograph of the Site

Squire and Partners

Twyman House, London, NW1

## Professional Team



### Development Manager

CIT Developments Ltd is a privately owned property company, based in London. It was established in 1995.

CIT is committed to high quality development and works mainly in central London. Developments previously completed by CIT include the GLA Headquarters building at More London, Abbey House on Baker Street, and a variety of other projects for a mix of residential, office and retail uses.

CIT insists on working with the best professional teams and contractors and is used to complex sites such as this one. CIT welcomes liaison with neighbours both at the planning and construction stages and prides itself on its collaborative approach.

Web: [www.cit.co.uk](http://www.cit.co.uk)



Great Peter Street



Abbey House



More London



Unison HQ, Residential, Camden



Berwick Street, W1



The Refurbished Bankstock Buildings, N1

## Squire and Partners

### Architect

Squire and Partners are an award-winning practice, based in Camden near Kings Cross. They design buildings which, whilst of their time, draw strongly on their context and typically use traditional, high-quality materials and detailing.

Recognising that their buildings have a substantial life expectancy, passing fashions are rejected in the search for a timeless quality that will sit well amongst London's architectural heritage. This form of contemporary design, informed by its prevailing surrounding character, has been employed by Squire and Partners in a number of the most sensitive locations in London. The practice has been widely recognised for the consistent quality of its work.

Web: [www.squireandpartners.com](http://www.squireandpartners.com)

### Squire and Partners

Twyman House, London, NW1

## Existing Site



Birds eye view of area highlighting the site

The following photographs show the existing site. The red line and red shaded area on the birds eye view photograph (left) identifies the site.

The site currently accommodates:

- A six storey largely unused 1960s brick office block facing onto Camden Road and the Canal.
- A three storey unused office facing onto Bonny Street.
- A large car park.



Photograph showing the entrance to Twyman House on Bonny Street



Photograph of Twyman House from Camden Road

- The site is within the Regent's Canal Conservation Area and adjacent to the Jeffrey's Street and Camden Broadway Conservation Area.
- The Regent's Canal is designated as Metropolitan Open land.
- The previous owner's application was refused permission by Camden Council in 2009.

Information on the following boards will show how the importance and sensitivity of these areas has influenced the scheme's design.

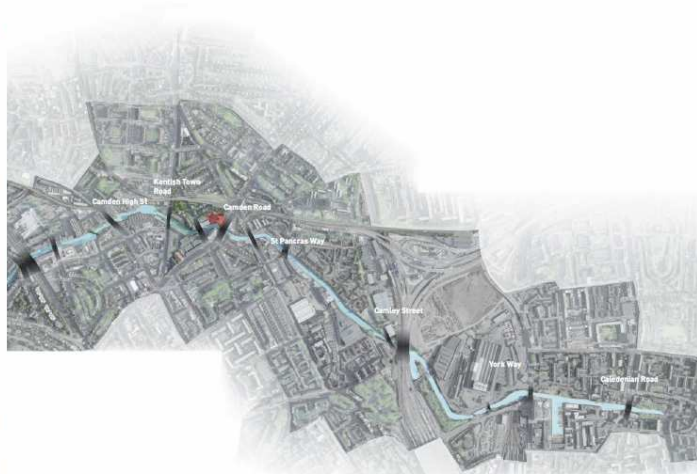


Previous refused scheme in 2009

## Design Inspiration



- Within Camden there are many industrial brick warehouses that were developed around the Regent's in the 19th Century, many of which have been converted into residential apartments or into offices.
- The site is surrounded by a large residential area with 19th Century Georgian Terraces and many modern buildings along the Canal.
- The canal has been a major influence on the design of the elevations of the proposed buildings. The water reflections, the colours of the boats and the black and white bridges have all had an influence.
- The height of the corner building landmarks the connection to the canal towpath along Camden Road. The height directly relates to the British Transport Building directly opposite the site on the canal.



Map of Regents Canal showing main crossings and highlighting the site



Canal Side Brick Converted Warehouse



Canal Side Brick Converted Warehouse



Typical Camden 19th Century Brick Terrace



Canal Boats Colour in Water Reflections



Typical Black and White Canal Bridge



Typical Side Projecting Balconies



Grosvenor Waterside, London



Sluseholmen, Copenhagen, Waterside Living

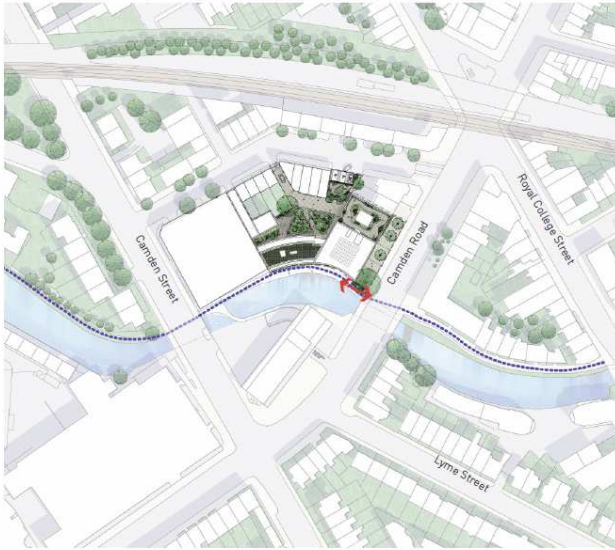


British Transport Building Adjacent to the site as height reference

Squire and Partners

Twyman House, London, NW1

## Engagement with the Towpath



Plan illustrating canal towpath highlighting the new link to Camden Road.

- The taller element of the building marks a new pedestrian staircase to the towpath from Camden Road. This will improve public access to the canal towpath and provide more direct access to Camden Lock. The pedestrian link will help deter anti-social behaviour.
- The design of the staircase will be influenced by the black and white bridges that cross the Regents Canal.
- The canal frontage of the building is shaped to fit the curve of the canal and the lower element is ground plus two storeys plus a setback.
- A retail unit will face onto the canal and provide a lift to Camden Road for disabled users.



Black and white bridge crossing the canal at Camden Lock.



The canal side access will be greatly improved with the new staircase link.

Squire and Partners

Twyman House, London, NW1



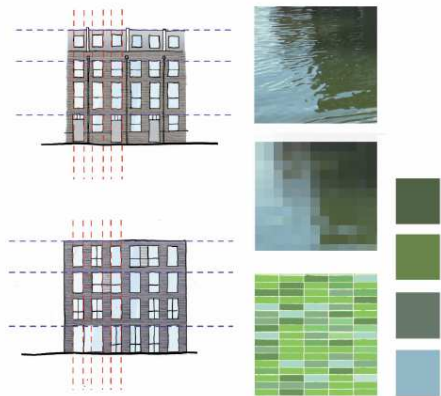
## Facade Development



- The site is within the Regents Canal Conservation Area and adjacent to the Jeffrey's Street and Camden Broadway Conservation Areas.
- We propose to use similar vertical and horizontal window proportions of the typical Camden terrace and canal side warehouses.
- Within this overall rhythm we have set back occasional vertical panels, added balustrades, grouped windows and projected balconies in order to create amenity space to living rooms and activate the frontages.
- We also propose to use brick as the principal material for all elevations of the building so that it sits comfortably within its surrounding context, which we will select during the design process.
- We have taken inspiration from the canal water reflections and canal boat colour to generate tiled reveals to the windows.



Elevation along Canal



Response to proportions and materials of a typical Camden Town 19th Century terrace

Reflections in the Canal Water inspired the tiled mosaic pattern for the window reveals.



A bay study of the facade in elevation and in 3D



Camden Large Industrial Warehouse



Camden Canal Side Architecture



Berwick Street by S+P



Residential 19th Century Terrace Typical of Camden Town

Squire and Partners

Twyman House, London, NW1

## Previous Proposals

- In our last public exhibition we presented the scheme shown on this board.
- The scheme consisted of three new residential buildings that address Camden Road and the canal side and a renovation of an existing office building onto Bonny Street into two residential apartments.
- The block to the corner of the canal and Camden Road was of ground plus 12 storeys from Camden Road.
- There were approximately 70 residential units on the scheme, a proportion of which were affordable rented.
- Black brick was the primary material used.



Previous Camden Road Perspective



Previous Ground Floor Plan



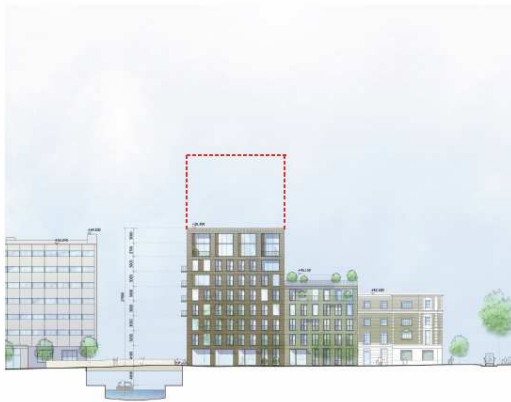
Previous Elevation on Camden Road

## Revised Proposals



Proposed Camden Road Perspective

- After consultation with the public and the Council's Planning and Conservation Officers we have responded to the initial concerns raised.
- The scheme has reduced in height to ground plus 8 storeys from Camden Road meaning that the building sits more comfortably within its context
- The brick colour has been revised to be more in keeping with the colour reference of buildings found within the immediate context.
- The residential content has been reduced from 70 to 53 apartments. A proportion of the apartments will be available for affordable rent and shared ownership.
- There will be a green landscaped courtyard which will provide residents of the scheme with their own amenity space and a children's play area.



Revised Elevation on Camden Road

----- Height of building shown at previous exhibition



Revised Ground Floor Plan

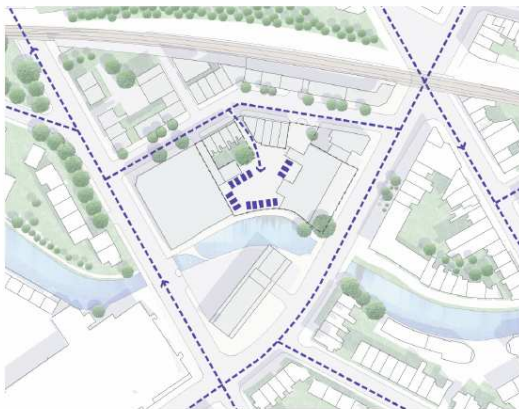
Squire and Partners

Twyman House, London, NW1

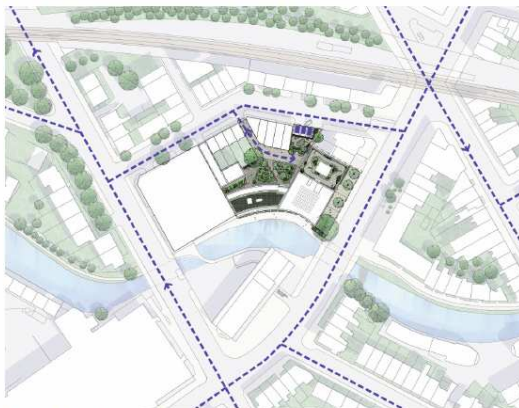
## Security, Car Parking and Access



Proposed Security Gates Around the Site



Existing Parking on Site



Proposed Disabled Parking and Refuse/Service Access on Site

- Controlled gates to the landscaped courtyard will improve security and deter anti-social behaviour. It is intended that CCTV will be installed and entrance doors will have an intercom system.
- We have consulted with the Metropolitan Police on security issues on the scheme and will be aiming to achieve Secured by Design status.
- Vehicular access will be retained to the rear of the site from Bonny Street including access for emergency and refuse vehicles.
- Pedestrian Access for the residential blocks will come directly from Camden Road and from Bonny Street close to the Camden Road junction to lead to the new central courtyard via a gated access.
- The amount of car parking on site will be significantly reduced from approximately 15 spaces to 3 disabled spaces fronting directly onto Bonny Street. Other than the disabled spaces the development will be 'car free' with no additional parking provided for new residents.
- No residents parking will be permitted on the surrounding streets. This will be controlled via a legal agreement between the applicant and the council.
- Cycle parking will be provided within the site in accordance with the council's cycle parking standards.

## Sustainability and Landscaping

The design will aim to minimise the carbon footprint of the proposed development, by:

- Roof mounted photovoltaic panels to generate renewable electricity.
- Rain water harvesting will be utilised to irrigate the landscaping within the site and reduce surface run off.
- Designing the buildings to have high standards of insulation and air tightness to minimise the energy usage.
- Efficient energy system capable to be linked to a future district heating system.
- The design aims to target Code for Sustainable Homes Level 4, which achieves an extremely high level of environmental performance.
- The building will incorporate a recycling refuse store and will provide each flat with a recycling bin.



Green Roof and PVs at 1 Grafton Street, London.

- Within the site we aim to dramatically improve extent, quality and biodiversity of the landscaping that currently exists.
- The design will also incorporate a green roof. An ecologist and landscape designer will advise on plant species, bird boxes and other measures which will increase the biodiversity of the site.
- New semi-mature trees will be planted on the Camden Road frontage which will improve the street side environment aesthetically, to provide summer shade and to improve the wildlife habitats on the site.
- The 'green' courtyard will include mature trees for summer shading, soft and hard landscaping and provide amenity space for residents such as a children's play area and seating areas.
- High quality play space will be incorporated into the landscape proposals to ensure that the residents have suitable amenity space. In developing the play space we shall ensure that this compliments existing play spaces already constructed in the immediate area.
- The green roof and landscaped courtyard will prevent rapid water run-off that occurs with the existing hard standing surfaces.



Proposed Areas of Landscaping Showing Green and useable landscaped Roofs



Perspective View of Landscaped Courtyard



Children's Play Area at 22 Marsh Wall, Docklands



Minimal Uplighting to Trees

Squire and Partners

Twyman House, London, NW1

## Quality of Life During Construction



Unison Headquarters, Camden, London



Sub-contractors at 199 Knightsbridge, London

- During the construction phase of the development careful consideration will be given to minimise as much as possible the disruption to local residents.
- Working hours for the construction works will be restricted to those agreed with the planning officers.
- Safety is of main concern. The site will be fully hoarded to ensure no unauthorised access or injury to a member of the public.
- The main contractor will provide 24 hour security to the site.
- Deliveries to and from the construction site will be carefully managed by the main contractor. Deliveries will be allotted time slots which will be in normal working hours and lorries will be held at a distance from the site until required during demolition and excavation.
- A residents liaison committee will be set up comprising of the developers, the main contractor, local residents associations and any individual residents and local businesses affected.
- We will be using a main contractor who will be a member of the 'Considerate Contractors Scheme' (CCS).
- Where possible construction methods will be used to reduce noise and dust generation.
- Consideration will be given to the canal side environment to minimise the disturbance to the canal's wildlife habitat.



Squire and Partners

Twyman House, London, NW1

## Thank You and Feedback



Thank you for spending time with us here.

It would really help us if you could take a few more minutes to complete your questionnaire and leave it with us. Alternatively you can take it away with you and send it to the Freepost address on the form (no stamp needed).

We would greatly appreciate you taking the trouble to do this.



Perspective of proposed landscaped courtyard

Squire and Partners

Twyman House, London, NW1