

CIT/Regents Park Estates

41-49 St. Edmund's Terrace

Statement of Community Involvement

February 2011

Contents:

- 1. Executive summary
- 2. Overview of consultation
- 3. Public exhibitions
 - 3.1 Overview
 - 3.2 First exhibition
 - 3.3 Second exhibition
- 4 Conclusion

Appendices

- i. Letters to councillors to arrange briefings
- ii. Invitation letters to first public exhibition
- iii. Exhibition boards 1st exhibition
- iv. Questionnaire 1
- v. Feedback letter
- vi. Invitation letters to second public exhibition
- vii. Exhibition boards 2nd exhibition
- viii. Questionnaire 2

1.0 Executive Summary

- 1.1 In July 2009 CIT appointed Four Communications to coordinate the local community consultation and stakeholder relations for its proposed planning application to redevelop the site at 41-49 St Edmund's Terrace, London, NW8. The consultation process was carried out in conjunction with the planning team's conversations and as agreed with Camden Borough Council's planning officers.
- 1.2 Although the site is located in the London Borough of Camden (Swiss Cottage Ward) the borough boundary with Westminster (Regent's Park Ward) runs along St Edmund's Terrace.
- 1.2 The client brief was to develop and implement an engagement strategy with Camden Borough and City of Westminster councillors, local residents associations and stakeholder groups, including the Elsworth Residents Association, the Primrose Hill Community Association, the Friends of Regents Park & Primrose Hill, the Handmaids of The Sacred Heart of Jesus and The St John's Wood Society, immediate neighbours, and residents living in the surrounding area.
- 1.3 Activities undertaken as part of the consultation process include offers of specific meetings to meet:
- the three Camden Borough ward councillors for the Swiss Cottage ward;
 - the three Westminster City Council Regent's Park ward councillors;
 - relevant Cabinet members at Camden Borough Council;
 - the local amenity societies referred to above
 - Letters were issued to approximately 1200 local residents providing an invitation to two public consultation exhibitions
 - Two public consultation exhibitions, the first held on Friday 3rd and Saturday 4th September 2010, and the second on Friday 29th and Saturday 30th October.
 - Provision of questionnaires (feedback forms) at both exhibitions, enabling residents to provide feedback.
- 1.4 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.

2.0 Overview of Consultation

- 2.1 Four Communications developed a 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. This included discussing the project with ward councillors in Swiss Cottage and Regent's Park wards and also amenity groups including Elsworth Terrace Residents Association, St John's Wood Society, and the Primrose Hill Conservation Areas Advisory Committee.
- 2.2 In advance of the first public consultation exhibition, meetings were offered to a number of local stakeholders, including ward councillors and amenity societies.
- 2.3 A programme of consultation with the wider community began in July 2010 with the issuing of letters to approximately 1200 households, introducing the scheme and publicising a public consultation exhibition which was held on Friday 3rd and Saturday 4th September at St Cristina's School, which is located c. 100 metres from the development site. The exhibition provided an opportunity for residents to view the initial proposals and discuss key local issues with leading members of the development team.
- 2.4 The second public exhibition, held on Friday 29th and Saturday 30th October, presented revised proposals based on comments received at the first exhibition and from other stakeholders and Camden planning officers.
- 2.5 Further meetings to update amenity societies and stakeholder groups were subsequently held, along with a meeting with school representatives to ensure the arrival and departure of pupils could be taken account of in the construction management plan, to avoid undue disruption and ensure safety.
- 2.6 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 Public exhibitions

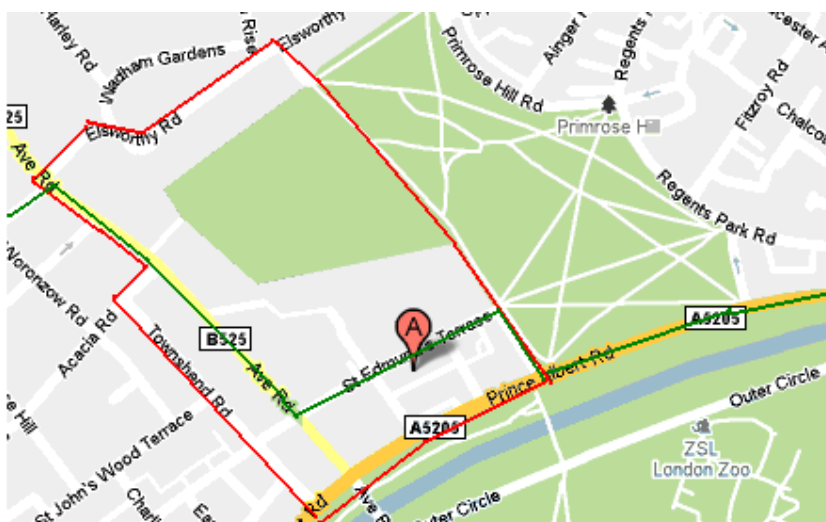
3.1 Overview

- 3.1.1 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.
- 3.1.2 The purpose of the first 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. The aim of the second public exhibition was to provide local residents and stakeholders with the opportunity to see the changes made to the first set of proposals and review the project ahead of submission. Visitors were able to read the information and view images and plans displayed on the exhibition boards, as well as models of the existing building and proposed facades, and ask questions of the project team. Both exhibitions provided the opportunity for visitors to meet the project team, and ask questions whilst they viewed the proposals and give their feedback on the plans. The exhibitions were attended by representatives from developers CIT, architects Squire & Partners, planning consultants Montagu Evans and Four Communications.
- 3.1.3 The exhibitions were each held over an afternoon and a morning session. The first exhibition was held on 3-4 September 2010 and the second on 29-30 October 2010. Both exhibitions were well attended and useful, positive feedback was received at each one.

Invitation and distribution

- 3.1.4 The exhibitions were held at St. Christina's School, 25 Saint Edmund's Terrace, NW8 7PY, a venue close to the development site. The exhibitions were open to residents in the local area. They were invited to attend the public exhibition by a letter posted two weeks prior to the exhibition taking place. Approximately 1200 addresses were contacted (see map in section 3.9 that indicates the distribution area covered). Personalised letters were also sent out to representatives of amenity groups.
- 3.1.5 Copies of the invitation (see Appendices II and VI) were sent by CIT to residential addresses in the streets neighbouring the site (see map below). The figure labeled 'A' on the map below represents the location of the site, with the area marked by the red line showing the catchment area for addresses which received exhibition invitations.
- The invitation highlighted the location of the proposed development, providing information about the public consultation and contact details should those living or working locally have any queries about the project.

3.1.6 Map highlighting distribution area for the invitation letter



- The red line indicates proposed area of consultation given the exclusion/inclusion of various residents' associations/amenity societies.
- The green line indicates the Borough boundary with Camden lying to the north of it and Westminster to the south.

Exhibition boards

- 3.1.7 The information presented at the exhibitions was displayed as mounted A1 boards (see Appendices III and VII). There were 12 boards on display at the first exhibition, and 14 at the second. The boards enabled visitors to view images of the proposals as well as read information about the plans, and visitors were able to ask any further questions to team members present. The first exhibition outlined initial ideas and proposals and the second one showed changes following comments from those who attended the first exhibition and also planning officers.

Questionnaire

- 3.1.8 All attendees were encouraged to provide comments and feedback on the proposals. The questionnaire (see Appendices IV and VIII) contained a series of questions about the site, as well as an *additional comments* section for visitors to leave any other views.
- 3.1.9 The questionnaire was available at the exhibition for attendees to take away and return using a FREEPOST address.
- 3.1.10 Visitors contact details were also gathered to enable the project team to update residents on the progress of the project.

3.2 First public exhibition – 3rd – 4th September 2010

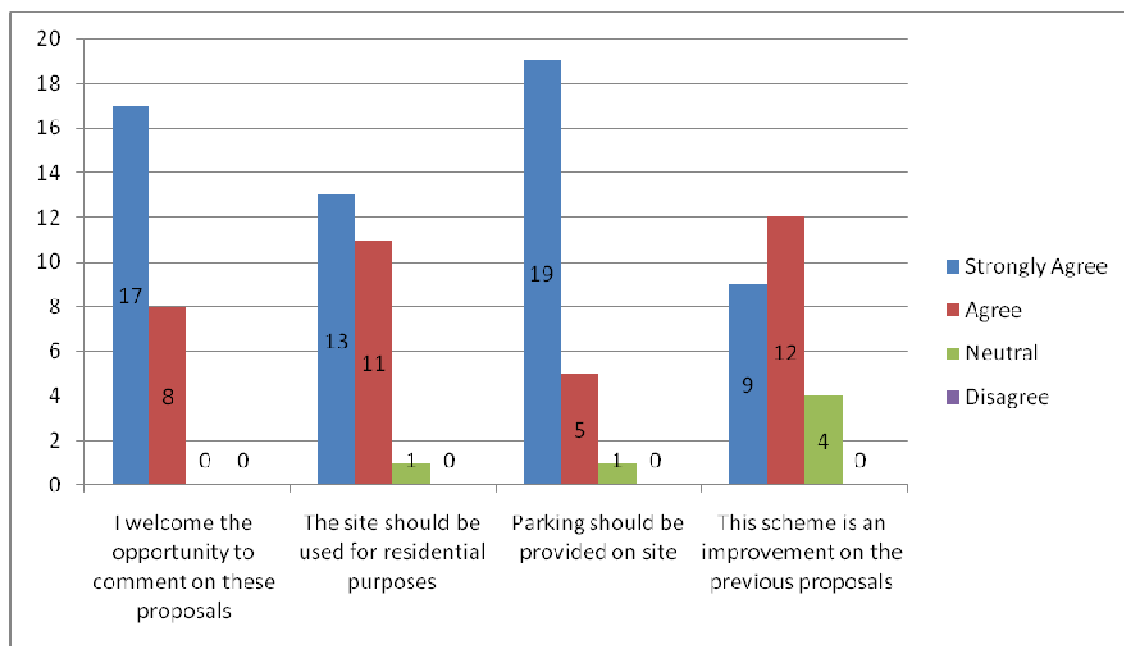
3.2.1 A total of 48 people attended the first exhibition over the two days, with 25 people completing questionnaires.

3.2.2 Table of responses to questionnaire

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

Question	Strongly agree	Agree	Neutral	Disagree
I welcome the opportunity to comment on these proposals	17	8	0	0
The site should be used for residential purposes	13	11	1	0
Parking should be contained on the site	19	5	0	1
This scheme is an improvement on previous proposals	9	12	4	0

3.2.3 Graphical representation of results



3.2.4 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 (*in italics*):

Issues	No. of comments	Comments
Height and scale	14	<p>Concerned about the height of the buildings.</p> <ul style="list-style-type: none"> <i>Block three onto Primrose Hill looks excellent, in scale and discrete</i> <i>The one next to the hill should not be higher than Ormonde Terrace</i> <i>The buildings of 8 and 9 stories are too high!</i> <p>Concerned that the height of all three blocks if visible in key views from Primrose Hill may negatively affect the skyline.</p>
Traffic	9	<p>Some respondents were concerned with the current level of traffic and felt that the proposed development plus other proposed developments could impact on St Edmund's Terrace and Ormonde Terrace.</p> <p>Some suggested that discussion with the Council should take place concerning a one way system being introduced to resolve current traffic problems.</p> <ul style="list-style-type: none"> <i>This site is clearly ripe for development, but should be done so without an excessive increase in properties and traffic</i> <i>Ormonde Terrace should become a one way street, shut off from Prince Albert Road</i> <i>One way street on Ormonde Street would be required</i> <i>Ormonde Terrace needs a no entry sign at Prince Albert Road end</i>
Design	9	<p>Although the vast majority strongly agreed that the proposals were a vast improvement on previous schemes, certain respondents were concerned with the number of flats and the 'look' of the building.</p> <ul style="list-style-type: none"> <i>Infinitely better than several of the vile blocks that disfigure this street</i> <i>Fewer apartments with more land used for landscaping</i> <i>It looks more like an office building</i> <i>Looks very commercial, needs to imitate some of the blocks of flats adjacent to the site</i> <i>Building lacks any sympathetic reflection of the gentle quality of Primrose Hill</i> <i>There are too many apartments, couldn't the</i>

		<i>development be less greedy</i> <ul style="list-style-type: none"> <i>Overuse of the site, too many flats</i>
Views	2	<p>All respondents considered the proposed frontage a vast improvement on the previous schemes for the site.</p> <p>However two comments indicated concerns about the appropriateness of the building and its impact on the residents views of Primrose Hill.</p> <ul style="list-style-type: none"> <i>The development encroaches on the green space</i> <i>Development is too greedy and encroaches on the park, spoiling it for the rest of us</i>
Green spaces	2	<p>A couple of respondents suggested it is important to improve the green/open space on site:</p> <ul style="list-style-type: none"> <i>Ecological aspects of great importance</i> <i>The open spaces between the building are not very interesting</i>

3.2.5 Analysis of the results

In general the initial scheme proposals were supported by the local community. The results of the questionnaire reveal that a strong majority of the respondents (96%) strongly agreed/agreed that the site should be used for residential purposes.

The results show that 96% of the respondents strongly agreed/agreed that the site should provide car parking on site.

84% either strongly agreed or agreed that the proposals for the site were an improvement on the previous proposals submitted in 2008 and 2009.

Also, a vast majority of the respondents agreed that consultation with the local community should continue throughout the planning process.

3.3 Second public exhibition – 29th – 30th October 2010

After the first public exhibition, the project team took the concerns of local residents on board. To this end, the project team revised several proposals of the scheme, which were shown to local residents at the second exhibition. The main changes shown were:

- A revised scheme with three residential Blocks of six storeys (instead of blocks of 9, 8 and 5), and a two storey house to the west end of the Site.
- There will be 38 apartments of varied sizes, most with bay windows, within the three blocks instead of 48
- There will be 38 car parking units on site
- All apartments will have double aspect living rooms located at the ends of the buildings and side aspect bedrooms and bathrooms.
- The proposal retains the majority of the existing mature trees on the Site.
- House added at south-west corner of the site

3.3.1 A total of 49 people attended the second exhibition held over the two days, with 23 people completing questionnaires.

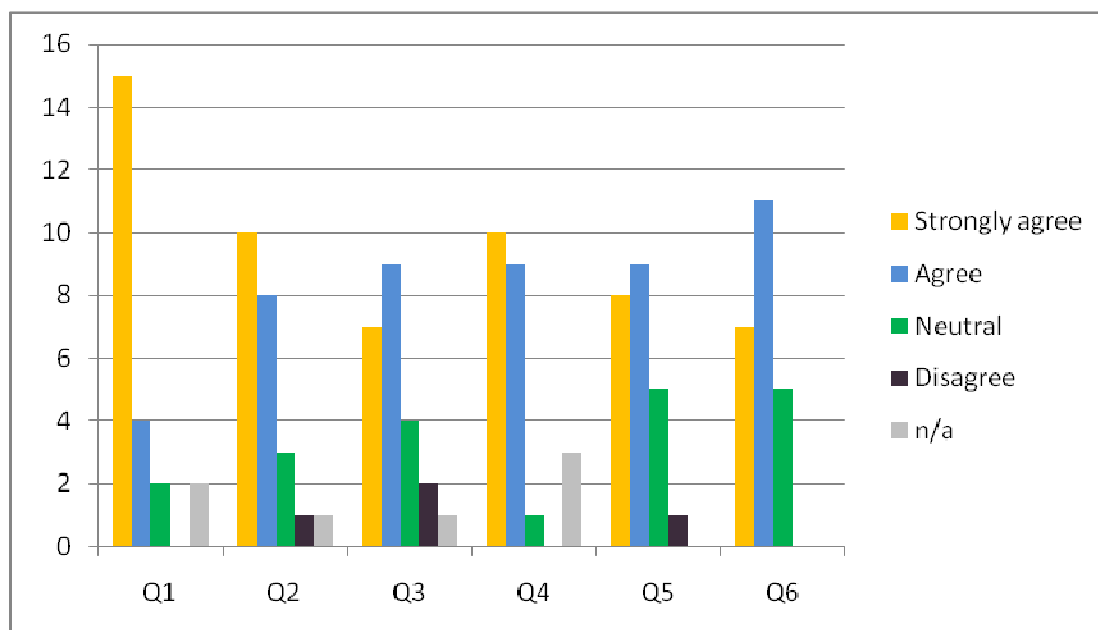
3.3.2 Since the exhibition took place, another five completed questionnaires have been returned to Four Communications, using the Freepost address provided.

3.3.3 Table of responses to questionnaire

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

Statement	Strongly agree	Agree	Neutral	Disagree	No answer
1.I welcome the opportunity to comment on these amended proposals	15	4	2	0	2
2.The changes made to the heights have improved the scheme	10	8	3	1	1
3.The changes made to the design improves the scheme	7	9	4	2	1
4.The continuing investigations into possible traffic improvements are welcomed	10	9	1	0	3
5.I support a mix of residential size units	8	9	5	1	0
6.The initial landscaping proposals are likely to enhance the appearance of the site and the wider locality	7	11	5	0	0

3.3.4 Graphical representation of results



3.3.5 Further comments

Below is a summary of the additional comments/ issues raised and discussed at the exhibitions which were also submitted with the questionnaires:

Issues	No. of comments	Comments
Design	9	<ul style="list-style-type: none"> Great idea, looks well with other property I do like the look of the three buildings. The front of St Edmund's Terrace is set back - which is good. I would welcome larger outdoor balconies on the proposed development Stone corners of the buildings are too severe - some wasted opportunities of balcony views to south east and south west ends; but bay windows are an interesting idea. There is too much glass on the top floors I think that the Juliet windows are impractical - impossible to cool or heat depending on season The little glass enclosure that sticks out - useless interior space - why not have balconies - when I asked the architect, he said people would put junk on them - I don't know where he looks, but along Prince Albert Road there are many full of flowers, tables and chairs The top floor looks out of a different design - style of it needs greater integration with the rest of the proposed building
Traffic	6	<ul style="list-style-type: none"> Great improvement but traffic flow must be reduced

		<ul style="list-style-type: none"> • <i>I support continued negotiations with Camden re parking</i> • <i>Car use should be discouraged and bike use encouraged, with on site secure parking</i> • <i>The management of traffic and safeguarding the children of St Christina's School</i> • <i>Very poor traffic management. The congestion at the corner of St Edmund's Terrace and Ormonde Terrace has not been resolved</i>
Height and scale	4	<ul style="list-style-type: none"> • <i>The overlook and height regarding Primrose Hill is particularly sensitive and must be protected</i> • <i>4 storeys is clearly the maximum acceptable height when view from the park</i> • <i>I still feel that the height of the proposed blocks is too high given its location immediately adjacent to the Royal Park of Primrose Hill, in particular the right-hand block. The left and central blocks should be no higher than they are at present (5 floors) and the right block should be limited to three floors, so that it is at least below the start of the canopy line of the trees both inside and outside the park.</i> • <i>The increase in height of the block facing Primrose Hill is a definite negative; this block, further up the steady incline of St Edmund's Terrace (from the park), is not in scale with the remainder of the terrace and needs to be reduced</i>
Local trees	2	<ul style="list-style-type: none"> • <i>Protection of established trees</i> • <i>I would welcome a screen of tall trees planted between the proposed development and Regent Heights (35 St. Edmunds Terrace)</i>
Positive feedback	1	<ul style="list-style-type: none"> • <i>I want to wish you luck</i>
Residential use	1	<ul style="list-style-type: none"> • <i>I support the development of the site for residential use</i>
Consultation	1	<ul style="list-style-type: none"> • <i>Thank you for sharing plans with the local residents.</i>
Density	1	<ul style="list-style-type: none"> • <i>I would prefer it less dense i.e. fewer buildings/apartments and further away from the park (Primrose Hill).</i>
Use of space	1	<ul style="list-style-type: none"> • <i>I don't like the idea of a little house on the land - there are better uses of the space.</i>
Affordable housing	1	<ul style="list-style-type: none"> • <i>Would oppose plans for subsidised/community housing as part of the proposed development in St Edmunds Terrace.</i>

3.3.6 Analysis of the results

The exhibition revealed that the local residents are generally and increasingly in support of regenerating the site. As further changes were made to reflect the views of the attendees of the first exhibition an increased level of support was received from local residents at the second exhibition. Many residents commented positively on the improvements made to the scheme after the first public consultation.

However, it is important to note that alongside a generally positive feeling towards the development, the key issue raised by local residents was concerning current traffic control. A minority made reference to the proposed height, scale, and design of the development. Two people voiced concerns regarding the potential impact on local trees.

83% of those completing questionnaires at the second exhibition strongly agreed/agreed that the changes made to the height of the proposals improved the scheme. 70% of respondents strongly agreed/agreed that the changes to the design improved the scheme. Only 1 respondent did not think that the changes to the design improved the project.

Possible improvements in the current traffic arrangements to St Edmund's Terrace and Ormonde Terrace remain an issue for local residents - 89% of the respondents strongly agreeing/agreeing that the continuing investigations into possible traffic improvements are welcomed.

78% of respondents strongly agreed/agreed with a mix of residential units.

Most respondents felt that the scheme would enhance the appearance of the site and the wider locality. 83% of respondents strongly agreed/agreed with this.

3.3.7 Further changes

After the second public exhibition, the project team took 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:

- All 3 blocks have been reduced in height and the block nearest the park has been reduced by a storey to five storeys;
 - There will be 37 car parking spaces on site;
 - The amount of glazing on all penthouse levels has been reduced.
- In order to improve the view from the top of Primrose Hill:
- The plant has been removed from roof;
 - The penthouse and ground have been reduced in height by 400mm each;
 - The ground floor slab dropped for blocks 01 and 02 by 700mm.

Conclusion

- 4.1 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.
- 4.2 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.
- 4.3 Overall, feedback on the proposals has been positive. At the first exhibition, attendees agreed that the new proposals were an improvement on the previous development plans submitted by previous owners. At the second exhibition, the majority of the respondents were impressed with the amended proposals which were positively accepted.

Other elements of the scheme are also broadly supported. Local residents agree that onsite parking should be provided as part of the proposed scheme with the new residents prevented from parking on street in the CPZ. The proposals to have a mix of residential size units and a large proportion of family units are supported, as are the initial landscaping proposals, which are likely to improve the appearance of the site and the area generally for the local community.
- 4.4 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 concern from a minority of exhibition attendees was the height of the development, which some felt might impact on nearby views from Primrose Hill and also exceed that of other neighbouring buildings. In the light of these responses, further revisions to the design and overall height have been made to the scheme that has been submitted (see above and application documents).

Some consultees also expressed concern about the impact of the development on traffic in the local area. However, this issue did not cause as much concern at the second exhibition, as residents felt that the traffic situation had been improved by the prospect of a traffic impact study and understood that the proposed accommodation was unlikely to impact significantly on the current position.
- 4.5 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. They carefully consider all responses, and, where possible, have made efforts to address and resolve concerns.

Appendices

- i. Letters to councillors to arrange briefings
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Appendix I Letters to councillors to arrange briefings

Councillor Roger Freeman
Town Hall
Judd Street
London
WC1H 9JE

15 March 2010

Dear Councillor Freeman,

**Re: 40-49 St. Edmund's Terrace and Twyman House on
Camden Road**

I would like to take this opportunity to introduce ourselves to you.

CIT are a UK based privately owned property investment & development company, established in 1995. We have a strong track record in high-quality London development projects including the 'More London' scheme in Southwark, home to the City Hall building, and the Abbey House redevelopment in Baker Street, (which coincidentally overlooks Regents Park from the South), as well as numerous others.

As you may have read we have recently been appointed as Developer for the sites at 40-49 St. Edmund's Terrace and at Twyman House on Camden Road. We are writing to inform you that we are not linked in any way to the previous owners of the sites and that as is our usual approach, we intend to undertake a full and comprehensive programme of consultation with the local community after local elections in May 2010, in order to fully understand local concerns and sensitivities, prior to making a planning application.

We would also very much welcome the opportunity to meet with you, after the May elections and provide an initial briefing on our aspirations and to understand your thoughts on these important sites.



Thank you in anticipation of your consideration and we look forward to meeting you in the near future.

Yours sincerely

G. Kyriacou

Director

1st July 2010

Dear Councillor,

On behalf of CIT, I would like to offer you my congratulations on your recent re-election in the Swiss Cottage ward, and wish you every success in your continuing role.

You made be aware that we have recently acquired a site at 49 St Edmund's Terrace, in the Swiss Cottage ward. We are looking to develop the site and produce a high quality residential scheme following a full consultation process with ward councillors, local amenity societies and residents. It is intended that the development will utilise and transform the current longstanding derelict site. In addition to this it will include full on-site parking provisions, as well as full cycle storage provision.

Given your re-election, we would value the opportunity to meet with you to discuss our proposals and any wider issues that surround these.

We are very hopeful that the high quality design in parallel with the benefits outlined above will be supported by Camden officers as well as the local community. It is our intention to lodge a planning application and our consultation process is just about to commence.

I am also writing to your fellow ward councillors and would be delighted to meet with you at a location convenient for you or at our Central London office. I will contact your support officers to arrange a convenient time for us to meet.

Once again, congratulations on your re-election, and I look forward to working with you the near future.

Yours sincerely,

George Kyriacou

1st July 2010

Dear Councillor,

On behalf of CIT, I would like to offer you my congratulations on your recent appointment to the Cabinet in Camden, and wish you every success in your new role.

You made be aware that we have recently acquired a site at 49 St Edmund's Terrace, in the Swiss Cottage ward. We are completely unconnected to any previous owners and are looking to develop the site and produce a high quality residential scheme following a full consultation process with Executive members, ward councillors, local amenity societies and residents.

Given your new appointment, we would value the opportunity to meet with you to discuss our proposals and any wider issues that surround these.

We are very hopeful that the high quality design in parallel with the benefits outlined above will be supported by your officers as well as the local community. It is our intention to lodge a planning application in September, and our consultation process is just about to commence.

I am also writing to Swiss Cottage ward Councillors Andrew Marshall, Don Williams and Roger Freeman, and would be delighted to meet with you at Camden Town Hall or at our Central London office. I will contact your support officers to arrange a convenient time for us to meet.

Once again, congratulations on your recent appointment, and I look forward to working with you the near future.

Yours sincerely,

George Kyriacou

09 July 2010

Dear Councillor [name]

49 St Edmunds Terrace

You may recall that I wrote to you on 15 March to let you know about our involvement with this project, and explained that we were not intending to move things forward until after the election. We are now beginning to give some detailed consideration to our proposals, and the purpose of this letter is to provide a little more background information, and also to confirm that, as I mentioned in that earlier letter, we would very much like to meet with you in order to outline in more detail what we would like to do and to understand your thoughts on our ideas.

We are acting as development managers for Regents Park Estates, and we have now selected Squire & Partners as architects. We are in the process of considering options for the residential development for the site. As I mentioned when I wrote previously, CIT has a strong track record of delivering high quality residential development in sensitive locations such as this, and a key part of our previous success has always been the recognition that it is important to understand the aspirations and concerns of our neighbours and the local community. It is therefore our intention over the coming months to have a series of meetings with local amenity societies and also a small public exhibition for residents, to whom we will be writing shortly. We have had some initial informal discussions with planning officers, and are also shortly to commence formal pre-application discussions and ideally we would wish to make a planning application sometime in the late autumn.

I appreciate that you are very busy, although I do very much hope you will be able to spare us to the time to meet. We are quite happy to come to the town hall or another convenient venue. If I may, I will contact your support officer to arrange a convenient time.

I look forward to meeting you.

Kind regards,

Yours sincerely,

George Kyriacou

Appendix II Invitation letters to first public exhibition**1. Invitation letter to local residents and neighbours**

19th August 2010

Dear Resident,

St Edmunds Terrace

You may have heard that recently, Regents Park Estates acquired the site at 49 St Edmunds Terrace. CIT are the development managers acting on their behalf.

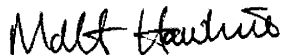
Firstly, we would like to confirm that we are completely unconnected with the previous owners and their proposals for the site. We have a strong track record of delivering high quality residential developments in sensitive locations such as this. We undertake a full consultation process with local amenity societies, residents and ward councillors and we are therefore keen to meet with you and to hear your thoughts.

To this end, we will be holding a small exhibition at St Christina's School, 25 St Edmunds Terrace on Friday 3rd September 2010 between 4.30pm and 7.30pm and Saturday 4th September 2010 between 10.00am and 1.00pm (see enclosed map). We will have presentation boards with some of our initial thoughts and proposals, and members of our team available to answer questions and take notes of comments received.

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.

At the moment, we are aiming to make a planning application prior to Christmas and there will be further opportunities to discuss matters as the proposals move forward.

Yours sincerely



Matt Hawkins
Development Manager

Encs.

2. Invitation letter to local amenity societies

9th July 2010

Dear [insert name]

St Edmunds Terrace

I am writing to you in your capacity (role) of (organisation). You may know that recently, Regents Park Estates acquired the site at 49 St Edmunds Terrace. CIT are the development managers acting on their behalf.

Firstly, we would like to confirm that we are completely unconnected with the previous owners and their proposals for the site. 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 thoughts. I would note that we have appointed a wholly new professional team, lead by Architects, Squire & Partners who have successfully undertaken and won awards for numerous projects in Central London.

To this end, we will be holding a small exhibition at St Christina's School, 25 St Edmunds Terrace on Friday 3rd September 2010 between 4.30pm and 7.30pm and Saturday 4th September 2010 between 10.00am and 1.00pm. We will have presentation boards with some of our initial thoughts and proposals, and members of our team available to answer questions and take notes of comments received.

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At the moment, we are aiming to make a planning application prior to Christmas and there will be further opportunities to discuss matters as the proposals move forward.

Yours sincerely

Matt Hawkins
Development Manager

Appendix III Exhibition boards 1st Exhibition

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 eastern end of St Edmunds Terrace. 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

St. Edmunds Terrace, London, NW8

Professional Team



Development Manager

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

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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



Great Peter Street



Abbey House



More London



199 Knightsbridge



Brook House



Dover Street

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

Squire and Partners

St. Edmunds Terrace, London, NW8

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 site boundary.

The site currently accommodates:

- A disused five storey apartment block with 8 flats.
- Two disused semi detached houses.
- Thames Water utilities and access.
- A disused Thames Water workshop facility.
- Ancillary car parking adjacent to Primrose Hill, which is visible from the park.
- A number of Thames Water pipes below the site.



Photograph showing the vacant 1960s flats

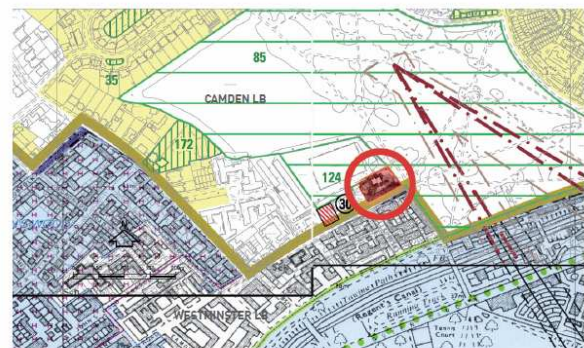


Photograph showing the Thames Water utilities and disused Facilities Currently on site

The site has the following London Borough of Camden planning recommendations:

- Earmarked for high quality residential development by the London Borough of Camden.
- Well related to the adjoining Metropolitan Open Land (Primrose Hill Royal Park)

Unitary Development Plan Key



London Borough of Camden Unitary Development Plan with site circled

Squire and Partners

St. Edmunds Terrace, London, NW8

Previous Schemes on the Site

2009 - CZWG Architects

- In 2009 Architects CZWG along with Turley Associates submitted a planning application.
- The scheme was refused by London Borough of Camden.
- The proposal consisted of two large residential blocks of 7 storeys.



2009 CZWG refused scheme



2009 CZWG refused scheme



2008 Make Scheme South Elevation

2008 - Make Architects

- In 2008 Architects Make produced an earlier scheme for the site.
- The proposal consisted of two large residential blocks of 10 storeys

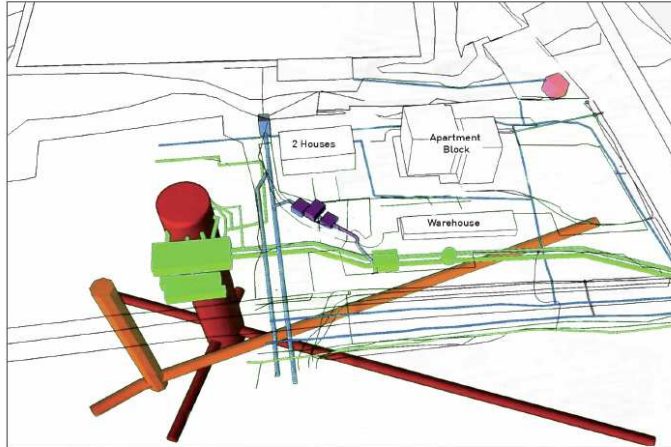


2008 Make Scheme East Elevation

Squire and Partners

St. Edmunds Terrace, London, NW8

Development Considerations



Existing site diagram showing water services running below the site

Major factors that have influenced the approach taken to the design of the development are as follows:

- The views from Primrose Hill and also from both sides of St Edmunds Terrace, adjoining streets and beyond.
- Layout (grain) of surrounding properties.
- The location of utilities, particularly Thames Water pipe-work, under the ground (image left) and access requirements to and from the neighbouring reservoir.
- Locating all parking within the development site.



Nine Storey Danes Court Opposite



Ormonde Terrace Adjacent

Squire and Partners

St. Edmunds Terrace, London, NW8

Development Considerations

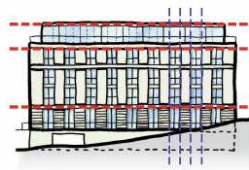


Axonometric showing relationship with buildings opposite

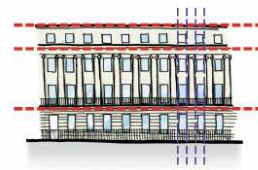
- We have carefully analysed the site, surrounding buildings and context. The proposed design aims to respond and reflect the existing urban grain of the area.
- The proportion of the facades and windows will be developed to respond to the existing elevations of Ormonde Terrace.
- The nearby John Nash Regency Villas and Terraces have also heavily influenced the architectural language both in terms of window proportions and building hierarchy.
- The building closest to the park is sensitive to its context and relates its height and proportions to the neighbouring Ormond Terrace.



Ormonde Terrace



Proposed Design - St Edmunds Terrace



Regency Terrace



Eastern Elevation from Primrose Hill - Reflecting the window proportions of Ormonde Terrace

Squire and Partners

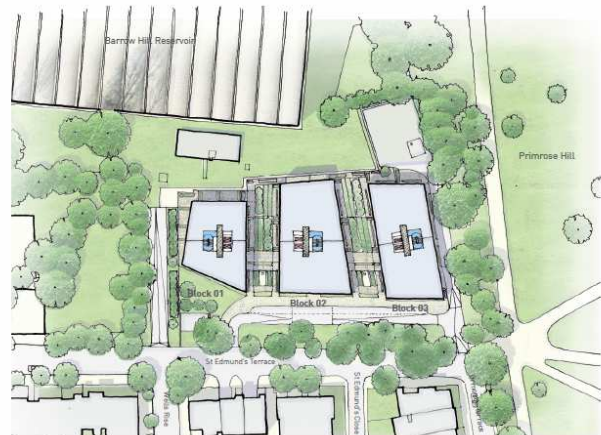
St. Edmunds Terrace, London, NW8

Initial Proposals



Axonometric view of proposed buildings

- The proposed development consists of three residential blocks
- Block 01 is eight storeys, block 02 is nine storeys and block 03, closest to the park, is five storeys.
- There is a strong relationship between the park and landscaping between the blocks.
- The new buildings will be well set back from St Edmund's Terrace and will be located behind the retained trees.
- The proportions of the buildings reflects the architectural language of the regent terraces with a rusticated base, defined mid-course and set back top floors.



Typical Floor Plan



Site Boundary



Thames Water pipes site restrictions - Presence of pipework presents a significant challenge.



Plot Widths of proposed buildings reflect the existing building widths.



Building form relates to scale and massing of neighbouring buildings.

Squire and Partners

St. Edmunds Terrace, London, NW8

Initial Proposals

- There will be approximately 48 apartments of varied sizes as indicated below.
- All apartments will have double aspect living rooms located at the ends of the buildings and side aspect bedrooms and bathrooms.
- Apartments will be designed to meet Lifetime Homes standards.
- The proposals retain the majority of the existing mature trees on the site.
- There will be 10% wheelchair accessible apartments.



Perspective from St Edmunds Terrace

Block 01 - 8 Storeys



Ground Floor



Typical Floor



Penthouses

Block 02 - 9 Storeys



Ground Floor



Typical Floor



Penthouses

Block 03 - 5 Storeys



Ground Floor



Typical Floor



Penthouses

Flat Types

- 1 Bed - 8 units
- 2 Bed - 10 units
- 3 Bed Duplex - 4 units
- 2/3 Bed - 6 units
- 3 Bed - 3 units
- 3/4 Bed - 4 units
- 4 Bed - 7 units
- Duplex Penthouses - 6 units

Total - 48 Units



Landscaping will aim to increase the biodiversity of the area.



Bedrooms will be located in the centres of the buildings.



Living rooms will be located at the ends of the buildings.

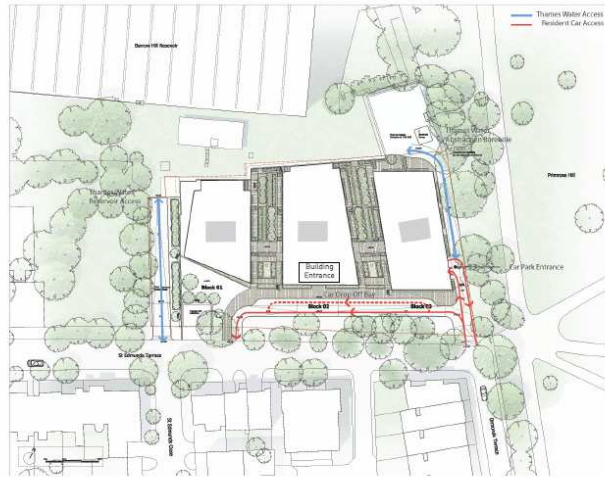


Main entrance located in central building with links to other buildings.

Squire and Partners

St. Edmunds Terrace, London, NW8

Car Parking and Access



Similar proposed underground parking facilities

- All residents parking will be on site, underground and out of view. No residents parking on the surrounding streets is proposed.
- All visitors parking will be on site.
- Access is required to be maintained for the Thames Water facilities.
- There will be an entrance and exit onto St Edmunds Terrace. The exit being furthest away from the corner of St Edmund's Terrace and Ormonde Terrace.
- The buildings will be easily accessible from St Edmund's Terrace and Primrose Hill park for pedestrians.
- Our traffic consultant has advised us that additional traffic movements generated from the development will not adversely impact the local road network.
- There is one parking space for each of the 48 units on site.
- 10% of the parking will be suitable for wheelchair users.
- There is additional on site visitor parking.
- There will be approximately 50 cycle spaces.

Sustainability and Landscaping

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

- On site renewable energy generation including: roof mounted photovoltaic panels to generate renewable electricity and a ground source heat pump system to provide heating and cooling.
- 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.



Green Roof and PVs at 1 Grafton Street, London.



Similar Proposed Landscaping

Within the site we aim to improve the desirability of the landscaping that is currently on the site.

- We propose to retain the majority of the existing mature trees on the site. The scheme will incorporate landscaped courtyards between each residential block and the planting will be selected to enhance the biodiversity of the site. This will be designed to compliment the neighbouring park.
- 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 design will also incorporate green roofs. An ecologist 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.



Landscaping at 199 Knightsbridge Courtyard



Water feature at 199 Knightsbridge Courtyard

Squire and Partners

St. Edmunds Terrace, London, NW8

Quality of Life During Construction



Unison Headquarters, Camden, 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.



Squire and Partners

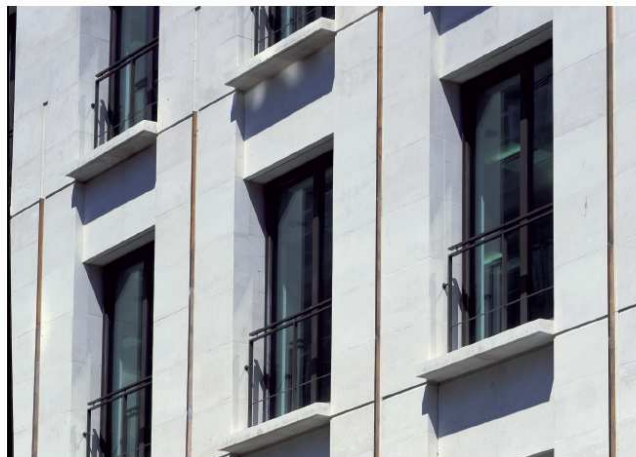
St. Edmunds Terrace, London, NW8

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.



4-6 Savile Row, London, by Squire and Partners

Squire and Partners

St. Edmunds Terrace, London, NW8

41 – 49 St Edmunds Terrace

September
2010

Questionnaire

Thank you for 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).

Name	
Organisation	
Address	
Telephone	
Email	

	Strongly Agree	Agree	Neutral	Disagree
I welcome the opportunity to comment on these proposals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The site should be used for residential purposes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking should be contained on the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
This scheme is an improvement on previous proposals	<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



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 V Feedback letter

This letter was sent to residents who attended the first exhibition and completed a questionnaire

«AddressBlock»

16th September 2010

«GreetingLine»

St Edmunds Terrace Public Exhibition

I write to thank you for taking the time to attend our recent exhibition and to complete the questionnaire. We were very interested to hear what people had to say and having analysed the responses we were pleased that the overwhelming majority of those who commented preferred Squire and Partner's design approach to that previously proposed. However, two issues were raised by a number of respondents:

1. A number of people felt that the two taller blocks were too high. We are now reviewing the design of the buildings to see if we can reduce them.
2. Concerns over the possible effects on traffic – we have commissioned further survey work and are working with our highways consultants to investigate this issue.

We intend to hold a follow-up exhibition in the next four to six weeks so that we can show you the results of the further work we are currently undertaking and the changes we propose to make. As at the first exhibition we will have members of our team on hand to answer questions and I hope you will be able to attend once again. We will be in touch shortly to let you know the date, time and location.

Yours sincerely

Matt Hawkins
Development Manager

Appendix VI Invitation letters to second public exhibition

1. Invitation letter to local residents and neighbours

15th October 2010

Dear Resident,

St Edmunds Terrace

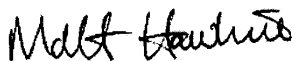
We held a public exhibition for local neighbours and residents on 3rd and 4th September 2010. At that exhibition we shared with you our aspirations for the site and the direction we were moving in.

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 Friday 29th October 2010 between 4.30pm and 7.30pm and Saturday 30th October 2010 at St Christina's School, 25 St Edmunds Terrace, on between 10.00am and 1.00pm (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 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

Encs

2. Invitation letter to local amenity societies

Ms D Munn
Chair of Elsworthy Residents Association
c/o 35 Elsworthy Road
London
NW3 3BT

14th October 2010

Dear Ms Munn,

St Edmunds Terrace

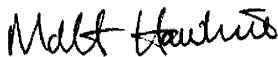
I am writing to you again in your capacity of Chairperson of the Elsworthy Residents Association. You will remember that we recently held an exhibition showing our plans for the site at 49 St Edmunds Terrace.

We welcomed a number of residents and have carefully considered 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 Friday 29th October 2010 between 4.30pm and 7.30pm and Saturday 30th October 2010 at St Christina's School, 25 St Edmunds Terrace, on between 10.00am and 1.00pm (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.

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Yours sincerely



Matt Hawkins
Development Manager

Encs

Appendix VII Exhibition boards 2nd Exhibition

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 comments 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 eastern end of St Edmund's Terrace. 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

St. Edmund's Terrace, London, NW8

Professional Team



Development Manager

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Great Peter Street



Abbey House



More London



199 Knightsbridge



Brook House



44 Dover Street

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Architect

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Web: www.squireandpartners.com

Squire and Partners

St. Edmund's Terrace, London, NW8

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 Site boundary.

The Site currently accommodates:

- A disused five storey apartment block with 8 flats.
- Two disused semi detached houses.
- Thames Water utilities and access.
- A disused Thames Water workshop facility.
- Ancillary car parking adjacent to Primrose Hill, which is visible from the park.
- A number of Thames Water pipes below the Site.



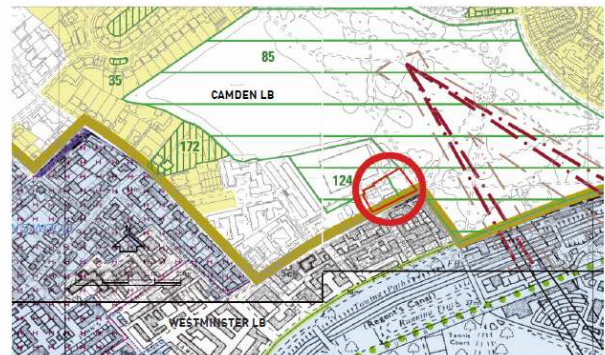
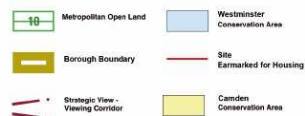
Photograph showing the vacant 1960s flats



Photograph showing the Thames Water utilities and disused Facilities Currently on Site

The Site is specifically identified in the council's Unitary Development Plan for residential development (Site no.36). It is also similarly identified in the emerging LDF.

Unitary Development Plan Key:



London Borough of Camden Unitary Development Plan with Site circled

Squire and Partners

St. Edmund's Terrace, London, NW8

Previous Schemes on the Site

2009 - CZWG Architects

- In 2009 Architects CZWG along with Turley Associates submitted a planning application.
- The scheme was refused by London Borough of Camden.
- The proposal consisted of two large residential blocks of 7 storeys.



2009 CZWG refused scheme



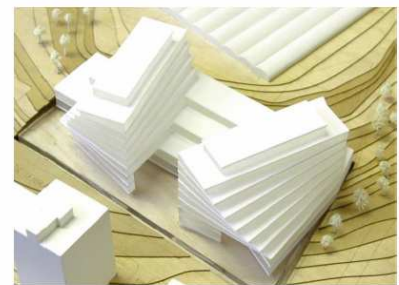
2009 CZWG refused scheme



2008 Make Scheme South Elevation

2008 - Make Architects

- In 2008 Architects Make produced an earlier scheme for the Site.
- The proposal consisted of two large residential blocks of 10 storeys
- The proposal was not submitted to planning.

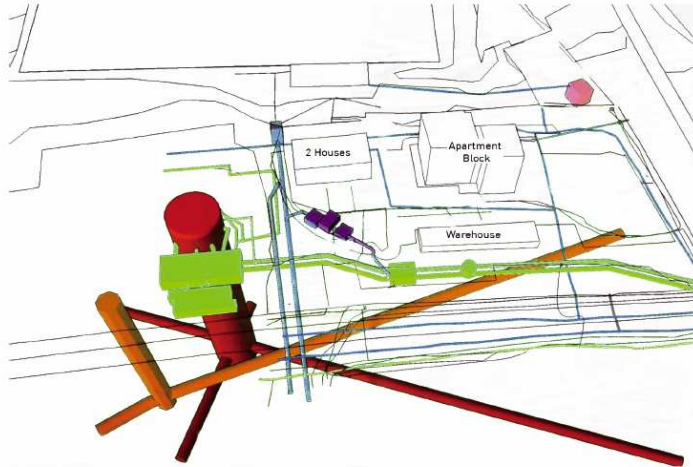


2008 Make Scheme

Squire and Partners

St. Edmund's Terrace, London, NW8

Development Considerations



Thames Water underground pipework diagram

Major factors that have influenced the approach taken to the design of the development are as follows:

- The views from Primrose Hill and also from both sides of St Edmund's Terrace, adjoining streets and beyond.
- Layout (grain) of surrounding properties.
- The location of utilities, particularly Thames Water pipe-work, under the ground (image left) and access requirements to and from the neighbouring reservoir.
- Locating all parking within the development Site.



Nine Storey Danes Court Opposite the Site



Ormonde Terrace Adjacent to the Site



Site Boundary



Thames Water pipes Site restrictions; The presence of pipe work presents a significant challenge.



Plot Widths of proposed buildings reflect the existing building widths.



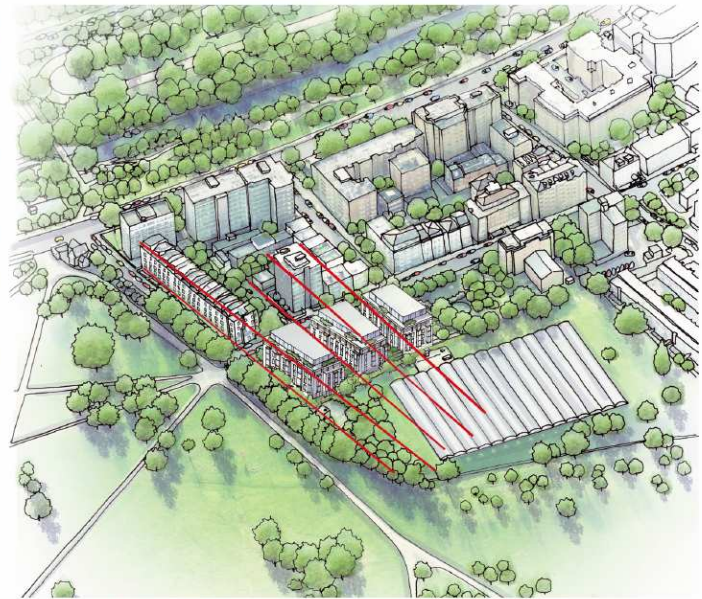
Building form will relate to the scale and massing of neighbouring buildings.

Squire and Partners

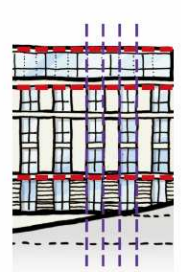
St. Edmund's Terrace, London, NW8

Design Considerations

- We carefully analysed the Site, surrounding buildings and context. The proposed design aims to respond and reflect the existing urban grain of the area.
- The proportion of the facades and windows will be developed to respond to the existing elevations on Ormonde Terrace.
- The nearby John Nash Regency Villas and Terraces have also heavily influenced the architectural language both in terms of window proportions and building hierarchy.
- The building closest to the park is sensitive to its context and relates its height and proportions to the neighbouring Ormonde Terrace.



Axonometric showing relationship with buildings opposite



Influential Facades in the area helping develop the design of the proposal

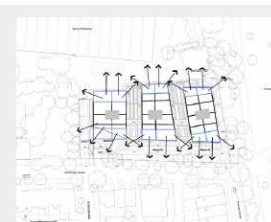
BAY STUDY & SKETCH TO BE UPDATED



Landscaping will aim to increase the biodiversity of the area.



Bedrooms will be located in the centres of the buildings.



Living rooms will be located at the ends of the buildings.



Main entrance located in central building with links to other buildings.

Squire and Partners

St. Edmund's Terrace, London, NW8

Scheme Proposal from Previous Public Meeting



Previous Perspective from St Edmund's Terrace

- The previously proposed development consisted of three residential blocks
- Block 01 was eight storeys, Block 02 nine storeys and Block 03, was five storeys.
- There was a strong relationship between the park and landscaping between the blocks.
- The buildings were to be well set back from St Edmund's Terrace and located behind the retained trees.
- The proportions of the buildings reflected the architectural language of the Regency terraces with a rusticated base, defined mid-course and set back top floors.



Previous Typical Floor Plan



Previous Front Elevation from St Edmunds Terrace



Previous East Elevation from Primrose Hill, reflecting the fenestration proportions of Ormonde Terrace

Squire and Partners

St. Edmund's Terrace, London, NW8

Revised Proposal

- The new scheme has three residential Blocks of six stories, and a two storey house to the west end of the Site.
- There will be approximately 38 apartments of varied sizes within the three Blocks.
- All apartments will have double aspect living rooms located at the ends of the buildings and side aspect bedrooms and bathrooms.
- Apartments will be designed to meet Lifetime Homes standards.
- The proposal retains the majority of the existing mature trees on the Site.
- 10% of the apartments will be wheelchair accessible.



Proposed Perspective from St Edmund's Terrace



Proposed Typical Floor Plan



Proposed Front Elevation from St Edmunds Terrace



Proposed East Elevation from Primrose Hill

Squire and Partners

St. Edmund's Terrace, London, NW8

Views from Primrose Hill



Previous Scheme: View from Primrose Hill



Revised Scheme: View from Primrose Hill

Squire and Partners

St. Edmund's Terrace, London, NW8

Images of the Revised Scheme



Bay Study of the Proposed Scheme



View of the Proposed Scheme as if standing on St Edmunds Terrace

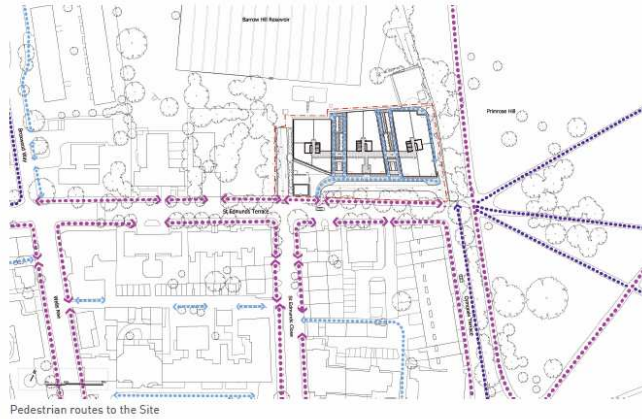


View of the Proposed Scheme from St Edmunds Terrace

Squire and Partners

St. Edmund's Terrace, London, NW8

Car Parking and Access



- Access will be maintained for the Thames Water facilities.
- The existing vehicular access on the south east corner of the Site will be retained to act as the main access to/from the basement car park. In addition a new exit only is proposed to cater for pick-ups/drop off and servicing activity.
- The buildings will be easily accessible from St Edmund's Terrace and Primrose Hill park for pedestrians.
- Cycle parking will be provided at or in excess of the council's minimum standard of one space per unit.
- Car parking will be provided at a ratio of one space per unit in accordance with the council's maximum car parking standards.
- 10% of the parking will be suitable for wheelchair users.
- All residents parking will be on Site, underground and out of view. The applicant will be entering into a legal agreement with the council to restrict any future residents of the Site from purchasing a residents parking permit.
- There will be no loss of existing designated on street resident's parking.
- Additional traffic movements generated by the development will have no material impact on the operation of the local road network.

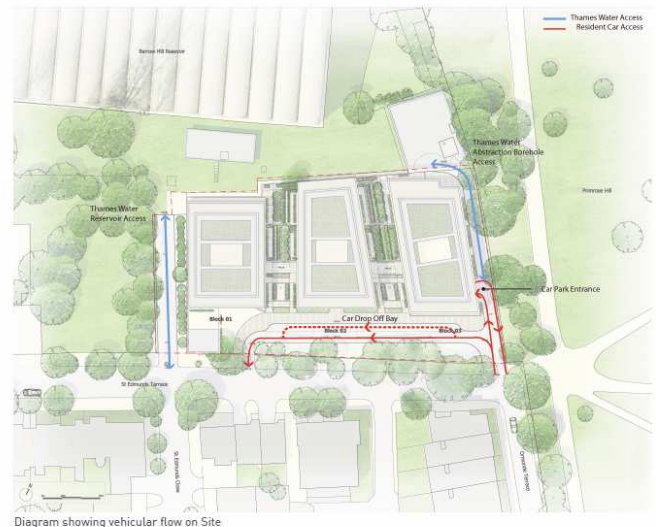


Diagram showing vehicular flow on Site

- In response to comments received at the previous exhibition, the applicant has held discussions with the Council's Highways Department and has agreed in-principle to provide a financial contribution to the Council to facilitate the introduction of highway / environmental improvements to the highway in the immediate vicinity of the Site. It is anticipated that these improvements will include the introduction of some double yellow lines in the vicinity of Primrose Hill to facilitate two-way movement in Ormonde Terrace at the weekend, for example, when waiting / parking restrictions are not currently in force.



Similar proposed underground parking facilities

Squire and Partners

St. Edmund's Terrace, London, NW8

Sustainability and Landscaping

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

- On Site renewable energy generation including: roof mounted photovoltaic panels to generate renewable electricity and a ground source heat pump system to provide heating and cooling.
- 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.



Green Roof and PVs at 1 Grafton Street, London.



Chelsea Flower Show proposal from the Landscape Consultants, SCAPE

Within the Site we aim to improve the desirability of the landscaping that is currently on the Site.

- We propose to retain the majority of the existing mature trees on the Site. The scheme will incorporate landscaped courtyards between each residential block and the planting will be selected to enhance the biodiversity of the Site. This will be designed to compliment the neighbouring park.
- 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 design will also incorporate green roofs. An ecologist 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.



Landscaping at 199 Knightsbridge Courtyard



Water feature at 199 Knightsbridge Courtyard

Squire and Partners

St. Edmund's Terrace, London, NW8

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.



Squire and Partners

St. Edmund's Terrace, London, NW8

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.



4-6 Savile Row, London, by Squire and Partners

Squire and Partners

St. Edmund's Terrace, London, NW8

41 – 49 St Edmunds Terrace

October 2010

Questionnaire

Thank you for 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 below).

Name	
Organisation	
Address	
Telephone	
Email	

	Strongly Agree	Agree	Neutral	Disagree
I welcome the opportunity to comment on these amended proposals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The changes made to the heights have improved the scheme	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The changes made to the design improves the scheme	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The continuing investigations into possible traffic improvements are welcomed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I support a mix of residential unit sizes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The initial landscaping proposals are likely to enhance the appearance of the site and the wider locality	<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



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: