

3. The Development

Background

- 3.1. As previously noted, development at the Site is partially in response to the Hawley Wharf Area Planning Framework. The area for the Planning Framework is shown in Figure 4. This illustrates that the Planning Framework Area is bounded by:
- Hawley Road to the north;
 - Kentish Town Road to the east;
 - The Regent's Canal to the south; and
 - Camden High Street and Castlehaven Road to the west.
- 3.2. Accordingly, the entire Site is captured by the Planning Framework Area.
- 3.3. The Framework identifies Hawley Wharf and its surrounds as a strategically important location in the northern part of Camden Town. This is on account of the area's valuable housing, employment and shopping uses, together with the canal frontage and proximity to other commercial facilities. However, the general area covered by the Planning Framework is considered to suffer from poor connections with other parts of the town centre and contains significant areas of under-used land of poor environmental quality. The area is therefore considered to contain a number of development opportunities. The fire of February 2008 which affected a significant part of the Draft Planning Framework Area (including the Canal Market and Hawley Arms) has provided a further impetus for redevelopment.
- 3.4. As noted earlier in this EIA Scoping Report, the evolving design of the Development has responded to (and will continue to respond to) a range of environmental constraints and considerations. Furthermore, the design has, and will, specifically seek to respond to the redevelopment aspirations outlined in the Hawley Wharf Area Draft Planning Framework. These are listed as follows:
- *"Making best use of development opportunities to significantly enhance the attractiveness and contribution of the area to Camden Town as a whole;*
 - *Building on town centre strengths and unique qualities;*
 - *Fostering a mix of appropriate town centre uses including retail, market retail, leisure uses, new homes (and affordable housing), access to work and training opportunities and creating new business space;*
 - *High quality design which responds to local character, heritage and the canal;*
 - *Ensuring new development meets the highest possible standards of sustainable design and construction;*
 - *Integrating activities and neighbourhoods and ensuring that new development delivers benefits to the local community by providing improved amenities that are accessible to local residents as well as visitors and tourists;*
 - *Creating safe and attractive streets, public spaces and new public realm; and*
 - *Making walking and cycling more attractive as part of a sustainable transport and movement pattern;*
 - *Ensuring that local residents and community groups can continue to be involved in shaping development in the area;*

- Numbers 1 to 6 Chalk Farm Road, which fronts onto Chalk Farm Road. Although these properties are not statutorily or locally listed, LBC recognise that they contribute to the character of the street;
 - Castlehaven Open Space to the west of the Site;
 - The LBC Borough wide Air Quality Management Area (AQMA);
 - Potential archaeological remains beneath the Site, specifically those associated with the Canal Side Archaeological Priority Area (APA), which extends to include the southern part of the Site;
 - Potential ground contamination beneath the Site;
 - Any potential sewers or below ground structures;
 - Potential groundwater resources beneath the Site;
 - The water quality of Regent's Canal, which is also noted as a Green Corridor and a Site of Metropolitan Interest (SMI) for Nature Conservation within LBC's UDP; and
 - Habitats and species associated with the Site.
- 2.14. It is important to note that early consideration of the above has already influenced the evolving design of the Development.
- 2.15. Whilst it will be appreciated that the impact assessments have not yet been completed for the Development, an indication of the likely significant effects upon the above receptors are provided within Sections 5 of this EIA Scoping Report.