

Addendum to the Statement of Community Involvement

Introduction

This report is an addendum to the Statement of Community Involvement, submitted in support of the Guinness Court planning application on 5th January 2009. It presents an overview of a public exhibition to present the submitted scheme to the local community.

Overview

The public consultation event was held at 25 St. Edmund's Terrace (St Christina's School) on Tuesday 20th January 2009. Invitations were circulated to a number of residents in the local area including adjoining owners, 2 weeks prior to the event. The event took the form of an exhibition, which ran from 18.00 – 21.00 with members of the design team on hand throughout the evening to listen to residents' concerns and answer queries. A copy of the consultation boards is contained in appendix A.

A number of comments were received on the proposals. Many local residents were pleased to see that the scheme had been amended in light of the feedback received in June 2008. Positive comments were received on the revised design, sustainability credentials and affordable housing elements of the proposal. The table below presents a brief summary of questions / comments raised during the exhibition along with clarifications / responses.

Question / Comment	Clarification / Response
Land Use	
Surprise that private purchasers would want to buy a private unit with social housing next door	The mixing of different tenures is encouraged through planning policy as it can encourage social-mixing. However, in the case of this application the two tenures will be split into different cores for easier management.
One resident questioned why a new nursing home is not being built.	The nursing home had become outdated and there was no longer any demand for it. The planning statement provides further information and justification in support of the change of land use.
Design	
One member of St. Stephens and Avenue Close (STAC) Residents' Association was concerned that a tree located on Broxwood Way will be affected by the development (There are two large trees close to the boundary with Broxwood Way).	This is not the case. Only 1 tree outside the boundary needs to be removed and this is a category R tree (remove for reasons of sound arboricultural management). This will be discussed in more detail with STAC prior to commencement of works.
General concern about noise owing to an increase in new residents and the fact that there will be a children's play area.	The provision of children's play space is encouraged through planning policy. Children will live in the development and a designated play space will help to ensure that play is carefully managed and safe. The Guinness Trust will consult with existing residents over details of the play space to ensure they are satisfied how it is managed. Noise from new residents is not thought to be a

Question / Comment	Clarification / Response
	significant problem given the continued residential use of the site, which is in keeping with the surrounding context.
Some STAC members feel that the site is being over developed.	This has been discussed with design and planning officers who support the proposed density and design. The planning statement provides further justification for the proposed density.
Concerns over the height of block A.	Block A is only approximately half a metre taller than the pitched roof of the former nursing home.
The footprint of Block A now extends to the site boundary. Some residents are concerned that they would suffer from over looking / loss of privacy.	The buildings are designed within the 18m guideline between habitable rooms prescribed through Camden Planning Guidance.
One attendee questioned why we are providing two buildings rather than one tall building.	This was discussed with the design and planning officers at the outset. It was decided that this would not be the optimal design solution because it would not address the mid-low level context of some surrounding buildings.
Residents in Avenue Close are concerned that they will lose Daylight and Sunlight owing to the height of the buildings.	Some residents of Avenue Close will actually benefit from an increase in sunlight / daylight with the removal of the horse-shoe configuration of the current buildings, creating a visual link between north and south. Any loss of sunlight / daylight for other windows on Avenue Close is within the BRE guideline amounts.
A resident of 28b St Edmund's Terrace raised concern over the location of car club bays adjacent to the rear of his property.	<p>The car club spaces are encouraged through planning policy. The Guinness Trust would be happy to pay for the spaces to be delivered off-site and the current proposed spaces could be replaced with landscaping.</p> <p>However, if it is necessary to provide the spaces on-site then they will have to remain in their current location to ensure adequate surface car parking space for residents and visitors.</p>
Construction and Traffic	
Some residents in Barrie House and Avenue Close were concerned that the development does not have an adequate number of parking spaces for the number of units proposed and that new residents may end up parking on Broxwood Way or increase parking stress on St Edmund's Terrace.	<p>Broxwood Way is a private road and as such parking should be privately enforced.</p> <p>The development will be car capped, enforced through a legal agreement with the Council. A car-capped development means that no on-street permits will be issued to new residents and the Guinness Trust will need to make sure that new residents are made aware that they can not obtain permits.</p>
Concerns over traffic impact generally There are two other major schemes planned	The transport statement submitted in support of the application does not consider the modest uplift in residential units will place a strain on

Question / Comment	Clarification / Response
locally and some residents are concerned about the cumulative traffic impact on the local area	<p>local roads. The applicant is also encouraging sustainable travel through measures such as cycle parking for every unit and car club spaces.</p> <p>The two other applications in the local area represent a modest uplift in the number of residential units. The transport consultant has advised that the cumulative impact of the 3 schemes will be negligible.</p>
Concerns over construction traffic and associated problems such as dust	This will be dealt with through the construction process. The appointed contractor will be under obligation to ensure that the construction process is carefully managed.
Refuse and Waste	
<p>Position of waste/refuse area (particularly residents at 26 and 27 St Edmunds Terrace). A list of the key concerns is summarised below:</p> <ol style="list-style-type: none"> 1. The bin store would result in loss of access to the back of no. 26 St Edmund's Terrace for repairs and maintenance. 2. Access to the boiler vent on the rear wall of 26 St Edmund's Terrace could be blocked. 3. May result in the removal of 3 trees behind no.26 that the resident believes could result in settlement and subsidence issues. 4. Perceived vermin and environmental waste issues 	<p>The design team is re-evaluating this option and has suggested a meeting with officers to discuss the issue in more detail.</p> <p>If there are not alternative locations, it should be noted that the refuse and waste store will be managed by an on-site caretaker who will ensure that rubbish is carefully stored in the central area. The central store will also be ventilated, have a green roof and cleaned to avoid any waste problems. Furthermore, rubbish will be disposed of twice a week to ensure there is no accumulation.</p> <p>The current location has also been decided in consultation with refuse and waste officers at the Council who are happy with the proposed location.</p> <p>The trees referred to in point 4 are category C trees considered to be low quality and value. They are located on the Guinness Court site.</p>
Drainage issues	We believe that the current drainage system is capable of dealing with the proposed number of units. However, the project team is contacting Thames Water to see if they have any comments on the proposal.
Miscellaneous	
Question as to when construction would commence	Construction is expected to commence in 2009 and completed by 2011.
Queries over phasing and where the existing tenants will be located during construction	The development is intended to be constructed over 2 years in two phases. Phase 1 comprises the erection of Block A on the site of the care home and will be developed over 1 year. Phase 2 will include the clearance of the remainder of

Question / Comment	Clarification / Response
	<p>the site and the erection of Block B and will also take a year. Further details are shown on the phasing plan which accompanies this application.</p> <p>The phasing has been carefully coordinated to ensure that most of the existing residents can be moved into the newly constructed Block A from their existing flats. This will allow the existing block to be vacated and then demolished and a new block (Block B) built. Having consulted with existing residents it was agreed that this would be the preferred phasing methodology. It is likely that a minority of residents may need to be located off-site during the construction process.</p>
<p>Concern from STAC that Guinness Court should be removing Japanese Knotweed.</p>	<p>The Guinness Trust will remove Japanese knotweed on the Guinness Court site as part of the re-development.</p>
<p>Party wall / boundary wall matters. Some members of the St Stephens and Avenue Close Residents' Association have claimed that there needs to be a metre separation distance between the boundary of the site and the building line.</p> <p>This applies to the boundary between Broxwood Way and the boundary of the Guinness Court site. It may also apply to the south-western boundary with the bin store and the rear of 26 St Edmund's Terrace.</p>	<p>This is a legal issue and the Guinness Trust is currently seeking further advice.</p>

The Vision

We aim to create a neighbourhood to be proud of with high quality sustainable homes providing a mix of private and social housing. The development will respond to the constraints and opportunities of the setting and contribute to the character of the local area.

The Guinness Trust

The Guinness Trust has been providing good quality, affordable homes for over 100 years. Currently the Guinness Trust provides accommodation for more than 100,000 people in over 50,000 homes across the country with services provided by more than 2000 staff.

The Guinness Trust has a strong track record of working in partnership with residents, local councils, developers and other agencies to help create thriving communities where people want to live.

The Guinness Trust has had an involvement with Guinness Court since the 1930s and has been providing affordable housing and care home accommodation on the site since this time.

Current State of Site and Buildings

The care home has already been demolished. The existing flats on the site are in need of replacement.



Guinness Court (prior to demolition of care home)



Feedback received from June consultation

Concern raised	How we have changed the scheme	
The height and bulk on Broxwood Way were inappropriate to the surrounding buildings	<ul style="list-style-type: none"> The height of Block A has been reduced by one full storey The penthouse on Block A is significantly set back Lightweight materials are used to reduce visual impact 	A
Building line was too far forward on St Edmund's Terrace and Broxwood Way	The St Edmund's Terrace elevation of Block A has been pulled back 13 metres to ensure consistency with the St Edmund's Terrace building line	B
The proposal did not have a residential character	The design has changed significantly. Brick is now proposed to reflect materials in the local area	C
Complicated and inappropriate materials were proposed	Different coloured brick is used for lower storeys and glass for upper storeys. The overall effect is to provide a simpler design which compliments surrounding properties.	D
Affect on amenity of neighbouring properties in terms of loss of light and privacy	<ul style="list-style-type: none"> The kinked arm of Block B has been omitted which opens up views between north and south The frontage of Block A been narrowed and reduced in height by 1 storey which has improved the shape The supporting sunlight / daylight assessment concludes that the development complies with BRE guidelines 	E
<ul style="list-style-type: none"> Potential noise and dust from construction Risk to children's safety Potential damage to Broxwood Way 	The construction process will be carefully managed and will need to demonstrate health and safety credentials. The selected contractor will be part of the Considerate Contractors Scheme.	
Extra noise from new residents	Noise from new residents will not be a significant problem given the continued residential use of the site, which is in keeping with the surrounding area.	
Traffic and transport impact on the local area	Access on to the site will be as existing. A transport assessment is submitted in support of the planning application which concludes that the transport impact of the new development will not be significant due to the modest uplift in the number of residential units. Sustainable travel is also encouraged through a Green Travel Plan.	

June 2008 scheme (89 units)



Current Scheme (73 units)



View From St Edmund's Terrace (e.g. 26A to 26C St.Edmund's Terrace)

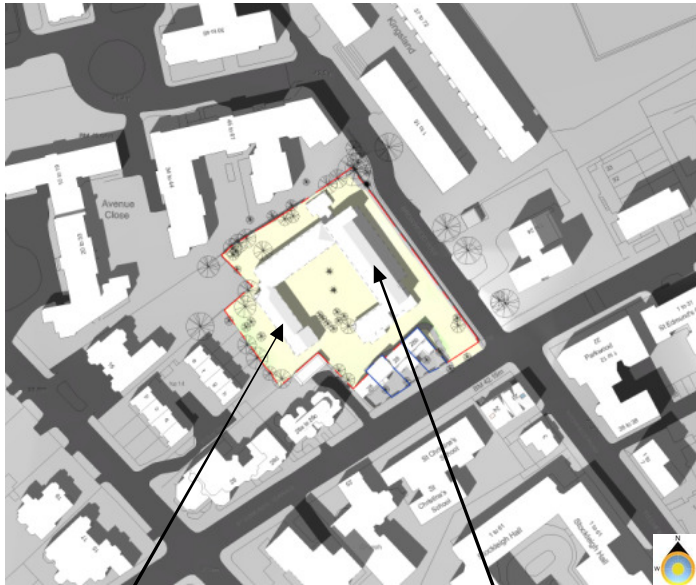


June 2008 scheme (89 units)



Current Scheme (73 units)

Existing (prior to demolition of care home)



Existing Flats

Care home (now demolished)

Proposed (Block A and B)



Block B

Block A

The site

The site is surrounded on all sides by residential properties. We consider it important to maintain the privacy of neighbouring properties and not to have an impact on daylight, sunlight, space and overlooking. We have designed the proposed building to have the minimum impact on neighbouring buildings .



Existing (care home + flats)



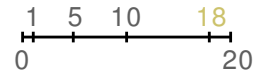
Phase 1 (flats + Block A)



Phase 2 (Block A + Block B)

These drawings show the stages of how we plan to develop the site. Block A will be constructed first and then the tenants in the existing flats will move into these new flats. The existing flats will then be demolished and Block B will be built.

The Proposal (Ground Floor)



Entrance points →

Car Park

Covered Refuse store

Access to underground car parking

The proposal consists of two blocks; A and B, with a central courtyard.

- Block A fronts on to Broxwood Way, with a side elevation facing St. Edmund's Terrace.
- Block B is located to the west.
- Cars access the site from St. Edmund's Terrace. Parking spaces are located to the south of the site and also at basement level. Block A features two car lifts to give cars access to the basement.
- Cycle storage is located at the entrance of each core.

The Proposal



73 Flats comprising :

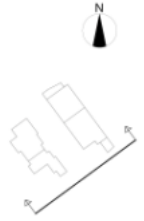
- *36 private flats, 37 social rented flats*
37 x 1 bedroom flats, 20 x 2-bedroom flats, 9 x 3 bedroom flats, 7 x 4 bedroom flats

All flats are :

- Sustainable
- Accessible
- Build to Lifetime homes standards
- 20 underground car parking spaces and 10 surface spaces, including 6 spaces for people with disabilities
- 81 cycle parking spaces to encourage sustainable travel
- New open space set around an attractive central courtyard including children's play area 2 to 12 year old, private gardens and balconies

The Proposal in Elevation

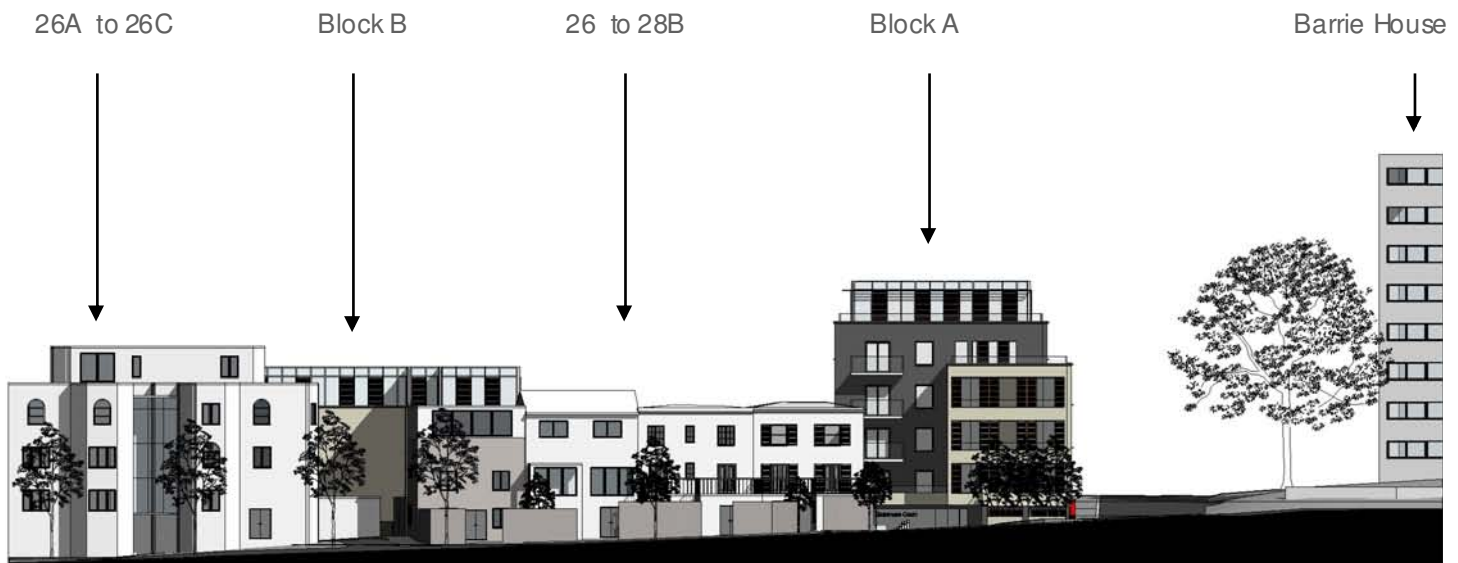
From St Edmund's Terrace (e.g. 26A to 26C St. Edmund's Terrace)



Guinness Court (prior to demolition of care home)

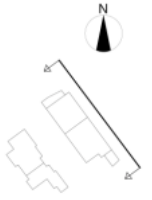


Proposed

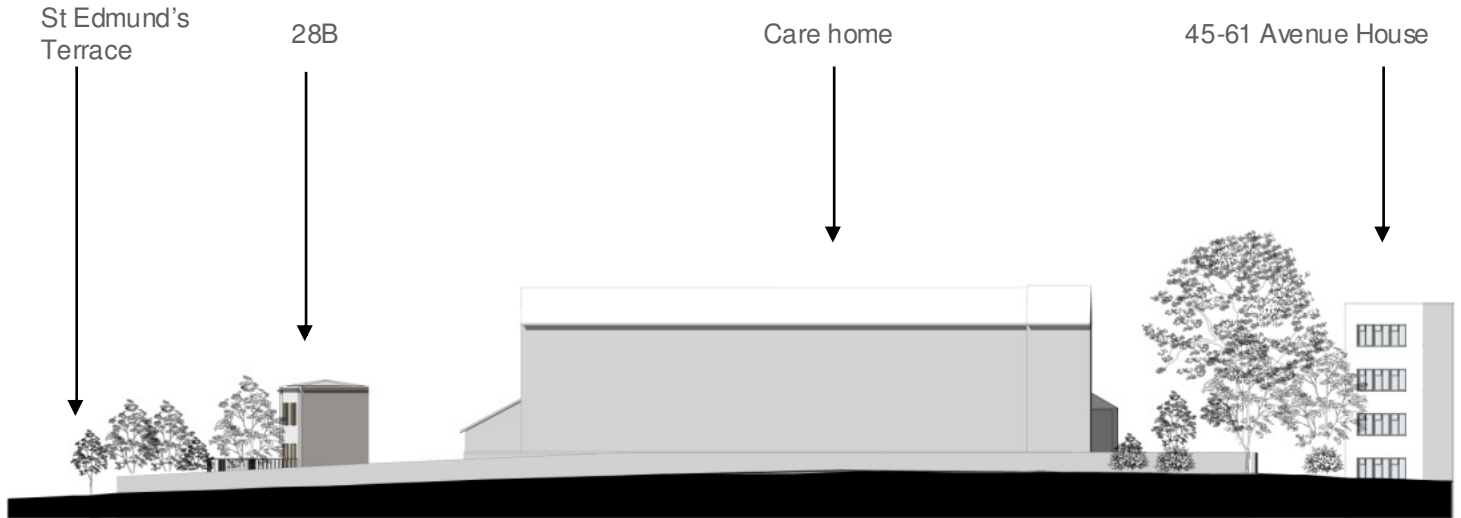


The Proposal in Elevation

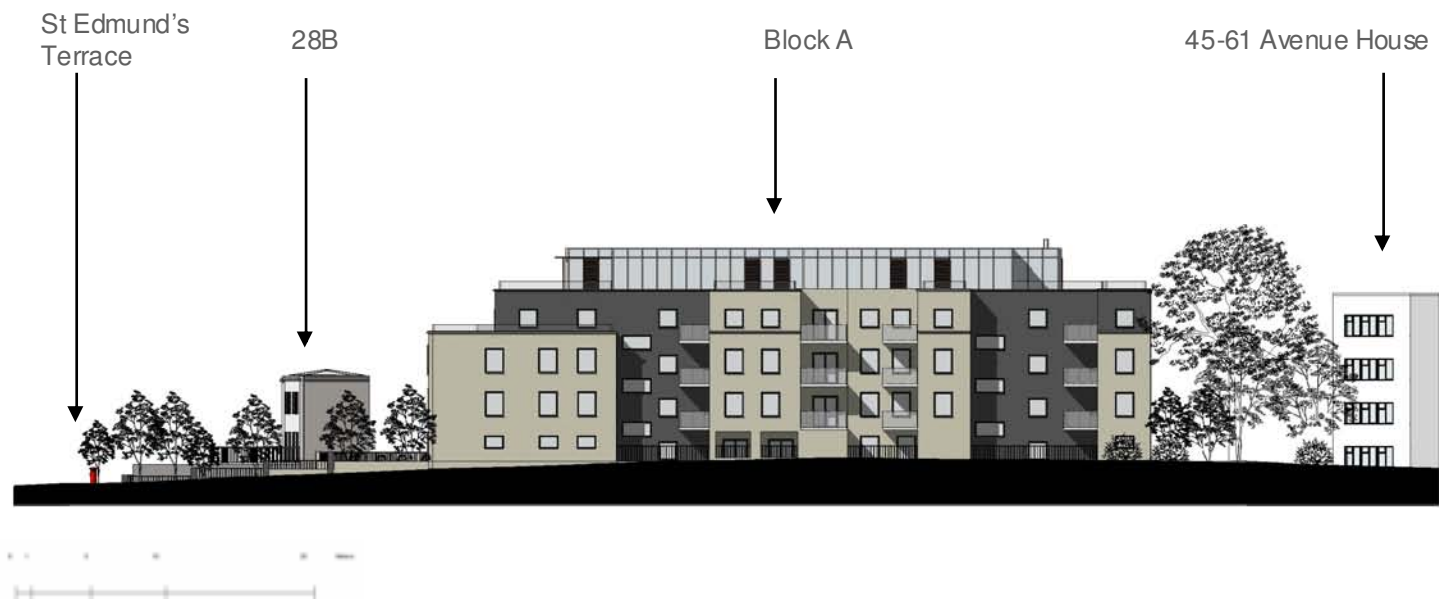
From Broxwood Way (Kingsland and Barrie House)



Guinness Court (prior to demolition of care home)

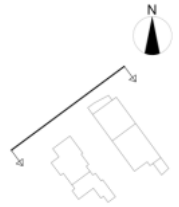


Proposed

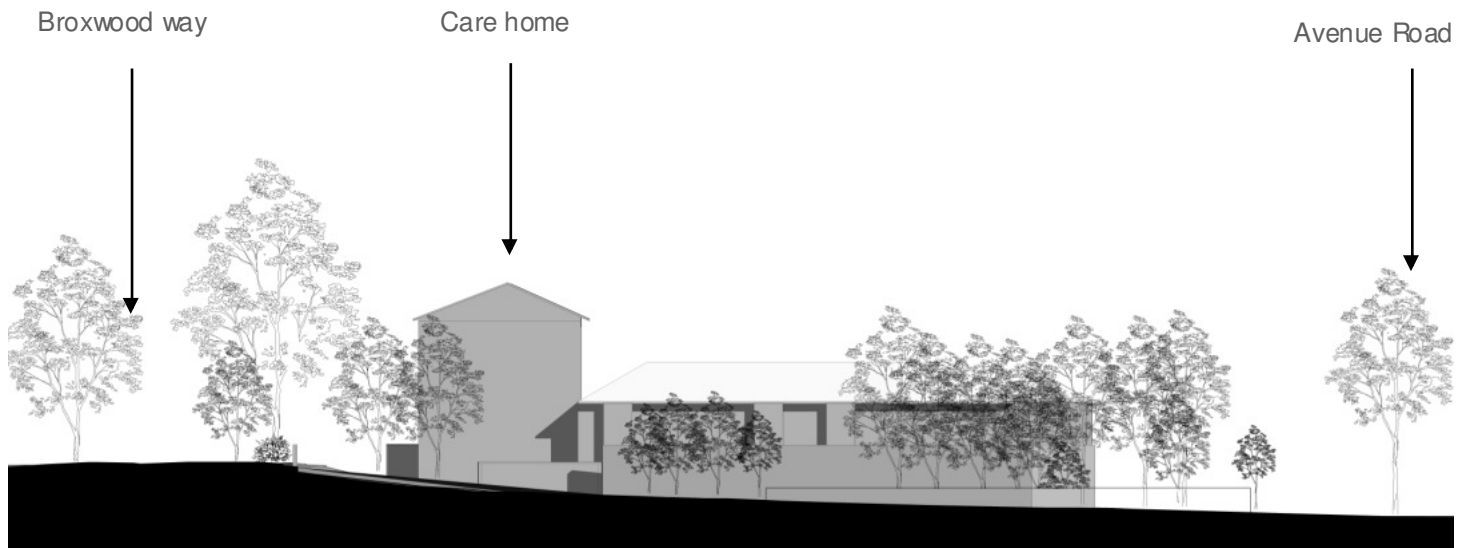


The Proposal in Elevation

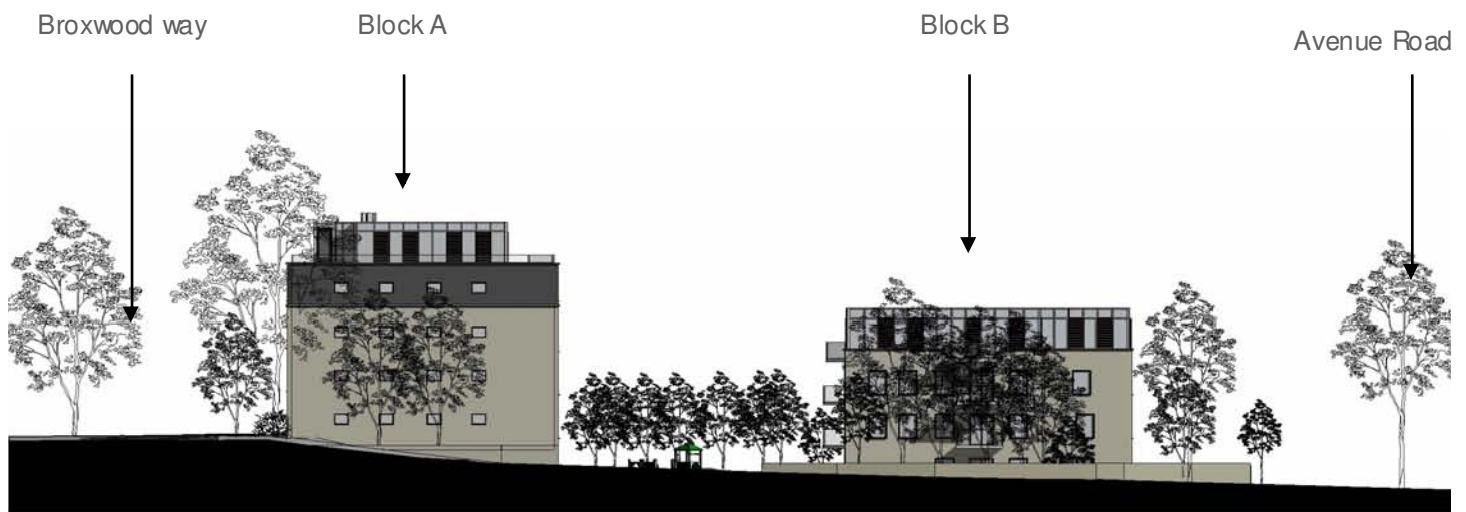
From The Northern Boundary (34-61 Avenue Close)



Guinness Court (prior to demolition of care home)

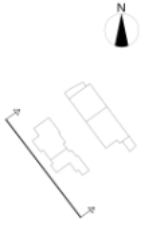


Proposed

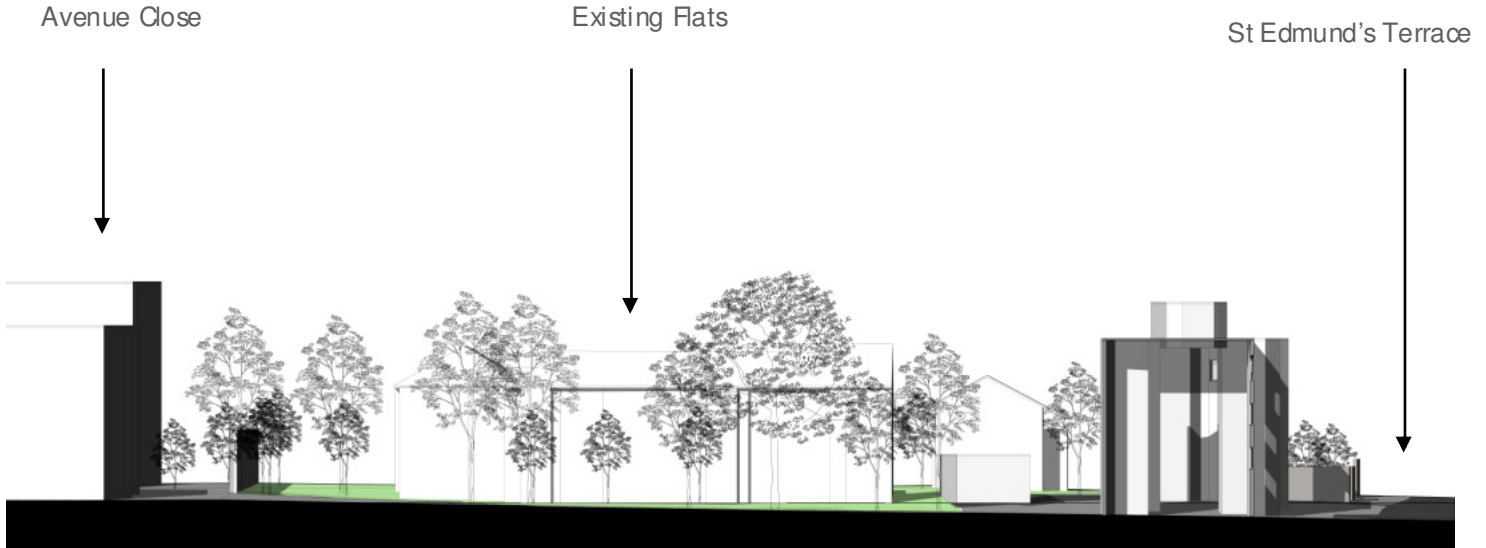


The Proposal in Elevation

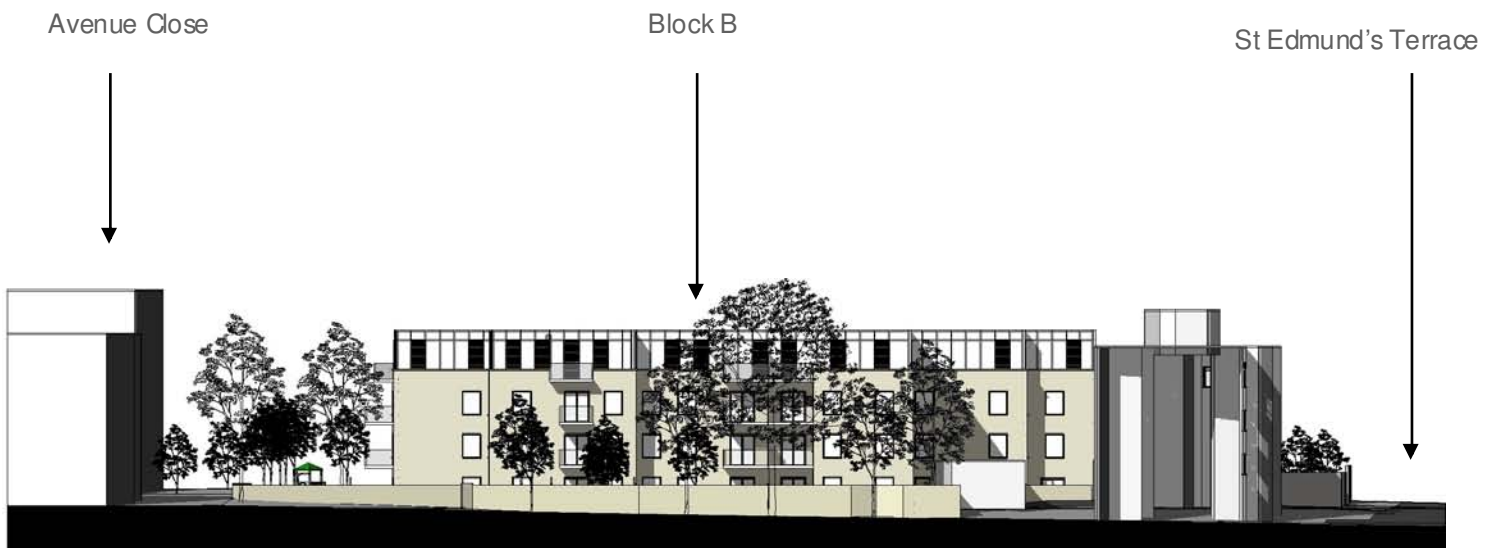
From the Western Boundary (Back garden of Avenue Road)



Guinness Court (prior to demolition of care home)



Proposed



Artistic Impressions



View from the northern end of Broxwood Way. The buildings in the foreground are the flats on Avenue Close (on the right) and the Kingsland flats (on the left).



From
Broxwood Way
(North)



View from St. Edmund's Terrace looking West from in front of Barrie House.



From
St Edmund's Terrace
(East)

Artistic Impressions



View from Titchfield Road, looking North into Broxwood Way.



From
Titchfield Road
(South)



View from St. Edmund's Terrace, looking east towards Barrie House.



From
St Edmunds Terrace
(West)

Materials

below are examples of the types of material that we will be using in the Guinness Court development



State blue smooth /blue
brindle smooth Brick



London Stock
Brick



Natural red louro timber
shutters



Thermally broken curtain
walling transparent glass panel



Advantages of the proposed scheme

- Highly sustainable housing using solar collectors to provide hot water and Combined Heat and Power plant to generate electricity
- All homes will meet Code for Sustainable Homes Level 3
- Replacement of existing housing with high quality modern housing designed to Lifetime Homes Standards
- 50% affordable housing in an area of Camden where it is greatly needed by the council
- Sustainable transport including 2 spaces for local car club and 81 cycle parking spaces for every resident
- More amenity space for residents including a new north-south link
- Children's play space for 2-12 year olds

How to Comment

The proposals can be viewed in hard copy at Camden Town Hall or online at :

www.camden.gov.uk/planning

Comments can be made in writing to:

Bethany Arbery
London Borough of Camden
5th Floor, Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Michael Lyon
Guinness Trust
Gate House Fretherne Road
Welwyn Garden City
Herts
AL8 6NS

Or

Online at: www.camden.gov.uk/planning

If you want to discuss the application further please contact Andy Watson
on 020 7812 8373

Guinness Court

St. Edmund's Terrace

Consultation Event

20 / 01 / 09

7pm to 8.45pm