

102

# Camley Street, London N1C 4PF

## Statement of Community Involvement

June 2014



REGENT RENEWAL LTD

YOUR  
SHOUT

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## **1. Introduction**

This Community Involvement Report has been compiled by specialist community consultation group Your Shout, part of Indigo Public Affairs Ltd, on behalf of Regent Renewal Ltd, (hereafter referred to as 'the Applicant'). This report supports the application for full planning permission for the proposed redevelopment of the Marigold Foods site at 102 Camley Street, N1C 4PF.

This report details the public consultation the applicant has undertaken in order to inform the evolution of the proposals. Consultation has been carried out in accordance with national and regional policies, as set out at the end of this report and meets the requirements of the London Borough of Camden Council's Statement of Community Involvement (adopted July 2011).

Your Shout has also signed up to the Consultation Institute Charter, which sets out the best-practice principles for consultation. A copy of the charter can be found at [www.consultationinstitute.org](http://www.consultationinstitute.org).

The key aims of the pre-application stage of public consultation, which this report documents, were:

- To inform local residents, businesses, councillors and other stakeholders about the regeneration aspirations for the site.
- To gain a full understanding of local views of the proposals, engage with the local and wider community throughout the design development stage, and use these views to identify concerns and opportunities, and where possible inform the evolving final proposals.
- To demonstrate how the applicant has responded to the issues raised by the community and stakeholders and identify how changes have been made to the proposals.
- In addition, this report demonstrates the applicant's continued commitment towards consultation and engagement throughout the statutory planning process.

## **2. Summary of the proposed application**

### **History of the site**

The site is located on Camley Street, immediately to the north west and north of Kings Cross and St Pancras stations respectively. The site is irregular in shape and is bound by Camley Street to the west, 104 Camley Street to the north (Hewlett Packard office and warehouse), Network Rail and CTRL railway lines to the east and Regent's Canal to the south. The site covers an area of approximately 0.25 hectares.

The application site comprises a warehouse building (Class B8), which comprises approximately 1,008 sqm and was most recently occupied by Marigold Health Foods as a storage and distribution centre. Marigold surrendered their short term lease and the company has relocated to new larger custom-built premises in Tottenham in which to expand their future operations.

### **Details regarding the proposed application**

The Applicant is proposing to demolish the current building and replace it with a building of ground plus 11 stories providing 154 new homes and over 1,600 sq.m of flexible commercial space for small and medium sized businesses. The development will be car and permit free, expect for the provision of 2 on-site disabled parking spaces.

When devising the proposals, consideration was given to the design of the adjacent Camley Street Gateway Sites which include the new development at 103 Camley Street which is nearly completed, and the forthcoming proposals for the redevelopment of 101 Camley Street, as well as the wider Kings Cross regeneration to the east of the site.

The commercial accommodation will provide modern light canal side space for small to medium sized businesses in flexible units ranging between 300 and 3000 square feet located at tow path, street and mezzanine levels. The commercial accommodation will represent an increase of over 50% compared to the current provision. The development is expected to support up to 300 jobs, a significant increase from the previous number at 20.

Along with the increase of jobs on site, the developer intends to make financial contributions towards the provision of local schools, health and community facilities, in addition to delivering pedestrian and cycle improvements through the site (including the provision of a new cycle ramp to tow path level), widening the Regent's Canal towpath and improvements to public open space and public realm in the vicinity of the development.

The proposed scheme is for a high quality modern development using contextual materials on a different colour tone but with a similar palette to 103 Camley Street. The scheme is designed to maximise the views outwards from the building towards Kings Cross, St Pancras and Camden Town. All residential units comply with or exceed the Mayor of London's Housing Design standards.

The development will be compliant with Code for Sustainable Homes Level 4 and will contain a number of sustainable elements including photovoltaics, ground source heat pumps, combined heat and power, future proof connections for any future District Heating system, recycled rainwater, new trees and planting. In addition large areas of the site will be publically accessible.

The proposal will provide a new cycle ramp between Camley Street and the Regents Canal towpath plus new pedestrian links from the eastern side of Camley Street with the canal. The towpath will be more than doubled in width with a planted resting area provided overlooking the canal. The towpath and beneath adjacent bridges will be lit as part of the planned improvements to the urban realm to enhance links with Kings Cross and Camden Town.

The proposed development sets back from Camley Street to provide public amenity space accessible to all. The publicly accessible amenity space on Camley Street and tow path level represents 50% of the site area. Facing south and west, the courtyard will benefit from direct sunlight from mid-day and mid-afternoon onwards.

The scheme will include CCTV to the canal and street frontage and all publicly accessible areas. The property will have concierge and on-site security. The development integrates Secure by Design principles in conjunction with Metropolitan Police best practice. In addition lighting will be provided underneath the bridge and soffit of the development to improve perceptions of safety to the Regents Canal tow path.

The scheme will interlink with the improvements to public accessibility including disabled access as well as a park setting between the Regents Canal and Granary Street linking to the townscape and landscape improvements provided to 101 and 103 Camley Street.

### **Affordable housing**

Approximately 154 homes will be created at 102 Camley Street which will include 25% affordable housing alongside market sale units. The applicant is fully committed to delivering affordable homes for Camden, in line with London Borough of Camden's policy requirements. The affordable housing will be indistinguishable from the private housing. The different tenures will have different entrances for management purposes.

### **3. The consultation process**

The consultation process for this scheme meets the requirements of the council's Statement of Community Involvement, and other consultation guidelines. Specifically, we have:

- Made sure the consultation takes place as early as possible in the design development process, and is therefore "front-loaded".
- Conducted appropriate engagement that fits the community's needs.
- Conducted an accessible and visible exhibition.
- Used Plain English and adequate response mechanisms.
- Analysed the results from the consultation objectively.
- Publicised collective responses, with due regard to the Data Protection Act.
- Summarised how these responses have affected the proposals.

#### **Pre-application discussions with councillors**

During the pre-application phase, we contacted local councillors, being mindful of the Council's own protocols about contacting councillors, particularly ward members, cabinet members, those who are members of the development control committee. We held briefing sessions on the proposals and in advance of the first public exhibition on 6<sup>th</sup> March 2014 with two of the ward members. A further briefing session was held with two ward members on 9<sup>th</sup> June 2014 to update them on the proposals prior to the second public exhibition being held on 10<sup>th</sup> June.

#### **Pre-application discussions with individuals and groups**

Before the main public consultation, we identified the community groups and other key stakeholders in the area of the application site, and built up a list of Stakeholders. We contacted several individuals and community groups to offer further information and to make them aware that we are happy to meet with them.

The groups and individuals we contacted to offer a meeting and invite to the public exhibition include:

- **Camley Street Neighbourhood Forum**
- **Elm Village Tenants & Residents Association**
- **Somers Town Tenants Association**
- **Camden Civic Society**
- **Camden History Society**
- **Camley Street Natural Park**
- **Canal and River Trust**
- **Central and North West London NHS Trust**
- **Friends of Regents Canal**
- **St Pancras Cruising Club**
- **St Pancras Community Association**
- **Somers Town Community Association**
- **Frank Barnes School for Deaf Children**

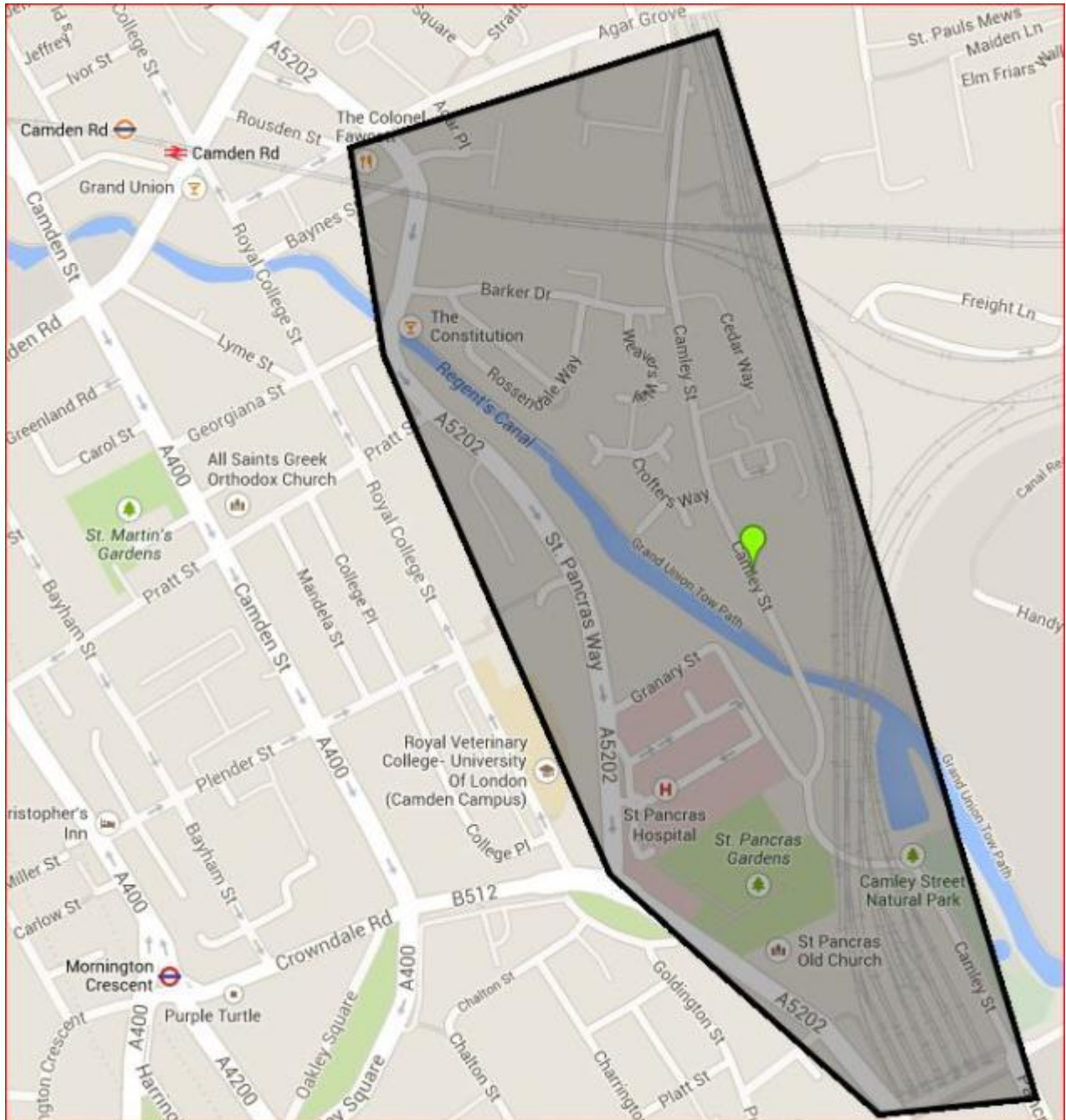
We have met the Camley Street Neighbourhood Forum on a number of occasions to discuss the proposals and the Applicant is happy to continue the open dialogue with them.

We have also held meetings with the Canal and River Trust, UCL, Urbanest and other key stakeholders. We will continue to maintain contact with these individuals and groups as the planning application progresses and are happy to meet any group or representative during the consultation process.

### **Publicising the consultation for 102 Camley Street**

We publicised both consultation events to the local community by distributing a leaflet for the first exhibition and a letter for the second exhibition, which is attached as Appendix 1. The objective was to invite the local community to the public exhibitions, to communicate information about the scheme, and to seek feedback from those not able to attend the public exhibitions.

We hand-delivered over 1800 copies of the leaflet for the first exhibition and over 1800 letters for the second exhibition to residents and businesses in the local area well in advance of the public exhibitions. The leaflet was hand-delivered to all homes in the area highlighted in the shaded area in the map below:



The leaflets were delivered by our in-house team to ensure correct delivery.

In addition, the leaflet and letter was issued to all those on our stakeholder matrix with a personalised invite to the exhibition. This included all local resident groups listed in Section 3,



the constituency MP, the local GLA member, members of the Development Control Committee and Camden ward councillors for the St Pancras and Somers Town ward.

During both exhibitions, a comment card was also available for those who wished to comment on the proposals. A copy of the comment cards is attached as Appendix 2.

### **Consultation**

Two public exhibitions took place at Frank Barnes School for Deaf Children which is located adjacent to the 103 Street site at Elm Village to talk residents and businesses through the proposals.

#### **First Public exhibition 6 March 2014**

The first exhibition was held on Thursday 6 March between 4pm and 8pm in conjunction with the exhibition proposals for 101 Camley Street. The exhibition was staffed by Your Shout, Glenn Howells Architects and DP9. Attendees were asked to sign in and were directed to view the exhibition and raise questions as necessary.

The time and date of the exhibition were chosen to encourage the maximum number of people, including traditionally excluded groups, to attend the exhibition. We ensured the exhibition dates did not fall on any locally observed religious or other festivals.

The venue was accessible to people with limited mobility.

Signage was placed at the entrance of the exhibition so people knew where to find it. Details of the proposed scheme for the site were contained in 8 exhibition panels. Copies of the exhibition panels are attached as Appendix 3.

By working together with the development team for the proposed development at 101 Camley Street, it was identified that environmental and access benefits for the local community could be maximised. Exhibition boards outlining the proposals for 101 Camley Street were therefore displayed in a separate part of the room, where members of this project team talked members of the public through the proposals.

A model of the proposed developments at 101 and 102 Camley Street in context with other local buildings was displayed throughout the exhibition.



Members of the project team for the development at 102 Camley Street, were present to take people through the proposals and answer any questions they had. Visitors were encouraged to sign in and leave their comments on the proposals. 38 people attended the exhibition, although one attendee did not sign into the exhibition.



The Chair and Secretary of the Camley Street Neighbourhood Forum attended the exhibition representing both the Neighbourhood Forum and the Elm Village Tenants and Residents Association.

A project website was set up following the exhibition displaying copies of the exhibition boards. The Camley Street Neighbourhood Forum forwarded details of this website to their wider membership. The website can be found at <http://camleystreetgateway.co.uk/>

5 attendees completed comment cards. However, the majority of attendees said they would prefer to send feedback in at a later date, and took freepost return comment cards away with them.

A further 3 comment cards received by freepost following the exhibition.

Copies of the exhibition boards with a link to the project website were sent to 8 individuals who were not able to attend the exhibition or who had requested copies be sent to them.

Verbal feedback at the exhibition was wide ranging, but with a general appreciation for being talked through the proposals and a general support for the plans and redevelopment of the site.

#### **Second Public Exhibition 10 June 2014**

The second exhibition was held between 4pm and 7pm in the school hall and was followed by a question and answer session between 7pm and 8pm to show local residents the detailed plans for the site, including what had changed since the exhibition in March 2014.

Once again, the exhibition was staffed by Your Shout, Glenn Howells Architects and DP9. Attendees were asked to sign in and were directed to view the exhibition and raise questions as necessary.

The venue was accessible to people with limited mobility.

Signage was placed at the entrance of the exhibition so people knew where to find it. Details of the proposed scheme for the site were contained in 10 exhibition panels. Copies of the exhibition panels are attached as Appendix 4. The model was also on display.

15 people attended the exhibition and 5 people attended the question and answer session. Four attendees completed comment cards which outlines some issues in relation cycling safety during construction and the impact of the boats moored nearby.

We shall continue to engage with local stakeholders and where appropriate meet with them to provide an update on plans for the site.



The Chair and Secretary of the Camley Street Neighbourhood Forum attended the exhibition representing both the Neighbourhood Forum and the Elm Village Tenants and Residents Association. At the end of the Public Exhibition a Q and A session was held with those local residents and businesses that chose to engage. The Q and A session was also attended by a representative from the Council Planning Department in an observer capacity.

### **Using appropriate response channels**

We had, and continue to maintain, several response mechanisms for local community and stakeholders to give their feedback and comments about the scheme, including:

1. A freephone telephone hotline, staffed during office hours (0800 458 6976)
2. A freepost address
3. A bespoke email address [camleystreet@yourshout.org](mailto:camleystreet@yourshout.org)
4. Members of the development team were on hand during the exhibition to answer detailed questions. Team members wore badges to identify them from consultees

The comment card contained a “data protection line” informing respondents that their comments may be publicised in this Statement of Community Involvement Report. The line also warns consultees that by giving us their email address, they are opting into receiving periodic updates by email. The data protection line was as follows:

“Data will be held by Your Shout and Regent Renewal Ltd and your comments, name and address, details may be given to Camden Council. By giving us your comments, name, address or email address, you authorize us to send periodic updates.”

### **Quantitative and qualitative response mechanisms**

- The consultation included questions which allowed us to assess the response in a quantitative (numerical) way.
- This qualitative response was gathered from listening to individuals and groups in meetings, on the freephone hotline, and at the public exhibition.
- The leaflet asked for written comments about the scheme, and the email and SMS text service also gave an opportunity for people to send in written comments.
- The quantitative and qualitative comments have been recorded and analysed objectively by team members from Your Shout.

### **Feeding-back to participants and the wider community, and opportunities for continuing involvement**

One of the prime objectives of this Statement of Community Involvement is to help record individual and collective responses to the proposals and how these responses have affected our proposals.

This Report has been made available, alongside other planning documents, as part of the planning submission to the London Borough of Camden.

The freephone, freepost and tailored email address will all be maintained until the planning application is decided at a committee of the council.

We remain committed to keeping in touch with local groups, individuals and all those that have participated throughout this consultation exercise. We will be available to meet consultees again as appropriate.

#### **4. The Response to our Consultation**

##### **Quantitative response**

38 people attended the first exhibition. 5 people completed the comment card with a further 3 residents contacting us following the exhibition. Of these responses, the majority received were supportive of the proposals.

##### **Verbal comments received:**

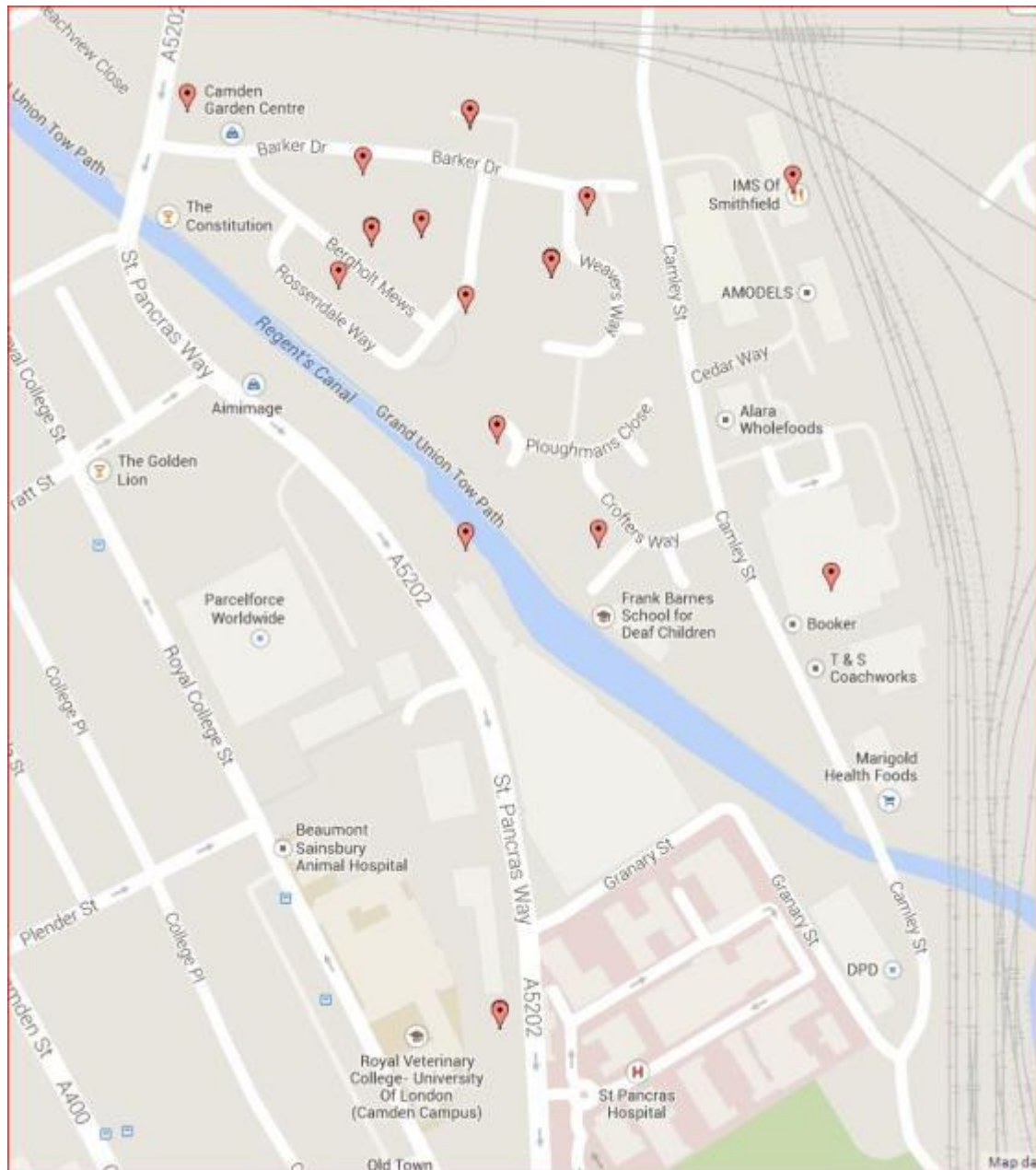
- There was general support for the redevelopment of the site.
- The increased public amenity and improvements to the canal frontage were warmly welcomed by attendees.
- There were some concerns raised regarding the height and design of the development, the lack of car parking provision whether this will impact on local parking and whether the affordable housing provided would go to local people.

15 people attended the second exhibition and 4 people completed the comment card. Of the responses three out of the four responses support the regeneration of the site.

##### **Verbal comments received:**

- Once again there was general support for the redevelopment of the site.
- There were some concerns in relation to cycle safety during construction and a few comments were left in relation to concerns about the bridge over the canal.
- Support for the need for affordable housing in the borough.
- Support for improved links to the canal towpath
- Support for improved public realm and streetscape

The map below shows the location of the attendees from, or near, the London Borough of Camden who attended both the exhibitions:



### **Qualitative response**

People who attended the exhibition, recipients of the leaflet and other local residents had the opportunity to provide qualitative responses to our consultation. These responses have been collected and collated and this will continue throughout the application process. The main concerns and questions raised are outlined below with a response from the Applicant.

### **Summary of key points and how we have responded to these comments**

Outlined below are the key concerns and questions that have arisen so far during the consultation process. The response from the applicant can be found below each question.

#### **Key themes in the responses included:**

- **DESIGN**
- **HEIGHT AND MASSING**
- **HOUSING**
- **EMPLOYMENT**
- **LIGHTING**
- **PARKING**
- **CYCLE RAMP**

#### **The Applicant has made a number of key Changes following consultation with local stakeholders and residents which are documented below.**

- The design of the building, public realm and surrounding landscaping has evolved to provide a stronger connection between the Camley Street Gateway Sites
- The height, scale and massing of the proposed development was reduced to a maximum of Ground plus 11 storeys and this was agreed with planning officers at the Council and the GLA
- The affordable housing is proposed to be provided on site, and will be indistinguishable from the private housing and will be delivered by a local Registered Social Landlord.
- Employment levels on the site will be significantly increased and has been designed to meet local commercial needs and to be targeted at small and medium sized businesses (SME) with flexible unit sizes and leases



- Lighting at the site and also under the bridge will be provided to improve safety and security
- The scheme is car capped and will provide 2 car parking spaces for disabled people, however parking including basement car parking is not viable within this constrained site
- The layout of the cycle ramp has been improved to ensure the ramp safely meets the canal towpath
- Pedestrian steps have been introduced to provide access and ingress to the canal towpath closest to Kings Cross and the CTRL bridge
- A link has been created to provide further pedestrian access to the north of the site

## **5. Continued Consultation**

Following the first public exhibition, the Applicant team offered to meet the Camley Street Neighbourhood Forum's committee to discuss the scheme in more detail. This offer was declined but a response was received from the Camley Street Neighbourhood Forum on 7<sup>th</sup> April 2014, stating their wish for the site to be used solely for commercial uses and stating their preference for the site to be used as a brewery.

The Applicant will continue to engage with the Camley Street Neighbourhood Forum and Elm Village Tenants and Residents Association and the local ward councillors. They along with the stakeholders listed in section 3 will be contacted by the Applicant to inform them when the planning application is being submitted.

The applicant has undertaken public consultation in advance of submission to ensure local stakeholders have had an opportunity to comment on the emerging proposals in advance of submission.

This Statement of Community Involvement Report fully demonstrates the Applicant's commitment to thorough and meaningful public consultation and the scheme changes that have come about as a result. The residents of the proposed development will not be able to apply for residents parking permits in the Borough. The submission of the planning application does not mark the end of this consultation and the applicant will continue to meet with local groups and individuals as appropriate throughout this process.

## 6. Policy Framework

### National Context

Pre-application consultation has long been seen as a positive process and a key part of ensuring local communities have a say in proposed developments. Many large planning applications are the subject of extensive pre-application consultation as a matter of course.

However, prior to the Localism Act, which became law in November 2011, there was no legal requirement on planning applicants to undertake any pre-application consultation with communities nearby.

The Localism Act 2011 introduced “a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals... to further strengthen the role of local communities in planning.”

This amends the Town and Country Planning Act 1990 and creates several obligations for potential applicants. There is a requirement to carry out pre-application consultation for all “large scale major applications”, and applicants must:

- Publicise the proposal and consult with residents in the vicinity of the site concerned.
- Give local people a chance to comment when there is still genuine scope to make changes to proposals.
- Have regard to the local planning authority about local good practice.
- Take account of responses to the consultation.

While the Government has not yet specified what the threshold is for “large scale major applications”, it is clear that there should be consultation on all significant developments before a planning application is submitted.

Additionally the Government has used the Localism Act to clarify the rules on ‘predetermination’. Previously in some cases councillors were warned off doing such things as campaigning, talking with constituents, or publicly expressing views on local issues, for fear of being accused of bias or facing legal challenge. The Localism Act makes it clear that it is proper for councillors to play an active part in discussions on developments prior to submission of a planning application, and that they should not be liable to legal challenge as a result. This will help them better represent their constituents and influence the development proposed.

The National Planning Policy Framework (NPPF), published in March 2012, says that Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The NPPF adds that “early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties, and encourages applicants who are not already required to do so by law to engage with the local community before submitting their applications.”

### **Local Context**

London Borough of Camden’s Statement of Community Involvement (adopted July 2011)

Each local planning authority is required to prepare its own Statement of Community Involvement (SCI) which sets down their policy for community involvement and consultation. The London Borough of Camden adopted their SCI in July 2011.

The London Borough of Camden’s SCI advises developers of major or sensitive development proposals to involve and consult with local communities early and in a meaningful way before applying for planning permission. It states that a mixture of consultation tools should be employed to achieve meaningful engagement with the communities likely to be affected by the proposals. However, the appropriate mechanism is at the discretion of the developer. The SCI encourages applicants submitting larger applications to submit a Consultation Statement which identifies the consultation undertaken and its results, together with details as to how this has been incorporated into the submitted planning application.

### **Your Shout**

**0800 458 6976**

**June 2014**

## APPENDICES

### Appendix 1 – Leaflet inviting residents and other stakeholders to first public exhibition

# Public Exhibition

Redevelopment of  
101 & 102 Camley Street  
6 March 2014 - 4pm to 8pm



101 Camley Street today

Gateway Evolution the owners of 101 Camley Street and Regent Renewal Limited the owners of 102 Camley Street, invite you to their joint **PUBLIC EXHIBITION** to share their proposals for the development of these properties.

Details of the exhibition can be found over the page.  
We do hope that you can come along, but if not you will find full details on how to contact us for further information.



102 Camley Street today

### Our proposals for 101 & 102 Camley Street

The proposals for 101 and 102 Camley Street aim to provide a community of mixed sustainable uses including new homes with on site affordable housing, together with new business space targeted for small and medium size businesses. The schemes will provide improved and safe, well lit access for cyclists, pedestrians and the disabled to the Regents Canal towpath with better links between Granary Street, Camley Street with Kings Cross. Each site will provide publicly accessible well designed and planted open space.

### EXHIBITION DATE

**Thursday 6 March 4pm to 8pm**  
**Frank Barnes School for Deaf Children,**  
**105 Camley Street, London N1C 4PF**

### FIND OUT MORE

You will be able to find out much more information by coming along to our exhibition - details are below. If you can't make it but would like more information please get in touch via email, letter or our Freephone.

- CALL: 0800 458 6976
- EMAIL: [camleystreet@yourshout.org](mailto:camleystreet@yourshout.org)
- WRITE TO: Camley Street Consultation, FREEPOST RTGB-KBZB-ZSKJ, Your Shout, 1-45 Durham Street, London, SE11 5JH



**Leaflet inviting residents and stakeholders to the second public exhibition and Q&A session**



May 2014

Dear Resident

Gateway Evolution Limited and Regent Renewal Limited are pleased to announce their revised and updated detailed plans for the redevelopment of 101 and 102 Camley Street.

A massive thank you to everyone who attended the first public exhibition back in March. We have received a lot of comments and feedback from local residents and stakeholders which have been carefully considered by the professional team over the past few months.

Before the plans are submitted to the London Borough of Camden, we would like to show you the detailed plans for the two sites and listen to what you have to say. That is why we will be holding a second public exhibition showing the proposals followed by a question and answer session.

The public exhibition will take place on:

- **Tuesday 10 June, 4.15pm to 6.45pm at Frank Barnes School for Deaf Children, 105 Camley Street, London N1C 4PF**

Members of the professional team will be in attendance at the exhibition to answer any questions and talk you through the detailed proposals.

The **Q and A session** will start straight after the public exhibition at **7pm and will finish at 8pm**. The exhibition and Q and A will take place at Frank Barnes School for Deaf Children, 105 Camley Street, London N1C 4PF.

If you are unable to come, our website [www.camleystreetgateway.co.uk](http://www.camleystreetgateway.co.uk) will be kept updated with the latest news or you can contact us during office hours on 0800 458 6976, or email us at [camleystreet@yourshout.org](mailto:camleystreet@yourshout.org)

We look forward to seeing you there.

Yours sincerely,

A handwritten signature in blue ink that reads 'Daniel Francis'.


Daniel Francis

**Your Shout on behalf Gateway Evolution Limited (Owners of 101 Camley Street) and Regent Renewal Limited (Owners of 102 Camley Street)**

**Appendix 2 – Exhibition comment cards**  
**First public exhibition comment card**

## 102 Camley Street

**FEEDBACK FORM**



Thank you for coming today. Your Shout and Regent Renewal Ltd are committed to listening to what you have to say, so we appreciate you taking the time to fill in this questionnaire. Please circle the answer that is applicable.

**Q1. Do you support the principle of regenerating the site?**

Yes          No          Don't know

**Q2. Do you support the increased public access and accessible public realm that the scheme will deliver?**

Yes          No          Don't know

**Q3. Do you support the improved lighting, public safety and security that the proposals will provide?**

Yes          No          Don't know

**Q4. Do you support the new access routes to the canal towpath, providing better access to Kings Cross and Camden Town that the scheme will deliver?**

Yes          No          Don't know

**Q5. Do you support the mixed use development including the provision of on-site affordable housing for local people?**

Yes          No          Don't know

**Q6. Do you support the flexible new employment space that will be delivered for small and medium sized businesses?**

Yes          No          Don't know

**Q7. Do you currently use a car or public transport as your principle means of transport?**

Car    Bus    Tube    Walk    Train

**Q8. Are you interested in purchasing a flat or renting business space within the proposed development?**

Yes          No          Don't know

**Name:**

**Address:**

**Email:**

**Phone number:**

**Please turn over to enter specific comments relating to the scheme**

Data will be held by Your Shout and Regent Renewal Ltd and your comments, name and address details may be given to Camden Council. By giving us your comments, name, address or email address, you authorise us to send periodic updates.

**Second public exhibition comment card**

# 102 Camley Street



**FEEDBACK FORM**

Thank you for coming today. Your Shout and Regent Renewal Ltd are committed to listening to what you have to say, so we appreciate you taking the time to fill in this questionnaire. Please circle the answer that is applicable.

**Q1. Do you support the principle of regenerating the site?**

Yes                      No                      Don't know

**Q2. Do you support the increased public access and accessible public realm that the scheme will deliver?**

Yes                      No                      Don't know

**Q3. Do you support the provision of new and flexible business spaces for small and medium enterprises and facilities for businesses to grow from the Incubator at 103 Camley Street to the buildings at 101 and 102 Camley Street?**

Yes                      No                      Don't know

**Q4. Do you support the growth of employment on the Gateway sites?**

Yes                      No                      Don't know

**Q5. Are you interested in purchasing a flat or renting business space within the proposed development?**

Yes                      No                      Don't know

If you have any other thoughts on the proposals, please write them in the space provided below.

**Comments** (Please use the back of this form if you require more space)

**Name:**

**Address:**

**Email:**

**Phone number:**

**Thank you. Please put the questionnaire in the comments box provided.**

If you would like to take this away there is no need for a stamp. Please return the questionnaire to the following Freepost address: Camley Street proposal, FREEPOST RTGB-KBZB-ZSKJ, Your Shout, W20, Westminster Business Square, London, SE11 5JH

Data will be held by Your Shout and Regent Renewal Ltd and your comments, name and address details may be given to Camden Council. By giving us your comments, name, address or email address, you authorise us to send periodic updates.



**Appendix 3 – First exhibition boards**

# 101 & 102 CAMLEY STREET

## WELCOME AND INTRODUCTION

**Thank you** for taking the time to attend our public exhibition.



Image of 101 Camley Street today



Image of 102 Camley Street today

On this and the following boards we will show you the site locations and outline our initial proposals for the two sites at 101 and 102 Camley Street.

After you have reviewed the boards and discussed any points you have with members of the team, please let us know your views by completing the forms provided.

We are keen to work with local residents, businesses and stakeholders to bring forward a scheme that will redevelop the current underutilised Camley Street buildings and enhance and bring public realm improvements to the area.

### QUALITY OF LIFE DURING CONSTRUCTION

During the construction phase for 101 and 102 Camley Street, careful consideration will be given to minimise disruption to local residents as much as possible.

Working hours for the construction works will be restricted to those agreed with the planning officers.

Safety is our main concern. The site will be fully hoarded to ensure no unauthorised access to the public. The main contractor will provide 24 hour security to the site.

We will sign up to the Considerate Constructors Scheme which is a national initiative set up by the construction industry to ensure best practice, above and beyond statutory requirements for construction sites.

# 101 & 102 CAMLEY STREET

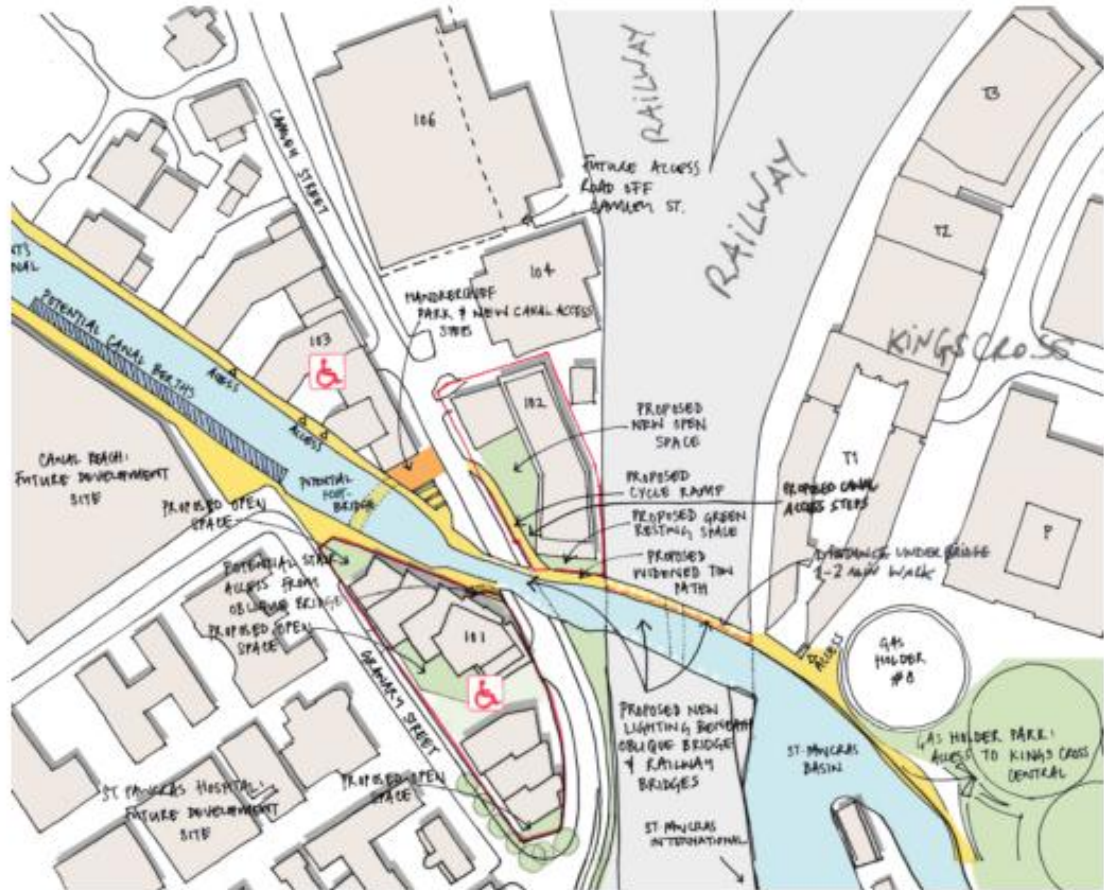
## AREA CONTEXT PLAN



- KEY:**
- RAILWAY HINTERLANDS
  - CAMLEY STREET DEVELOPMENT SITE
  - REGENT'S CANAL TOWPATH
  - PROPOSED LINEAR URBAN PARK
  - POTENTIAL GREEN BOULEVARDS
  - GREEN PUBLIC SPACES
  - CANAL ACCESS POINTS - EXISTING
  - CANAL ACCESS POINTS - IN DEVELOPMENT
  - CANAL ACCESS POINTS - PROPOSED
  - ACCESS ROUTES
  - PHASE 1: COMPLETION 2014
  - PHASE 2: COMPLETION 2015-17
  - PHASE 3: POTENTIAL 2017-22

# 101 & 102 CAMLEY STREET

## CANAL AND PROPOSED ENVIRONMENTAL AND ACCESS IMPROVEMENTS



By working together, the developers of the two sites are able to provide wide ranging environmental and access benefits. These benefits include new open spaces, new access points to and widening of the towpath, new lighting and additional funding to deliver a new footbridge across the canal to provide a link between Camley Street and Granary Street.

The public spaces will be managed and maintained by 24/7 concierge security. There will be CCTV to all publicly accessible areas and common parts. There is doorstep play provision at ground floor level and a high quality public realm.

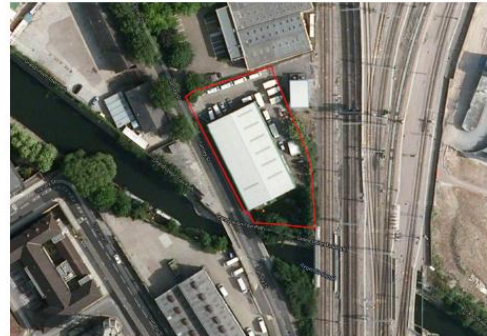
# 102 CAMLEY STREET

## THE SITE TODAY

The site is located on the eastern side of Camley Street and shares a boundary with the railway to the east of the site and Regents Canal to the south of the site. The site is currently occupied by Marigold Foods. Due to their expansion, they will shortly be moving to a new larger site.



View of existing site from Camley Street Oblique Bridge



Aerial view of existing site

## THE PROPOSAL

Our proposal is to demolish the current building and replace it with approximately 160 new homes plus over 1,000 square metres of flexible commercial space for small and medium sized businesses. The scheme will provide a high level of site permeability and high quality public realm including planting.

The proposal will provide a new cycle ramp between Camley Street and the Regents Canal tow path plus new pedestrian links from the eastern side of Camley Street with the canal. The tow path will be more than doubled in width with a planted resting area provided overlooking the canal. The tow path and beneath adjacent bridges will be lit as part of the planned improvements to the urban realm to enhance links with Kings Cross and Camden Town.

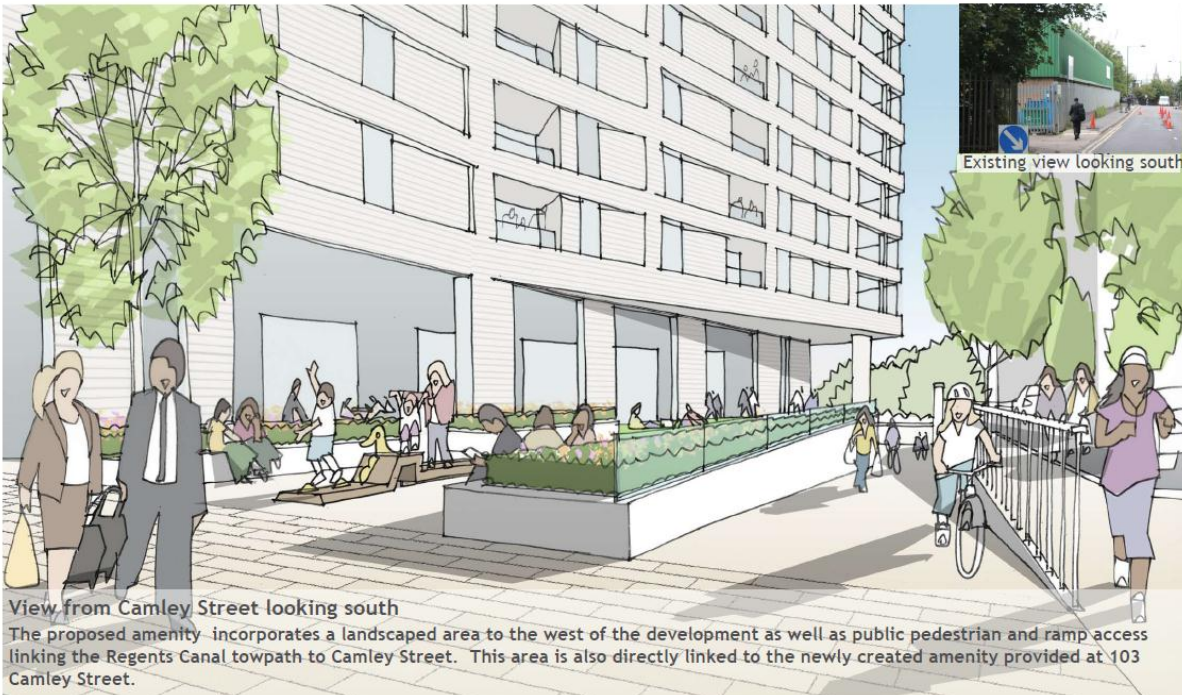
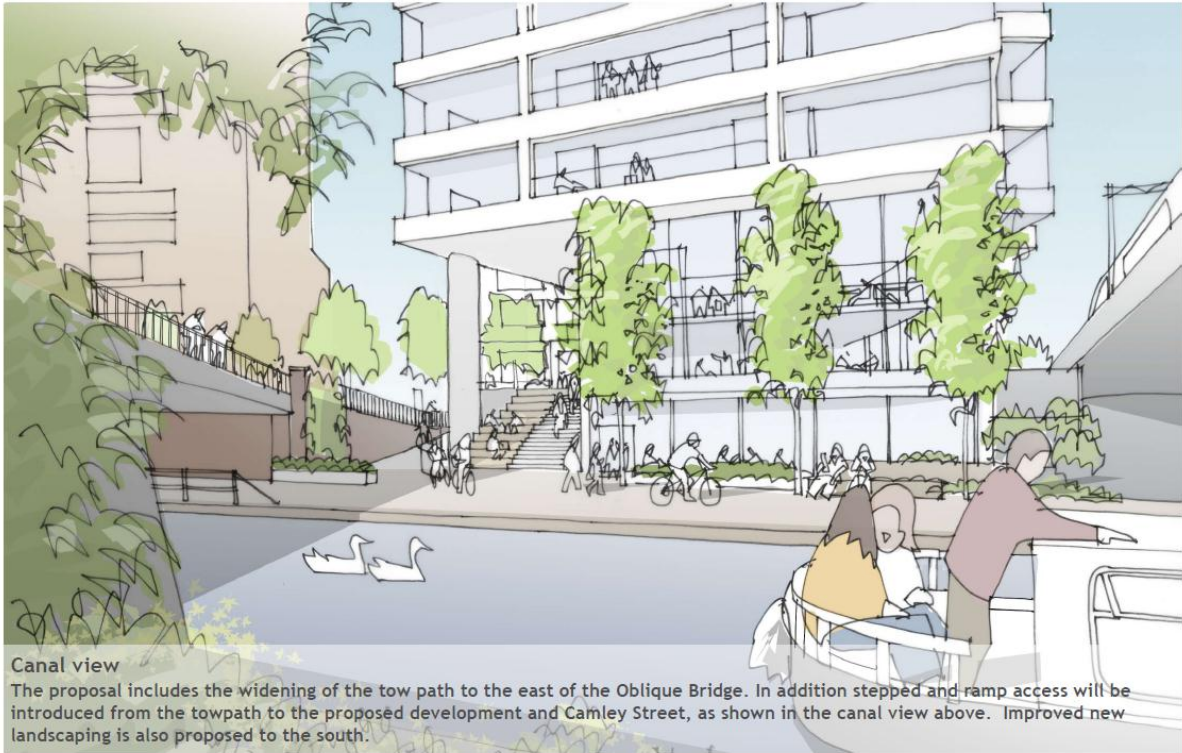


View from railway area

**GLENN HOWELLS ARCHITECTS**

# 102 CAMLEY STREET

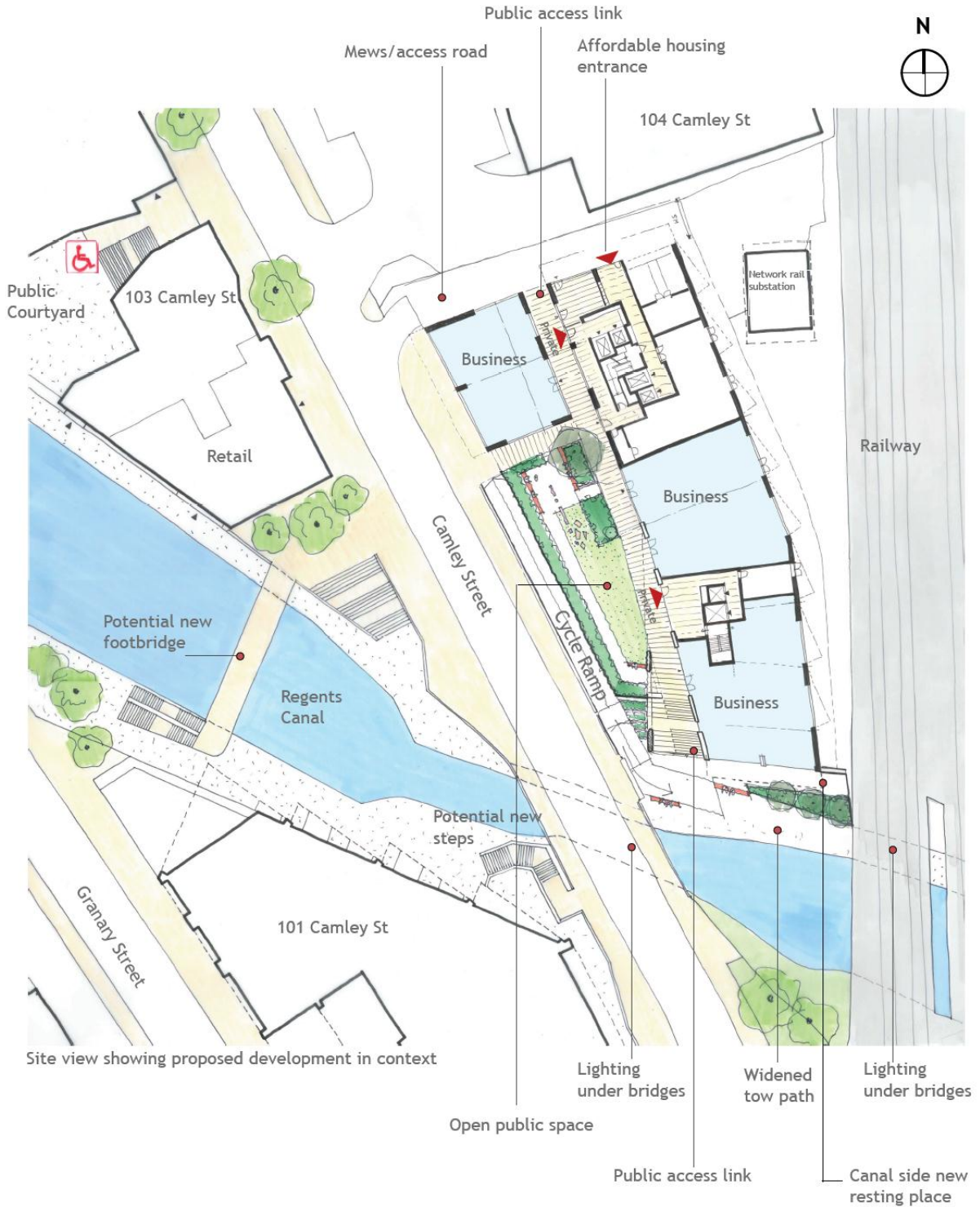
## PUBLIC AMENITY



**GLENN HOWELLS ARCHITECTS**

# 102 CAMLEY STREET

## PUBLIC AMENITY BENEFITS



GLENN HOWELLS ARCHITECTS

# 102 CAMLEY STREET

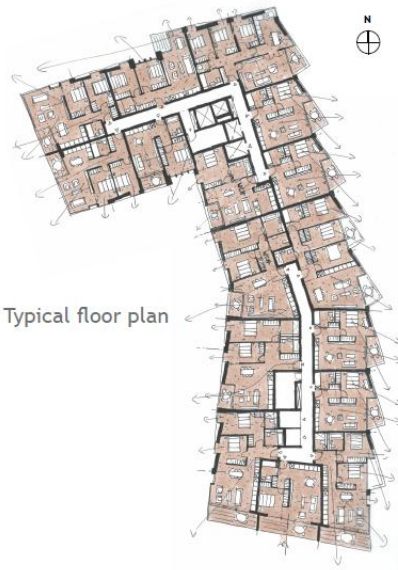
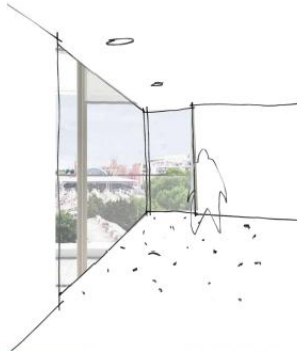
## RESIDENTIAL

Approximately 160 new homes will be created at 102 Camley Street which will include affordable housing in line with the London Borough of Camden's policy requirements. The affordable housing will be indistinguishable from the private housing. The different tenures will have different entrances for management purposes.

The commercial accommodation will provide modern light canal side space for small to medium sized businesses in flexible units ranging between 500 and 2000 square feet located to the tow path and street levels. The development will be car and permit free.



Typical east facing apartment



Typical floor plan

## SUSTAINABILITY AND SECURITY

The development will be compliant with Code for Sustainable Homes Level 4 and will contain a number of sustainable elements including photovoltaics, combined heat and power, recycled rainwater, new trees and planting. In addition large areas of the site will be publicly accessible.

The scheme will include CCTV to the canal and street frontage and all publicly accessible areas. The property will have concierge and on-site security. The development integrates Secure by Design principles in conjunction with the Metropolitan Police best practice.



Aerial view of proposed development

Green roof to include rainwater collection photovoltaic panels

Residential units compliant with Code for Sustainable Homes Level 4, LifeTime Homes and to include secure cycle storage

New trees and planting

Improved public realm to include widened tow path, stepped and cycle ramp access to tow path

**GLENN HOWELLS ARCHITECTS**

# 101 & 102 CAMLEY STREET

## THANK YOU AND FEEDBACK

### What happens next?



Before planning applications are submitted for either site, we want to hear your comments about the scheme. Feel free to fill in forms on the tables and return them to the project team here or via the Freepost address. Please ensure that you make it clear which application you are commenting on - 101 and/or 102 Camley Street.

Once planning applications are submitted to the London Borough of Camden, the council will conduct its own consultation. If you have any further questions or feedback on the proposals, please don't hesitate to contact us.

### FEEDBACK CAN BE PROVIDED BY:

-  Writing to:  
FREEPOST RTGB-KBZB-ZSKJ  
Your Shout, 1-45 Durham Street, London SE11 5JH
-  Filling in the comment cards
-  Calling Your Shout on 0800 458 6976
-  E-mailing [camleystreet@yourshout.org](mailto:camleystreet@yourshout.org)

### EXPECTED TIMELINE

- May/June 2014 - The designs will be reviewed and finalised into planning applications and submitted to the London Borough of Camden
- One month following submission the London Borough of Camden will undertake its own statutory consultation on the application for 21 days
- Around 13 weeks from validation the planning application will be determined by the London Borough of Camden

\* The development timetable will be determined by the London Borough of Camden and may be subject to change.

**Thank you for coming and safe journey home.**



**Second exhibition boards**

# 101 & 102 CAMLEY STREET

## WELCOME AND INTRODUCTION

A massive thank you to everyone who attended the first public exhibition back in March. We have received a lot of comments and feedback from local residents and stakeholders which have been carefully considered by the professional team over the past couple of months. This exhibition is being held to update you on the proposals for 101 and 102 Camley Street.



Image of 101 Camley Street today



Image of 102 Camley Street today

On this and the following boards we will show you the site locations and outline our updated proposals for the two sites at 101 and 102 Camley Street.

After you have reviewed the boards and discussed any points you have with members of the team, please let us know your views by completing the form provided.

We are keen to work with local residents and stakeholders to bring forward schemes that will redevelop the current underutilised Camley Street buildings and enhance and bring public realm improvements to the area.

Copies of these exhibition boards and updates regarding the scheme can be found at: <http://camleystreetgateway.co.uk/>

### QUALITY OF LIFE DURING CONSTRUCTION

During the construction phase for 101 and 102 Camley Street, careful consideration will be given to minimise disruption to local residents as much as possible.

Working hours for the construction works will be restricted to those agreed with the planning officers.

Safety is our main concern. The site will be fully hoarded to ensure no unauthorised access to the public. The main contractor will provide 24 hour security to the site.

We will sign up to the Considerate Constructors Scheme which is a national initiative set up by the construction industry to ensure best practice, above and beyond statutory requirements for construction sites.

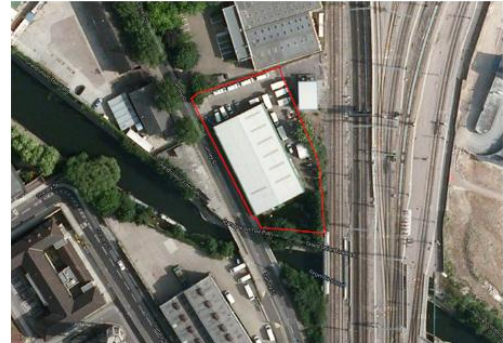
# 102 CAMLEY STREET

## THE SITE TODAY

The site is located on the eastern side of Camley Street and shares a boundary with the railway to the east of the site and Regents Canal to the south of the site. The site is currently occupied by Marigold Foods. Due to their expansion, they will shortly be moving to a new larger site.



View of existing site from Camley Street Oblique Bridge



Aerial view of existing site

## THE EMERGING PROPOSAL

Our proposal is to demolish the current building and replace it with 154 new homes plus over 1,400 square metres of flexible commercial space for small and medium sized businesses. The scheme will provide a high level of site permeability and high quality public realm including planting.

The proposal will provide a new cycle ramp between Camley Street and the Regents Canal towpath plus new pedestrian links from the eastern side of Camley Street with the canal. The towpath will be more than doubled in width with a planted resting area provided overlooking the canal. The towpath and beneath adjacent bridges will be lit as part of the planned improvements to the urban realm to enhance links with Kings Cross and Camden Town.



View of existing canal tow path



Canal view

**GLENN HOWELLS ARCHITECTS**

# 102 CAMLEY STREET

## AMENITY SPACE, SUSTAINABILITY & SECURITY



View from Camley Street looking north

### AMENITY SUMMARY PROVISION

- 320m<sup>2</sup> public open space (courtyard + canal tow path level)
- 200m<sup>2</sup> private amenity space (roof garden)
- 1545m<sup>2</sup> private balconies, terraces or winter gardens
- 140m<sup>2</sup> contribution to public realm (cycle ramp)
- 2065m<sup>2</sup> total amenity space

The proposed development sets back from Camley St to provide public amenity space accessible to all. The combination of amenity space on Camley St and tow path level represents 50% of the site area. Facing south and west, the courtyard will benefit from direct sunlight from mid-day and mid-afternoon onwards.



### SUSTAINABILITY

The development will be compliant with Code for Sustainable Homes Level 4 and will contain a number of sustainable elements including photovoltaics, ground source heat pumps, combined heat and power, future proof connections for any future District Heating system, recycled rainwater, new trees and planting. In addition large areas of the site will be publicly accessible.

### SECURITY

The scheme will include CCTV to the canal and street frontage and all publicly accessible areas. The property will have concierge and on-site security. The development integrates Secure by Design principles in conjunction with the Metropolitan Police best practice.



Aerial view of proposed development

Green roof to include rainwater collection and 130m<sup>2</sup> of photovoltaic panels, the latter generating enough energy to produce 650,000 cups of tea a year

Residential units compliant with Code for Sustainable Homes Level 4, LifeTime Homes and to include secure cycle storage

New trees and planting

Improved public realm to include a legible well lit widened tow path, stepped and cycle ramp access to towpath

**GLENN HOWELLS ARCHITECTS**

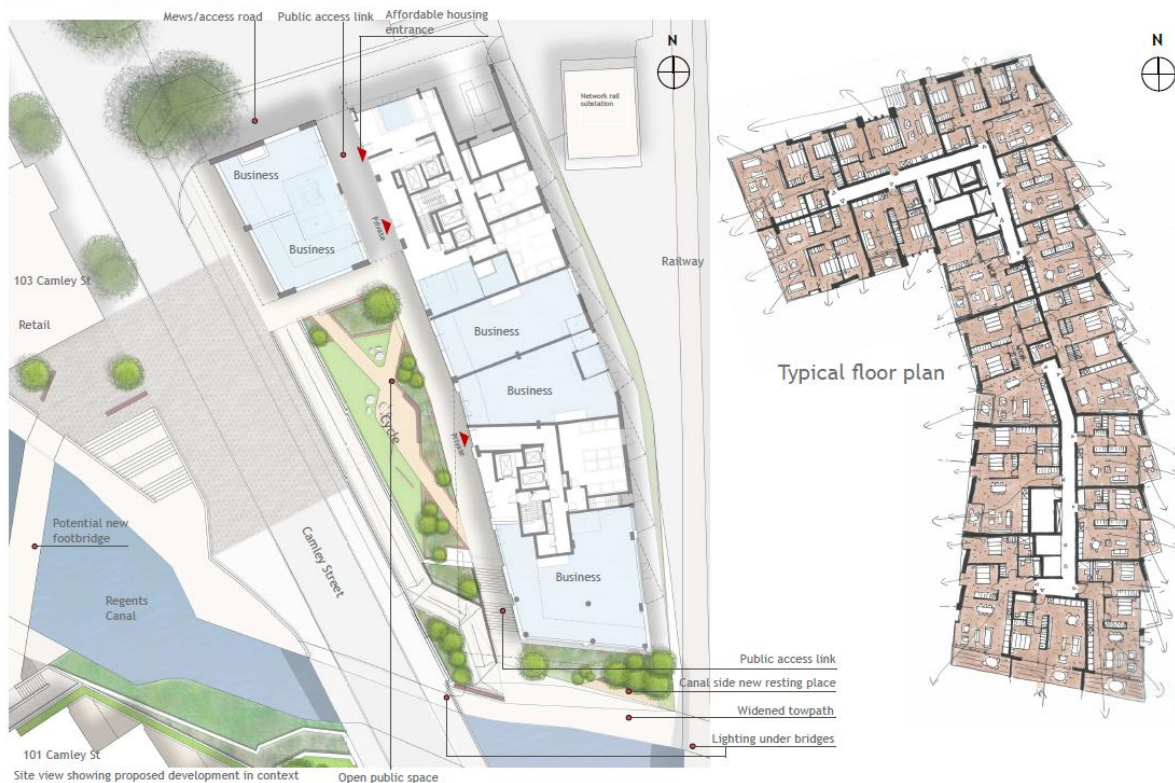
# 102 CAMLEY STREET

## COMMERCIAL

The commercial accommodation will provide modern light canal side space for small to medium sized businesses in flexible units ranging between 225 and 3,000 square feet located at tow path and street levels. The commercial accommodation will represent an increase of over 50% compared to the current provision. The development is expected to support up to 300 jobs, a significant increase from the current number at 20.

## RESIDENTIAL

The scheme proposes the creation of 154 new homes which will include 25% affordable housing alongside shared ownerships and open market units. The affordable housing will be indistinguishable from the private housing. The different tenures will have different entrances. The development will be car and permit free.



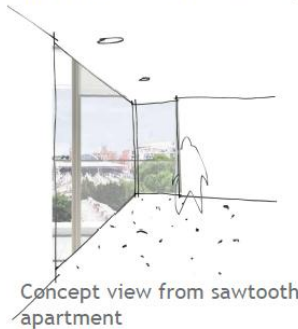
## ARCHITECTURE & MATERIAL

The proposed scheme is for a high quality modern development using contextual materials of a different colour tone but with a similar palette as 103. The scheme is designed to maximise the views outwards from the building towards Kings Cross, St Pancras and Camden Town. For instance the sawtooth design has been introduced to the east of the building to maximise light and views. All residential units comply with or exceed the Mayor of London's Housing Design standards. The balconies and winter gardens provide each unit with an external space ranging from 5m<sup>2</sup>-16m<sup>2</sup> on a typical floor.



Typical east facing apartment

**GLENN HOWELLS ARCHITECTS**



Concept view from sawtooth apartment



West-facing facade study

# 101 & 102 CAMLEY STREET

## VIEWS



View northwards from Camley Street  
(101 in foreground, 102 in background)



View over Regent's Canal from Granary Street  
(buildings left to right: 103 Camley Street,  
102 Camley Street and 101 Camley Street)



View northwards towards the Oblique Bridge on Camley Street  
(buildings left to right: 101 Camley Street,  
103 Camley Street and 102 Camley Street)



View southwards by the Oblique Bridge looking towards  
101 Camley Street

# 101 & 102 CAMLEY STREET

## PUBLIC AMENITY BENEFITS



Site view showing proposed development in context



view from potential footbridge



view looking south toward 102 Camley Street



aerial view of 102 Camley Street and public open space

# 101 & 102 CAMLEY STREET

## THANK YOU AND FEEDBACK

### Community Benefits

Overall the two schemes will provide the following community benefits:

- ✓ Provision of modern, flexible employment units for small and medium sized businesses
- ✓ Over 600 jobs created across both sites
- ✓ Provision of on site affordable housing
- ✓ Inclusion of large family sized units and wheelchair accessible units
- ✓ Increased connectivity from Camley Street to Regents Canal towpath, St Pancras Way, Kings Cross and Camden Town
- ✓ New cycle ramp and new pedestrian bridge
- ✓ Improved safety of Regent's Canal towpath
- ✓ Enhanced public open spaces
- ✓ Improved disabled access
- ✓ Proposed traffic calming measures on Camley Street.

### What happens next?

Before we submit the two applications, we want to receive further comments about the updated proposals to the scheme. Feel free to fill in the forms on the tables and return them to the project team here or via the Freepost address. Please ensure that you make it clear which application you are commenting on - 101 or 102 Camley Road.

Once planning applications are submitted to the London Borough of Camden, the council will conduct its own consultation. If you have any further questions or feedback on the proposals, please don't hesitate to contact us.

### FEEDBACK CAN BE PROVIDED BY



Writing to: FREEPOST RTGB-KBZB-ZSKJ  
Your Shout, 1-45 Durham Street,  
London SE11 5JH



Filling in the comment cards



Calling Your Shout on 0800 458 6976



E-mailing [camleystreet@yourshout.org](mailto:camleystreet@yourshout.org)

### EXPECTED TIMELINE

#### 101 Camley Street

- June / July 2014 - A planning application to be submitted to the London Borough of Camden
- One month following submission the London Borough of Camden will undertake its own statutory consultation on the application for 21 days
- Around 13 weeks from validation, the planning application will be determined by the London Borough of Camden.
- The development timetable will be determined by the London Borough of Camden and may be subject to change.

#### 102 Camley Street

- June / July 2014 - A planning application to be submitted to the London Borough of Camden
- One month following submission the London Borough of Camden will undertake its own statutory consultation on the application for 21 days
- Around 13 weeks from validation, the planning application will be determined by the London Borough of Camden.

Thank you for coming and have a safe journey home.