

## Camley Street Neighbourhood Forum

Camley Street Neighbourhood Forum was designated by Camden Council as the Neighbourhood Forum for a Forum Area that includes Camley Street on 21<sup>st</sup> February 2014.

### Deputation: Planning Application 2014/4385/P for 101 Camley Street

CSNF (Camley Street Neighbourhood Forum) welcomes proposals to redevelop 101 Camley Street and is, for the most part, in support of this application. Unfortunately we also have some concerns that we feel should be resolved before full approval is granted.

We would also like to note that many of the concerns we initially raised in response to this application have been clarified/answered by the planning officer in the 'Officer Report' notes for this meeting.

Our remaining concerns are:

1. This application as proposed will result in a loss of 1613sqm of B8 business space and replace it with 2104sqm B1 space which will change the employment profile in Camley Street (and hence Camden) and, because it replaces a parcel distribution business with general business use, means that more delivery vehicles will travel into London every day.
2. Although the total amount of business space will increase, it is not clear what guarantee there is that it will remain in business use for the long term. We are concerned that after a small number of years it will be converted to residential space resulting in even more pressure on local services – without any compensating 106 funding.
3. The proportion of 'affordable' and shared ownership housing in the current plan is disappointingly low. The viability report that justifies this low proportion has not been made public (it certainly has not been made available to CSNF).
4. There is unnecessary internal partitioning between the various types residential units: private, shared ownership, affordable. This stigmatises some occupants over others and works against neighbourhood and social cohesion.
5. The separate entrance to the affordable units is immediately adjacent to the refuse store for dustbins.
6. Green issues and sustainability:
  - a. There is a green/planted roof planned but no detail about how deep the soil is or how it will survive through hot summers.
  - b. Solar energy collection is proposed for 102 Camley Street. Why not 101 Camley street also.
  - c. Wind energy is not mentioned. The roof would seem a good location.
  - d. Rainwater collection (for watering the green roof?) not mentioned.

Other matters:

- a) Several letters of support for this application compare it to the recent development at 103 Camley Street and mention the inclusion of 'business incubator space' for new businesses and start-ups spinning out of nearby universities and research institutes. CSNF merely wishes to point out that there is no equivalent 'business incubator space' in 101 and that any support given on that basis is mistaken. We feel this is a regrettable omission and would welcome any effort to incorporate 'business incubator' initiatives into the redevelopment of

101 Camley Street.

- b) The questionnaire issued by YourShout to gather evidence of support for this proposal and the way the responses are presented in the 'Statement of Community Involvement' is misleading. The questionnaire consisted of a list of generic statements that few people would fail to agree with and had little if anything to do with the proposed development itself. The YourShout questions were:
- 1) Do you support the principle of regenerating the site?
  - 2) Do you support the increased access to public amenity space, landscaping and the canal frontage the scheme will deliver?
  - 3) Do you support the increased access routes to the canal and the improved lighting, public safety and security that the scheme will deliver?
  - 4) Do you support the mixed use development including the provision of on-site affordable housing for local people?
  - 5) Do you support the increased provision of flexible employment space that will be delivered for small and medium sized businesses?
  - 6) Do you support a new pedestrian canal bridge from 103 Camley Street to the corner of Granary Street?
  - 7) Do you currently use a car or public transport as your principle (sic) means of transport?
  - 8) Are you interested in purchasing a flat or renting business space within the proposed scheme?

Plainly any analysis that interprets answers to these questions as being in 'support' for the proposed development is flawed.